

WARRANTY DEED

Carol Hivens
DODGE COUNTY
REGISTER OF DEEDS
COMPARE INDEX FEE \$ 5.50

KNOW ALL MEN by these presents that,

Behrendt, Inc., herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto

*husband and wife as joint tenants with right of survivorship and not as tenants in common

Carlos D Ventura and Sandra E Smith,*

herein called the grantee whether one or more, the following described real property in Dodge County, Nebraska:

The Northerly (also known as North) half of Lot 4, as measured along the West margin thereof, Block 156, of the Original Town, now City of Fremont, Nebraska, as platted and recorded.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed this 13th day of May, 2005.

Behrendt, Inc.

Charles R. Behrendt
By: Charles R. Behrendt, President

STATE OF Nebraska

COUNTY OF Dodge

The foregoing instrument was acknowledged before me this 13 day of May, 2005 by Charles R. Behrendt, President of Behrendt, Inc..

Notary Public, State and County aforesaid

HAROLD E. NOTT
Notary Signature

HAROLD E. NOTT
Notary Printed Signature

My commission expires:

Sept 30, 2007

