



AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc. 6333 Apples' Way, Suite 115 Lincoln, NE 68516 402-435-1244

WARRANTY DEED

Andrew J. Ross and Kelly Ross, husband and wife, Kelly Ross Real Estate, LLC, a Nebraska limited liability company fka Real Estate Avenues, LLC, a Nebraska limited liability company, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Andrew Ross Real Estate, LLC, a Nebraska limited liability company,

the following described real estate (as defined in Neb. Stat. 76-201) in Lancaster County, Nebraska:

NO
EABRRE The South 51 feet of the North 89 feet of Lot N, Replat of Lots 1-12, Easterday Addition, Lincoln, Lancaster County, Nebraska.

Havelock Lot 1, except the South 68 feet thereof, Block 57, Havelock Addition to Lincoln, Lancaster County, Nebraska

Engleside Lot Thirteen (13), Block Two (2), Engleside Addition, Lincoln, Lancaster County, Nebraska

Lot 14, Block 4, Engleside Addition, Lincoln, Lancaster County, Nebraska

PEGR Lot 4, Block 10, Pecks Grove, Lincoln, Lancaster County, Nebraska

Sunnyside Lot 16, Block 3, Sunnyside Addition, Lincoln, Lancaster County, Nebraska
GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, 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 title to the real estate against the lawful claims of all persons.

Executed this 10 day of October, 2017.

Andrew J. Ross

Kelly Ross

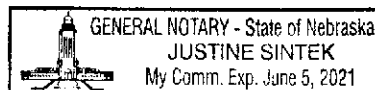
Kelly Ross Real Estate, LLC, a Nebraska limited liability company fka Real Estate Avenues, LLC, a Nebraska limited liability company

Andrew J. Ross, Manager

STATE OF Nebraska
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 10 day of October, 2017 by Andrew J. Ross and Kelly Ross, husband and wife, Andrew J. Ross, Manager of Kelly Ross Real Estate, LLC, a Nebraska limited liability company fka Real Estate Avenues, LLC, a Nebraska limited liability company.

Notary Public



1722556N Charter Title