75594

LANCASTER COUNTY, NE.
REGISTER OF DEEDS
Jan 2 3:16
Jan 2 3:16 PM '98
INST. NO 98
000201
$5.50
NEBRASKA DOCUMENTARY STAMP TAX
JAN 02 1998
$ X5 BY
I.T.
CHECKED
ENTERED
EDITED

Pt. Lot 5

JOINT TENANCY WARRANTY DEED

JAMES A. JEFFERS AND BERNICE E. JEFFERS, HUSBAND AND WIFE, GRANTORS,

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION received from GRANTEES,

JAMES MICHAEL BALLARD AND BARBARA ELLEN BALLARD

conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

THE SOUTH 730.00 FEET OF THE NORTH 780.00 FEET OF THE EAST 1255.00 FEET OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P. M., LANCASTER COUNTY, NEBRASKA.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR:

(1) is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record, if any.

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed 1/2/98.

JAMES A. JEFFERS

BERNICE E. JEFFERS

STATE OF NEBRASKA)
) SS.
COUNTY OF Lancaster)

The foregoing instrument was acknowledged before me on January 2, 1998. by JAMES A. JEFFERS AND BERNICE E. JEFFERS, HUSBAND AND WIFE.

Notary Public

GENERAL NOTARY-State of Nebraska
JULIE WOLFE
My Comm. Exp. Aug. 20, 2001