

NEBRASKA DOCUMENTARY  
STAMP TAX

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REGISTER OF DEEDS

2001 JAN -9 P 2: 16

LANCASTER COUNTY, NE

INST. NO 2001

001460

BLOCK  
NO

CODE

CC 651

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**WARRANTY DEED**

**William Hempel, a/k/a William Hempel, III and Sally Rodgers Hempel, husband and wife; and Rodney D. Ferguson and Rebecca J. Ferguson, husband and wife, GRANTOR, in consideration of one dollar and other valuable consideration received from GRANTEE, Abram Morales and Rosaura Morales, husband and wife, as joint tenants and not as tenants in common, an undivided 1/2 interest; and Guillermo Haro and Veronica Rodriguez, husband and wife, as joint tenants and not as tenants in common, an undivided 1/2 interest; conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat.76-201):**

**Lots 1 and 2, and the East Half of Lot 3, County Clerk's Subdivision of Lot 65, S.W. Little's Subdivison of the West Half of the Southwest Quarter of Section 24, Township 10 North, Range 6 East of the 6<sup>th</sup> P.M., Lincoln, Lancaster County, Nebraska.**

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except for any easements and restrictions now of record, and except existing Deed of Trust in favor of Union Bank and Trust Company, recorded as Inst. 98-57512 which Grantors agree to pay;
- (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 on this 9 day of January, 2001.

*William Hempel, III*  
 William Hempel, III

*Sally Rodgers Hempel*  
 Sally Rodgers Hempel

*Rodney D. Ferguson*  
 Rodney D. Ferguson

*Rebecca J. Ferguson*  
 Rebecca J. Ferguson

STATE OF NEBRASKA        )  
  ) SS.  
COUNTY OF LANCASTER    )

The foregoing instrument was acknowledged before me on January 9, 2001, by William Hempel, III and Sally Rodgers Hempel, husband and wife; Rodney D. Ferguson and Rebecca J. Ferguson, husband and wife.

GENERAL NOTARY-State of Nebraska  
CHARLIE S. WEBER  
My Comm. Exp. July 24, 2004

*Charlie S. Weber*  
NOTARY PUBLIC