

\$5.50 PD CK FILNG FEES  
\$66.50 PD CK DOC STAMPS  
RETURNED TO: CHARTER TITLE & ESCROW SERVICES, INC  
747 N BURLINGTON AVE, SUITE 208, HASTINGS, NE 68901

State of Nebraska } ss:  
Clay County }  
Received for record this 16  
day of SEPTEMBER A.D.  
20 03, at 10 o'clock and 45  
Minutes A M, and recorded in  
Book 120  
of DEEDS  
on Page 406  
DEBORAH KARNATZ  
County Clerk  
Danalee K Nelson  
2003-00294 Deputy

**NEBRASKA DOCUMENTARY  
STAMP TAX**  
Date SEPTEMBER 16, 2003  
\$ 66.50 By DANALEE K NELSON

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, William F. Colwell and Darlene D. Colwell, Husband and Wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto Larry L. Colwell, a Single Person, herein called the grantee whether one or more, the following described real property in Clay County, Nebraska:

Lot 60, Original Town of Harvard, Clay County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantee and to grantee's heirs and assigns forever.  
And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;** that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated: 8/28/03

William F. Colwell  
William F. Colwell  
Darlene D. Colwell  
Darlene D. Colwell

STATE OF MISSOURI  
COUNTY OF ST FRANCOIS

The foregoing instrument was acknowledged before me this 28th day of AUGUST, 2003 by William F. Colwell and Darlene D. Colwell, Husband and Wife.

Paula L. Gettinger  
Notary Public

PAULA L. GETTINGER  
Notary Public - Notary Seal  
STATE OF MISSOURI  
St. Francois County  
My Commission Expires: April 15, 2007