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2003 AUG 18 AM 11:28

Carol Stevens
DODGE COUNTY
REGISTER OF DEEDS
COMPUTER INDEX FEE \$ 6-

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-18-03
By [Signature]
\$ 5.54

WARRANTY DEED

ROBERT E. KNOELL and BEVERLY J. KNOELL, husband and wife (collectively "Grantor"), for no consideration received from BARBARA J. FICKBOHM, ROBERT L. KNOELL, and KATHLEEN J. KAUFMAN (collectively "Grantee"), convey to Grantee, as tenants in common of equal shares, the following described real estate (as defined in Neb. Rev. Stat. 76-201), but reserving unto ROBERT E. KNOELL and BEVERLY J. KNOELL, or the survivor of them, a life estate in and to said real estate:

The Northeast Quarter of the Northeast Quarter of Section 5, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska; and

The Northwest Quarter of the Northwest Quarter of Section 4, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, **except and excluding** a tract of land in said Northwest Quarter of the Northwest Quarter 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.

AS GENERAL NOTARY-State of Nebraska
TIMOTHY L. MOLL
My Comm. Exp. Nov. 3, 2003

[Signature]
Notary Public