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CASS COUNTY, NE.

NEBRASKA DOCUMENTARY
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PATRICIA MEISINGER
REGISTER OF DEEDS

COMPARED

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AFTER RECORDING, RETURN TO: David J. Nielsen, Erickson & Sederstrom, 10330 Regency Parkway Drive, Omaha, Nebraska 68114
(Space Above This Line for Recording Data)

WARRANTY DEED

VERONA T. PETEREIT, a Widow, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **VERONA T. PETEREIT, Trustee and her Successors in Trust Under the VERONA T. PETEREIT REVOCABLE TRUST**, Grantee, the real estate (as defined in Nebraska Rev. Stat. §76-201) in Cass County, Nebraska, described as follows:

An undivided one-half (1/2) interest in the East Half of the Northeast Quarter (E1/2NE1/4) of Section Seven (7), Township Twelve (12) North, Range Thirteen (13) East of the 6th P.M.; and the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Twelve (12) North, Range Twelve (12) East of the 6th P.M.; Cass County, Nebraska.

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

- (1) is lawfully seised of such real estate and that it is free from all encumbrances other than those easements, restrictions, covenants, liens, mortgages, mineral interests and other encumbrances of record;
- (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: July 13, 2004.

Verona T. Petereit
VERONA T. PETEREIT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on July 13, 2004 by **VERONA T. PETEREIT**.

GENERAL NOTARY - State of Nebraska
JO M. FORTKAMP
My Comm. Exp. May 27, 2005

Jo M. Fortkamp
NOTARY PUBLIC