

### **GENERAL WARRANTY DEED**

Sondra S. Block, a married person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell, convey and demise Richard G. Block and Sondra S. Block, husband and wife, as joint tenants with rights of survivorship (collectively "Grantee") all of Grantor's right, title and interest in and to the following described real estate (as defined in Neb. Rev. Stat. § 76-201), together with all improvements thereupon, if any, in Douglas County, State of Nebraska (the "Property"):

See Exhibit A attached hereto and incorporated herein by this reference.

Grantor hereby covenants with Grantee that Grantor:

1. is lawfully seised of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;
2. has legal power and lawful authority to sell and convey Grantor's interest in the Property;
3. warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

This transaction is exempt from documentary stamp tax pursuant to Neb Rev Stat §76-902(5)(a).

**[The Remainder of This Page Intentionally Left Blank and Signature Page Follows]**

WHEN RECORDED, PLEASE

RETURN TO:

David M. Dvorak

Dvorak & Donovan Law Group LLC

13625 California Street, Suite 110

Omaha, NE 68154

Executed this 6 day of June, 2017.

Sondra S. Block

Sondra S. Block, Grantor

Richard G. Block

Richard G. Block (Spouse signs only to convey  
any marital interest)

STATE OF NEBRASKA     )  
                                      ) SS.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 6<sup>TH</sup> day of June,  
2017, by Sondra S. Block and Richard G. Block.



[Signature]  
Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTIONS**

**Parcel 1**

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼) AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW¼NE¼) OF SECTION 1, TOWNSHIP 8, RANGE 6, LANCASTER COUNTY, NEBRASKA, 80 acres, more or less,

**Parcel 2**

LOT TWENTY-NINE (29) IN THE SOUTHEAST QUARTER (SE¼) OF SECTION 11, TOWNSHIP 8, RANGE 6, LANCASTER COUNTY, NEBRASKA, 40 acres, more or less, a/k/a 1020 Wittstruck Road, Roca, Lancaster County, Nebraska.