

# Warranty Deed

—REDFIELD & COMPANY, INC., OMAHA

FROM  
Beaver Lake Corporation  
TO  
Jerold R. Harkins et ux

STATE OF NEBRASKA  
COUNTY OF CASS

COMPARED

\$ 3.25

Entered in Numerical Index and filed for record in the office of the Register of deeds of said County the 24 day of November, 1972 at the hour of 11 o'clock and 30 minutes A.M., and duly recorded in Book 111 of Deeds on Page 57.  
Betty Philpot Register of Deeds—~~State Clerk~~ Deputy.

KNOW ALL MEN BY THESE PRESENTS:

THAT, BEAVER LAKE CORPORATION, a Nebraska corporation, for valuable consideration the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto Jerold R. Harkins and Kay L. Harkins (Husband & Wife)

AS JOINT TENANTS, and not as tenants in common, the following described real estate, situated in Cass County, Nebraska, to-wit:

All of Lot No. 1731 in Beaver Lake Sub-division, as surveyed, platted and recorded in the Office of the Register of Deeds of Cass County, Nebraska, subject, however, to all covenants, restrictions and easements of record, including those ~~certain~~ <sup>state</sup> covenants, restrictions and utility easements recorded in Book D at Pages 195 and 196 in the records of Clerks office and subject further to all oil, gas and mineral rights which are reserved to the grantor and excluded from this conveyance.

TO HAVE AND TO HOLD the above described premises, with the appurtenances thereunto belonging, unto the said grantee (s), as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever.

And the said grantor, does for itself and its successors and assigns, covenant with the said grantees and with their assigns and with the heirs and assigns of the survivor of them, that at and until the ensembling of these presents, it is lawfully seized of the above described premises; that said premises are free and clear from all encumbrances except as stated herein, current real estate taxes and zoning restrictions; and that the grantor will warrant and defend the title to said premises unto the grantees named herein and to their assigns and to the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons claiming under or through the grantor or its predecessors in title, excluding the exceptions named herein.

IN WITNESS WHEREOF, BEAVER LAKE CORPORATION has caused these presents to be signed by its ~~Vice President~~ <sup>Chairman of the Board of Directors</sup>, and its Corporate Seal to be affixed hereto, this 26 day of May, 1971.

BEAVER LAKE CORPORATION

Attest: \_\_\_\_\_ By Ray Melton  
(Assistant) Secretary (Vice) - President  
Chairman of the Board of Directors

(BEAVER LAKE CORPORATION )  
(CORPORATE SEAL )  
(NEBRASKA )

NEBRASKA DOCUMENTARY  
STAMP TAX  
NOV 24 1972  
\$ 12.65 BY J.W.

STATE OF NEBRASKA }  
COUNTY OF CASS }

On this 26 day of May, 1971, before me, the undersigned, a Notary Public, duly commissioned and qualified for said County, personally appeared Ray Melton

Chairman of the Board of Directors  
~~Vice President~~ of Beaver Lake Corporation, a Nebraska Corporation, to me known to be the identical person whose name is subscribed to the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

WITNESS my Hand and Notarial Seal the day and year last above written.

(D. A. FARRIS )  
(GENERAL NOTARY )  
(COMMISSION EXPIRES )  
(NOV. 26, 1974 )  
(STATE OF NEBRASKA )

D. A. Farris  
Notary Public

My Commission Expires the 26th day of November, 1974.

Blue Border  
100% LINEN LEDGER