



DEED 2007076151



JUL 06 2007 08:43 P 1

Nebr Doc Stamp Tax
7/6/07
Date
\$ 337.50
By <i>JTB</i>

200

FEE 6.00 FB 27-09660

BRP _____ C/O _____ COMP 0

DEL _____ SCAN _____ FV _____

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 7/6/2007 08:43:56.79

2007076151

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, or WE, ARDITH J. KOCH, a single person, 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 Jesse A. Martinez, a married person, herein called the grantee whether one or more, the following described real property in Douglas, County, NE:

West 32 feet of Lot Four (4), in Block One (1), in DREXEL'S SUBDIVISION of Lots 51, 52 and 53 S. E. Rogers Plat of Okahoma, in the City of Omaha, in Douglas County, Nebraska AND Lot Five (5), in Block One (1), in DREXEL'S SUBDIVISION of Lots 51, 52 and 53 in S. E. Roger's Plat of Okahoma, City of Omaha, in Douglas County, Nebraska.

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: 6-8-07

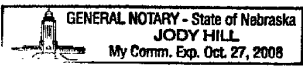
Ardith J. Koch
 Ardith J. Koch

STATE OF NEBRASKA)
)ss.
 COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 8 day of June, 2007 by Ardith J. Koch, a single person.

Jody Hill
 Notary Public

My Commission expires:



warrdeed

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