

State of Nebraska, Merrick County, Filed for Record

August 4 2003 at 3:27 o'clock P.M

Recorded in Book A 35 of Deeds Page 164

Merrick County Clerk [Signature]

BOOK A 35 PAGE 164

_____[Space Above This Line for Recording Data]_____

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RICK HASSELBALCH, a single person, herein called the grantor whether one or more, in consideration of One Dollar and No/100ths (\$1.00) and other good and valuable consideration received from grantees, does grant, bargain, sell convey and confirm unto WILFRIED GRATZEL and SIRINART M. GRATZEL, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in MERRICK County, Nebraska,

SEE ATTACHED EXHIBIT "A"

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seised of said premises; that they are free from encumbrance except easements and restrictions of record;

that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated: July 14, 2003

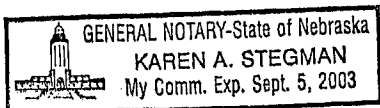
[Signature]
RICK HASSELBALCH

STATE OF NEBRASKA)
COUNTY OF PLATTE)

ss:



The foregoing instrument was acknowledged before me on the 14th day of July 2003, by RICK HASSELBALCH, a single person.



[Signature]
Notary Public

My Commission Expires: _____

EXHIBIT "A"

All of Tract Three (3) and Tract Four (4) in the South Half (S 1/2) of Section Thirty-three (33), Township Sixteen (16) North, Range Three (3) West and in the Northeast Quarter (NE 1/4) of Section Four (4), Township Fifteen (15) North, Range Three (3) West of the 6th P.M., Merrick County, Nebraska, more particularly described as follows:

Start at the Southwest corner of said South half (S 1/2) of Section Thirty-three (33); thence Easterly along the South line of said South half (S 1/2) a distance of Nine hundred Fifteen (915.00) feet to the POINT OF BEGINNING; thence continuing along the South line of said Section Thirty-three (33) a distance of One thousand Seven hundred Fifty-one and Sixty-two hundredths (1751.62) feet to the South Quarter (S 1/4) corner of said South half (S 1/2); thence continuing along the South line of said South half (S 1/2) a distance of One hundred Sixty-five and Six tenths (165.60) feet; thence deflecting right $29^{\circ}26'00''$ and running Southeasterly for a distance of One thousand Two hundred Fifty-nine and Five tenths (1259.50) feet; thence deflecting left $39^{\circ}20'20''$ and running Northeasterly in said Section Four (4) a distance of One hundred Twenty and Twelve hundredths (120.12) feet; thence deflecting left $32^{\circ}19'40''$ and running Northeasterly for a distance of Two hundred Twenty and Twenty-five hundredths (220.25) feet to a point on the Westerly Right-of-Way line of Highway 39; thence deflecting left $70^{\circ}05'20''$ and running Northwesterly for a distance of Three hundred and Thirty-eight and Fifty-five hundredths (338.55) feet along the Westerly Right-of-Way of said Highway 39; thence deflecting left $03^{\circ}40'40''$ and running Northwesterly for a distance of One hundred Twenty-one and Nine tenths (121.90) feet; thence deflecting left $60^{\circ}19'40''$ and running Westerly for a distance of Seven and Five hundredths (7.05) feet; thence deflecting right $83^{\circ}32'20''$ and running Northerly for a distance of Thirteen and Eighteen hundredths (13.18) feet to a point of curvature; thence Northwesterly on a Nine hundred Eight-one and Seventy-four hundredths (981.74) radius curve to the left (initial tangent of which coincides with the last described course) a distance of Nine hundred Thirty-two and Sixty-eight hundredths (932.68) feet to a point of tangency; thence continuing Northwesterly on a line which forms an angle of $27^{\circ}14'40''$ left from the final tangent of the last described curve a distance of One thousand Two hundred Twenty-eight and Eighty-one hundredths (1228.81) feet; thence deflecting right $07^{\circ}51'20''$ and running Northwesterly for a distance of Two hundred Forty-seven and Three tenths (247.30) feet; thence deflecting right $10^{\circ}59'20''$ and running Northwesterly for a distance of Three hundred Twenty-seven and Ninty-three hundredths (327.93) feet to a point of curvature; thence Northwesterly on a Nine hundred Seventy-six and Forty-seven hundreths (976.47) foot radius curve to the right (initial tangent of which coincides with the last described course) a distance of Three hundred Sixty-one and Sixty-eight hundredths (361.68) feet to a point of tangency; thence continuing Northwesterly on a line which forms an angle of $10^{\circ}32'00''$ right from the final tangent of the last described course for a distance of Two hundred Sixty-five and Seventy-nine hundredths (265.79) feet to a point of intersection with the Westerly Right-of-Way line of Highway 39 and the Southerly Righ-of-Way line of U.S. Highway 30; thence Southwesterly along the Southerly Right-of-Way of U.S. Highway 30 for a distance of Six hundred Five and Twenty-seven (605.27) feet to a point on the East line of Tract Two (2); thence Southeasterly along the East line of said Tract Two (2) a distance of Five hundred Ninty-two and Twenty-six (592.26) feet to a point on the Northerly line of Tract One (1); thence Easterly along the Northerly line of said Tract One (1) a distance of Two hundred Fourteen and Thirty-one hundredths (214.31) feet to the Northeast corner of said Tract One (1); thence Southerly along the East line of said Tract One (1) a distance of Four hundred Twenty (420.00) feet to the POINT OF BEGINNING.

EXCEPT a Tract of land located in the West half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Thirty-three (33), Township Sixteen (16) North, Range Three (3) West of the 6th P.M, Merrick County, Nebraska, described as follows:

Referring to the Northeast corner of said West half (W 1/2) of said Quarter Section; thence Southerly a distance of One thousand Two hundred Fourteen and Sixty-seven (1214.67) feet along the East line of said West half (W 1/2) of said Quarter Section; thence Southwesterly deflecting $061^{\circ}11'21''$ right a distance of Two hundred Sixty-one and Six tenths (261.60) feet to a point on the Southeasterly Highway Right-of-Way line to the POINT OF BEGINNING; thence Southwesterly deflecting $000^{\circ}00'00''$ a distance of Three hundred Twenty-seven and Thirty-five hundredths (327.35) feet along said Right-of-Way line; thence Northeasterly deflecting $172^{\circ}52'30''$ left a distance of Two hundred One and Fifty-six hundredths (201.56) feet; thence Northeasterly deflecting $011^{\circ}36'54''$ left a distance of One hundred Twenty-seven and Seventy-four (127.74) feet to a point on the Southwesterly Highway Right-of-Way line; thence Northwesterly deflecting $085^{\circ}30'36''$ left a distance of Fifteen (15) feet to the POINT OF BEGINNING. Also known as Lots One (1) through Eight (8), Fisher's Cove Development, Merrick County, Nebraska.