

\$10.50



04012140

INST. NO 2004

2004 MAR -1 P 4: 20
012140

NEBRASKA DOCUMENTARY
STATE TAX

LANCASTER COUNTY, NE

MAR 01 2004

\$ 54²⁵ BY *MD*

WARRANTY DEED

BLOCK

CODE
PRVLI
CHECKED
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ENTERED
INDEXED
MD

JAMES C. and CLARISSA M. BABCOOK, Husband and Wife, GRANTOR,

in consideration of \$30,001.00 received from GRANTEE,

ROBERT D. CARTER and DIANE M. CARTER, Husband and Wife,

conveys to GRANTEE, as Joint Tenants and not as Tenants In Common the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See attached legal description.

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, except those of record;
- (2) has legal power and authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

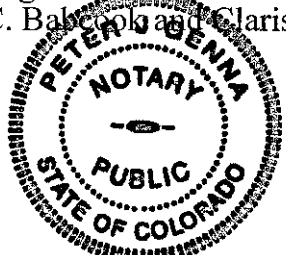
Executed Feb. 23, 2004.

James C. Babcock
James C. Babcock

Clarissa M. Babcock
Clarissa M. Babcock

STATE OF COLORADO)
) SS.
COUNTY OF EI PASO)

The foregoing instrument was acknowledged before me on the 23 day of February 2004, by James C. Babcock and Clarissa M. Babcock, Husband and Wife.



Peter J. Genna
Notary Public

My Commission Expires 05-13-07

Johnson + Floodman
1227 Lincoln Mall
Box 81686
Lincoln Ne 68501

Easterly portion of Lot 12, Block 2, Prairie View First Addition, Hickman, Lancaster County, Nebraska; more particularly described as follows:

Beginning at a found 5/8" Rebar, being the Southeast Corner of Lot 12 or the Southwesterly Corner of Outlot B, Block 2, Prairie View First Addition to the City of Hickman, located in the Southwest Quarter of Section 27, Township 8 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska and also said point is on the Northerly Right-of-way Line of Hickman Road; Thence N 89°58'45" W (an assumed bearing), and on the Southerly Line of Lot 12, Block 2 of said Prairie View First Addition or the Northerly Right-of-way Line of said Hickman Road, a distance of 130.42 feet to a set 5/8" Rebar; Thence N 00°01'15" E, a distance of 125.11 feet to a set 5/8" Rebar; Thence N 35°21'07" E, a distance of 55.53 feet to a set 5/8" Rebar; Thence N 00°02'01" E, a distance of 79.54 feet to a set 5/8" Rebar, being a point on the Northerly Line of Lot 12 or the Southerly Line of Outlot B, Block 2 of said Prairie View First Addition; Thence S 89°57'59" E, and on the Northerly Line of Lot 12 or the Southerly Line of Outlot B, Block 2 of said Prairie View First Addition, a distance of 98.26 feet to a found 5/8" Rebar, being the Northeast Corner of Lot 12, Block 2 of said Prairie View First Addition; Thence S 00°00'53" W, and on the Easterly Line of Lot 12 or the Westerly Line of Outlot B, Block 2 of said Prairie View First Addition, a distance of 249.93 feet to the point of beginning.