



**JOINT TENANCY WARRANTY DEED**

STBCS

Jenny Reeser fka Jenny Lemmerman and Josh Reeser, wife and husband, Grantor, whether one or more, in consideration of \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, conveys to Dennis L. Nuzum and Diane Nuzum, husband and wife, Grantee(s) as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Lancaster County, Nebraska:

**Lot 13, Block 3, Stone Bridge Creek 5th Addition, Lincoln, Lancaster County, Nebraska**

Grantor covenants (jointly and severally, if more than one) with the Grantee(s) that Grantor:

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

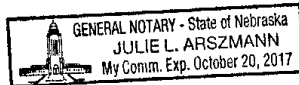
Executed: August 24, 2016  
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Jenny Reeser  
  
Josh Reeser

STATE OF Nebraska

COUNTY OF Lancaster

The foregoing instrument was acknowledged before me on 18<sup>th</sup> day of August 2016 by Jenny Reeser fka Jenny Lemmerman and Josh Reeser, wife and husband



Notary Public

My Commission Expires:

(SEAL)

(2016494.PFD/2016494/4)

WCTitle