

State of Nebraska)  
County of Seward )<sup>ss</sup>

Filed for record on December 23, 2002 at 9:36 am and recorded in Deed book 127, page 1.

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County Clerk Fee: \$5.50

# JOINT TENANCY WARRANTY DEED

CHARLES L. RIGBY and SHARON W. RIGBY, husband and wife, GRANTORS,

in consideration of Ten Dollars (\$10) and other good valuable consideration, received from GRANTEEES,

ROBERT P. FOCHT and HOLLI J. FOCHT, husband and wife,

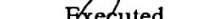
conveys to GRANTEEES as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land comprising of a part of the Southwest Quarter of Section Twenty one (21), Township Nine (9) North, Range Two (2), East of the 6<sup>th</sup> P.M., Seward County, Nebraska described as follows: Beginning at the Southwest Corner of said Southwest Quarter; thence N 00 degrees 00'00"E (assumed bearing) on the West line of said Southwest Quarter 492.00 feet; thence N 85 degrees 27'52"E, 178.24 feet; thence S 78 degrees 26'09"E, 156.78 feet; thence S 48 degrees 55'49"E, 438.38 feet; thence S 61 degrees 19'21"E, 311.25 feet; thence S 00 degrees 15'49"E, 33.00 feet to the South line of said Southwest Quarter; thence S 89 degrees 44'11"W on the South line of said Southwest Quarter 935.00 feet to the point of beginning, except the South and West 33 thereof used for road right-of-way.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS;

- (1) are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record.
- (2) have legal power and lawful authority to convey the same.
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

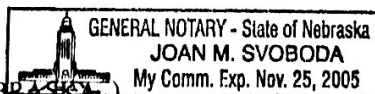
Executed 11/07, 2002.

Executed 11/07, 2007  
  
 CHARLES L. RIGBY

*Sharon W. Rigby*  
SHARON W. RIGBY

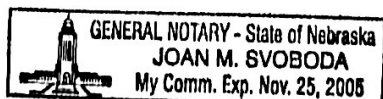
STATE OF NEBRASKA )  
 )SS  
COUNTY OF SEWARD )


The foregoing instrument was acknowledged before me on November 7<sup>th</sup>, 2002, by CHARLES L. RIGBY, as his voluntary act and deed.



STATE OF NEBRASKA )  
 )SS  
COUNTY OF SEWARD )

The foregoing instrument was acknowledged before me on November 7<sup>th</sup>, 2002, by SHARON W. RIGBY, as her voluntary act and deed.



  
NOTARY PUBLIC

STATE OF NEBRASKA, County of Seward:

Filed for record on September 27 , 19 93 , at 9:00 o'clock  
a.m., and recorded in Book 116 , Deed Record, Page 585 .

*William J. Hayes*  
Register of Deeds

By: \_\_\_\_\_  
Deputy Register of Deeds

Fee: \$10.50

SURVIVORSHIP WARRANTY DEED

Alice Marie Beckler and Richard Beckler, Co-Trustees of the Orie V. Beckler family Trust, herein called the grantors, whether one or more, in consideration of Ten Dollars and Other Valuable Consideration received from grantees do grant, bargain, sell, convey and confirm unto Charles L. Rigby and Sharon W. Rigby, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Seward County, Nebraska:

A tract of land comprising a part of the Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Nine (9), North, Range Two, (2), East of the 6th P.M., Seward County, Nebraska, described as follows:

Beginning at the Southwest (SW) corner of said Southwest Quarter (SW 1/4); thence N 00 degrees 00' 00" E (assumed bearing) on the West line of said Southwest Quarter (SW 1/4) 492.00 feet; thence N 85 degrees 27' 52" E, 178.24 feet; thence S 78 degrees 26' 09" E, 156.78 feet; thence S 48 degrees 55' 49" E, 438.38 feet; thence S 61 degrees 19' 21" E, 311.25 feet; thence S 00 degrees 15' 49" E, 33.00 feet to the South line of said Southwest Quarter (SW 1/4), thence S 89 degrees 44' 11" W on the South line of said Southwest Quarter (SW 1/4), 935.00 feet to the point of beginning, except the South and West Thirty-three feet thereof used for County road right of way.

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 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 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 title to this real property shall vest in the surviving grantee.

Dated September 15, 1993.

*Alice Marie Beckler*  
Alice Marie Beckler, Co-Trustee  
of the Orie V. Beckler Family Trust

*Richard Beckler*  
Richard Beckler, Co-Trustee  
of the Orie V. Beckler Family Trust


STATE OF NEBRASKA   )  
                                  ) ss.  
County of Seward     )

Before me, a notary public qualified for said county, personally came Alice Marie Beckler and Richard , known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and notarial seal on September 15, 1993.

My Commission expires: *May 17, 1994*

*Jack G. Cooper*  
\_\_\_\_\_  
Notary Public

 A GENERAL NOTARY-State of Nebraska  
JACK G. COOPER  
My Comm. Exp. May 17, 1994

State of Nebraska )  
 County of Seward ) ss  
 Filed for record July 30, 1990  
 at 8:40 A.M. and recorded in  
 Deed Book 112 Page 508.

Alice Marie Beckler  
 County Clerk  
 Fee: \$7.50

**DEED OF DISTRIBUTION  
 BY  
 PERSONAL REPRESENTATIVE**

Alice Marie Beckler, Personal Representative of the Estate of Orle V. Beckler, Deceased, **GRANTOR**, conveys and releases to Alice Marie Beckler and Richard Beckler, as Co-Trustees of the Orle V. Beckler Family Trust, **GRANTEE**, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Twenty-Nine (29), Township Nine (9) North, Range Two (2) East of the 6th P.M., Seward County, Nebraska

An undivided one-half ( $\frac{1}{2}$ ) interest in the West Half of the Northwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Eight (8), Township Nine (9) North, Range One (1) East of the 6th P.M., Seward County, Nebraska

An undivided one-half ( $\frac{1}{2}$ ) interest in the South Half of the Southwest Quarter (S $\frac{1}{2}$  SW $\frac{1}{4}$ ) and the South Half of the Southeast Quarter (S $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section Twenty (20), Township Nine (9) North, Range Two (2) East of the 6th P.M., Seward County, Nebraska

An undivided one-half ( $\frac{1}{2}$ ) interest in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-One (21), Township Nine (9) North, Range Two (2) East of the 6th P.M., Seward County, Nebraska

An undivided one-half ( $\frac{1}{2}$ ) interest in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty-One (31), Township Nine (9) North, Range Two (2) East of the 6th P.M., Seward County, Nebraska

subject to easements and restrictions of record.

**GRANTOR** has determined that the **GRANTEE** is the person entitled to distribution of the real estate from said estate. **GRANTOR** covenants with **GRANTEE** that **GRANTOR** has legal power and lawful authority to convey and release the same. This deed confirms a deed previously filed at book 103 of Deeds, page 527 in the records of Seward County, Nebraska by reciting the names of the trustees of the Orle V. Beckler Family Trust.

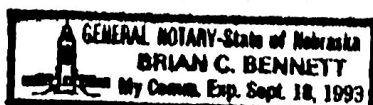
Executed this 23 day of July, 1990.

**ESTATE OF ORIE V. BECKLER, DECEASED**

BY: Alice Marie Beckler  
 Alice Marie Beckler  
 Personal Representative

**STATE OF NEBRASKA  
 COUNTY OF SEWARD**

The foregoing Instrument was acknowledged before me on July 27, 1990, by Alice Marie Beckler, Personal Representative of the Estate of Orle V. Beckler, Deceased.



Brian C. Bennett  
 Notary Public

bc113e.dee

**DUNLAP & BENNETT, P.C.**  
 Attorneys at Law  
 Box E, Milford, NE 68405

DEED OF DISTRIBUTION  
BY  
PERSONAL REPRESENTATIVE

Alice Marie Beckler

Personal Representative of the Estate of

Orie V. Beckler

Deceased, GRANTOR, conveys and releases to

Orie V. Beckler Family Trust

GRANTEE,

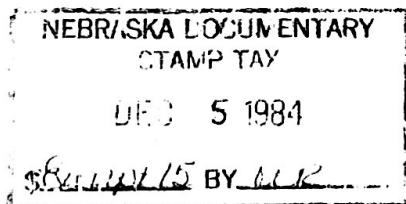
the following described real estate (as defined in Neb. Rev. Stat. 76-201):

- ✓ Northeast Quarter (NE $\frac{1}{4}$ ) of Section 29, Township 9 North, Range 2, East of the 6th P.M., Seward County, Nebraska
- ✓ West Half of the Northwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section 8, Township 9 North, Range 1, East of the 6th P.M., Seward County, Nebraska
- ✓ South Half of the Southwest Quarter (S $\frac{1}{2}$  SW $\frac{1}{4}$ ) and the South Half of the Southeast Quarter (S $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section 20, Township 9 North, Range 2, East of the 6th P.M., Seward County, Nebraska
- ✓ Southwest Quarter (SW $\frac{1}{4}$ ) of Section 21, Township 9 North, Range 2, East of the 6th P.M., Seward County, Nebraska
- ✓ Northeast Quarter (NE $\frac{1}{4}$ ) of Section 31, Township 9 North, Range 2, East of the 6th P.M., Seward County, Nebraska

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed November 11, 1984 19 84



ESTATE OF ....ORIE V. BECKLER....., DECEASED

By Alice Marie Beckler  
Personal Representative

RECORDED IN NEBRASKA

FILED IN Seward

This instrument was acknowledged before me on November 11, 1984 19 84

Alice Marie Beckler Personal Representative of the Estate of

Orie V. Beckler Deceased



Notary Public

My commission expires December 3, 1985

Recorded in Seward County of Nebraska

on December 3, 1984 at 10:25 o'clock A. M. and

Book 103 Page 527

Fee: \$7.50

Quadrone  
County or Deputy County Clerk  
Register of Deeds

DEED OF DISTRIBUTION  
BY

PERSONAL REPRESENTATIVE

CERTIFICATE OF COUNTY COURT PROCEEDING  
INVOLVING REAL ESTATE

In the County Court of SEWARD County, Nebraska

This is to certify that there is pending in the County Court of Seward County, Nebraska  
a proceeding entitled In The Matter of the Estate of Orie V. Beckler, Deceased,  
No. 9077 Doc. PR 83 ~~XXXX~~ which is a proceeding involving Probate of Will

in which proceeding the following described real estate is involved:

West Half of the Northwest Quarter ( $W\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section 8, Township 9 North,  
Range 1, East of the 6th P.M., Seward County, Nebraska

South Half of the Southwest Quarter ( $S\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section 20, Township 9 North,  
Range 2, East of the 6th P.M., Seward County, Nebraska

South Half of the Southeast Quarter ( $S\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section 20, Township 9 North,  
Range 2, East of the 6th P.M., Seward County, Nebraska

Southwest Quarter (SW $\frac{1}{4}$ ) of Section 21, Township 9 North, Range 2, East of the 6th  
P.M., Seward County, Nebraska

Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$  NW $\frac{1}{4}$ ) of Section 29, Township  
9 North, Range 2, East of the 6th P.M., Seward County, Nebraska

State of Nebraska)  
County of Seward ) ss.

Filed for record on January 12, 1984  
at 4:10 p.m. and recorded in  
book 67, page 735.

John D. Gil  
County Clerk

Fee: \$7.00



Steve Roth  
Associate County Judge/Registrar



WARRANTY DEED

Orie Beckler, a/k/a Orie V. Beckler & Alice Marie Beckler, husband & wife, GRANTOR, in consideration of Love & Affection, One Dollar & Other Valuable Consideration DOLLARS received from GRANTEE, Orie V. Beckler and Alice Marie Beckler, husband and wife, as tenants in common

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

West Half Northwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section 8, Township 9 North, Range 1, East of the 6th P.M., Seward County, Nebraska

South Half of the Southwest Quarter (S $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section 20, Township 9 North, Range 2, East of the 6th P.M., Seward County, Nebraska

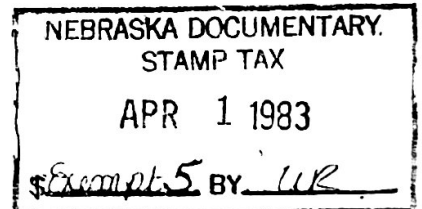
South Half of the Southeast Quarter (S $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section 20, Township 9 North, Range 2, East of the 6th P.M., Seward County, Nebraska

Southwest Quarter (SW $\frac{1}{4}$ ) of Section 21, Township 9 North, Range 2, East of the 6th P.M., Seward County, Nebraska

Northeast Quarter (NE $\frac{1}{4}$ ) of Section 31, Township 9 North, Range 2, East of the 6th P.M., Seward County, Nebraska

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

(1) is lawfully seised of such real estate and that it is free from encumbrances



(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title to the real estate against the lawful claims of all persons.

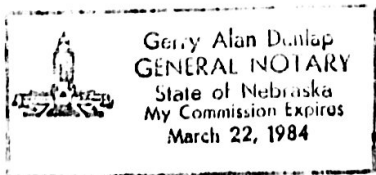
Executed March 28 1983

Orie V. Beckler

Alice Marie Beckler

STATE OF NEBRASKA )  
COUNTY OF SEWARD ) ss.

The foregoing instrument was acknowledged before me on March 28 1983 by Orie V. Beckler & Alice Marie Beckler, husband and wife



Gerry Alan Dunlap  
Notary Public  
My commission expires March 22, 1984

STATE OF NEBRASKA, County of Seward ) ss:.....

Filed for record and entered in Numerical Index on April 1, 1983 at 11:07 o'clock A.M., and recorded in Deed Record 101 Page 219.  
Fee: \$4.00

John D. Gill  
County or Deputy County Clerk  
Register or Deputy Register of Deeds

STATE OF NEBRASKA, County of Seward:

Filed for record on March 1, 1973 at 4:17 o'clock P.M. and  
recorded in the Deed Record 81, Page 509.

Victor D Hildebrand

County Clerk

Fee: \$3.50

Wilma L. Gaskill  
Deputy

SURVIVORSHIP WARRANTY DEED

Merlin J. Heckman and Gladys G. Heckman, husband and wife; Dorothea C. Heckman, single; Melvin H. Heckman, single; Esther L. Miller and Leslie A. Miller, wife and husband; Elmer A. Heckman and Berdene A. Heckman, husband and wife, and Louise E. Engel and Paul L. Engel, wife and husband, herein call the grantors, in consideration of One Hundred Three Thousand Two Hundred (\$103,200.00) -----Dollars received from grantees, do grant, bargain, sell and convey unto

Orie V. Beckler and Alice Marie Beckler, husband and wife,  
as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Seward County, Nebraska:

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-one (21) and the South Half (S $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty (20) all in Township Nine (9) North, Range Two (2), East of the 6th P.M., in Seward County, Nebraska.

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 grantors do hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantors are lawfully seised of said premises; that they are free from encumbrance; that grantors have good right and lawful authority to convey the same; and that grantors warrant 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 title to this real property shall vest in the surviving grantee.

Dated this 16th day of December, 1972.

Merlin J. Heckman  
Merlin J. Heckman

Gladys G. Heckman  
Gladys G. Heckman

Esther L. Miller  
Esther L. Miller

Leslie A. Miller  
Leslie A. Miller

Dorothea C. Heckman  
Dorothea C. Heckman

Melvin H. Heckman  
Melvin H. Heckman

Elmer A. Heckman  
Elmer A. Heckman

Berdene A. Heckman  
Berdene A. Heckman

Louise E. Engel  
Louise E. Engel

Paul L. Engel  
Paul L. Engel

STATE OF NEBRASKA, County of Seward:

Before me, a notary public qualified for said county, personally came Merlin J. Heckman and Gladys G. Heckman, husband and wife; Dorothea C. Heckman, single; Melvin H. Heckman, single; Esther L. Miller and Leslie A. Miller, wife and husband; Elmer A. Heckman and Berdene A. Heckman, husband and wife; and Louise E. Engel and Paul L. Engel, wife and husband, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on December 16, 1972.

Edward A. J. Lempp  
Notary Public

My commission expires MARCH 1, 1973.

BOOK 81 PAGE 509

NEBRASKA DOCUMENTARY  
STAMP TAX  
MAR 1 1973  
\$113.00