

246-236

STATE OF NEBRASKA COUNTY OF WASHINGTON) SS 3628
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD 236
THIS 3rd DAY OF November A.D. 19 95
AT 7:51 O'CLOCK P. M. AND RECORDED IN BOOK
246 AT PAGE 236-237
COUNTY CLERK Charlotte L. Petersen
DEPUTY Karen Madril

FILED

95 NOV -3 PM 3:51

NEBRASKA DOCUMENTARY
STAMP TAX
Date November 3, 1995
\$56.00 By [Signature]

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR

Recorded
General
Numerical
Photostat

(Space Above This Line For Recording Data)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Northwoods Estates Partnership, a Nebraska Partnership, herein called the Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, does hereby grant, bargain, sell, convey and confirm unto Northwoods Estates, Inc., a Nebraska Corporation, herein called the Grantee whether one or more, the following described real property in Washington County, Nebraska:

Northwoods Estates, Lots 1 through 20, inclusive and Outlots A through K inclusive, as surveyed, platted and recorded in Washington County, Nebraska.

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to the Grantee's heirs and assigns forever. This deed is subject to the right, if any, of the owners of Tax Lots 117 and 157 in the SW 1/4 of Section 31, T17N, R13E of the 6th P.M., Washington County, to a possible prescriptive easement for ingress and egress purposes to said tax lots, commencing at the northeastern-most point of where Outlot A and U.S. Hwy. 75 meet and then extending in a westerly direction on a line twenty feet (20') wide, adjacent to the south boundary line of Tax Lots 117 and 158, three hundred seventy feet (370'), more or less.

And the Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of said premises except as above-stated; that the premises are free from encumbrances except as above-stated and except easements, restrictions and covenants of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that Grantor has right and lawful authority to convey the

same except as above-stated; and that Grantor warrants and will defend the title to said premises except as above-stated and against the lawful claims of all persons whosoever.

DATED: November 2nd 1995

NORTHWOODS ESTATES PARTNERSHIP,
a Nebraska Partnership,

By: *Neal Hawks*
Neal Hawks, Partner

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me November 2, 1995 by Neal Hawks, a partner in Northwoods Estates Partnership, a Nebraska Partnership.

Dixie A. Pearson
Notary Public

