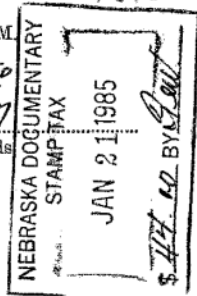


Filed for record on 21 January, 1985 at 3:50 o'clock P M.
and recorded in the Deed Record 136 , Page 462 Fee \$5.50
 Betty P. Phelp By [Signature]
Register of Deeds Deputy Register of Deeds

COMPARED



SURVIVORSHIP WARRANTY DEED

Howard Emerson Wiles, Jr. and Norma L. Wiles, husband and wife,
herein called the grantor whether one or more,
in consideration of One Dollar and other valuable consideration
received from grantees, does grant, bargain, sell convey and confirm unto

Fred Beins and Mary Jane Beins, husband and wife,
as joint tenants with right of survivorship, and not as tenants in common, the following described real
property in Cass County, Nebraska:

Sublot 1 of Lot 19 in the NE 1/4 of the NE 1/4, Sec. 2, Twp. 11 N., Rge. 13 E. of the 6th P.M.

The Grantors retain a permanent easement at the north edge of the premises herein as a road
egress and ingress from Highway 73-75 to a depth of 100 feet to the west thereof and to the
north of Grantor's property adjoining the property herein.

To have and to hold the above described premises together with all tenements, hereditaments
and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns
of the survivor of them forever.
And grantor does hereby covenant with the grantees and with their assigns and with the heirs
and assigns of the survivor of them 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.
It is the intention of all parties hereto that in the event of the death of either of the grantees,
the entire fee title to this real property shall vest in the surviving grantee.

Dated March 10 19 76

[Signature: Howard Emerson Wiles Jr.]
 [Signature: Norma L. Wiles]

STATE OF Nebraska , County of Cass :

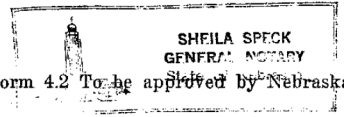
Before me, a notary public qualified for said county, personally came

Howard Emerson Wiles, Jr. and Norma L. Wiles, husband and wife,

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

Witness my hand and notarial seal on March 10 , 19 76

Sheila Speck Notary Public



My commission expires 12-28 , 19 79