



DEED 2004153539



NOV 24 2004 13:50 P 1

Nebr Doc Stamp Tax
11-24-04
Est
\$ 980.00
By <i>[Signature]</i>

*Deed*

FEE 550 FB 58-20120

BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP BL

DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - RICHARD TAKECHI  
 Register of Deeds, Douglas County, NE  
 11/24/2004 13:50:41.38  
  
 2004153539

Prepared by: LTS Title Services, 11207 West Dodge Road, Omaha, NE 68154

Address Tax Statement to: Dennis J. Knudsen, 8102 Maple Street, Omaha, NE, 68134

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **Nebraska State Bank**, 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 **Dennis J. Knudsen and Suzanne C. Knudsen, husband and wife**, herein called the Grantee whether one or more, the following described property:

**The North 469.3 feet of the South 502.3 feet of the East 156 feet of the West 433.7 feet, plus the North 269.3 feet of the South 502.3 feet of the East 104.2 feet of the West 277.7 feet of Lot 55, Keystone Park Addition, an addition to the City of Omaha, Douglas County, Nebraska, except that part deeded to the State of Nebraska by Warranty Deed recorded July 2, 1969 in Book 1387, Page 43, Deed Records, Douglas County, Nebraska and except that part deeded to the State of Nebraska by Warranty Deed recorded in Book 1382, Page 567, Deed Records, Douglas County, Nebraska**

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances 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 encumbrances 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 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: 11-19-04

Nebraska State Bank  
  
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STATE OF NEBRASKA )  
 ) ss.  
 COUNTY OF DOUGLAS )

The Within-named Grantors, Nebraska State Bank personally appeared before me and signed this instrument as their voluntary act and deed on this 19<sup>th</sup> day of November, 20 04.

GENERAL NOTARY - State of Nebraska  
 ERIN TEODORO  
 My Comm. Exp. Nov. 21, 2008

Notary Public

GENERAL NOTARY - State of Nebraska  
 ERIN TEODORO  
 My Comm. Exp. Nov. 21, 2008

My Commission expires: \_\_\_\_\_

24025693  
November 19, 2004 11:12 AM

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