

NEBRASKA DOCUMENTARY STAMP TAX
September 22, 2017 \$ 258.75
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Carol Givens, Register of Deeds
DODGE COUNTY NE
Pages: 1 Fee: \$10.00

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Return to:
Dodge County Title & Escrow Co. LLC
549 N. Main
Fremont, NE 68025

WARRANTY DEED

Ronald J. Sawyer and Judith A. Sawyer, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE,

PHM IV, LLC, a Nebraska limited liability company, convey to GRANTEE, the following described real estate (as defined in Neb. Stat. 76-201) in Dodge County, Nebraska:

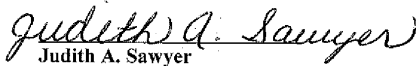
Part of Lots 7 and 8, Block 173, Original Town, now City of Fremont, Dodge County, Nebraska, described as follows: Beginning at a point in the West margin of Main Street, 77 feet North of the Southeast corner of Block 173, thence Westerly at right angles to Main Street, 132 feet across Lots 7 and 8; thence Northerly along the West line of Lot 7, 20½ feet; thence Easterly at right angles 132 feet to the West margin of Main Street; thence Southerly 20½ feet along the West margin of Main Street to the place of beginning, subject to the Ordinance of the City of Fremont widening Main, formerly "E" Street, as platted and recorded in Dodge County, Nebraska.

GRANTORS covenants with GRANTEE that GRANTORS:

- (1) is lawfully seized of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and a pro-rated share of current real estate taxes and subsequent taxes and assessments;
- (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.

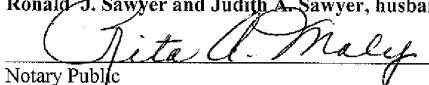
Executed 9/13, 2017.

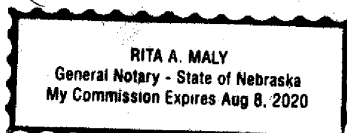

Ronald J. Sawyer


Judith A. Sawyer

State of Nebraska
County of Dodge

The foregoing instrument was acknowledged before me this 13th day of September, 2017, by Ronald J. Sawyer and Judith A. Sawyer, husband and wife.


Notary Public



File No. 170936