BK 2171 PG 176-176

DEED 2001 00145

Nebr Doc Stamp Tax

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Date

$ EXS

By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

01 JAN -4 PM 3:36

RECEIVED

NEBRASKA
WARRANTY DEED

Michael D. Kozlik, a married man, Grantor, in consideration of One Dollar ($1.00) and other good and valuable consideration received from Grantee, Emily C. Kozlik, a married woman, conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 13, Block 17, Happy Hollow, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances except restrictions, easements, assessments, debts, mortgages, liens, taxes, all matters of record and all future taxes and assessments;

(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 this 4th day of JANUARY, 2001.

Michael D. Kozlik, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on JANUARY 4th, 2001, by Michael D. Kozlik.

GENERAL NOTARY-State of Nebraska
AMY S. BAKER
My Comm. Exp. April 18, 2001

Amy S. Baker
Notary Public

PREPARED BY:
Michael D. Kozlik
CROKER, HUCK, KASHER, DeWITT,
ANDERSON & GONDERINGER, P.C.
1250 Commercial Federal Tower
2120 South 72 Street
Omaha, NE 68124
(402) 391-6777
83920.1

Deed P/SO
1/1
FEE FB
BKP C/O COMP
DEL SCAN FV

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