Pages 2	_ Doc Tax \$ 778.75					
Fee Amt \$	11.50 CkPd\$ 790.25					
Cash Pd \$	Refund \$					
	CARLSON Ck# 4985					
	Ck#					
CUSTOMER CODE						
RETURN TO	CARLSON & SCHAFER					

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 18th day of December 20 02 at 8:00 o'clock A. M., and recorded as INSTRUMPTUDE 5418

Juth E Quenty

Register of Deeds

By Deputy

2002-5418 K-1321 K-1468

TRACT INDEX
COMPUTER
COMPARED
A
PAGED
A

WARRANTY DEED

NEED THA DOCUMENTARY AMP TAX Date 12-18-2002				
s 778.75	By RS			

WAYNE E. KOENIG, joined by his spouse, EDNA PEARL KOENIG, GRANTOR,

in consideration of MUTUAL COVENANTS,

received from GRANTEE, DUANE G. KOENIG AND WAYNE E. KOENIG, TRUSTEES OF THE WAYNE E. KOENIG AND EDNA PEARL 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 (S% SE%) 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 ($S\frac{1}{2}$ $SE\frac{1}{4}$) of Section Thirty-two (32), Township Four (4), North, Range Six (6) East of the 6th P.M., Beatrice, Gage County, Nebraska.

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	December	16		2002.
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WAYNE B. KOENIG, GRANTOR

EDNA PEARL KOENIG, GRANTOR

STATE OF NEBRASKA

)ss.

COUNTY OF GAGE

The foregoing instrument was acknowledged before me on this $\frac{164}{2}$ day of $\frac{1}{2}$ of $\frac{1}{2}$ consider $\frac{1}{2}$, 2002, by Wayne E. Koenig, joined by his spouse, Edna Pearl 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, 2008

Notato Public

RE.Koenig.Wayne.Unitrust.Deed.ac