

2277

State of Nebraska)
County of Seward)^{SS}

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131, page 323.

Sherry Schweitzer
Sherry Schweitzer, County Clerk
Fee:\$6.50

0111010

WARRANTY DEED

DPF
KMF

RAMONA POZEHL, a single person ("Grantor"), in consideration of One Dollar and other valuable consideration received from Grantee, do convey unto **TIM D FIALA and KIM M FIALA, husband and wife, as joint tenants, ("Grantee")** the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

Lots 7, 8 and 9, Block 14, Original Town of Garland, Seward County, Nebraska

To have and hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

Grantor does hereby covenant with the Grantee as follows:

1. Grantor is lawfully seised of said Premises and it is free from encumbrances, subject, however, to any restrictions, reservations, covenants, easements and agreements of record;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, Grantor has hereunto signed as of the 24th day of July, 2006.

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	1 August 06
\$	211.50 By DPF

Ramona Pozehl
RAMONA POZEHL

STATE OF NEBRASKA
COUNTY OF SEWARD

The foregoing instrument was acknowledged before me this 24th day of July, 2006 by RAMONA POZEHL, a single person.

Amy Gadeken
Notary Public

