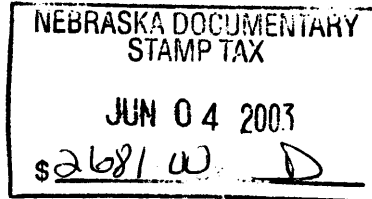


FILED SARPY CO NE.
INSTRUMENT NUMBER
2003-30168

2003 JUN -4 A 8:07

Sharon G. Dowling

REGISTER OF DEEDS



Counter *DM*
Verify *SM*
D.E. *SM*
Proof *SM*
Fee \$ *11.00*
CK ☒ Cash ☐ Chg ☐
103234

WARRANTY DEED

EUGENE H. DIXON AND JANET G. DIXON, Husband and Wife, and BEVERLY J. DENGLER AND MADISON L. DENGLER, Wife and Husband, GRANTORS, in consideration of Two Dollars and other good and valuable consideration received from GRANTEE, CLEARWATER FALLS, L.L.C., a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Southeast Quarter (S1/2 SE ¼) of Section 7, Township 13 North, Range 13 East of the 6th P.M., in Sarpy County, Nebraska, subject to public roads and/or highways; AND

The Southwest Quarter (SW1/4) of Section 8, Township 13 North, Range 13 East of the 6th P.M., in Sarpy County, Nebraska, subject to public roads and/or highways.

GRANTORS covenant (Jointly and severally, if more than one) with GRANTEE that GRANTORS:

- (1) are lawfully seised of such real estate and that it is free from encumbrances, except easements, restrictions and covenants of record and any greenbelt taxes or interest thereon;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Dated May *28*, 2003

Eugene H. Dixon
EUGENE H. DIXON

Janet G. Dixon
JANET G. DIXON

Dated May *27*, 2003

Beverly J. Dengler
BEVERLY J. DENGLER

Return to:
CLEARWATER FALLS, LLC
9805 GILES ROAD
LA VISTA, NE 68128

Madison L. Dengler
MADISON L. DENGLER

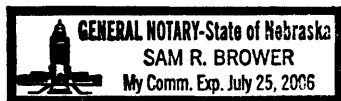
30168

TA44147
STS

2003 30/68A

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on May 28, 2003 by Eugene H. Dixon and Janet G. Dixon, Husband and Wife.



Sam R. Brower
NOTARY PUBLIC

(Seal)

STATE OF Iowa)
) ss.
COUNTY OF Winnebago)

The foregoing instrument was acknowledged before me on May 27, 2003 by Beverly J. Dengler, and Madison L. Dengler, Wife and Husband.

Beverly J. Dengler
NOTARY PUBLIC

