

NEBRASKA DOCUMENTARY STAMP TAX

AUGUST 13, 2015 \$ E15

By: CG



201503810

201503810  
*Carol Givens*  
Carol Givens

Filed:

August 13, 2015 12:40:00 PM

Register of Deeds  
DODGE COUNTY, NE

Fee \$22.00

### WARRANTY DEED

Eugene A. Franke and Jennie E. Franke, husband and wife, Grantor, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, conveys to the Grantees, Eugene A. Franke and Jennie E. Frankie, as Trustees of the EUGENE A. FRANKE AND JENNIE E. FRANKE REVOCABLE TRUST dated *August 10*, 2015, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Dodge County, Nebraska:

#### PARCEL ONE:

The Southwest 2 acres of the Southeast Quarter of the Southwest Quarter of Section 4, Township 17 North, Range 8, East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, and specifically: Commencing at the Southwest corner of said Southeast Quarter Southwest Quarter, thence East along the section line, 250 feet; thence North parallel to the West section line, 348 feet; thence West parallel to the South line, 250 feet; thence South to the point of beginning.

#### PARCEL TWO:

An undivided one-third (1/3) interest in:  
The Southwest Quarter of the Northwest Quarter of Section 4; the Northwest Quarter of the Southwest Quarter of Section 4; the Southeast Quarter of the Northeast Quarter of Section 5; the Northeast Quarter of the Southeast Quarter of Section 5; all in Township 17 North, Range 8 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska.

AND

An undivided one-third (1/3) interest in:  
The Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter, Section 2, Township 17 North, Range 7 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, EXCEPT a tract of land located in the Northeast Quarter of the Southeast Quarter of Section 2, Township 17 North, Range 7 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, more particularly described as follows: Commencing at the East Quarter corner of said Section and going thence S0°00'E along the East line of said section, for a distance of 732 feet to the point of beginning; thence S90°00'W for a distance of 680 feet; thence S0°00'E for a distance of 320.29 feet; thence S90°00'E for a distance of 680 feet to a point on the East line of said Section; thence N0°00'W along the East line of said section for a distance of 320.29 feet and subject to a public road on the East.

AND

An undivided one-third (1/3) interest in:  
The West half of the Southwest Quarter and the West half of the Southeast Quarter of the Southwest Quarter and the West half of the Southeast Quarter of the Southwest Quarter of Section 35, Township 18 North, Range 7 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska; EXCEPT a tract of land located in the Northwest Quarter of the Southwest Quarter of Section 35, Township 18 North, Range 7 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, being more particularly described as follows: Commencing at the West quarter corner of said section, said corner being the point of beginning and going thence South along the West margin of said quarter quarter for a distance of 630.0 feet; thence East parallel to the North margin of said quarter quarter for a distance of 414.86 feet; thence

North parallel to and 414.86 feet East from the West margin of said quarter quarter for a distance of 630.0 feet to a point on the North margin of said quarter quarter; thence West along the North margin of said quarter quarter for a distance of 414.86 feet to the point of beginning and subject to a public road on the West; AND EXCEPT the North 342.4 feet of the Northwest Quarter of the Southwest Quarter of Section 35, Township 18 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, except the West 414.86 feet.

AND

An undivided one-third (1/3) interest in:

The East half of the Northeast Quarter of Section 3, Township 17 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, subject to public highways.

PARCEL THREE:

An undivided one-third (1/3) interest in:

The Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 4, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, EXCEPT the Southwest 2 acres of the Southeast Quarter of the Southwest Quarter of Section 4, Township 17 North, Range 8, East of the 6th P.M., Dodge County, Nebraska, and specifically: Commencing at the Southwest corner of said Southeast Quarter Southwest Quarter, thence East along the section line, 250 feet; thence North parallel to the West section line, 348 feet; thence West parallel to the South line, 250 feet; thence South to the point of beginning; AND EXCEPT a tract of land located in the Southeast Quarter of the Southwest Quarter of Section 4, T17N, R8E of the 6th P.M., Dodge County, Nebraska, further described as: Commencing at the West 1/16th corner of Sections 4/9, T17N, R8E on the South line of the Southeast Quarter of the Southwest Quarter of Section 4, T17N, R8E a bearing of N88°06'42"E, a distance of 250.00 feet, to the point of beginning. Thence North and parallel to the West line of said SE1/4 SW1/4, a bearing of N01°34'08"W, a distance of 348.00 feet; thence East and parallel to the South line of said SE1/4 SW1/4, a bearing of N88°06'42"E, a distance of 41.88 feet; thence North and parallel to the West line of said SE1/4 SW1/4, a bearing of N01°34'08"W, a distance of 698.73 feet; thence East and parallel to the South line of said SE1/4 SW1/4, a bearing of N88°06'42"E, a distance of 445.25 feet; thence a bearing of S29°27'07"E, a distance of 218.41 feet; thence South and parallel to the West line of said SE1/4 SW1/4, a bearing of S01°34'08"E, a distance of 540.20 feet; thence West and parallel to the South line of said SE1/4 SW1/4, a bearing of S88°06'42"W, a distance of 138.62 feet; thence South and parallel to the West line of said SE1/4 SW1/4, a bearing of S01°34'08"E, a distance of 279.90 feet, to the South line of said SE1/4 SW1/4; thence West and on the South line of said SE1/4 SW1/4, a bearing of S88°06'42"W, a distance of 450.66 feet, to the point of beginning; subject to public road right of way.

PARCEL FOUR:

An undivided one-third (1/3) interest in:

The Northwest Quarter of the Northeast Quarter of Section 9, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, EXCEPT a tract of land conveyed to the State of Nebraska, Department of Roads more particularly described as: A tract of land located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, described as follows: Beginning at the Southeast corner of said quarter quarter section; thence Westerly a distance of 646.67 feet along the South line of said quarter quarter section; thence Northeasterly deflecting 127°26'31" right, a distance of 1054.69 feet to a point on the East line of said quarter quarter section; thence Southerly deflecting 142°11'03" right, a distance of 837.41 feet along said line to the point of beginning.

AND

An undivided one-third (1/3) interest in:

The Northeast Quarter of the Northwest Quarter of Section 9, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, EXCEPT a tract of land described as: Beginning at the Northwest 1/16th corner of said Section 9 and commencing on the West

line of the Northeast Quarter Northwest Quarter of said Section 9 a bearing of N2°33'44"W, a distance of 276.89 feet; thence parallel to the South line of said Northeast Quarter Northwest Quarter a bearing of N88°03'38"E, a distance of 933.09 feet; thence parallel to the West line of said Northeast Quarter Northwest Quarter bearing of S2°33'44"E, a distance of 276.89 feet to a point on the South line of said Northeast Quarter Northwest Quarter and also said point being on the boundary line of Tax Lot 36; thence on the South line of said Northeast Quarter Northwest Quarter also being the southernmost line of Tax Lots 12, 21 and 36 a bearing of S88°03'38"W, a distance of 933.09 feet to the point of beginning.

PARCEL FIVE:

An undivided one-third (1/3) interest in:  
The Northeast Quarter of the Northeast Quarter and Tax Lot 11, said Tax Lot being further described as the North 10 acres of the Southeast Quarter of the Northeast Quarter of Section 10, Township 17 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.

AND

An undivided one-third (1/3) interest in:  
The Southwest Quarter of the Northwest Quarter and Tax Lot 8, said Tax Lot being further described as that part of the Northwest Quarter of Section 10, Township 17 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, lying South and West of the cut off ditch.

Grantor covenants (jointly and severally, if more than one) with the Grantee 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 title to the real estate against the lawful claims of all persons.

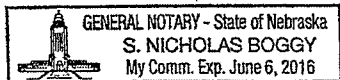
Executed the 10 day of August, 2015.

Eugene A. Franke  
Eugene A. Franke, Grantor

Jennie E. Franke  
Jennie E. Franke, Grantor

STATE OF NEBRASKA    )  
                                  )ss.  
COUNTY OF DODGE    )

The foregoing instrument was acknowledged before me by Eugene A. Franke and Jennie E. Franke, husband and wife, on the 10 day of August, 2015.



[Signature]  
Notary Public