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200702441
WASHINGTON COUNTY, STATE OF NEBRASKA

2007 JUN -7 AM 10:29

RECORDED June 7, 2007 AT 10:29A M.

BOOK 511 PAGE(S) 33-34

Karen A. Madsen

REGISTER OF DEEDS

KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

NEBRASKA DOCUMENTARY
STAMP TAX
Date June 7, 2007
\$ 1595.25 By CV

JOINT TENANCY WARRANTY DEED

American National Bank of Fremont, GRANTOR, whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to Brett Gottsch and Stacey Gottsch, husband and wife, GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Washington County, Nebraska:

See Exhibit "A" attached hereto for legal description

Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all person.

Executed: ~~May~~ June 1, 2007

AMERICAN NATIONAL BANK OF FREMONT

Scott Meister
By: Scott Meister, Executive Vice President

STATE OF NEBRASKA)
)SS.
COUNTY OF DODGE)

The foregoing instrument was acknowledged before me on May 31, 2007 by Scott Meister, Executive Vice President of American National Bank of Fremont.

Barbara Kreifels
Notary Public

GENERAL NOTARY - State of Nebraska
BARBARA KREIFELS
My Comm. Exp. Nov. 5, 2010

Recorded	<u> / </u>
General	<u> / </u>
Numerical	<u> / </u>
Photostat	<u> / </u>
Proofed	<u> / </u>
Scanned	<u> / </u>

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT A:

THE E 1/2 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 11 EAST AND ASSUMING THE WESTERLY LINE OF THE SW 1/4 OF SAID SECTION 16 TO BEAR N 00 DEGREES 28' 41" E; THENCE S 90 DEGREES 00' 00" E ALONG THE SOUTHERLY LINE OF SAID SW 1/4 A DISTANCE OF 1318.62 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 16 AND THE POINT OF BEGINNING; THENCE N 00 DEGREES 26' 46" E ALONG THE WESTERLY LINE OF THE E 1/2 OF SAID SW 1/4 A DISTANCE OF 2645.39 FEET TO THE NORTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 16; THENCE S 89 DEGREES 52' 17" E ALONG THE NORTHERLY LINE OF SAID SW 1/4 A DISTANCE OF 1317.12 FEET TO THE CENTER OF SAID SECTION 16; THENCE S 00 DEGREES 24' 51" W ALONG THE EASTERLY LINE OF SAID SW 1/4 A DISTANCE OF 2642.43 FEET TO THE S 1/4 CORNER OF SAID SECTION 16; THENCE N 90 DEGREES 00' 00" W ALONG THE SOUTHERLY LINE OF SAID SW 1/4 A DISTANCE OF 1318.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 79.99 ACRES, MORE OR LESS

TRACT B:

PART OF TAX LOTS 2 AND 16 LYING IN THE W 1/2 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 11 EAST AND ASSUMING THE WESTERLY LINE OF THE SW 1/4 TO BEAR N 00 DEGREES 28' 41" E; THENCE S 90 DEGREES 00' 00" E ALONG THE SOUTHERLY LINE OF SAID SW 1/4 A DISTANCE OF 1219.37 FEET TO THE SOUTHEAST CORNER OF A PREVIOUSLY ACQUIRED COUNTY ROAD RIGHT-OF-WAY; THENCE N 00 DEGREES 00' 00" E ALONG THE EASTERLY LINE OF SAID PREVIOUSLY ACQUIRED COUNTY ROAD RIGHT-OF-WAY A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PREVIOUSLY ACQUIRED COUNTY ROAD RIGHT-OF-WAY AS FOLLOWS: N 00 DEGREES 00' 00" E A DISTANCE OF 6.37 FEET; THENCE N 90 DEGREES 00' 00" W A DISTANCE OF 164.04 FEET; THENCE N 75 DEGREES 04' 07" W A DISTANCE OF 50.93 FEET; THENCE N 90 DEGREES 00' 00" W A DISTANCE OF 163.94 FEET TO A POINT IN THE CENTERLINE OF BIG PAPIO CREEK, AS IS NOW EXISTS; THENCE DEPARTING SAID PREVIOUSLY ACQUIRED NORTHERLY COUNTY ROAD RIGHT-OF-WAY AND ALONG SAID CREEK CENTERLINE AS FOLLOWS: N 21 DEGREES 37' 56" W A DISTANCE OF 326.98 FEET; THENCE N 20 DEGREES 23' 07" W A DISTANCE OF 154.27 FEET; THENCE N 17 DEGREES 21' 17" W A DISTANCE OF 267.15 FEET; THENCE N 06 DEGREES 39' 46" W A DISTANCE OF 453.08 FEET; THENCE N 02 DEGREES 49' 26" E A DISTANCE OF 370.58 FEET; THENCE N 07 DEGREES 06' 46" E A DISTANCE OF 457.82 FEET; THENCE N 06 DEGREES 40' 07" E A DISTANCE OF 620.50 FEET TO THE NORTHERLY LINE OF SAID SW 1/4; THENCE S 89 DEGREES 52' 17" E A DISTANCE OF 656.56 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16; THENCE S 00 DEGREES 26' 46" W ALONG THE EASTERLY LINE OF THE W 1/2 OF SAID SW 1/4 A DISTANCE OF 2612.39 FEET TO A POINT 33.00 FEET NORTHERLY OF THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16; THENCE N 90 DEGREES 00' 00" W PARALLEL TO AND 33.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SW 1/4 A DISTANCE OF 99.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.15 ACRES, MORE OR LESS