

COUNTER JS C.E. JS
VERIFY JS D.E. JS
PROOF 1M
FEES \$ 10.00
CHECK# 34010
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

2017-01323

\$ Ex 7

01/17/2017 02:00:59 PM

Clay J. Dowling

By jsatterfie

REGISTER OF DEEDS



DEED

PRICE

RETURN RECORDED DOCUMENT TO:
Donahue & Faesser, 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

ELAINE FRANCES THIEMANN, a single person, GRANTOR, whether one or more, in consideration of EXCHANGE OF REAL ESTATE conveys to CAROL ANN SISCO, GRANTEE, the following described real estate (as defined in Neb Rev Stat §76-201) in Sarpy County, Nebraska:

AN UNDIVIDED ONE-SIXTH (1/6) INTEREST IN AND TO:

The Northeast One-Quarter (NE¼) of Section Nineteen (19), Township Thirteen (13) North, Range Eleven (11) East of the 6th P.M., EXCEPT a tract of land in said Section, 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, said exception containing 20.00 acres.

Grantor covenants with the Grantee that Grantor:

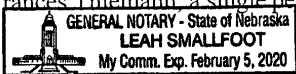
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except covenants, restrictions and easements of record, if any;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all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

Executed: 12-16-16, 2016.

Elaine Frances Thiemann
Elaine Frances Thiemann

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.



Leah Smallfoot
Notary Public

My Commission Expires: 2/5/2020