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Carol Hivens
DODGE COUNTY
REGISTER OF DEEDS
COMPUTER INDEX FEE \$ 5.50

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-18-03
\$ E-5A By *g*

WARRANTY DEED

ROBERT E. KNOELL and BEVERLY J. KNOELL, husband and wife (collectively "Grantor"), for no consideration received from ROBERT L. FICKBOHM and BARBARA J. FICKBOHM, husband and wife (collectively "Grantee"), convey to Grantee, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201),

A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 4, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, containing 10.51 acres more or less being more particularly described as follows:

Commencing at the Northwest Corner of said NW¹/₄NW¹/₄, said point being the point of beginning, and going thence N90°00'00"E on an assumed bearing along the North Margin of said NW¹/₄NW¹/₄ for a distance of 644.70 feet; thence S00°45'25"W, parallel to the West Margin of said NW¹/₄NW¹/₄, for distance of 710.0 feet; thence S90°00'00"W, parallel to the North Margin of said NW¹/₄NW¹/₄, for distance of 644.70 feet to a point on the West Margin of said NW¹/₄NW¹/₄; thence N00°45'25"E along said West Margin for a distance of 710.00 feet to the point of beginning. Said tract being subject to Public Road Right of Way along the North Margin of said tract.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except conditions, easements, special permits, 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 claiming the same.

Executed 8-4, 2003.

Robert E. Knoell
ROBERT E. KNOELL Grantor

Beverly J. Knoell
BEVERLY J. KNOELL, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on 8-4, 2003, by ROBERT E. KNOELL and BEVERLY J. KNOELL, husband and wife.

NOTARY PUBLIC
TIMOTHY L. MOLL
My Comm. Exp. Nov. 3, 2003

Timothy L. Moll
Notary Public