WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeannette McEachern, single, in consideration of One ($1.00) Dollar in hand paid, do hereby grant, bargain, sell and convey unto George A. Rohwer and Rose A. Rohwer, husband and wife, as joint tenants with right of survivorship, the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

The North West quarter (N. W. 1/4) of Section Twenty-nine (29), Township Fifteen (15), North of Range Twelve (12); also the South West quarter (S. W. 1/4) of the North West quarter (N. W. 1/4) of Section Thirty-one (31) in Township Fifteen (15), North of Range Eleven (11); and the South West quarter (S. W. 1/4) of Section Thirty-one (31), Township Fifteen (15), North of Range Eleven (11), all East of the 6th P. M., except legal highways.

Also the following described real estate in Burt County, Nebraska, to-wit: The North West quarter (N. W. 1/4) of Section Twenty-one (21), Township Twenty-two (22), North of Range Eleven (11), and the North West quarter (N. W. 1/4) and the North half (N. 1/2) of the South West quarter (S. W. 1/4) of Section Fifteen (15), Township Twenty-one (21), North of Range Eleven (11), East of the 6th P. M., except legal highways; **subject to pipeline easement.**

together with all the tenements, hereditaments and appurtenances to the same belonging, and all the estate, title, right of homestead, claim or demand whatsoever, of the said Jeannette McEachern, 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 George A. Rohwer and Rose A. Rohwer, and to their assigns, or to the heirs and assigns of the survivor of them forever, and I, the said grantor, for myself and my heirs, executors or administrators, do covenant with the said grantees and with their assigns, or the heirs and assigns of the survivor of them, that I am lawfully seized of said premises, that they are free from encumbrance, except as of record; that I have good right and lawful authority to sell the same, and that I will, and my heirs, executors or administrators, shall warrant and defend the same unto the said grantees and to their assigns, or to the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, claiming by, through or under me.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of March, A. D. 1946.

Jeannette McEachern

State of Nebraska,)
SS:
County of Douglas,)

On this 15th day of March, A. D., 1946, before me, a Notary Public in and for said County, personally came the above named Jeannette McEachern, who is personally known to me to be the identical person whose name is affixed to the instrument above as grantor, and she acknowledged said instrument to be her voluntary act and deed.

Witness my hand and Notarial Seal, the date last aforesaid.

NOTARIAL SEAL DOUGLAS COUNTY, NEBRASKA

Frank J. Boosalis
Notary Public.

My commission expires March 11, 1952.

10. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 1.30
18 DAY April 19 46 AT 10:16 A. M. THOMAS J. O'CONNOR, REGISTER OF DEEDS