

NO 00411 ✓	# Pages 2
Paged _____	Doc Tax \$132.75
General _____	P&M \$3.00
Indexed _____	General \$13.00
Total Fees Pd \$16.00	

NEBRASKA DOCUMENTARY
STAMP TAX
Jan 27, 2017
\$ 132.75 By NG

00411 ✓

THE STATE OF NEBRASKA }
MADISON COUNTY } SS

This instrument filed for record
the 27 day of January 2017
at 01:35 PM and recorded in
Book 2017 Page 00411

Nancy J. Elton

Register of Deeds

Special Warranty Deed

THIS DEED dated this 23rd day of January, 2017 WITNESSETH That **Mary J Tiedgen, a single person**, Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS does by these presents, BARGAIN AND SELL, Convey and Confirm unto **Colby 2016, LLC, a Kansas limited liability company**, whose mailing address is 13356 Metcalf Ave, Overland Park, KS 66213, Grantee, its successors and assigns, the following described land situate in **Madison County, Nebraska**, to wit:

A Tract of land within Lot 6 of Fielden J. Hale's Suburban Lots to the Village of Battle Creek, Madison County, Nebraska, in the Southwest Quarter of Section 31, Township 24 North, Range 2 West of the 6th Principal Meridian, Madison County, Nebraska, more particularly described as: Commencing at the West quarter corner of Section 31, Township 24 North, Range 2 West of the 6th Principal Meridian, Madison County, Nebraska; Thence S01°08'06"E along the West line of the Southwest Quarter of said Section 31 a distance of 660.91'; thence N89°09'56" a distance of 72.28' to a point on the East right of way line of State Highway No. 121 being the Point of Beginning; thence N89°09'56"E along the North property line a distance of 240.00'; thence S00°50'04"E along the East property line a distance of 180.00'; thence S44°14'24"W along the East property line a distance of 148.00'; thence N51°49'43"W along the South property line a distance of 174.00' to a point on the East right of way line of State Highway No. 121; thence N0024850'04"W along the East right of way line of State Highway No. 121 a distance of 175.00' to the Point of Beginning.

Subject to easements, reservations, restrictions, and covenants, if any of record.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anywise appearing unto said Grantee, and its successors and assigns forever; said Grantor hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to said premises unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other.

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, pursuant to due authority, this 23rd day of January, 2017

Mary J Tiedgen
Mary J Tiedgen

STATE OF NEBRASKA

COUNTY OF MADISON

On this 23rd day of January, 2017 before me, the undersigned notary public, personally appeared **Mary J Tiedgen**, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Walter A. Lammler Jr.
Notary Public

My Commission expires: _____

