

WARRANTY DEED

Boyne E. Parson and Edith J. Parson, husband and wife,

, herein called the grantor whether one or more,

in consideration of One Dollar and Love and Affection.

received from grantee, does grant, bargain, sell, convey and confirm unto

Boyne E. Parson and Edith J. Parson, husband and wife,

herein called the grantee whether one or more, the following described real property in

CASS County, Nebraska:

See legal on reverse

COMPARED

FILED FOR RECORD 8-28-78 AT 10:37 A.M. IN BOOK 23 OF Deeds
PAGE 183 REGISTER OF DEEDS, CASS CO., NEBR.

Betty Philpatt
plat # 475

Jan 26. 75

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever. And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seised of said premises; that they are free from encumbrance

that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated August 25, 1978

Boyne E. Parson
Edith J. Parson

NEBRASKA DOCUMENTARY
STAMP TAX
AUG 28 1978
#5
\$ BY J.W.

STATE OF NEBRASKA, County of CASS

Before me, a notary public qualified for said county, personally came

Boyne E. Parson and Edith J. Parson, husband and wife,

known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on August 25, 1978

Janice E. Case Notary Public.

My commission expires 19

GENERAL NOTARY STATE OF NEBRASKA
JAMES E. CASE
My Comm. Exp. March 12, 1982

That part of Section 5, and Section 6, Township 12, Range 12 East of the 6th P.M. in Cass County, Nebraska, more particularly described as: Beginning at a point on the northerly curved right of way line of the Chicago Burlington & Quincy Railroad, said point being 2977.24 feet south of the NW corner of said Section 5 and on the west line of said Section 5; thence on a curve to the left (radius being 5679.58 feet) for an arc distance of 92.84 feet; thence N 54°28'40" E along the said northerly right of way line of the Chicago Burlington & Quincy Railroad, for a distance of 195.64 feet to a point on the westerly right of way line of Sunset Drive, thence N 12°38'50" W along the said westerly right of way line of Sunset Drive for a distance of 334.51 feet; thence S 85°19'50" W along the southerly right of way line of said Sunset Drive, for a distance of 649.11 feet to a point of curve; thence southwesterly along the said southerly right of way line of Sunset Drive on a curve to the left, (radius being 620.42 feet) for an arc distance of 192.20 feet; thence S 67°34'50" W along the said southerly right of way line of Sunset Drive for a distance of 1074.70 feet to a point of curve; thence northwesterly along the said southerly right of way line of Sunset Drive on a curve to the right (radius being 198.12 feet) for an arc distance of 287.48 feet; thence N 29°16'50" W along said westerly right of way line of Sunset Drive for a distance of 523.43 feet to a point of curve; thence northwesterly along the said westerly right of way line of Sunset Drive on a curve to the right (radius being 101.77 feet) for an arc distance of 60.39 feet; thence N 4°43'10" E along the said westerly right of way line of Sunset Drive for a distance of 365.12 feet to a point of curve; thence northerly along the said westerly right of way line of Sunset Drive, on a curve to the left (radius being 2843.61 feet) for an arc distance of 198.52 feet to a point of curve; thence northwesterly along the said westerly right of way line of Sunset Drive on a curve to the left (radius being 13.93 feet) for an arc distance of 35.07 feet to a point on the southeasterly right of way line of Platte View Drive; thence S 36°28'10" W along the said southeasterly right of way line of Platte View Drive for a distance of 307.70 feet to a point of curve; thence southwesterly along the said southeasterly right of way line of Platte View Drive, on a curve to the right (radius being 141.54 feet) for an arc distance of 139.03 feet; thence N 87°15'10" W along the southerly right of way line of Platte View Drive for a distance of 339.44 feet to a point where the southerly line of Lot 172, Cedar Creek Lakes, a platted and recorded subdivision in Cass County, Nebraska, intersects the said southerly right of way line of Platte View Drive; thence S 84°39'20" W along the said south lot line of said Lot 172 for a distance of 337.70 feet; thence N 81°33'50" W along the said south lot line of said Lot 172 for a distance of 358.60 feet; thence S 81°36'50" W for a distance of 91.28 feet; thence S 29°09' E for a distance of 461.50 feet; thence S 20°30'20" E for a distance of 1129.85 feet; thence S 11°29'20" E for a distance of 674.93 feet to a point on the said northerly right of way line of the Chicago Burlington & Quincy Railroad; thence N 69°28'40" E along the said northerly right of way line of the Chicago Burlington & Quincy Railroad for a distance of 1712.50 feet to a point of curve; thence northeasterly along the said northerly right of way line of the Chicago Burlington & Quincy Railroad on a curve to the left (radius being 5679.58 feet) for an arc distance of 1394.07 feet to the point of beginning, (the east line of Section 5 assumed north-south in direction)

The Northeast Quarter of the Northeast Quarter of Section 7, Township 12 North, Range 12 East of the 6th P.M. in Cass County, Nebraska

Also that part of Government Lot 6 of East Half of Southeast Quarter lying south of Burlington and Missouri River Railroad right of way, and Lot 18, a subdivision of Lot 5 of Section 6, Township 12, Range 12 East of the 6th P.M., in Cass County, Nebraska