

No.	Con	Num	Paged	
# 11a	✓	✓	✓	
Register of Deeds				

From and Return to:
 Nebraska Title Company
 P. O. Box 665
 Wilber, NE 68465
 Fee: \$ 6.00 Paid
 Doc. Stamp: \$ 4.50 Paid

STATE OF NEBRASKA } ss
 SALINE COUNTY

Entered in numerical index and filed on
 record, the 7 day of September
 2005 at 1:15 o'clock P.M. and recorded
 in Book 341 of Records Page 657

Shylda Dwyer
 County Clerk

WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Joseph L. Hermsmeier, a single person, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby bargain, sell, convey, and confirm unto Timothy Ward Ogden, a single person the following described real property in SALINE County, Nebraska:

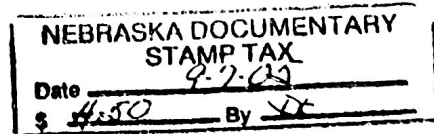
Lot One (1) and the North Half (N 1/2) of Lot Two (2), Block Two (2), Original Town of Morris, now known as Swanton, Saline County, Nebraska.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any 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.

Executed 9-1, 2005.

Joseph L. Hermsmeier
 Joseph L. Hermsmeier



STATE OF NEBRASKA
 COUNTY OF GAGE

The foregoing instrument was acknowledged before me this 15th day of September, 2005 by **Joseph L. Hermsmeier, a single person.**

Jane Bartlett
 Notary Public

