KalKwart & Smith
3312

pdct

State of Nebraska)
County of Seward) ss

Filed for record on December 20, 2007 at 9:16 am and recorded in Deed book 133, page 1.

Sherry Schweitzer

Sherry Schweitzer, County Clerk
Fee:$5.50

#3 W½NW¼
E½NW¼
31-9-4

DEED OF LIFE ESTATE WITH REMAINDER

I, BETTY J. KEMPER, a single person, Grantor, for good and valuable consideration received from the Grantees, EUNICE J. MCARDLE, BEVERLY ANN CLARK, THOMAS J. KEMPER, and TIMOTHY G. KEMPER, Grantees, as Tenants in Common, the following described real property (as defined in *Nebraska Revised Statutes* §76-201):

The Northwest Quarter (NW 1/4) of Section 31, Township 9 North, Range 4 East of the 6th P.M., Seward County, Nebraska, EXCEPT a tract of land comprising of a part of the Northwest Quarter (NW 1/4) of Section 31, Township 9 North, Range 4 East of the 6th P.M., Seward County, Nebraska, described as follows:

Beginning at the Southwest Corner of said Northwest Quarter; thence North on the West line of said Northwest Quarter, 2643.81 feet tot he Northwest Corner of said Northwest Quarter; thence East on the North line of said Northwest Quarter, 33.00 feet; thence South and parallel with the West line of said Northwest Quarter, 935.45 feet; thence East and at right angles to the West line of said Northwest Quarter, 7.00 feet; thence South and parallel with the West line of said Northwest Quarter, 900.00 feet; thence East and at right angles to the West line of said Northwest Quarter, 5.00 feet; thence South and parallel with the West line of said Northwest Quarter, 150.00 feet; thence South and parallel with the West line of said Northwest Quarter, 658.36 feet to the South line of said Northwest Quarter; thence West and on the South line of said Northwest Quarter, 40.00 feet to the point of beginning.

Provided, however, that the Grantor hereby reserves unto herself use of the above-described premises until Betty J. Kemper has died.

The undersigned hereby covenants that she is lawfully seized of such real estate and that it is free from encumbrances; that she has the legal power and lawful authority to convey the same; and that she will defend the title to the real property against the lawful claims of all persons.

Executed this 19th day of December, 2007.

NEBRASKA DOCUMENTARY STAMP TAX
Date 12/20/07
Exempt 5 By JP

Betty J. Kemper

Betty J. Kemper, Grantor

STATE OF NEBRASKA,)
) ss.
County of Saline.)

The foregoing instrument was acknowledged before me by Betty J. Kemper, on this 19th day of December, 2007, to be her voluntary act and deed.

Notary Public

GENERAL NOTARY - State of Nebraska
SHAYLENE M. SMITH
My Comm. Exp. Sept. 22, 2010