

No.	Gen.	Num.	Paged	

Submitted by: Nebraska Title Company-Beatrice 210
\$10.00

2016-00625
STATE OF NEBRASKA } SS
SALINE COUNTY

Entered in numerical index and filed on record, the 27 day of April 2016 at 03:08 o'clock PM and recorded in Book 416 of REC Page 883

Karyl A. Jirka
County Clerk
Electronically Recorded By: drk

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/27/16
\$ 308.25 By drk

CORPORATE WARRANTY DEED

THE GRANTOR, Max Waldo, Inc., a Nebraska corporation, in consideration of **One Dollar and other valuable consideration,** receipt of which is hereby acknowledged, hereby conveys to **Michael Kopf Jr. and Megan Kopf, a married couple,*** the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Saline** County, Nebraska: *ME MV*

*as joint tenants with right of survivorship and not as tenants in common

Lot One (1), Waldo Subdivision, located in the N1/2 of the NE1/4 of Section 25, T5N, R4E, Saline County, Nebraska, and more particularly described by metes and bounds as follows:

For the purpose of this legal description, the basis of bearings is the East line of the North Half of the Northeast Quarter of said Section 25, having an assumed reference bearing of N02°09'27"W.

Referring to the East Sixteenth Corner of the Northeast Quarter of said Section 25; thence northerly N02°09'27"W, on the East line of the North Half of the Northeast Quarter of said Section 25, 20.00 feet; thence westerly S87°36'52"W, 60.29 feet, to a point of intersection on the West line of the State of Nebraska Highway Right of Way as recorded in the Saline County Register of Deeds, Deed Book 99, Page 296, said point also being the Point of Beginning; thence continuing westerly S87°36'52"W, 307.07 feet; thence northerly N01°10'15"W, 287.46 feet; thence easterly N87°36'52"E, 302.26 feet, to a point of intersection on said West Highway Right of Way line; thence southerly S02°07'44"E, on said West Highway Right of Way line, 287.40 feet, to the True Point of Beginning.

THE GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seised of such real estate 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;
- (3) warrants and will defend the title to the real estate the lawful claims of all persons.

Executed April 25, 2016.

Max Waldo, Inc., a Nebraska corporation

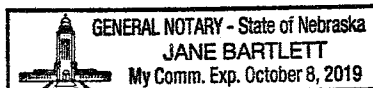
Max Waldo Pres.
By: **Max Waldo, President**

State of Nebraska

County of Cage §

The foregoing instrument was acknowledged before me this 25th day of April, 2016, by **Max Waldo, President of Max Waldo, Inc., a Nebraska corporation,** on behalf of the corporation.

Jane Bartlett
Notary Public



0321007

Please Return recorded document to:
Nebraska Title Company
629 Court Street

Beatrice, NE 68310