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NEBRASKA DOCUMENTARY  
STAMPTAX

JUL 28 2004

\$ 57.75 BY [Signature]

FILED  
CASS COUNTY, NE.

2004 JUL 28 PM 2:25

181 Deeds 372  
PATRICIA MEISINGER  
REGISTER OF DEEDS  
Doc# 6055 \$ 5.50

1 SHEET

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 JONATHAN ARTEAGA and CANDICE H. ARTEAGA, husband and wife and ROGELIO ARTEAGA and MARIA R. ARTEAGA, husband and wife, as joint tenants, ("Grantee") the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

Tax Lot 33, located in the North 1/2 of the Northeast 1/4, being part of Government Lot 2 and Tax Lot 16 and also a part of Government Lot 3, in the North 1/2 of the Northwest 1/4. All located in Section 6, Township 11 North, Range 9 East, of the 6th P.M., Cass County, Nebraska, described as follows:

Beginning at the Northwest corner of "Tax Lot 32", a #5 Rebar found; thence southwesterly on an assumed bearing of S 36°32'32" W, 1154.88 feet to a point of intersection on the center line of Dee Creek as it now exists; thence following the center line of Dee Creek on the following bearings and distances: N 74°39'38" W, 124.56 feet; N 66°23'32" W, 158.60 feet; N 00°57'14" E, 218.36 feet; N 02°27'52" E, 65.06 feet; N 34°49'29" W, 30.13 feet; thence departing the center line of said Dee Creek; N 36°32'32" E, 651.37 feet; thence easterly N 90°00'00" E, 576.02 feet, to the true point of beginning.

Together with an easement for ingress and egress over the North 33 feet of the North Half of the Northeast Quarter of Section 6, Township 11 North, Range 9 East of the 6th P.M., Cass County, Nebraska, otherwise known as Church Road, adjacent to the above described Premises.

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 26th day of JULY, 2004.

[Signature]  
JERRY MAHER

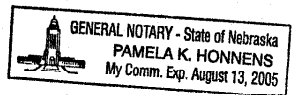
[Signature]  
JANICE MAHER

[Signature]  
DOROTHY MAHER

STATE OF NEBRASKA  
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 26 day of JULY, 2004 by JERRY MAHER and JANICE MAHER and DOROTHY MAHER.

[Signature]  
Notary Public



620 West Rd  
Roxbury  
Grantwood, NE 68306