**NEBRASKA DOCUMENTARY** STAMP TAX

February 10 , 2017 By kbt \$281.25

STATE OF NEBRASKA ) SS

400

This instrument was filed for record on February 10 ,2017 at 2:10 o'clock M and duly recorded in Book 40 of GENERAL Page 431 Fee \$ 10;00

Return to: Community Title Co York, Ne 68467

## WARRANTY DEED

Please return to: Community Title Co. P.O. Box 146 York, NE 68467

KEN KEBER and KATIE KEBER, husband and wife, GRANTOR,

in consideration of one dollar and other valuable consideration from GRANTEE, SANDRA MURPHY,

Hereby conveys all of their interest in the following described real estate (as defined in NEB. REV. STAT. § 76-201) to GRANTEE:

> The West Sixty Feet Six Inches (60'6") of Lot Ten (10), Block Sixty (60), Original Town, now City of York, in York County, Nebraska (commonly known as 108 West 5th St., York, Nebraska),

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1.	is lawfully seised of such real estate and it is free from encumbrances, except those of record;
	has legal power and authority to convey the same;

3. warrants and will defend title to the real estate against the lawful claims of all persons.

day of February, 2017. STATE OF NEBRASKA ) SS: COUNTY OF YORK The foregoing instrument was acknowledged before me on the 2017, by Ken Keber and Katie Keber, husband and wife. GENERAL NOTARY - State of Nebraska AMIE L. KOPCHO My Comm. Exp. Dec. 19, 2018