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Carol Aivens
DODGE COUNTY
REGISTER OF DEEDS
5.50

WARRANTY DEED

KNOW ALL MEN by these presents that,

Marsha Chafardon and Frank Chafardon, wife and husband, 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

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

The South half of the Southeast Quarter of Section 36, Township 18, Range 5, East of the 6th P.M., in Dodge County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter of Section 36, Township 18, Range 5, East of the 6th P.M. more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter of said section, said point being the point of beginning; and going thence North along the East margin of said Southeast Quarter of said Section for a distance of 435.60 feet; thence going West parallel to the South margin of said Southeast Quarter of said Section for a distance of 500.00 feet; thence going South parallel to the East margin of said Southeast Quarter of said section for a distance of 435.60 feet to a point on the South margin of said Southeast Quarter of said Section; thence going East along the South margin of said Southeast Quarter of said Section for a distance of 500.00 feet to the point of beginning the above tract of land being subject to a public road on the East and the South.

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 8 day of JAN 2004

Marsha Chafardon
Marsha Chafardon
Frank Chafardon
Frank Chafardon

STATE OF Georgia
COUNTY OF Coweta

The foregoing instrument was acknowledged before me this 8 day of January 2004 by Marsha Chafardon and Frank Chafardon, wife and husband.

Notary Public, State and County aforesaid
Mary Freeland
Notary Signature
Mary Freeland
Notary Printed Signature

My commission expires:
Notary Public, Coweta County, GA
My Commission Expires March 27, 2005

Notary Public, Coweta County, GA
My Commission Expires March 27, 2005

