

FILED

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BOOK PAGE

2005 JUN 22 AM 10:30

*Carol Hivens*  
DODGE COUNTY  
REGISTER OF DEEDS  
COMPARE INDEX FEE \$ 5.<sup>50</sup>

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 6-22-05  
\$ 735.<sup>00</sup> By *g*

**WARRANTY DEED**

Phillip G. Roubal and Karen S. Roubal, husband and wife, GRANTORS, in consideration of one dollar and other valuable consideration received from GRANTEES, Gary L. Martin and Connie M. Martin, husband and wife, conveys to GRANTEES, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter of Section 4, Township 17 North, Range 6 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except for any easements and restrictions now of record;
- (2) have legal power and lawful authority to convey the same; and
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed on this 17<sup>th</sup> day of June, 2005.

*Phillip G. Roubal*  
Phillip G. Roubal

*Karen S. Roubal*  
Karen S. Roubal

STATE OF NEBRASKA     )  
  )ss  
COUNTY OF LANCASTER    )

The foregoing instrument was acknowledged before me on this 17 day of June, 2005 by Phillip G. Roubal and Karen S. Roubal, husband and wife.

GENERAL NOTARY - State of Nebraska  
PEGI GORDON  
My Comm. Exp. May 6, 2007

*Pegi Gordon*  
NOTARY PUBLIC

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