

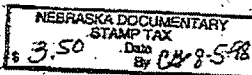
FILED  
BOOK 1998 PAGE 786

7641

98 AUG -5 PM 12:42

Carol Stevens  
REGISTER OF DEEDS  
DODGE COUNTY, NE

COMPUTER  
ENTRY  
FEE \$5.50



### JOINT TENANCY WARRANTY DEED

Gene A. and Joyce E. Ruzicka, husband and wife;  
Billy D. and Donna R. Ruzicka, husband and wife;  
and Larry L. and Patricia K. Ruzicka, husband and wife, Grantor, whether one or more,

in consideration of One Dollar and Other Valuable Consideration

, receipt of which is hereby acknowledged, conveys to

Larry L. Ruzicka and Patricia K. Ruzicka, Grantees,

as joint tenants and not as tenants in common, the following described real estate (as defined

in Neb. Rev. Stat. § 76-201) in Dodge County, Nebraska:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N00°00'00"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2214.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N00°00'00"W ON SAID WEST LINE, A DISTANCE OF 260.00 FEET; THENCE N90°00'00"E PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 241.00 FEET; THENCE S00°00'00"E PARALLEL WITH SAID WEST LINE, A DISTANCE OF 260.00 FEET; THENCE S90°00'00"W PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 241.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING A TOTAL 1.43 ACRES, MORE OR LESS, SAID PARCEL CONTAINS 1.24 ACRES, LESS THE COUNTY ROAD RIGHT-OF-WAY, MORE OR LESS.

Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: July 29, 1998

Gene A. Ruzicka  
Joyce E. Ruzicka  
State of Nebraska

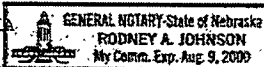
Billy D. Ruzicka  
Donna R. Ruzicka  
Larry L. Ruzicka  
Patricia K. Ruzicka

County of Dodge

The foregoing instrument was acknowledged before me on July 29, 1998

by Gene A. and Joyce E. Ruzicka, husband and wife; Billy D. and Donna R. Ruzicka, husband and wife; and Larry L. and Patricia K. Ruzicka, husband and wife.

STATE OF NEBRASKA



Notary Public

County of

Filed for record and entered in Numerical Index on

at o'clock M., and recorded in Book, Page

By: County or Deputy County Clerk  
Register of Deeds or Deputy Register of Deeds