

WARRANTY DEED

0662

Emil R. Ruzicka & Carolyn R. Ruzicka, husband & wife , Grantor, whether one or more,
in consideration of one dollar and withdrawal from partnership

....., receipt of which is hereby acknowledged, conveys to

Gene A. Ruzicka, Billy D. Ruzicka, & Larry L. Ruzicka , Grantee,

the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in

Dodge County, Nebraska:

An undivided one-fourth interest in the following described real estate:

The N 1/2 N 1/2 SW 1/4 and the N 1/2 NW 1/4 SE 1/4, Section 23, Township 18,
Range 5, East of the 6th P.M.; and

The S 1/2 NW 1/4 of Section 27, Township 18 North, Range 5, East of the 6th P.M.;
and

The SW 1/4 of Section 31, Township 18 North, Range 6, East of the 6th P.M.

Grantor covenants (jointly and severally, if more than one) with the Grantee 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: January 2 , 19 92

Emil R. Ruzicka
Emil R. Ruzicka
Carolyn R. Ruzicka
Carolyn R. Ruzicka

State of Nebraska

County of

The foregoing instrument was acknowledged before me on ...January...2...1992.....
by Emil R. and Carolyn R. Ruzicka, husband and wife

STATE OF NEBRASKA

County of

Gina O. Gerstner
Notary Public

Filed for record and entered in Numerical Index on

at o'clockM., and recorded in Deed Record, Page

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

FILED
BOOK 229 PAGE 951

93 AUG 30 AM 11:41

Carol Stevens
REGISTER OF DEEDS
DODGE COUNTY, NE

FEE BOOK
INDEXED
COMPARED
GRANTOR
GRANTEE
REGISTER
FEE \$ 6.50

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-30-1993
\$ E7 By 05