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APR 18 2007
INST 2007-00528
Doc # 9:40 AM
At
By Rita M Mandel
DEPUTY

NEBRASKA DOCUMENTARY STAMP TAX
Date APRIL 18, 2007
$ 283.50 By Rita M Mandel
DEPUTY

1/2 TITLE

WARRANTY DEED

RANDY WEGENER and SHARON WEGENER, husband and wife, Grantor, whether one or more, in consideration of One Dollar ($1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to DONALD B. WEGENER, a married person, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Colfax County, Nebraska:

A One-Half (1/2) interest in and to:

That part of the Northeast Quarter (NE 1/4) of Section 11, Township 17 North, Range 4 East of the 6th P.M., Colfax County, Nebraska, lying North of the Union Pacific Railroad Company right-of-way crossing said Northeast Quarter in Colfax County, Nebraska, except the following tract of land deeded to the State of Nebraska for highway purposes, to-wit: A tract of land located in the Northeast Quarter of Section 11, Township 17 North, Range 4 East of the 6th P.M., Colfax County, Nebraska, described as follows: Beginning at the northeast corner of said Section 11; thence westerly on the North line of the Northeast Quarter of said Section 11 a distance of 2,638.3 feet to the northwest corner of said Northeast Quarter; thence southerly on the West line of said Northeast Quarter a distance of 60.0 feet; thence easterly a distance of 2,638.3 feet to a point on the East line of said Northeast Quarter; thence northerly on said East line a distance of 60.4 feet to the point of beginning; containing 3.65 acres, more or less, which includes 2.02 acres, more or less, previously occupied as a public highway;

the conveyance herein comprising approximately 124 acres, more or less.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

(1) is lawfully seised of such real estate and that it is free from encumbrances except easements and servitudes of record;
(2) has legal power and lawful authority to convey the same;
(3) warrants and will defend the title to the real estate against the lawful claims of all persons.

EXECUTED: March 22, 2007.

Randy Wegener
RANDY WEGENER, Grantor

Sharon Wegener
SHARON WEGENER, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF MADISON)

The foregoing instrument was acknowledged before me on March 22, 2007, by Randy Wegener and Sharon Wegener, husband and wife.

Notary Public

My Commission Expires SEPTEMBER 24, 2009

GENERAL NOTARY - State of Nebraska
TIMOTHY E. BROGAN
My Comm. Exp. Sept. 24, 2009

GENERAL NOTARY - State of Nebraska
TIMOTHY E. BROGAN
My Comm. Exp. Sept. 24, 2009