

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, we, K. F. Petersen, Clerk, and Michael E. Petersen and Annie Petersen, husband and wife, of the County of Sarpy and State of Nebraska for and to the best use and benefit of the sum of One Dollar and other valuable consideration in hand paid do hereby grant, bargain, sell, convey and confirm unto Everett C. Petsch, the following described real estate situated in Sarpy County, and State of Nebraska, to-wit:

A tract of land in Tax lot 6A1 in the Northwest Quarter (NW¹/₄) of Section 26, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows: Referring to the Northwest (NW) corner of said Section 26, thence due South on the West line of said Section 26 a distance of 127 1/4 feet, thence 1/4 East a distance of 808.6 feet to the point of beginning, said point of beginning being on the East line of Highway 75, thence South 68 degrees, 28 minutes East a distance of 494.7 feet, thence North 27 degrees 9 minutes East a distance of 75 feet, thence South 7 1/2 degrees 20 minutes East a distance of 441.2 feet, thence North 52 degrees 12 minutes 30 seconds East a distance of 181.2 feet to Point A, thence South 61 degrees 45 minutes 30 seconds East a distance of 60 feet to Point B, thence South 36 degrees 2 minutes 30 seconds West a distance of 252 feet, thence South 8 degrees 38 minutes East a distance of 433.1 feet, thence South 14 degrees 5 minutes West a distance of 193.1 feet, thence South 27 degrees 29 minutes 30 seconds West a distance of 258.2 feet, thence North 69 degrees 42 minutes West a distance of 922.9 feet, thence North 27 degrees 9 minutes East a distance of 339.9 feet, thence North 14 degrees 56 minutes West a distance of 172.6 feet, thence North 10 degrees 26 minutes East on the East line of Highway 75 a distance of 145.3 feet to the point of beginning, containing 14.53 acres, more or less.

And also an additional tract of land beginning at the aforementioned Point A, thence North 28 degrees 15 minutes East 518.6 feet to the center line of old state highway, thence Southerly along the center line of said old state highway to a point 60 feet Southeasterly from the first described course, thence South 28 degrees 15 minutes West on a line parallel and 60 feet Southeasterly from first described course to aforementioned Point B, thence North 61 degrees 45 minutes 30 seconds West 60 feet to point of beginning, reserving unto the grantors, their heirs and assigns, as to this particular tract a perpetual easement to use said tract for road purposes.

Said easement shall not prevent or exclude the parties of the first part, their heirs, successors, grantees and assigns from the use of or the right to grant like easements to other parties in addition to the grantee herein; and that the right to dedicate the said tract as a public road shall remain with the grantors herein, their heirs, grantees, successors and assigns.

Entered in Numerical Index of Deeds of Sarpy County, Nebraska
20 day Dec. 1914. Geo. F. Robinson, County Clerk. 7-9-14.

DEED 75

75-362

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and appurtenances therunto belonging, unto the said Everett C. Petsch and to his successors and assigns forever. And we do hereby covenant with the said Grantee and with his successors and assigns, that we are lawfully seized of said premises; that they are free from encumbrance, subject to taxes of the year 1952, and all subsequent taxes and assessments, that they have good right and lawful authority to sell the same; and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said M. P. Petersen, also known as Michael P. Petersen and Arnie Petersen hereby relinquish all of their right, title and interest in and to the above described premises.

Signed this 24th day of November, 1954.

In Presence of:

Levin R. Leigh M. P. Petersen
Arnie Petersen

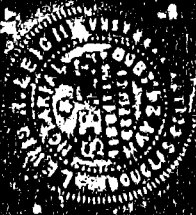
STATE OF NEBRASKA }
 } ss.
COUNTY OF DOUGLAS }

On this 24th day of November, 1954, before me, the undersigned Levin R. Leigh, a Notary Public, duly commissioned and qualified for and residing in said County, personally came M. P. Petersen, also known as Michael P. Petersen and Arnie Petersen, husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.

I Witness my hand and Notarial Seal the day and year last above written.

Levin R. Leigh
Notary Public

My commission expires the 24th day of May, 1959.



DEED 715