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2008 JUN 30 AM 10: 58

Carol Sivens
DODGE COUNTY
REGISTER OF DEEDS
COMPARE INDEX FEE \$ 10.50

NEBRASKA DOCUMENTARY
STAMP TAX
Date
By *CS*
\$E.50

WARRANTY DEED

Jerome D. Emanuel and Lorraine K. Emanuel (as spouse of Jerome D. Emanuel), Husband and Wife, GRANTORS, in consideration of \$1.00 and other valuable consideration received from **Keith Emanuel, GRANTEE**, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South One Half of the Northwest Quarter of Section 34, Township 19 North, Range 5 East of the 6th P.M., Dodge County, Nebraska, EXCEPT an acreage containing 5.78 Acres more or less and being more particularly described as follows: Commencing at the Southwest Corner of said SW1/4SW1/4 and going thence N 00 degrees 00 minutes 00 seconds E on an assumed bearing along the West Margin of said SW1/4NW1/4 for a distance of 345.00 feet to the point of beginning; thence continuing N 00 degrees 00 minutes 00 seconds E along said West Margin for a distance of 375.00 feet; thence N 00 degrees 00 minutes 00 seconds E for a distance of 733.00 feet; thence S 00 degrees 00 minutes 00 seconds W for a distance of 270.00 feet; thence S 00 degrees 00 minutes 00 seconds W for a distance of 105.00 feet; thence S 00 degrees 00 minutes 00 seconds W for a distance of 513.00 feet to the point of beginning. Said tract being subject to Public Road Right of Way along the Westerly Margin.

PROVIDED, HOWEVER, THE GRANTOR JEROME D. EMANUEL RESERVES UNTO HIMSELF A LIFE ESTATE IN SAID PROPERTY

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except easements, restrictions and covenants of record.
- (2) have legal power and lawful authority to convey the same.

→ Feller Law
West Point 68788 (E)

(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 21 day of May, 2008.



Jerome D. Emanuel



Lorraine K. Emanuel

STATE OF NEBRASKA)
COUNTY OF CUMING) ss.

The foregoing instrument was acknowledged before me on this 21 day of May, 2008, by Jerome D. Emanuel and Lorraine K. Emanuel, Husband and Wife .





Notary Public