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## JOINT TENANCY WARRANTY DEED

TERRI A. ROBINSON, a single person, Grantor, in consideration of One Dollar (\$1) and other good and valuable consideration received from Grantees, JAMES A. JEFFERS and BERNICE E. JEFFERS, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 12 in the Northwest Quarter (NW¼) of Section 4, Township 11 North, Range 6 East of the Sixth P.M., Lancaster County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with Grantees that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements 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: October 5th, 1999

Terri A. Robinson Tobenson

STATE OF NEBRASKA

) ss:

COUNTY OF LANCASTER

GENSRAL NOTARY-State of Nebraska
J. E. REMBOLT
My Comm. Exp. March 1, 2003

Not

(j/jlw/jeffers-rel)

Notary Public

Rembolt, Ludtke 1 Bergar LAW FI