

WARRANTY DEED

Brian M. Piitz and Jolean H. Piitz, husband and wife, GRANTOR, whether one or more, in consideration of One Dollar and other good and valuable consideration received from **GRANTEE, Elaine C. Kodad and Robert W. Nickos**, conveys to **GRANTEE**, as joint tenants with right of survivorship, the following-described real estate (as defined in Neb. Rev. Stat. 76-201).

Lot Thirty-Two (32), Irregular Tract located in the Southeast Quarter (SE¼) of Section Twenty (20), Township Twelve (12) North, Range Six (6) East of the 6th P.M., Lancaster County, Nebraska.

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GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed on this 2nd day of January, 2014



Brian M. Piitz



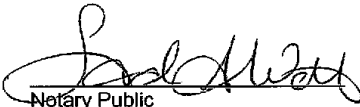
Jolean H. Piitz

State of Nebraska

§

County of Lancaster

The foregoing instrument was acknowledged before me this 2nd day of January, 2014 by **Brian M. Piitz and Jolean H. Piitz, husband and wife.**



Notary Public



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