

NEBRASKA DOCUMENTARY STATE TAX  
FEB 12 2014  
\$ 47 BY [initials]

MINI DL RPK  
REGISTER OF DEEDS  
SAUNDERS CO. NEBR.

2013 FEB 12 AM 7:43  
BOOK 433 PAGE 715  
OF GEN INSTN 152

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Parcel 3

After recording return to:  
Broman, Lindahl, Freeman-Caddy & Luusterer  
P O Box 277  
Walton, NE 68066

**SURVIVORSHIP WARRANTY DEED**

Elizabeth M. McCoy and Randy L. McCoy, wife and husband, and Joseph J. Nemeec, a/k/a Joe Nemeec, single Grantor, whether one or more, in consideration of partition in kind of real estate, conveys to Elizabeth M. McCoy and Randy L. McCoy, wife and husband, Grantee, whether one or more, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate (as defined in Neb.Rev.Stat. §76-201) Saunders County, Nebraska:

Southeast Quarter of the Northwest Quarter of Section 14, Township 16, Range 5, East of the 6<sup>th</sup> P.M., Saunders County, Nebraska.

SUBJECT TO THE LIFE USE OF MARILYN L. NEMEC, a/k/a ROSE NEMEC.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

DATED this 8<sup>th</sup> day of February, 2013.

Elizabeth M. McCoy  
Elizabeth M. McCoy

Randy L. McCoy  
Randy L. McCoy

Joseph J. Nemeec  
Joseph J. Nemeec

STATE OF NEBRASKA )  
COUNTY OF SAUNDERS ) ss.

The foregoing Warranty Deed was acknowledged before me on this 8<sup>th</sup> day of February, 2013, by Elizabeth M. McCoy, wife and Randy L. McCoy, wife and husband.

GENERAL NOTARY - State of Nebraska  
LOREN L. LINDAHL  
My Comm. Exp. February 19, 2013

[Signature]  
Notary Public

STATE OF NEBRASKA )  
COUNTY OF SAUNDERS ) ss.

The foregoing Warranty Deed was acknowledged before me on this 8<sup>th</sup> day of February, 2013, by Joseph J. Nemeec, a/k/a Joe Nemeec, single.

GENERAL NOTARY - State of Nebraska  
LOREN L. LINDAHL  
My Comm. Exp. February 18, 2013

[Signature]  
Notary Public

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