

COUNTER JS C.E. JD  
 VERIFY JS D.E. JD  
 PROOF JD  
 FEES \$ 16.00  
 CHECK # 34010  
 CHG. \_\_\_\_\_ CASH \_\_\_\_\_  
 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
 SHORT \_\_\_\_\_ NCR \_\_\_\_\_

FILED SARPY COUNTY NEBRASKA  
 INSTRUMENT NUMBER

NEBRASKA DOCUMENTARY  
 STAMP TAX

2017-01322

\$ EN7

01/17/2017 02 00 58 PM

*Clay J. Dowling*

By jsatterfie

REGISTER OF DEEDS



DEED

*AKO*

RETURN RECORDED DOCUMENT TO:  
 Donahue & Faessler, P.C., L.L.O.  
 637 G Street/PO Box 73  
 Pawnee City, NE 68420-0073

Space Above Line Reserved for Recording Purposes

**WARRANTY DEED**

CAROL ANN SISCO and PAUL J. SISCO, wife and husband, and ELAINE FRANCES THIEMANN, a single person, GRANTORS, in consideration of EXCHANGE AND PARTITION OF REAL ESTATE convey to ELAINE FRANCES THIEMANN, GRANTEE, the following described real estate (as defined in Neb Rev Stat §76-201) in Sarpy County, Nebraska:

*A tract of land located in the Northeast One-Quarter (NE¼) of Section Nineteen (19), Township Thirteen (13) North, Range Eleven (11) East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, being more particularly described as follows:*

*Commencing at the North One-Quarter Corner of said Section 19;  
 Thence S02° 32'25"E and along the West line of said Northeast One-Quarter (NE¼) a distance of 65.50 feet to a point on the Southerly Right-of-Way of Platteview Road, said point being the Point of Beginning,  
 Thence N87° 20'04"E and along the Southerly Right-of-Way of Platteview Road a distance of 446.01 feet;  
 Thence S03° 30'26"E a distance of 656.89 feet;  
 Thence N85° 58'58"E a distance of 30.00 feet;  
 Thence S13° 32'24"E a distance of 279.40 feet;  
 Thence S16° 28'58"E a distance of 309.22 feet;  
 Thence S02° 32'25"E a distance of 424.37 feet;  
 Thence S87° 27'35"W a distance of 614.91 feet to a point on the West line of said Northeast One-Quarter (NE¼);  
 Thence N02° 32'25"W and along the West line of said Northeast One-Quarter (NE¼) a distance of 1653.81 feet to the Point of Beginning, containing 20.00 acres,*

TOGETHER WITH a permanent access Easement thirty-feet (30') in width across the Northwesterly portion of said Northeast Quarter (NE¼) of Section 19, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M. for use of the driveway presently located thereon, for purposes of ingress and egress from Platteview Road to the above described parcel, said easement to run with the land;

and

SUBJECT, HOWEVER, to a permanent access Easement hereby specifically reserved by GRANTORS thirty feet (30') in width across the parcel hereinabove conveyed for use of the driveway presently located thereon, for purposes of ingress and egress from Platteview Road to the grain bins as presently located on the property retained by GRANTORS, said easement to run with the land.

WARRANTY DEED  
CAROL SISCO, et al to ELAINE THIEMANN

PAGE 2 OF 2 PAGES

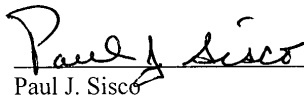
Grantors covenant with the Grantee that Grantors:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except covenants, restrictions and easements of record, if any;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend the title to the real estate against the lawful claims of all persons.

Executed: December 16, 2016.

  
 \_\_\_\_\_  
 Carol Ann Sisco

  
 \_\_\_\_\_  
 Elaine Frances Thiemann

  
 \_\_\_\_\_  
 Paul J. Sisco

STATE OF NEBRASKA     )  
   ) ss  
 COUNTY OF Pawnee     )

The foregoing instrument was acknowledged before me on December 19, 2016, by Carol Ann Sisco and Paul J. Sisco, wife and husband.

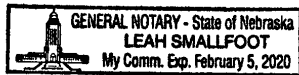


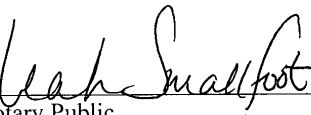
  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: Dec. 1, 2018

STATE OF NEBRASKA     )  
   ) ss  
 COUNTY OF Sarpy     )

The foregoing instrument was acknowledged before me on December 16, 2016, by Elaine Frances Thiemann, a single person.



  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: 2/5/2020