

CT21640 11-9

NEBRASKA DOCUMENTARY STAMP TAX

#12557

DEC 22 2003

\$ 57.75 BY pm

FILED CASS COUNTY, NE.

2003 DEC 22 PM 1:39

SK119 OPDA PG 789 PATRICIA MEISINGER REGISTER OF DEEDS #12557 *550

COMPLETED

WARRANTY DEED

JERRY MAHER and JANICE MAHER, husband and wife and DOROTHY MAHER, a single person ("Grantor"), in consideration of One Dollar and other valuable consideration received from Grantee, do convey unto MARK A. ELYEA and TINA M. ELYEA, husband and wife, as joint tenants, ("Grantee") the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

Tax Lot 32 located in the N 1/2 of the NE 1/4, (being a part of Gov't Lot 1 and a part of Gov't Lot 2), and part of Tax Lot 16 of Section 6, Township 11 North, Range 9 East of the 6th P.M., Cass County, Nebraska, being more fully described as follows: Referring to the NE Corner of said Section 6; thence N 90° 00' 00"W, (assumed bearing), along the North line of the NE 1/4, 1160.78'; thence S 36° 31' 48"W, 41.07' to a point on the Southerly 33' right of way of Church Road and the True Point of Beginning; thence continuing S 36° 31' 48"W, 1153.68', more or less to the center of Dee Creek; thence along Dee Creek the following courses: N 35° 20' 26"W, 97.58'; N 12° 59' 19"W, 132.42'; N 49° 42' 58"W, 192.88'; S 74° 21' 21"W, 73.56'; S 31° 48' 34"W, 42.53'; S 10° 01' 35" E, 17.77'; S 20° 23' 54" E, 52.75'; S 17° 02' 11"W, 91.30'; S 53° 42' 17" W, 210.16'; N 89° 50' 19"W, 85.08'; thence leaving said creek, N 36° 31' 48" E, 1154.96'; thence N 90° 00' 00" E, 585.56' to the Point of Beginning

To have and hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

Grantor does hereby covenant with the Grantee as follows:

1. Grantor is lawfully seised of said Premises and it is free from encumbrances, subject, however, to any restrictions, reservations, covenants, easements and agreements of record;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto signed as of the 18 day of Dec, 2003

Jerry Maher
JERRY MAHER

Janice Maher
JANICE MAHER

Dorothy Maher
DOROTHY MAHER

5310 Greenwood St (01)

STATE OF NEBRASKA COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 18 day of December, 2003 by JERRY MAHER and JANICE MAHER, husband and wife.

Pamela K. Honnens
Notary Public

GENERAL NOTARY - State of Nebraska PAMELA K. HONNENS My Comm. Exp. August 13, 2005

STATE OF NEBRASKA COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 18 day of December, 2003 by DOROTHY MAHER, a single person.

Pamela K. Honnens
Notary Public

GENERAL NOTARY - State of Nebraska PAMELA K. HONNENS My Comm. Exp. August 13, 2005