

JOINT TENANCY WARRANTY DEED

Tom A. Cantrell, also known as Thomas A. Cantrell and Marie Cantrell, also known as Opal M. Cantrell and Opal Marie Cantrell, husband and wife GRANTOR, in consideration of

\$1.00 and other good and valuable consideration-----DOLLARS received from GRANTEES.

Joseph F. Tyser and Verla M. Tyser, husband and wife

conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201): The E 1/2 of the SW 1/4 of the NW 1/4 and the SW 1/4, all in Section 12, Township 6 North, Range 3, East of the 6th P.M. in Saline County, Nebraska, except for a tract of land more particularly described as follows: Beginning at the SW corner of the SW 1/4 of said Section 12; thence Northerly 543.0 feet, on the west line of said SW 1/4; thence Easterly, 735.0 feet, parallel with the south line of said SW 1/4; thence Southerly 543.0 feet, parallel with the west line of said SW 1/4, to a point on the south line of said SW 1/4; thence Westerly, 735.0 feet on the south line of said SW 1/4, to the point of beginning, containing 9.16 acres, more or less, and except for another tract of land more particularly described as follows: Beginning at a point 12 rods East of the NW corner of the SW 1/4 of said Section 12, thence South 17 rods, thence East 19 rods, thence North 17 rods, thence West 19 rods to the point of beginning, containing 2.01875 acres more or less.

The Grantors further convey to the Grantees a perpetual easement over and across the south 20 feet of the W 1/2 of the SW 1/4 of the NW 1/4 of Section 12, Township 6 North, Range 3, East of the 6th P.M. in Saline County, Nebraska

(Consideration for documentary stamp tax purposes is \$96,117.50)

It is hereby certified that the above subdivision conveyance was examined by the Board of County Commissioners of Saline County, Nebraska, and has been approved by said Board pursuant to Section 23-372, R.R.S. et. seq., as amended.

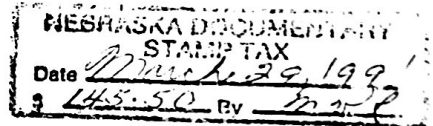
Walter Boney, County Commissioner; James Threlkeld, County Commissioner; Phil G. Weber, County Commissioner

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

(1) is lawfully seised of such real estate and that it is free from encumbrances except lawful and valid restrictions of record and except for lawful and valid easements whether of record or not

(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... 19 91.

Tom A. Cantrell

Marie Cantrell

STATE OF NEBRASKA)) SS. COUNTY OF SALINE)

The foregoing instrument was acknowledged before me on... 19 91 by

Tom A. Cantrell, also known as Thomas A. Cantrell and Marie Cantrell, also known as Opal M. Cantrell and Opal Marie Cantrell, husband and wife.



Daniel Bergmeyer, Notary Public, My commission expires

STATE OF NEBRASKA, County of Saline

Filed for record and entered in Numerical Index on... March 29... 1991 at... 12:50... o'clock P. M., and

recorded in Deed Record... 244... Page... 940... From: Saline County Abstract Return to: Citizens State Bank P. O. Box 264 Dorchester, NE 68343 Fee: \$5.50 Paid Doc. Stamp: \$145.50 Paid

County or Deputy County Clerk Register or Deputy Register of Deeds