

2019-2755
4-CT

State of Nebraska Gage County ss. Entered in
Numerical Index and filed for record the
23RD day of OCT., 2019
at 3:30 o'clock P. M., and recorded as
INSTRUMENT NO 2019-2755
Donna Shifano
Register of Deeds

Pages 1 Doc Tax \$ _____ EX # 12
Fee Amt \$ 10.00 Ck Pd \$ 10.00
Cash PD \$ _____ Refund \$ _____
Paid by #153 NELSON Ck # 2877
_____ Ck # _____
CUSTOMER CHG CODE _____

INDEXED ✓
COMPUTER ✓
COMPARED ✓
PAGED _____

By _____ Deputy

Prepared by and return to:
Nelson, Clark & Timan
1025 N. 6th, Suite 2
Beatrice, NE 68310

QUITCLAIM DEED

*→ Grantee
S-L-C*

Katelynn A. Wehrbein, Grantor, spouse of Christopher S. Wehrbein, in consideration of the Decree of Dissolution entered on ~~August 2~~ October 2, 2019 in the District Court of Gage County, Nebraska at Case No. CI 18-322 in the matter entitled "Christopher S. Wehrbein, Plaintiff, vs. Katelynn A. Wehrbein, Defendant", quitclaims to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

EXECUTED this 2nd day of ~~August~~ October, 2019.

Katelynn Wehrbein
Katelynn A. Wehrbein

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on this 2nd day of ~~August~~ October, 2019, by Katelynn A. Wehrbein, Grantor.

GENERAL NOTARY - State of Nebraska
LANI L. CLINE
My Comm. Exp. August 12, 2020

Lani L. Cline
Notary Public

**NEBRASKA DOCUMENTARY
STAMP TAX**
Date 10-23-2019
\$ EXEMPT-12 By CL

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



INSTRUMENT NO. **2016-01802**