

NEBRASKA DOCUMENTARY  
STAMP TAX  
Jun 09, 2016  
\$ 159.75 By PJ

State of Nebraska Gage County ss. Entered  
Numerical Index and filed for record the  
09 day of Jun, 2016  
at 08:02 o'clock AM, and recorded as  
INSTRUMENT NO. **2016-01802**

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

*Lora J. Robbins*

Register of Deeds

Pages 1 By PJ  
Recording Fees \$10.00  
Totals Fees \$169.75

## WARRANTY DEED

Return to:  
Nebraska Land Title & Abstract  
3910 South Street  
Lincoln, NE 68506

**Kevin Schoneweis, a single person ("Grantor")**, in consideration of One Dollar and other valuable consideration received from Grantee, do convey unto **Christopher S. Wehrbein and Katelynn A. Wehrbein, husband and wife as joint tenants, ("Grantee")** the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

Lot 3, Block 4, Original Town, now the City of Beatrice, Gage County, Nebraska

To have and to hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

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

1. Grantor is lawfully seized of said Premises and it is free from encumbrances, subject, however, to any restrictions, reservations, covenants, easements and agreements of record and subject to all regular taxes and special assessments;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, Grantor has hereunto signed as of the 2 day of June, 2016.

  
\_\_\_\_\_  
Kevin Schoneweis

State of Nebraska  
County of Gage

The foregoing instrument was acknowledged before me this 2 day of June, 2016 by Kevin Schoneweis.

  
\_\_\_\_\_  
Notary Public - Affix Seal to the Right



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