

2137

WARRANTY DEED

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
Michael G. Manly and/or Vickie A. Manly (husband and wife)

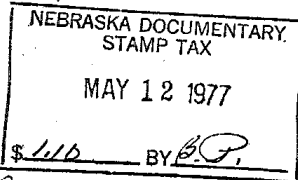
AS JOINT TENANTS, and not as tenants in common, the following described real estate, situated in Cass County, Nebraska, to-wit:

All of Lot No. 876-C in Beaver Lake Sub-division, as surveyed, platted and recorded in the Office of the Register of Deeds of Cass County, Nebraska, as noted in Deed Book 6 at Page 81 & 82, subject, however, to all covenants, restrictions and easements of record, including those certain covenants, restrictions and utility easements recorded in Book D at Pages 195 and 196 in the records of said 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, and its Corporate Seal to be affixed hereto, this 29th day of August 1975.



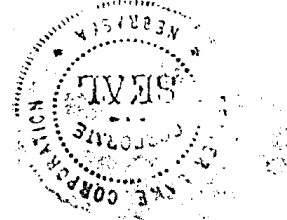
BEAVER LAKE CORPORATION

R. J. Ciralli Jr.

Attest: *Mary Ann Idana* By *R. J. Ciralli Jr.*
(Assistant) Secretary (Vice) President

COMPARED

Doc #137
FILED FOR RECORDS 5-12-1977 AT 7:10:30 P.M. IN BOOK 119 of Deeds
PAGE 653 REGISTER OF DEEDS, CASS CO., NEBR. \$3.25
Betty Delpert



STATE OF NEBRASKA }
COUNTY OF CASS } ss.

On this 29th day of August 1975, before me, the undersigned, a Notary Public, duly commissioned and qualified for said County, personally appeared R. J. Ciralli, Jr.

(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-State of Nebr.
My Commission Expires
November 26, 1978

D. A. Farris
Notary Public

My Commission Expires the 26th day
of November, 1978.