

Nebr Doc Stamp Tax  
7-26-04  
Date  
\$ 315.00  
By JC

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
7/26/2004 12:02:09.84  
2004098559

### WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT I or WE, JoAnn Getzschman and Richard Getzschman, Wife and Husband**, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantee, do hereby grant, bargain, sell, convey and confirm unto **JACK W. SWANSON, JR.**, herein called the grantee whether one or more, the following described real property in **Douglas County, Nebraska**:

The South 66.5 feet of the West 1 foot of Lot 2, and the South 83 feet of Lot 3, in Block "D", in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed, in Douglas County, Nebraska, more particularly described as follows:

Referring to the Northwest corner of said Lot 3; thence Southerly, along the West line of said Lot 3, a distance of 37.00 feet, to the Point of Beginning; thence Easterly, 90°00'00" left, a distance of 51.23 feet; thence Southeasterly, 46°10'51" right, a distance of 22.78 feet; thence Southerly, 43°49'09" right, a distance of 66.55 feet, to a point on the South line of said Lot 2; thence Westerly, along the South line of said Lots 2 and 3, a distance of 67.00 feet, to the Southwest corner of said Lot 3; thence Northerly, along the West line of said Lot 3, a distance of 83.00 feet, to the Point of Beginning.

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantee and to grantee's heirs and assigns forever.  
And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance **except covenants, easements and restrictions of record**; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

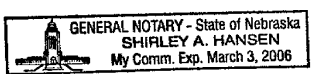
Dated: July 19, 2004

Jo Ann Getzschman  
JoAnn Getzschman  
Richard Getzschman  
Richard Getzschman

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 19 day of July, 2004 by **JoAnn Getzschman and Richard Getzschman, wife and husband.**

Shirley A. Hansen  
Notary Public



Deed 650 03-80000  
FEE \_\_\_\_\_ FB \_\_\_\_\_  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP MS  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_