

NEBRASKA DOCUMENTARY
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Aug 07, 2019
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State of Nebraska Gage County ss. Entered
Numerical Index and filed for record the
07 day of Aug, 2019
at 08:54 o'clock AM, and recorded as
INSTRUMENT NO. **2019-02007**

TRACT INDEX _____
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COMPARED _____
PAGED _____

Register of Deeds

Pages 4 By CL
Recording Fees \$28.00
Totals Fees \$815.50

PARTNERSHIP WARRANTY DEED

Stettinger Enterprises, Ltd., a Nebraska Limited Partnership, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Equinox Consulting, LLC, a Wyoming Limited Liability Company, GRANTEE, hereby conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East 84.25 feet of the South 40 feet of Lot Six (6), and the East 84.25 feet of Lots Eleven (11) and Fourteen (14), the South 40 feet of Lots Seven (7) and Eight (8), and all of Lots Nine (9), Ten (10), Fifteen (15) and Sixteen (16), all in Block Ten (10), Mortons' Acres Second Addition to Beatrice, Gage County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed this 5 day of August, 2019

Stettinger Enterprises, Ltd., a Nebraska
Limited Partnership

By Deborah Joyce Kouri, General Partner

State of Nebraska)
) ss.
County of Lancaster)

The foregoing instrument was acknowledged before me this 5 day of August, 2019, by Deborah Joyce Kouri, General Partner of Stettinger Enterprises, Ltd., a Nebraska Limited Partnership on behalf of the partnership.

GENERAL NOTARY - State of Nebraska
A. MARIA SVOBODA
My Comm. Exp. May 7, 2022

Notary Public

Please Return recorded documents to:
Nebraska Title Company
629 Court Street
Beatrice, NE 68310

Stettinger Enterprises, Ltd., a Nebraska Limited Partnership

By: *Susan Joan Madonick*
Susan Joan Madonick, General Partner

ACKNOWLEDGEMENT BY NOTARY PUBLIC

A notary public or other officer completing this acknowledgement verifies only the identity of the individual who signed the document to which this acknowledgement is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On 08/02/2019 before me, Malena C. Osborne,
NOTARY PUBLIC, personally appeared Susan Joan Madonick General Partner of Stettinger Enterprises Ltd.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Malena C. Osborne* (Seal)

My commission expires: 03/24/2021



Stettinger Enterprises, Ltd., a Nebraska Limited Partnership

By: *Janice Ann Stettinger*
Janice Ann Stettinger, General Partner

ACKNOWLEDGEMENT BY NOTARY PUBLIC

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State of California

County of San Francisco

On 08/02/2019 before me, Malena C. Osborne,
NOTARY PUBLIC, personally appeared Janice Ann Stettinger, General Partner of Stettinger Enterprises Ltd.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Malena C. Osborne*

(Seal)

My commission expires: 03/24/2021



Stettinger Enterprises, Ltd., a Nebraska Limited Partnership

By *[Signature]*
Mark Phillip Stettinger, General Partner

ACKNOWLEDGEMENT BY NOTARY PUBLIC

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State of California

County of San Francisco

On 08/02/2019 before me, Malena C. Osborne
NOTARY PUBLIC, personally appeared Mark Phillip Stettinger *General Partner of Stettinger Enterprises Ltd*
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Signature]* (Seal)

My commission expires: 03/24/2021



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