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 Inst. # 2014-00011
 Photo _____
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NEBRASKA DOCUMENTARY
 STAMP TAX
 Date January 7, 2014
 \$ 247.50 By Anita K. Meyer
 pdck

#10.55 pdck
 State of Nebraska } ss:
 Clay County
 Received for record this 7
 day of January A.D.
2014, at 9 o'clock and 32
 Minutes A M, and recorded in
 Book 128
 of Deeds
 on Page 233
Anita K. Meyer County Clerk
 Deputy

PLEASE RETURN TO:
 Home & Country LLC
 133 Maple Street
 Friend, NE 68359

Warranty Deed

Janice N. Weber and Dale Weber, wife and husband, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does convey and warrant unto Harvey N. Milton and Sandra K. Milton, husband and wife, GRANTEE, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided 20% interest in The Southeast Quarter (SE1/4) of Section One (1), Township Five (5) North, Range Six (6) West of the 6th. P.M., Clay County, Nebraska.

Together with all tenements and appurtenances to the same belonging and subject to all reservations, covenants, restrictions, easements, and rights-of-way now of record.

The Grantor does hereby covenant with the Grantee and with the heirs and assigns of the Grantee:

- (1) is lawfully seized of said premises and that premises are free from any encumbrance except covenants, restrictions, reservations, and easements reserved herein, and any covenants, restrictions, reservations, easements, and rights-of-way which have been previously recorded.
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to said premises against any acts of the Grantor.

Executed: 12/27/2013

Janice N. Weber
 Janice N. Weber

Dale Weber
 Dale Weber

State of Nebraska)
) SS.
 County of Saline)

The foregoing instrument was acknowledged before me on 12/27/2013 by Janice N. Weber and Dale Weber.

Anita K. Meyer
 Notary Public
 My Commission expires

