

NEBRASKA DOCUMENTARY STAMP TAX

APRIL 20, 2011

By: CG

\$ 303.75



201101875

201101875

Carol Givens
Carol Givens
Register of Deeds
DODGE COUNTY, NE

Filed:

April 20, 2011 10:45 AM

Fee \$10.50

WARRANTY DEED

KNOW ALL MEN by these presents that, **Marlene Koglin and Marvin T. Koglin, wife and husband**, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto **Bradley J. Ferguson, a single person**, herein called the grantee whether one or more, the following described real property in Dodge County, Nebraska:

SEE EXHIBIT "A", HERETO ATTACHED.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed this 2 day of April, 2011.

Marlene Koglin

Marlene Koglin
Marvin T. Koglin

Marvin T. Koglin

STATE OF Nebraska

COUNTY OF DODGE

The forgoing instrument was acknowledged before me this 2nd day of APRIL, 2011 by Marlene Koglin and Marvin T. Koglin, wife and husband.

Notary Public, State and County aforesaid

Jon Gilfray

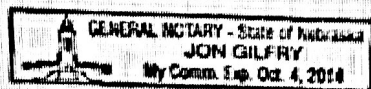
Notary Signature

JON GILFRAY

Notary Printed Signature

My commission expires:

12/4/14



The South half of the Northeast Quarter of Section 32, Township 19 North, Range 5, less a tract of land located in the Southeast Quarter Northeast Quarter of Section 32, Township 19 North, Range 5 East of the 6th P.M., Dodge County, Nebraska, and more particularly described as follows: Commencing at the East Quarter corner of said section, said corner being the point of beginning; and going thence $N0^{\circ}00'W$ along the East line of said Southeast Quarter Northeast Quarter for a distance of 518.0 feet; thence $N88^{\circ}39'W$ for a distance of 851.8 feet; thence $S0^{\circ}46'E$ for a distance of 545.2 feet to a point on the East-West center line of said Section; thence $N89^{\circ}32'E$ along said center line for a distance of 844.3 feet to the point of beginning. Subject to public road on the East.