

NEBRASKA  
APR 15 2014  
\$321.75

DON CLARK  
REGISTER OF DEEDS  
SAUNDERS CO. NEBR.

2014 APR 15 PM 2:49

BOOK 448 PAGE 940  
OF GEN INST# 100

*Clark*

AFTER RECORDING RETURN TO:

Title Services  
PO Box 264  
Seward, NE 68434

**WARRANTY DEED**

Rodney R. Komenda and Melisa K. Komenda, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Donald W. Woita and Carolyn Woita, husband and wife, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

SEE ATTACHED EXHIBIT "A"

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

- 1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions 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.

Executed: April 14, 2014.

*Rodney R. Komenda*  
Rodney R. Komenda

*Melisa K. Komenda*  
Melisa K. Komenda

STATE OF NEBRASKA )  
                                  )  
COUNTY OF SEWARD )

The foregoing instrument was acknowledged before me this 14 day of April, 2014 by Rodney R. Komenda and Melisa K. Komenda, husband and wife.



*Sarah F. Kulhanek*  
Notary Public

My Commission Expires: 4-1-2018

File No. TS048121-

EXHIBIT "A"

File # TS048121-

A parcel of land located in a part of the Southeast Quarter of the Northeast Quarter of Section 17, Township 13 North, Range 6 East of the 6th P.M., Saunders County, Nebraska, being more particularly described as follows:

Beginning at the Southeast Corner of said Southeast Quarter Northeast Quarter and assuming the East Line of said Southeast Quarter Northeast Quarter to have a bearing of S00-00-00W; thence N89-59-57W on the South Line of said Southeast Quarter Northeast Quarter, a distance of 1,313.76 feet to the Southwest Corner of said Southeast Quarter Northeast Quarter; thence N00-00-17E on the West Line of said Southeast Quarter Northeast Quarter, a distance of 663.48 feet; thence S89-59-57E parallel with said South Line, a distance of 1,313.70 feet to a point on said East Line; thence S00-00-00W on said East Line, a distance of 663.48 feet of the point of beginning.