

FILED SARPY CO. NE  
INSTRUMENT NUMBER  
2005-37210

2005 OCT -7 PM 1:39

*Glenn J. Dowling*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX  
OCT 07 2005  
\$ 308.25 By ah

COUNTER ah C.E. a  
VERIFY 5 D.E. LM  
PROOF P  
FEES \$ 110.50  
CHECK# 149206  
CHG \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
AGENT \_\_\_\_\_ Nbr \_\_\_\_\_

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that John M. Ward, Jr; herein called <sup>a single person</sup> the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto Ralph E. Gable and Vera M. Gable, herein called the GRANTEE whether one or more, the following described real property in Sarpy County, Nebraska:

All of Tax Lot 2 A, located in the Southwest ¼, Southeast ¼, Section 14, Township 13, Range 12, less the right of way taken by Sarpy County for Platteview Road, more particularly described as follows: Commencing at the Northwest corner of Southwest ¼, Southeast ¼, Section 14, Township 13, Range 12, thence North 89 degrees 55 minutes 55 seconds East (assumed bearing) along the North line of said Tax Lot 2 A, distance of 507.00 feet; thence South 00 degrees 05 minutes 20 seconds West a distance of 63.17 feet to a point on the South right-of-way line of Platteview Road and the point of beginning; thence continuing South 00 degrees 05'20" West, long the East line of Tax Lot 2 A, a distance of 735.78 feet to a point on the North line of Hidden Valley Ranches; thence South 89 degrees 57 minutes 40 seconds West, along said North line of Hidden Valley Ranches, a distance of 507.00 feet, to a point on the West line of Southwest ¼, Southeast ¼ of said Section 14, Township 13 Range 12; thence North 00 degrees 05 minutes 20 seconds East along said West line a distance of 733.89 feet to a point on the South right-of-way line of Platteview Road; thence South 89 degrees 58 minutes, 54 seconds East along said South right-of-way line a distance of 28.36 feet; thence North 89 degrees 43 minutes 53 seconds East along said South right-of-way, a distance of 478.65 feet to the point of beginning.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

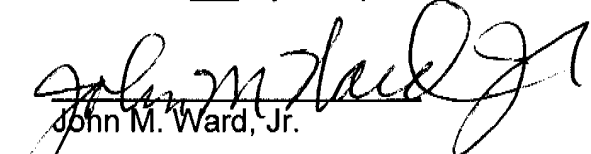
That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Return To: *Ralph Gable*  
*74 Bullin Cir*  
*Florisaut, Co 80816*

578 110 1105.248

*Midwest Land Title*

Dated this 17 day of September, 2005

  
John M. Ward, Jr.

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF SARPY )

On this September day of 17, 2005, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came John M. Ward, Jr. known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed <sup>\*a single person</sup>

Witness my hand and notarial seal the day and year last above written.

  
NOTARY PUBLIC

My commission expires the 18 day of March 2006

