(2)

Pages 2	_ Doc Tax \$ <u>//8</u>	3.75 EX	#	
Fee Amt \$	11.50 CkPd	1\$	90.25	
Cash Pd \$	Refur	nd \$		
	CA RLSON			
-		Ck #_		
CUSTOMER	CODE			
RETURN TO	CARLSON & SO	HAFER		
	114 NO 6TH			
	BEATRICE NE	68310)	-

2002-5417 K-132 K-146B

TRACTINDEX CONFUTER A CONFARED A PAGED

WARRANTY DEED

NEBRASKA DOCUMENTARY STAMP TAX							
Date	12-18-200	2					
\$	778.75	By _	RS				

DUANE G. KOENIG, joined by his spouse, VIOLET I. KOENIG, GRANTOR,

in consideration of MUTUAL COVENANTS,

received from GRANTEE, DUANE G. KOENIG AND WAYNE E. KOENIG, TRUSTEES OF THE DUANE G. KOENIG AND VIOLET I. KOENIG IRREVOCABLE UNITRUST,

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in and to:

The South 80 feet of the East 135.5 feet of Lot Thirty-six (36), McConnells Subdivision of the South Half of the Southeast Quarter (S% SE%) of Section Thirty-two (32), Township Four (4) North, Range Six (6) East of the $6^{\rm th}$ P.M., Beatrice, Gage County, Nebraska.

The South 80 feet of the East Half (E½) of Lot Thirty-seven (37), and the West 45.15 feet of the South 80 feet of Lot Thirty-six (36), McConnells Subdivision of the South Half of the Southeast Quarter (S½ SE½) of Section Thirty-two (32), Township Four (4), North, Range Six (6) East of the 6^{th} P.M., Beatrice, Gage County, Nebraska.

The North 161.05 feet of the East Half (E½) of Lot Thirty-seven (37), McConnells Subdivision of the South Half of the Southeast Quarter (S½ SE½) of Section Thirty-two (32), Township Four (4), North, Range Six (6) East of the 6^{th} P.M., Beatrice, Gage County, Nebraska.

The North 161.05 feet of Lot Thirty-six (36), McConnells Subdivision of the South Half of the Southeast Quarter (5½ SE½) of Section Thirty-two (32), Township Four (4), North, Range Six (6) East of the 6th P.M., Beatrice, Gage County, Nebraska.

The South Two/Thirds (S 2/3rds) of the West 133.7 feet of Lot Seventeen (17), McConnells Subdivision of the South Half of the Southeast Quarter (S½ SE½) of Section Thirty-two (32), Township Four (4), North, Range Six (6) East of the 6th P.M., Beatrice, Gage County, Nebraska.

The North One/Third (N 1/3rd) of the West 133.7 feet of Lot Seventeen (17), McConnells Subdivision of the South Half of the Southeast Quarter (S½ SE½) of Section Thirty-two (32), Township Four (4), North, Range Six (6) East of the $6^{\rm th}$ P.M., Beatrice, Gage County, Nebraska.

2002-5417

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

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

Executed	Decem	ber	16		2002.
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		<u> </u>	J.	free	<u>></u>	\
DUANE	G.	KOEN	IG,	GRANTO	R .	5

VIOLET I. KOENIG, GRANTOR

STATE OF NEBRASKA))ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on this /// day of December , 2002, by Duane G. Koenig, joined by his spouse, Violet I. Koenig, to be their voluntary act and deed.

@ 3:30 p.m.

GENERAL NOTARY - State of Nebraska AMY M. CHRISTEN My Comm. Exp. March 18, 2006

Notary Public

RE.Koenig.Duane.Unitrust.Deed.ac