



05003119

INST. NO 2005

NEBRASKA DOCUMENTARY
STAMP TAX

2005 JAN 18 P 2:30

003119

LANCASTER COUNTY, NE

JAN 18 2005

\$ 371.00 BY SR

WARRANTY DEED

\$ 600.25
BLOCK
C. E.
G. E.
N. E.
S. E.
M. O.

KNOW THAT ALL MEN BY THESE PRESENTS THAT **Rodney E. Christenson and Diane R. Christenson, husband and wife**, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby bargain, sell, convey, and confirm unto **Theresa J. Maas, a single person**, the following described real property in **LANCASTER** County, Nebraska:

Lot Thirty-Four (34), Block One (1), Capitol Beach West Addition and Lot One Hundred Eighty-Nine (189), Irregular Tracts in the Northeast Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof**; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed January 12, 2005

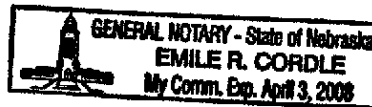
Rodney E. Christenson
Rodney E. Christenson

Diane R. Christenson
Diane R. Christenson

STATE OF NEBRASKA
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 12 day of January, 2005 by **Rodney E. Christenson and Diane R. Christenson, husband and wife.**

Emile R. Cordle
Notary Public



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50¢ Short 5.50 ad stamp 50¢