

NEBRASKA DOCUMENTARY  
STAMP TAX  
Oct 16, 2018  
\$ 202.50 By JN

State of Nebraska Gage County ss. Entered  
Numerical Index and filed for record the  
16 day of Oct, 2018  
at 11:25 o'clock AM, and recorded as  
INSTRUMENT NO. **2018-02903**

TRACT INDEX \_\_\_\_\_  
COMPUTER \_\_\_\_\_  
COMPARED \_\_\_\_\_  
PAGED \_\_\_\_\_

*Dana S. Munoz*  
Register of Deeds

Pages 1 By JN  
Recording Fees \$10.00  
Totals Fees \$212.50

**SURVIVORSHIP WARRANTY DEED**

Allen Minick and Sarah Minick, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Harold Mason and Ashley Mason, a married couple, GRANTEES, hereby conveys to GRANTEES, as joint tenants with right of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

Part of Lot Eleven (11), A.L. Green's Subdivision, described as follows:  
Commencing at a point 2 rods North of the Southeast corner of Lot 11, A.L. Green's Subdivision of the West Half of the Northeast Quarter of Section 34, Township 4 North, Range 6 East of the 6th P.M., Beatrice, Gage County, Nebraska; thence North 133.75 feet more or less to the South line of the land deeded to the City of Beatrice, Nebraska by deed recorded in Book 51 Page 38; thence West 92 feet; thence South 133.75 feet more or less to a point 92 feet West of place of beginning; thence East 92 feet to the place of beginning 2 rods off the South end of said lot having heretofore been dedicated as a public street.

GRANTOR covenant with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except encumbrances, liens, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated 10/15/18

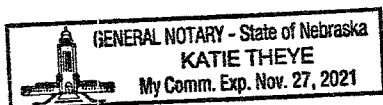
*Allen Minick*  
Allen Minick

*Sarah A Minick*  
Sarah Minick

STATE OF NEBRASKA  
COUNTY OF GAGE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 2018 by Allen Minick and Sarah Minick, a married couple.

*Katie Theye*  
Notary Public



0324841

Please Return recorded document to:  
Nebraska Title Company  
629 Court Street  
Beatrice, NE 68310