



AFTER RECORDING RETURN TO: Union Title Company, LLC
3800 Normal Blvd, Suite 100
Lincoln, Nebraska 68506

WARRANTY DEED

Derrick Skinner and Sheryl Sterling-Skinner, husband and wife GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE,

GarMel Properties, LLC, a Nebraska limited liability company,

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

Lot 6, Block 2, Eastborough Second Addition, Lincoln, Lancaster County, Nebraska

GRANTORS covenants with GRANTEE that GRANTORS:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and a pro-rated share of current real estate taxes and subsequent taxes and 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 24 day of FEBRUARY, 2015.

Derrick Skinner

Sheryl Sterling-Skinner

STATE OF New York
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 24th day of February, 2015, by Derrick Skinner and Sheryl Sterling-Skinner, husband and wife.

Notary Public

RACHEL LEIGH HUGHES
Notary Public, State of New York
Qual. in Jefferson Co. No. 01HU6274021
My Commission Expires December 24, 2016

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1418 S. 3rd St - 14502

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