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Consumer Title and Escrow
301 S. 70th Street, Suite 130-A
Lincoln, NE 68510

JOINT TENANCY WARRANTY DEED

Brandon Roseberry, a single person ("GRANTORS"), in consideration of \$1.00 and other valuable consideration received from Jeff J. Valder and Claire R. Valder, husband and wife ("GRANTEES") convey to GRANTEES, as joint tenants with rights of survivorship, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

Lots 4 and 5, except the South Fifty Four feet (S 54') thereof, all in Block 1, Hiland View to Lincoln, Lancaster County, Nebraska.

Except for the following:

The North 16 feet of the South 70 feet of Lots 4 and 5, Block 1, Hiland View, Lincoln, Lancaster County, Nebraska, more particularly described as:

For the purposes of this legal description, the easterly right of way line of Woodbine Avenue, has a Grid bearing of North 00°17'56" East.

Beginning at the Northwest corner of the South 56.00 feet, of Lots 4 and 5, Block 1, Hiland View Addition; thence northerly North 00°17'56" East, on the easterly right of way line of Woodbine Avenue, 16.00 feet; thence departing the easterly right of way line of Woodbine Avenue, easterly South 89°41'13" East, on a line parallel with North line of the South 54.00 feet, of Lots 4 and 5, Block 1, Hiland View Addition, 100.20 feet, to a point of intersection on the easterly line of Lot 4, Block 1, Hiland View Addition; thence southerly South 00°26'40" West, on the easterly line of Lot 4, Block 1, Hiland View Addition, 16.00 feet; thence westerly North 89°41'13" West, on the North line of the South 54.00 feet, of Lots 4 and 5, Block 1, Hiland View Addition, 100.16 feet, to the Point of Beginning.

Containing a total calculated area of 1,603 square feet, or 0.037 acres, more or less.

GRANTORS covenant with GRANTEES that GRANTORS are:

- 1. lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- 2. have legal power and lawful authority to convey the same; and
- 3. warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: September 4, 2018

[Signature]

Brandon Roseberry

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing Joint Tenancy Warranty Deed was acknowledged before me on the 4 day of September, 2018 by Brandon Roseberry, a single person.

[Signature]

Notary Public



HIMI