

C95735 NTC

NEBRASKA DOCUMENTARY  
STAMP TAX

SEP 26 2000

\$ 402.50 BY MW

*Paul V. Eldien*  
REGISTER OF DEEDS  
2000 SEP 26 P 3 15  
LANCASTER COUNTY, NE

\$5.50  
INST. NO 2000

042269

CODE  
NEWMAN  
CHECKED  
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EDITED

C95735

WARRANTY DEED

PAUL V. ELDIEN & PATRICIA ELDIEN, husband and wife, GRANTORS in consideration of One Dollar and other valuable consideration received from GRANTEE, conveys to GRANTEE, RANDALL T. NELSEN, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 3, Block 12, Newman, located in the Northwest Quarter of Section 20, Township 10 North, Range 7 East of the 6<sup>th</sup> Principal Meridian, Lincoln, Lancaster County, Nebraska, EXCEPT that portion thereof taken by Condemnation and set forth in Report of Appraisers recorded in Book 314, Page 593, described as follows: All that part of Block 12, Newman, an addition to the City of Lincoln, Nebraska, described as follows: Beginning at the Northeast corner of Lot 4, Block 12, and running thence West along the North line of said Block 12 a distance of 35.0 feet; thence South a distance of 320.8 feet, more or less, to a point on the South line of Block 12 which is 34.14 feet West of the Southeast corner of Lot 3 in said Block 12; thence East to the Southeast corner of said Lot 3, Block 12; thence North along the East line of said Lots 3 and 4 in Block 12 a distance of 320.4 feet, more or less, to the place of beginning.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except any easements and restrictions now 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 on this 25<sup>th</sup> day of September, 2000.

*Paul V. Eldien*  
\_\_\_\_\_  
PAUL V. ELDIEN

*Patricia Eldien*  
\_\_\_\_\_  
PATRICIA ELDIEN

State of Nebraska            )  
  ) ss  
County of Lancaster        )

The foregoing instrument was acknowledged before me on this 25<sup>th</sup> day of September, 2000, by PAUL V. ELDIEN & PATRICIA ELDIEN, husband and wife.

*[Signature]*  
\_\_\_\_\_  
Notary Public

5 Sept