

JOINT TENANCY WARRANTY DEED

JOE E. SETLIK and DOROTHY M. SETLIK, Husband and Wife, each in his and her own right and as spouse of each other, Grantor, whether one or more,

in consideration of THIRTY-FIVE THOUSAND AND NO/100THS DOLLARS (\$35,000.00), receipt of which is hereby acknowledged, conveys to

JAMES C. O'DEY and JANICE L. O'DEY, Husband and Wife, Grantees,

as joint tenants and not as tenants in common, the following described real estate (as defined

in Neb. Rev. Stat. § 76-201) in Hall County, Nebraska:

A tract or parcel of land situated in the Northeast Quarter (NE¼) of Section Twenty-One (21) in Township Eleven (11) North, Range Nine (9) West of the 6th P.M., more particularly described as follows: Commencing at a point Sixty (60) feet due North of the Northwest Corner of Lot One (1) of William Frank Subdivision to the City of Grand Island, Hall County, Nebraska, thence running due North Fifty (50) feet, thence due East One Hundred Forty-Eight (148) feet, thence due South Fifty (50) feet, thence due West One Hundred Forty-Eight (148) feet to the place of beginning.

*Subject to the unpaid balance of a mortgage to First Federal Savings and Loan Association of Lincoln in the original amount of \$28,950.00 and recorded as Document No. 78-007540 in the Office of the Register of Deeds of Hall County, Nebraska, the balance of which mortgage Grantees assume and agree to pay.

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record; and subject to the unpaid balance of a mortgage to First Federal Savings and Loan Association of Lincoln as stated above;
- (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: April 26th, 1983

Joe E. Setlik
.....
Joe E. Setlik

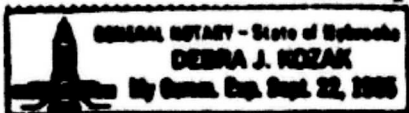
Dorothy M. Setlik
.....
Dorothy M. Setlik

State of Nebraska

County of Hall

The foregoing instrument was acknowledged before me on April 26, 1983

by Joe E. Setlik and Dorothy M. Setlik, Husband and Wife



Debra J. Kozak
.....
NOTARY PUBLIC

STATE OF NEBRASKA

County of

Filed for record and entered in Numerical Index on

at o'clock M., and recorded in Deed Record Page

By: County or Deputy County Clerk Register of Deeds or Deputy Register of Deeds

Entered as Document No.

83-002231

225

Grantor 1
Grantee 2
Numbered 3
1 2 3 4

STATE OF NEBRASKA) SS
COUNTY OF HALL)

'83 MAY 4 AM 9 49

Joan Nielsen
REC. OF DEEDS

STATEMENT ATTACHED

NEBRASKA DOCUMENTARY
STAMP TAX
MAY 4 1983
\$58.50 BY *ES*

Walter D. Kelly
May 1986