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STATE OF NEBRASKA }
SALINE COUNTY } ss

Entered in numerical index and filed
for record, the 19 day of April
1996 at 9:00 clock A.M. and record-
ed in Book 267 of Records Page 731

Phyllis Aspa
County Clerk

WARRANTY DEED

JOSEPH F. TYSER and VERLA M. TYSER, husband and wife, GRANTORS, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION received from GRANTEES, JOSEPH F. TYSER and VERLA M. TYSER, husband and wife, convey to Grantees as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

East Half of the Southwest Quarter of the Northwest Quarter (E $\frac{1}{2}$ -SW $\frac{1}{4}$ -NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$), all in Section Twelve (12), Township Six (6) North, Range Three (3) East of the Sixth P.M. in Saline County, Nebraska, except for a tract of land more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter of said Section 12; thence Northerly 543.0 feet on the West line of said Southwest Quarter; thence Easterly, 735.0 feet, parallel with the South line of said Southwest Quarter; thence Southerly 543.0 feet, parallel with the West line of said Southwest Quarter, to a point on the South line of said Southwest Quarter; thence Westerly, 735.0 feet on the South line of said Southwest Quarter, 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 Northwest corner of the Southwest Quarter 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.

Subject to easements and restrictions of record;

Grantors covenant (jointly and severally, if more than one) with Grantees that Grantors:

- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (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 April 18, 1996.

Joseph F. Tyser
JOSEPH F. TYSER

Verla M. Tyser
VERLA M. TYSER

STATE OF NEBRASKA)
) ss.
County of Jefferson)

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-19-96
\$ EX (5) By DK

The foregoing instrument was acknowledged before me on April 18, 1996, by JOSEPH F. TYSER and VERLA M. TYSER.

Ronald L. Schwab
Notary Public

A GENERAL NOTARY-STATE of Nebraska
RONALD L. SCHWAB
1 / Comm. Exp. Aug. 23, 1996