

Refile

Inst # 2016055298 Fri Dec 30 12:52:09 CST 2016
Filing Fee \$10.00 Stamp Tax: \$0.00 Exempt 4 cpodal
Lancaster County, NE Assessor/Register of Deeds Office WDEED
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Inst # 2016054210 Fri Dec 23 10:35:12 CST 2016
Filing Fee: \$4001.50 Stamp Tax: \$3991.50 cpodal
Lancaster County, NE Assessor/Register of Deeds Office WDEED
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AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc.
6333 Apples' Way, Suite 115
Lincoln, NE 68516
402-435-1244

*REFILE TO CORRECT LEGAL DESCRIPTION

WARRANTY DEED

James M. Buel, a single person, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Lewis-Starostka, Inc., a Nebraska corporation,

the following described real estate (as defined in Neb. Stat. 76-201) in Lancaster County, Nebraska:

Part of Lot 3 Irregular Tracts and a part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 10 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Southwest Corner of Lot 3 Irregular Tracts, Thence Easterly on the South Line of Lot 3, on an assumed bearing S 89°08'20" E for a distance of 360.23';
Thence N 00°51'40" for a distance of 454.37';
Thence S 89°08'20" E for a distance of 441.62';
Thence N 00°51'40" E for a distance of 720.00';
Thence S 89°08'20" E for a distance of 201.78';
Thence N 00°51'40" E for a distance of 418.56';
Thence N 89°08'20" W for a distance of 258.90';
Thence N 00°51'40" E for a distance of 980.69 to a point on the North Line of the Northwest Quarter of the Southeast Quarter of Section 24; Thence N 89°00'45" W on the North Line of the Northwest Quarter of the Southeast Quarter of Section 24 for a distance of 775.75' to the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 24; Thence S 00°10'16" W on the West Line of the Northwest Quarter of the Southeast Quarter of Section 24 and the West Line of Lot 3 for a distance of 2575.51' to the Point of Beginning

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GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;
- (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 this 15 day of December, 2016.

James M. Buel
James M. Buel

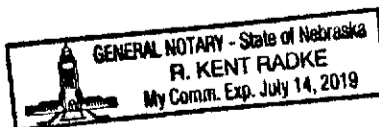
STATE OF Nebraska

COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 15 day of December, 2016 by James

M. Buel, a single person.

R Kent Radke
Notary Public



1617922L Charter Title - Change