

Pages 1 Doc Tax \$ 175.00 EX# \_\_\_\_\_  
 Fee Amt \$ 5.50 Ck Pd \$ 180.50  
 Cash Pd \$ \_\_\_\_\_ Refund \$ \_\_\_\_\_  
 Paid by KALKWARF Ck # 1673  
 \_\_\_\_\_ Ck # \_\_\_\_\_  
 CUSTOMER CODE \_\_\_\_\_  
 RETURN TO NEBR TITLE  
 \_\_\_\_\_  
 \_\_\_\_\_

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 21st day of July, 2004 at 1:55 o'clock P.M., and recorded as INSTRUMENT NO. 2004-3313  
*Ruth E. Siems*  
 Register of Deeds  
 By \_\_\_\_\_ Deputy

2004- 3313  
 7-6-6

TRACT INDEX  
 COMPUTER  
 COMPARED  
 PAGED

JOINT TENANCY WARRANTY DEED

RAYMOND RIECHERS, a single person, GRANTOR, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION received from GRANTEES, LYNN ERB and GLORIA ERB, Husband and Wife, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southwest Quarter (SW¼) of Section Seven (7), Township Six (6) North, Range Six (6), East of the 6<sup>th</sup> P.M., Gage County, Nebraska, described as follows: Commencing at the SW Corner of said SW¼; thence S90°00'00"E (Assumed Bearing) on the south line of said SW¼, 645.00 feet to the point of beginning; thence N00°00'00"E 564.00 feet; thence N88°45'17"W, 176.00 feet; thence N07°38'56"W, 242.00 feet; thence N00°15'30"E, 176.00 feet; thence N67°43'09"E, 210.00 feet; thence N88°48'33"E, 210.00 feet; thence S00°00'00"W, 470.00 feet; thence S78°21'53"W, 152.00 feet; thence S00°00'00"W, 567.00 feet to the south line of said SW¼, thence N90°00'00"W on said south line, 48.00 feet to the point of beginning. Containing 4.93 acres more or less.

GRANTOR covenants, jointly and severally, with GRANTEES that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions whether or not of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed July 16, 2004.

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Date 7-21-2004  
 \$ 175.00 By JS

*Raymond Riechers*  
 RAYMOND RIECHERS

STATE OF NEBRASKA )  
 ) SS.  
 COUNTY OF SALINE )

The foregoing instrument was acknowledged before me on July 16 2004 by RAYMOND RIECHERS, a single person.

GENERAL NOTARY - State of Nebraska  
 BRADLEY T. KALKWARF  
 My Comm. Exp. Dec. 6, 2005

*Bradley T. Kalkwarf*  
 Notary Public

My commission expires December 6, 2005.

2004- 3313

9/13

Pt. A.W.W.