

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

WARRANTY DEED

David Abrahams, a single person, 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:**

Lot "B", and the West 25 feet of the North 5 feet of Lot "C", Central Subdivision of Lots 1 and 2, Block 20, Peck's Grove, 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 19 day of **December, 2017**.

David Abrahams

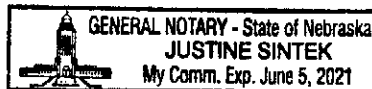
David Abrahams

STATE OF Nebraska
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 19 day of **December, 2017** by **David Abrahams, a single person.**

Justine Sintek

Notary Public



No Central

1723552N Charter Title