

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gwyer H. Yates and Christine B. Yates, husband and wife, in consideration of Two and no/100 Dollars in hand paid, do hereby grant, bargain, sell, convey and confirm unto The Malvern Company, Inc., the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit:

That part of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-two (22), Township Fifteen (15) North, Range Twelve (12) East of the 6th P. M., lying South of the South line of State Highway No. 30-S, EXCEPTING therefrom the following described tracts, to-wit:

Tract 1, being the West Three Hundred Thirty (330) feet of the Southwest Quarter of said Northeast Quarter:

Tract 5, being the East Two Hundred Thirty-three (233) feet of the South Nine Hundred Sixty (960) feet of the Southeast Quarter of said Northeast Quarter;

And also excepting all public roads and highways and the right-of-way granted by the Vendor to the County of Douglas by a certain deed recorded in the office of the Register of Deeds of said County in Book 660 at Page 608;

Said property containing approximately 133.75 acres, more or less.

The above described premises and said exception are shown on the plat and survey prepared by Murray Schwartz and Howard F. Thomas, dated June 11, 1940, copy of said plat attached hereto and made a part hereof.

Subject to the county and state taxes for the year 1951 and all subsequent taxes and assessments.

Also subject to an easement dated September 21, 1940, recorded in Book 149 Page 145 of Miscellaneous Records of Douglas County, Nebraska.

Subject to a contract dated February 3, 1948, with the Metropolitan Utilities District of Omaha, as recorded in Book 231 Page 211 of Miscellaneous Records of Douglas County, Nebraska;

Together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said Gwyer H. Yates and Christine B. Yates, his wife, or either of them, of, in, or to the same or any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said The Malvern Company, Inc., and to his successors or assigns forever, and we the said grantors for ourselves and our heirs, executors, and administrators, do covenant with said The Malvern Company, Inc., and with its successors and assigns, that we are lawfully seized of said premises, and that they are free from encumbrances except as above stated, that we have good right and lawful authority to sell the same and that we will and our heirs, executors, and



administrators shall warrant and defend the same unto the said The Malvern Company, Inc., and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands this 24 day of December, A. D. 1951.

In presence of

Gertrude Fitzpatrick  
2536 Hallister, Santa Barbara  
Calif

Gwyer H. Yates  
Christine B. Yates

State of California, )  
County of SANTA ) SS  
BARBARA )

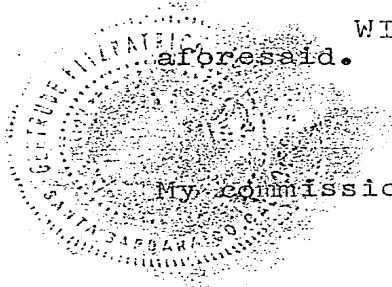
On this 24 day of December, A. D. 1951, before me, a Notary Public in and for said County, personally came the above named Gwyer H. Yates and Christine B. Yates, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the above instrument as grantors and they acknowledged said instrument to be their voluntary act and deed.

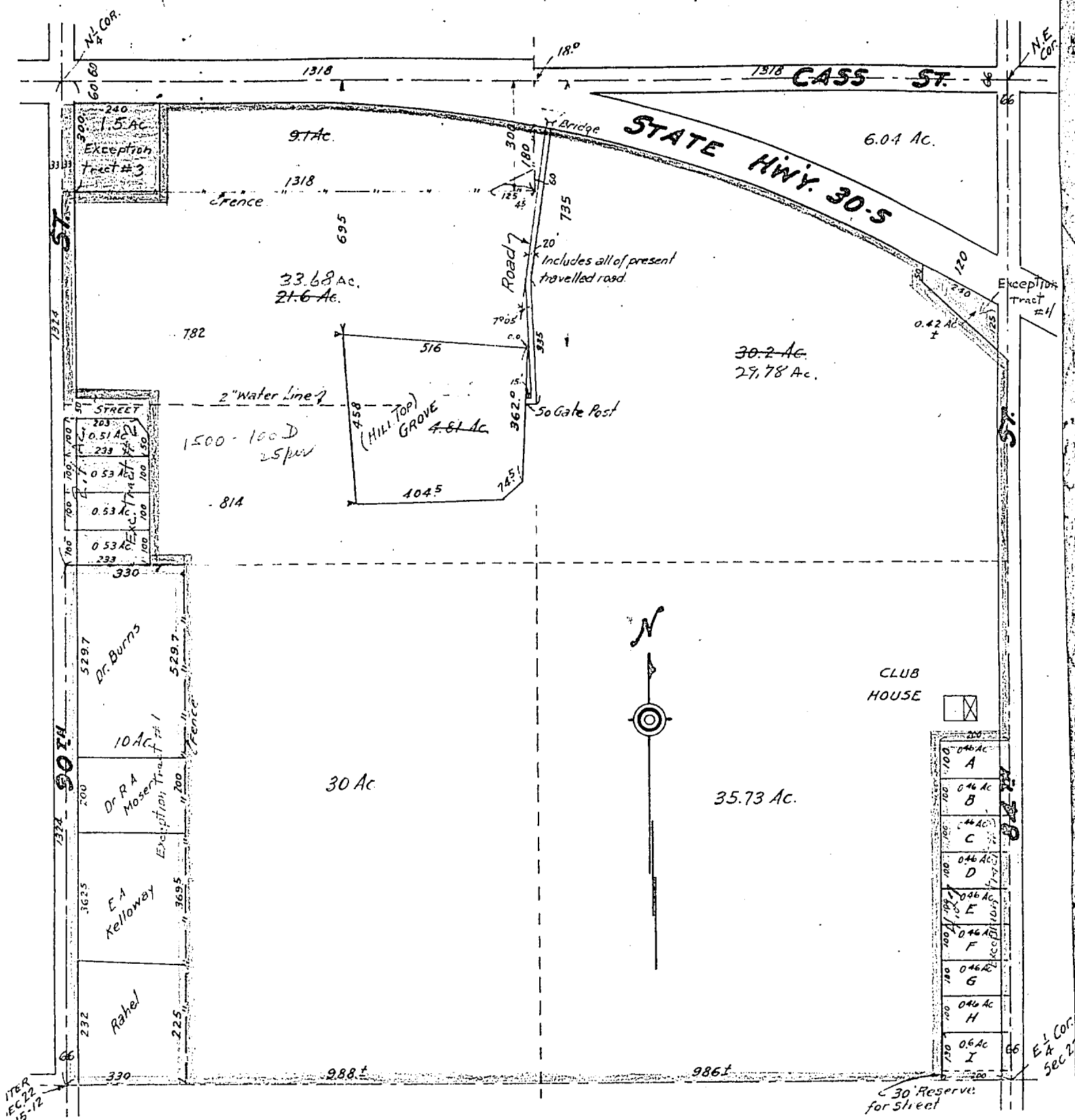
WITNESS my hand and Notarial Seal the date last aforesaid.

Gertrude Fitzpatrick  
Notary Public

My commission expires

June 26, 1953





Exceptions 18.59 Ac.  
 Included in Lease 129.19 Ac.

**N.E. 1/4 SEC. 22-15-12**

Scale 1" = 300' - Douglas Co. Nebr.  
 Murray Schwartz.  
 Howard F. Thomas

June 11, '40

B12-P 41

23.

31 Dec 1951 AT 3:57 P.M. THOMAS J. O'CONNOR, DEPT. OF AG.

25