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LTS

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BOOK 2007 PAGE 1030

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Carol Stevens
DODGE COUNTY
REGISTER OF DEEDS
COMPARE INDEX FEE \$ 5.00

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-21-07
\$ 481.50 By MB

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Steven L. Hull and Marsha R. Hull, husband and wife, an undivided one-half interest; and David L. Hull, a single person, an undivided one-half interest; as joint tenants, 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 John Roth & Son, Inc, a Nebraska Corporation, herein called the Grantee whether one or more, the following described property:

Tax Lot 88, in Section 11, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, more particularly described as follows: That portion of the West half of the Northeast Quarter of Section 11, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, lying Northerly of the North line of the Chicago & Northwestern Railway Company's (now Union Pacific Railroad Company) 100.00 foot wide right of way, and lying South of a line drawn parallel with and distant 809.22 feet South, as measured at right angles from the North line of said West half, Northeast Quarter; AND ALSO that part of the East 33.00 feet of said West half, Northeast Quarter described as follows: Commencing at the Northeast corner of said West half Northeast Quarter; thence South 00°01'15" West along the East line of said West half Northeast Quarter, a distance of 388.00 feet; thence South 00°02'16" East continuing along said East line a distance of 85.00 feet to the true point of beginning; thence South 00°00'59" West continuing along said East line a distance of 336.22 feet; thence South 89°59'39" West a distance of 33.00 feet to the Southeast corner of a parcel of land described in Deed Book 2000 at page 6413; thence North 00°01'51" East along the East line of said described parcel a distance of 336.28 feet to the Northeast corner of said described parcel; thence North 89°59'31" East a distance of 32.92 feet to the true point of beginning, subject to a county road right of way along the East 33 feet of said tract.

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: 2/16/07

Steven L. Hull
Steven L. Hull
Marsha R. Hull
Marsha R. Hull
David L. Hull
David L. Hull

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

Acknowledged before me by Steven L. Hull and Marsha R. Hull, husband and wife, and David L. Hull, a single person, on this 16th day of FEBRUARY, 2007.

GENERAL NOTARY - State of Nebraska
WENDY A. LEE
My Comm. Exp. August 12, 2010

Wendy A. Lee
Notary Public