

34

FILED PAGE 05 0444
BOOK 2004 PAGE

DCTE 2690

2004 JAN 20 AM 10:40

Carol Stevens
DODGE COUNTY REGISTER OF DEEDS
COMPUTER GENERATED 5.50

NEBRASKA
STAR
\$ E-4
1-20-04

WARRANTY DEED

KNOW ALL MEN by these presents that,

Kathleen Derois and Richard Derois, 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

Kathleen Derois
Kathleen Derois
Richard Derois

STATE OF New York

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of Jan 2004 by Kathleen Derois and Richard Derois, wife and husband.

Notary Public, State and County aforesaid

Notary Signature

Kathleen J Ryan
Notary Printed Signature

My commission expires:

July 7, 2007

Kathleen J. Ryan
Notary Public, State of New York
#01RY0095250
Residing in Orange County
Commission expires July 7, 2007