

405

SPECIAL WARRANTY DEED

Hattie Dreessen, GRANTOR, in consideration of One Hundred Thirty Six Thousand Two Hundred Twenty and no/100 dollars received from GRANTEE, W & H Dreessen Farms, a Nebraska partnership, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Southeast 1/4 Southeast 1/4 and Tax Lot 86 in Northeast 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 and easements 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 7th 1988

_____ Hattie Dreessen
 _____ Hattie Dreessen

FILED
 1988 DEC - 8 AM 2:28
 CLERK OF COURTS
 WASHINGTON COUNTY, NEBRASKA

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) ss.

The foregoing instrument was acknowledged before me on December 7th, 1988, by Hattie Dreessen, a single person.

Timothy J. McReynolds
 GENERAL NOTARY STATE OF NEBRASKA
 TIMOTHY J. McREYNOLDS Notary Public
 My Comm. Exp. May 14, 1991, commission expires 5-14-91

STATE OF NEBRASKA, ²⁹⁶⁹ County of ~~DOUGLAS~~ Washington

Filed for record and entered in Numerical Index on
December 8th, 19 88 at 12⁰⁰ o'clock P
a.m., and recorded in Deed Record 175 Page 405

NEBRASKA DOCUMENTARY
 STAMP TAX
 DEC 8 1988
 \$ 5 BY Bw

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

Recorded _____
 General _____
 Numerical _____
 Photostat _____

405