

WARRANTY DEED

EDWARD L. JANDA and CLARA R. JANDA, husband and wife, each in his or her own right and spouse of each other

GRANTOR, in consideration of

ONE HUNDRED TWENTY SIX THOUSAND (\$126,000.00)

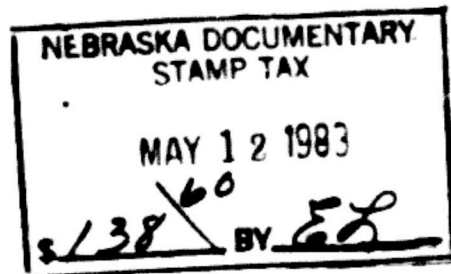
DOLLARS received from GRANTEE.

DAVID E. JANDA, D.D.S., P.C.

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

See Attached Exhibit A

STATEMENT ATTACHED



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

(1) is lawfully seised of such real estate and that it is free from encumbrances

(2) has legal power and lawful authority to convey the same

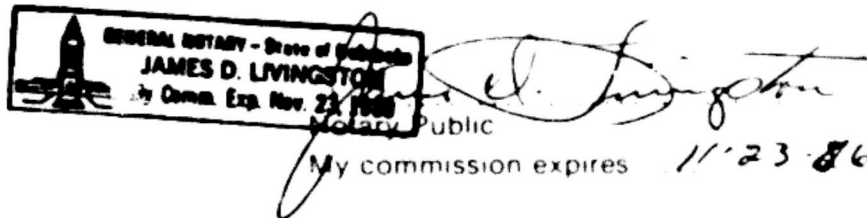
(3) warrants and will defend title to the real estate against the lawful claims of all persons

Executed May 11 1983

Handwritten signatures of Edward L. Janda and Clara R. Janda

STATE OF NEBRASKA )
COUNTY OF Hall ) SS.

The foregoing instrument was acknowledged before me on May 11 1983 by Edward L. Janda and Clara R. Janda, husband and wife,



STATE OF NEBRASKA, County of

Filed for record and entered in Numerical Index on 19 at o'clock M and recorded in Deed Record Page

County or Deputy County Clerk Register or Deputy Register of Deeds

## "Exhibit A"

All of Lot Six (6) and all of Lot Seven (7) excepting the northerly Sixty (60) feet of the easterly Twenty-two (22) feet of said Lot Seven (7), but up to the southerly wall of that part of the building now situated upon the southerly Forty (40) feet of the northerly Sixty (60) feet of the easterly Twenty-two (22) feet of said Lot Seven (7) and also including all of Lot Eight (8), excepting the northerly Sixty (60) feet thereof but up to the southerly wall of the building now situated upon the southerly Forty (40) feet of the northerly Sixty (60) feet of said Lot Eight (8) all three of said lots being situated on Block One Hundred Seven (107) of Railroad Addition to Grand Island, Nebraska, according to the record plat thereof, reserving however, an easement unto said Claire P. Detweiler over and upon the southerly Six (6) feet of the northerly Sixty-six (66) feet of the easterly Twenty-two (22) feet of said Lot Seven (7) and over and upon the southerly Six (6) feet of the Northerly Sixty-six (66) feet of said Lot Eight (8) for the use and purpose of the maintenance and repair of the building now immediately to the north of the premises covered by said easement, which easement shall continue until such time as said Grantee or his Successors in Title to said premises over and upon which said easements shall commence construction of any building or improvement on said premises subject to said easement, in which last event said easement shall automatically terminate, also reserving unto said Claire P. Detweiler an easement over, across, under and upon the following described parcel being described as commencing at a point on the southerly line of Lot Seven (7) in Block One Hundred Seven (107) of Railroad Addition to Grand Island, Nebraska, according to the recorded plat thereof, which point of beginning is Thirty (30) feet westerly from the southeast corner of said Lot Seven (7); thence running northerly and parallel to the east boundary line of said Lot Seven (7) a distance of Seventy-Six (76) feet; thence running easterly and parallel to the north boundary line of said Lot Seven (7) to a point Twenty-two (22) feet westerly of the easterly boundary line of said Lot Seven (7); thence running northerly and parallel to the easterly boundary line of said Lot Seven (7) a distance of Six (6) feet; thence running westerly and parallel to the northerly boundary line of said Lot Seven (7) a distance of Fourteen (14) feet; thence running southerly and parallel to the easterly boundary line of said Lot Seven (7) to the southerly boundary line of said Lot Seven (7); thence running easterly along the southerly boundary line of said Lot Seven (7) a distance of Six (6) feet to the point of beginning, for use, maintenance and repair of the Water Line and Gas Line now thereon situated and serving that part of said Lots Seven (7) and Eight (8) not by this instrument conveyed to Grantee for so long as said water and gas pipes and main now on said premises shall be continued to serve the premises hereinbefore described and now being served thereby; in the exercise of either of the easements hereinbefore reserved, any damage done by said Claire P. Detweiler or her successor thereto shall be repaired, made and paid for by her or her Successors in Title promptly upon demand by the Owner or Owners of the Servient premises; and further reserving an easement unto Herbert F. Glover, Jr., his heirs, executors, administrators, successors, and assigns from Claire P. Detweiler an easement for driveway purposes only, over, across and upon the westerly Five (5) feet of the easterly Twenty-two (22) feet of the northerly Sixty (60) feet of said Lot Seven (7) above described, for the use and benefit of the southerly Seventy-two (72) feet of the easterly Twenty-two (22) feet of said Lot Seven (7) and the southerly Seventy-two (72) feet of Lot Eight (8) above described and the Owners thereof, which easement shall continue only until the said Claire P. Detweiler, heir heirs, executors, administrators, successors and assigns shall extend the building now situated

## "Exhibit A--Page 2"

on the easterly Twenty-two (22) feet of the northerly Sixty (60) feet of Lot Seven (7) and the north Sixty (60) feet of Lot Eight (8) above described or until any building or structure is commenced upon the property last described, in which event this easement shall automatically terminate and cease to exist upon the commencement of such construction thereof. It is further agreed that Claire P. Detweiler or her Assigns are not obligated to maintain or keep in repair the property over which the above-described driveway easement is granted and each of the parties hereto agree that any damage done or caused in the exercise of any easement granted herein to the premises over which said easement passes shall be repaired, made and paid for by the party causing such damage, their heirs, executors, administrators, successors or assigns, or their agents or tenants.

Entered as Document No.  
83-002363

Grator ~~\_\_\_\_\_~~

Grantor ~~\_\_\_\_\_~~

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

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STATE OF NEBRASKA) SS

COUNTY OF \_\_\_\_\_)

\*83 MAY 12 AM 9 56

*Don Staben*  
REG OF DEEDS

*Don Staben  
1011 208th*