

Grant Warranty Deed

Peter L. Nemata and Betty J. Nemata; husband and wife, GRANTOR, in consideration of one dollar and other valuable consideration

Jimmie E. Novak and Margy M. Novak

RECIPIENTS received from GRANTEE, conveys to GRANTEES as joint tenants and not as tenants in common, the following described real estate (as defined in Sub. Rev. Stat. 76-201):

A tract of land located in the E 1/2 of the NE 1/4 of Section 9, Township 17 North, Range 5 East of the 6th P.M., Dodge County, Nebraska, containing 3.54 acres, more or less, and being more particularly described as follows: Commencing at the SE corner of the NE 1/4 NE 1/4 of said Section 9, said point being the point of bearing, along the East margin of said NE 1/4 NE 1/4 for a distance of 532.00 ft.; thence S88°43'35"W for a distance of 276.00 ft.; thence S89°30'15"W for a distance of 535.73 ft.; thence S0°32'00"W for a distance of 281.10 ft. to the point of beginning. Said tract being subject to a public road E.O.N. along the easterly margin.



GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except existing easements and restrictions of record;
(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 October 21, 1988

Signature of Peter L. Nemata and Betty J. Nemata

STATE OF NEBRASKA
COUNTY OF DODGE

The foregoing instrument was acknowledged before me on October 21, 1988 by Peter L. and Betty J. Nemata, husband and wife

Signature of Notary Public