

140-237

WARRANTY DEED

M. J. Rogers and Ramona Rogers, husband and wife, GRANTORS in consideration of Ten Dollars (\$10.00) and other good and valuable consideration ~~XXXXXX~~ received from GRANTEE,

Thompson & Thompson Enterprises, a Nebraska General Partnership, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201): All of Lots 59 and 60 and part of Lot 61, Marian Park, an Addition located in the Southeast Quarter of Section 26 and the Southwest Quarter of Section 25, all in Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 59, thence South 00°00'00" East (assumed bearing), along the West right-of-way line of Lincoln Road, a distance of 568.00 feet to the point of intersection of said West right-of-way line of Lincoln Road and the North right-of-way of Harvell Road, thence North 88°51'00" West along said North right-of-way of Harvell Road, a distance of 402.60 feet to a point on the West line of said Lot 61; thence North 00°00'00" East, along said West line of Lots 61, 60 and 59, a distance of 568.00 feet to the Northwest corner of said Lot 59; thence South 88°51'00" East, along the North line of said Lot 59, a distance of 402.60 feet to the point of beginning.

This deed is made and delivered pursuant to that certain Contract for the Sale of Real Estate (Land Contract) of even date herewith for the purchase and sale of said real estate with the Grantors herein as "Sellers" and the Grantee herein as "Buyers".

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, but subject to the rights of tenants in possession, any liens or encumbrances created by or arising by reason of any acts of Grantee, all building and use restrictions, notices, special assessments of such real estate, easements and covenants now of record, and taxes and assessments levied or assessed after date hereof;
(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, except as herein otherwise stated

Executed February 8 19 82

650
BOOK 160 OF Deeds
PAGE 237

Michael J. Rogers
Ramona Rogers

1985 JAN 31 PM 12:44

STATE OF NEBRASKA
COUNTY OF ... DOUGLASS ...)
) SS.
REGISTER OF DEEDS

The foregoing instrument was acknowledged before me on ... the 8th day of ... February ... 19 82 by ... Michael J. Rogers and Ramona Rogers, husband and wife

GENERAL NOTARY - State of Nebraska
JUDY M. FLETCHER
My Comm. Exp. Feb. 4, 1984

Judy M. Fletcher
Notary Public
My commission expires 2/4/84

STATE OF NEBRASKA, County of ... NEBRASKA DOCUMENTARY.
Filed for record and entered in Numerical Index on ... at ... o'clock ... M., and recorded in Deed Record ... Page ...

JAN 31 1985
\$1782.00 BY Lee

County or Deputy County Clerk
Register or Deputy Register of Deeds
01023