



AFTER RECORDING RETURN TO:

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

WARRANTY DEED

Carole J. Demoss, a single person, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Brandon Roseberry, a single person,

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

Lots Four (4) and Five (5), except the South Fifty Four feet (S 54') thereof, all in Block One (1), Hiland View to 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 27 day of Nov, 2017.

Carole J. Demoss
Carole J. Demoss

STATE OF Nebraska
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 27 day of Nov, 2017 by **Carole J. Demoss, a single person.**

Laura Buresh
Notary Public



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HILAND

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Charter Title