RECORDED November 5, 2012 ATIL: 21AM.

Haven a madrer REGISTER OF DEEDS

Scanned

Recorded General Numerical **Photostat** Proofed

NEBRASKA DOCUMENTARY STAMP TAX Ovember 5, 20 s Exempt # 17 . Bv

2012 NOV -5 AM 11: 21

KAREN A. MADSEN WASHINGTON COUNTY REGISTER OF DEEDS BLAIR NE

(Space Above This Line for Recording Data)

AFTER RECORDING, RETURN TO: William T, Foley, Erickson | Sederstrom, P.C., 10330 Regency Parkway Drive, Suite 100, Omaha, Nebraska 68114

WARRANTY DEED

James R. Foley, a single person, GRANTOR, in consideration of TEN DOLLARS (\$10.00) received from GRANTEE, James R. Foley, Trustee, and his successor in trust under the James R. Foley Revocable Trust, dated December 14, 2011, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Lot 6, Block 25, Lakeland Estates Subdivision, in Washington, County, Nebraska

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

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

Executed: December 14, 2011.

STATE OF NEBRASKA) SS.

COUNTY OF DOUGLAS

The foregoing Warranty Deed was acknowledged before me on this 14th day of December, 2011, by James R. Foley.

GENERAL NOTARY - State of Nebrasia SHERRY L. MITCHELL My Comm. Exp. May 15, 2015

My Commission expires: