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\$5.50

INST. NO 2005

2005 APR 27 P 1:43

NEBRASKA DOCUMENTARY STAMP TAX

LANCASTER COUNTY, NE

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BLOCK NO CODE BEBCCO CHECKED ENTERED EDITED

APR 27 2005

\$ 20125 BY JJ

WARRANTY DEED

MW
PAM

MICHAEL L. COTTER, a single person and AARON K. COTTER, a single person ("Grantor"), in consideration of One Dollar and other valuable consideration received from Grantee, do convey unto RICHARD MILDENBERGER and ALICE MILDENBERGER, husband and wife, as joint tenants ("Grantee") the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

CT 30174

Unit No. 1, Berkeley Square Condominium Property Regime, Lincoln, Lancaster County, Nebraska, according to Master Deed and Declaration and By-Laws filed August 28, 1980 as Instrument Number 80-16928, Amended Master Deed and Declaration filed November 20, 1981 as Instrument Number 81-22060, Amended By-Laws filed April 18, 1990 as Instrument Number 90-10285, Amended By-Laws filed May 10, 1995 as Instrument Number 95-12593, Amended By-Laws filed June 24, 2003 as Instrument Number 2003-60157 in the office of the Register of Deeds of Lancaster County, Nebraska.

To have and hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

Grantor does hereby covenant with the Grantee as follows:

1. Grantor is lawfully seised of said Premises and it is free from encumbrances, subject, however, to any restrictions, reservations, covenants, easements and agreements of record;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto signed as of the 21st day of April, 05.

Michael L. Cotter
MICHAEL L. COTTER
Aaron K. Cotter
AARON K. COTTER

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 21st day of April, 2005 by MICHAEL L. COTTER.

[Signature]
Notary Public

The foregoing instrument was acknowledged before me this 11th day of April, 2005 by AARON K. COTTER.

[Signature]
Notary Public

GENERAL NOTARY - State of Nebraska
SHERYL L. OLDHAM
My Comm. Exp. Oct. 17, 2007

5809 Berkeley Dr. #1
Lincoln, Ne 68512

cap