

WARRANTY DEED

JOHN OWEN POTTER and ELEANOR POTTER, Husband and Wife, GRANTORS, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION received from GRANTEE, ELEANOR C. POTTER, TRUSTEE, convey to GRANTEE the following described real estate (as defined in NEB. REV. STAT. §76-201) in Saline County, Nebraska:

The South Half of the Southwest Quarter (S½SW¼) of Section Thirty (30), Township Eight (8) North, Range Three (3) East of the 6th P.M., Saline County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except covenants, easements and restrictions of record, if any;
- (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 this 26 day of February, 1996.

David L. Potter
JOHN OWEN POTTER by DAVID L. POTTER, Attorney-in-Fact

Eleanor Potter
ELEANOR POTTER

STATE OF NEBRASKA)
COUNTY OF Lancaster) ss.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-5-96
\$ EX(17) By WJps

The foregoing instrument was acknowledged before me on Feb. 26, 1996, by DAVID L. POTTER, Attorney-in-Fact, and ELEANOR POTTER.

Sharon A. Schreifels
Notary Public

GENERAL NOTARY-State of Nebraska
SHARON A SCHREIFELS
My Comm. Exp. May 26, 1996

#2
DK
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From and Return to:
Jeffrey, Hahn, Hemmerling & Zimmerman, P.C.
P. O. Box 6096
Lincoln, NE 68506
Fee: \$5.50 paid

STATE OF NEBRASKA } ss
SALINE COUNTY

Entered in numerical index and filed for record, the 5 day of March 1996 at 9:00 o'clock A. M. and recorded in Book 267 of Records Page 133

Phyllis G. Gips
County Clerk