

1	2	3	4	5	6	7	8	9	10
✓	✓	✓	✓						
Register of Deeds									

From and Return to:
 Jeffrey, Hahn, Hemmerling & Zimmerman, P.C.
 P. O. Box 6096 Lincoln, NE 68506
 Fee: \$ 10.50 paid
 Doc. Stamp: \$ 108.00 paid

STATE OF NEBRASKA } ss
 SALINE COUNTY

Entered in numerical index and filed on
 record, the 8 day of December
 2006 at 9:00 o'clock A.M. and recorded
 in Book 351 of Records Page 663-664

Jinde Kastuch
 County Clerk

WARRANTY DEED

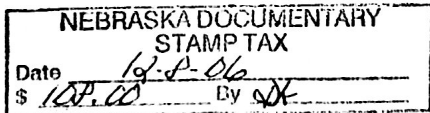
ANN A. PHIPPS, joined herein by her husband, DOUGLAS H. PHIPPS, GRANTORS, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION convey to GRANTEE, JOHN P. POTTER, the following described real estate (as defined in NEB. REV. STAT. §76-201) in Saline County, Nebraska:

See attached Schedule "A".

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 13 day of September, 2006.

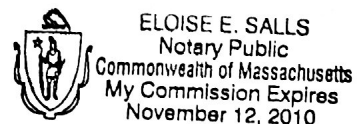


Ann A. Phipps
 ANN A. PHIPPS
Douglas H. Phipps
 DOUGLAS H. PHIPPS

STATE OF MASSACHUSETTS)
) ss.
 COUNTY OF Worcester)

The foregoing instrument was acknowledged before me on Sept. 13, 2006, by Ann A. Phipps and Douglas H. Phipps, Wife and Husband.

Eloise E. Salls
 Notary Public



SCHEDULE "A"

An undivided one-half (1/2) interest in and to the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty (30), Township Eight (8) North, Range Three (3) East of the 6th P.M., Saline County, Nebraska, EXCEPT

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty (30), Township Eight (8) North, Range Three (3) East of the 6th P.M., Saline County, Nebraska, described as follows:

Commencing at the Southwest corner of said Southwest Quarter (SW $\frac{1}{4}$); thence S90°00'00"E (assumed bearing) on the South line of said Southwest Quarter (SW $\frac{1}{4}$), 1770.66 feet to the point of beginning; thence N00°29'47"W, 544.78 feet; thence S88°18'32"E, 469.92 feet; thence S00°00'00"W, 383.90 feet; thence N90°00'00"W on the line parallel to the South line of said Southwest Quarter (SW $\frac{1}{4}$), 132.00 feet; thence S00°00'00"W, 147.00 feet to the South line of said Southwest Quarter (SW $\frac{1}{4}$); thence N90°00'00"W on the South line of said Southwest Quarter (SW $\frac{1}{4}$), 333.00 feet to the point of beginning, containing 5.32 acres more or less; and EXCEPT

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty (30), Township Eight (8) North, Range Three (3) East of the 6th P.M., Saline County, Nebraska, described as follows:

Commencing at the Southwest corner of said Southwest Quarter (SW $\frac{1}{4}$); thence S90°00'00"E (assumed bearing) on the South line of said Southwest Quarter (SW $\frac{1}{4}$), 2103.66 feet to the point of beginning; thence N00°00'00"E, 147.00 feet; thence S90°00'00"E, 132.00 feet; thence N00°00'00"E, 383.90 feet; thence S88°18'32"E, 256 feet more or less to the East line of said Southwest Quarter (SW $\frac{1}{4}$), thence in a Southerly direction on the East line of said Southwest Quarter (SW $\frac{1}{4}$), 523 feet more or less to the Southeast corner of said Southwest Quarter (SW $\frac{1}{4}$); thence N90°00'00"W on the South line of said Southwest Quarter (SW $\frac{1}{4}$), 395 feet more or less to the point of beginning, containing 3.6 acres more or less.