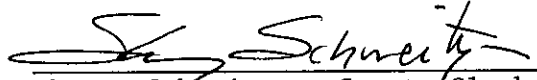


State of Nebraska)
County of Seward) ss.

Filed for record on July 1, 2016
at 10:50 a.m. and recorded as
Instrument No. 201601612.



Sherry Schweitzer, County Clerk
Fee: \$16.00
2 Page Document

AFTER RECORDING RETURN TO:

Title Services
PO Box 264
Seward, NE 68434

WARRANTY DEED

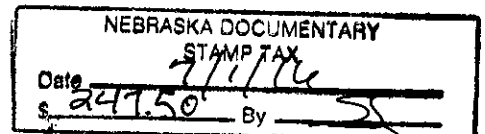
Erin M Benedict, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, David Duncan^{Jr} and Katrina Sypal, husband and wife, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots Seven (7), Eight (8) and Nine (9), in Block Ten (10), Original Town, Village of Staplehurst, 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.

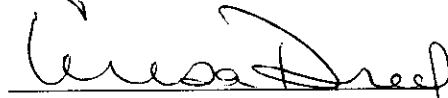
Executed: July 1, 2016.



Erin M Benedict

STATE OF Nebraska)
)
COUNTY OF Seward)

The foregoing instrument was acknowledged before me this 1st day of
July, 2016 by Erin M Benedict, a single person.



Notary Public

My Commission Expires: 5-4-2017

File No. TS049805-

