

State of Nebraska)
County of Seward) ss.

Filed for record on December 28, 2016
at 3:12 p.m. and recorded as
Instrument No. 201603202.

Brandy Johnson
Sherry Schweitzer, County Clerk
By Brandy Johnson, Deputy
Fee: \$16.00
2 Page Document

AFTER RECORDING RETURN TO:

Title Services
PO Box 264
Seward, NE 68434

WARRANTY DEED

Spotanski Family Farms, L.L.C., a Nebraska limited liability company,
GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration,
conveys to GRANTEE, Daniel W. Ellis and Elissa A. Ellis, husband and wife, as joint tenants
and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §
76-201):

Lot 9, Country Club Heights Second Addition, City of Seward, Seward County,
Nebraska

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

1. is lawfully seized of such real estate and that it is free from encumbrances,
EXCEPT subject to easements, reservations, and restrictions of record;
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: December 27, 2016.

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>12-28-16</u>	
\$ <u>54.00</u>	By <u>SV</u>

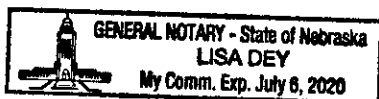
Spotanski Family Farms, L.L.C., a
Nebraska limited liability company

[Signature]
By Jess J. Spotanski, Manager

STATE OF Nebraska)
COUNTY OF Seward)

The foregoing instrument was acknowledged before me this 27th day of December, 2016 by Jess J. Spotanski, Manager of Spotanski Family Farms, L.L.C., a Nebraska limited liability company.

My Commission Expires:



Lisa DeY
Notary Public

File No. TS050094L-