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SUBMITTED NEBRASKA TITLE COMPANY-OM

NEBRASKA DOCUMENTARY
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Nov 13, 2014
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FILED SARPY CO. NE.
INSTRUMENT NUMBER

2014-25304

2014 Nov 13 08:58:07 AM

Lloyd J. Dowling

REGISTER OF DEEDS



WARRANTY DEED

Victor Stepanek, a single person GRANTOR, whether one or more, in consideration of One Dollar and other good and valuable consideration received from **GRANTEE, Papio-Missouri River Natural Resources District**, conveys to **GRANTEE**, the following-described real estate (as defined in Neb. Rev. Stat. 76-201).

Tax Lot Fourteen B (14B) in the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13), Township Fourteen (14) North, Range Twelve (12) East of the 6th P.M., Sarpy County, Nebraska; more particularly described as:

Commencing at the center of Section Thirteen (13) or the Southwest corner of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirteen (13), Township Fourteen (14) North, Range Twelve (12) East; thence North 00 degrees 21 minutes 32 seconds West on the West line of the Northeast Quarter (NE $\frac{1}{4}$) for 305.00 feet to the point of beginning; thence due East for 300.00 feet; thence South 00 degrees 21 minutes 32 seconds East for 235.00 feet; thence due West for 300.00 feet to the West line of the Northeast Quarter (NE $\frac{1}{4}$); thence North 00 degrees 12 minutes 32 seconds West for 235.00 feet to the point of beginning.

EXCEPT that portion deeded by Warranty Deed to Sarpy County filed August 22, 1996 as Inst. No. 96-17053.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed on this 10th day of November, 2014.

Victor Stepanek
Victor Stepanek

State of Nebraska

§

County of Douglas

The foregoing instrument was acknowledged before me this 10 day of November, 2014 by
Victor Stepanek.

Theresa L. Wyant
Notary Public

0260460

