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William + Jennifer Pospichal  
20915 W Center Rd.  
Elkhorn NE 68022



### WARRANTY DEED

**DUANE J. DOWD** and **FRANCES DEE DOWD**, husband and wife, hereinafter Grantors, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, sell, convey and demise unto **JENNIFER A. POSPICHAL** and **WILLIAM A. POSPICHAL**, wife and husband, as joint tenants, hereinafter Grantees, the following described real property located in Douglas County, Nebraska:

**SEE EXHIBIT "A", which is attached hereto and incorporated herein by this referenced**

Grantors covenant with the Grantees that Grantors:

1. are lawfully seized of such real estate and that it is free and clear of all encumbrances, except easements, covenants and restrictions of record and "greenbelt" taxes, if any;
2. have legal power and lawful authority to convey the same;
3. warrant and will defend title to the real estate against all lawful claims.

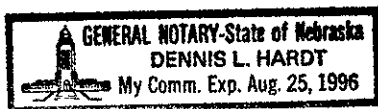
DATED this 22<sup>nd</sup> day of November, 1994.

DUANE J. DOWD

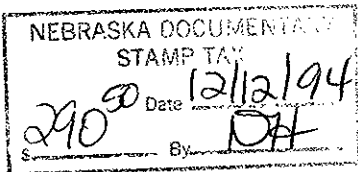
FRANCES DEE DOWD

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me on the 22<sup>nd</sup> day of November, 1994, by **DUANE J. DOWD** and **FRANCES DEE DOWD**, who acknowledged the execution of this deed to be their voluntary act and deed.



Notary Public



16272 H 36-15-10 016000  
FEE 10.50 R FB  
DEL C/O COMP VP  
LEGAL PG 7 SCAN EV

DEC 12 11 38 AM '94  
GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

RECEIVED

## EXHIBIT "A"

The Northwest Quarter of the Southeast Quarter of Section 36, Township 15 North, Range 10, East of the 6th P.M., Douglas County, Nebraska.

Grantors also grant to Grantees their heirs and assigns:

An easement covering the West one rod of the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 36, Township 15, Range 10, for the purpose of providing a road for ingress and egress to the property herein conveyed;

and

an easement for the full and free right at all times in common with all other persons to have the use of the West 22 feet of the following described property:

Commencing at a point on the West line of the Northwest Quarter of the Northeast Quarter of Section 36, 75 feet South of the Northwest corner thereof; thence South along the West line of said Northwest Quarter of the Northeast Quarter of Section 36, a distance of 280 feet, thence East Parallel with the North line of said Northwest Quarter of Northeast Quarter of Section 36, a distance of 235 feet, thence North parallel with West line of said Northwest Quarter of Northeast Quarter of Section 36, a distance of 280 feet, thence West parallel with the North line of said Northwest Quarter of Northeast Quarter of Section 36, a distance of 235 feet to point of beginning, in Township 15 North, Range 10 East, Douglas County, Nebraska.