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SUBMITTED NEBRASKA TITLE COMPANY - O

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Dec 09, 2010
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INSTRUMENT NUMBER

2010-35390

2010 Dec 09 12:49:47 PM

Sheryl J. Dowling

REGISTER OF DEEDS



SPECIAL WARRANTY DEED

NEBRASKA FARM AND RANCH, a Nebraska general partnership, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from **ROYCE LEADERS**, an unmarried individual, as Grantee, conveys to GRANTEE, the following-described real estate located in Sarpy County, Nebraska:

The South Half of the Southwest Quarter and the South 20 acres of the North Half of the Southwest Quarter of Section 15, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor, and none other.

Executed: December 6, 2010.

**NEBRASKA FARM AND RANCH, a
Nebraska general partnership**

By *Elizabeth T Foster*
**Elizabeth T. Foster
Partner**

STATE OF NEBRASKA

COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 6th day of December, 2010, Elizabeth T. Foster, partner of **Nebraska Farm & Ranch, a Nebraska general partnership**, on behalf of the partnership.

Cathy J Thomas
Notary Public

