

4034

SPECIAL WARRANTY DEED

Hattie Dreessen, GRANTOR, in consideration of One Hundred Twenty-Seven Thousand Three Hundred Sixty Five Dollars received from GRANTEE, K & H Dreessen Farms, a Nebraska partnership, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Northwest 1/4 Southeast 1/4 and Tax Lot 6 in the Southwest 1/4 Southeast 1/4 Section 33, Township 17 North, Range 11 East of the 6th P.M., Washington County, Nebraska.

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances which are not 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 or any part thereof through, by or under Grantor.

Executed December 27<sup>th</sup> 1988

\_\_\_\_\_  
Hattie Dreessen  
Hattie Dreessen

1988 DEC -8 PM 12:26  
 FILED  
 CLERK OF DISTRICT COURT  
 WASHINGTON COUNTY, NEBRASKA  
 BLAIR, NEB.

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me on December 27<sup>th</sup>, 1988, by Hattie Dreessen, a single person.

Notary Public  
 My Comm. Exp. May 14, 1992  
 Timothy J. McReynolds  
 My Comm. Exp. May 14, 1992  
 5-14-91

STATE OF NEBRASKA, <sup>2967</sup> County of Washington

Filed for record and entered in Numerical Index on December 28, 19 88, at 12<sup>26</sup> o'clock p m., and recorded in Deed Record 175 Page 403

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 DEC 8 1988  
 \$ 45 BY Bw.

Charlotte Peterson  
 County or Deputy County Clerk  
 Register or Deputy Register of Deeds  
Beverly Wadman

Recorded \_\_\_\_\_  
 General \_\_\_\_\_  
 Numerical \_\_\_\_\_  
 Photostat \_\_\_\_\_

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