

NEBRASKA DOCUMENTARY
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May 30, 2017
\$ 157.50 By JN

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State of Nebraska Gage County ss. Entered
Numerical Index and filed for record the
30 day of May, 2017
at 08:06 o'clock AM, and recorded as

INSTRUMENT NO. **2017-01595**

Lora J. Robbins

Register of Deeds

Pages 1 By JN
Recording Fees \$10.00
Totals Fees \$167.50

WARRANTY DEED

Return to:
Nebraska Land Title & Abstract
3910 South Street
Lincoln, NE 68506

Joseph Hatzenbuehler, a single person ("Grantor"), in consideration of One Dollar and other valuable consideration received from Grantee, do convey unto **Kassandra Laflin and Treslyn Laflin, wife and husband, as joint tenants, ("Grantee")** the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

Lot 7, Otoe Place, an Addition to the City of Beatrice, Gage County, Nebraska

To have and to 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 covenants (jointly and severally, if more than one) with GRANTEE as follows:

1. Grantor is lawfully seized of said Premises and it is free from encumbrances, subject, however, to any restrictions, reservations, covenants, easements and agreements of record and subject to all regular taxes and special assessments;
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 whosoever.

IN WITNESS WHEREOF, Grantor has hereunto signed as of the 19 day of May, 2017.

Joseph Hatzenbuehler

Joseph Hatzenbuehler

State of Nebraska
County of Gage

The foregoing instrument was acknowledged before me this 19 day of May, 2016 by Joseph Hatzenbuehler.

Lora J. Robbins

Notary Public - Affix Seal to the Right

