

No	Gen	Num	Page	
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Register of Deeds				

From and Return to:  
 Ach Law Office  
 P. O. Box 406  
 Geneva, NE 68361  
 Fee: \$ 10.50 paid

STATE OF NEBRASKA } ss  
 SALINE COUNTY  
 Entered in numerical index and filed on  
 record, the 11 day of May  
 2005 at 9:00 o'clock AM. and recorded  
 in Book 338 of Records Page 799-800

*Phyllis Ripa*  
 County Clerk *Sandra Hystad*, Deputy

## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS:

**JERRETT DONALD ZERBE, also known J. DONALD ZERBE**, a single person and herein called the Grantor whether one or more, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION, received from Grantee, **J. DONALD ZERBE, TRUSTEE OF THE J. DONALD ZERBE REVOCABLE TRUST AND SUCCESSOR TRUSTEES**, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in and to the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Eight (8), Township Eight (8) North, Range Two (2) East of the Sixth Principal Meridian, Saline County, Nebraska

An undivided one-half interest in and to the Southwest Quarter (SW 1/4) of Section Eight (8), Township Eight (8) North, Range Two (2) East of the Sixth Principal Meridian, Saline County, Nebraska EXCEPT the following two tracts:

Tract 1:

Commencing at the Southwest corner of said Southwest Quarter (SW 1/4), and assuming the south line of said Southwest Quarter (SW 1/4) to have a bearing of S89°46'37"E; thence S89°46'37"E, and on the south line of said Southwest Quarter (SW 1/4), 973.99 feet to the point of beginning, said point being a 3/4" rebar w/cap; thence N00°13'03"W, 267.45 feet to a 3/4" rebar w/cap; thence S89°46'37"E, and parallel with the south line of said SW 1/4, 383.25 feet to a 3/4" rebar w/cap; thence S00°13'23"W, 267.44 feet to a 3/4" rebar w/cap on the south line of said SW 1/4; thence N89°46'37"W, and on the south line of said SW1/4, 381.19 feet to the point of beginning and containing 2.35 acres more or less of which 0.28 of an acre more or less is occupied by county road R.O.W.

AND

Tract 2:

Commencing at the Southwest corner of said Southwest Quarter (SW 1/4), and assuming the south line of said Southwest Quarter (SW 1/4) to have a bearing of S89°46'37"E; thence S89°46'37"E, and on the south line of said Southwest Quarter (SW 1/4), 973.99 feet to a 3/4" rebar w/cap; thence N00°13'03"W, 267.45 feet to the point of beginning, said point being a 3/4" rebar w/cap; thence continuing N00°13'03"W, 205.68 feet to a 3/4" rebar w/cap; thence S89°32'11"E, 384.83 feet to a 3/4" rebar w/cap; thence S00°13'23"W, 204.06 feet to a 3/4" rebar w/cap; thence N89°46'37"W, and parallel with the south line of said SW 1/4, 383.25 feet to the point of beginning and containing 1.81 acres more or less

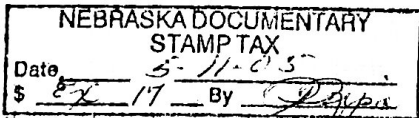
**THE CONVEYANCE OF THE ABOVE DESCRIBED REAL ESTATE IS SUBJECT TO THE LIFE ESTATE AND LIFE USE OF THE ABOVE DESCRIBED REAL ESTATE BY MARY A. WEBER, FOR AND DURING HER NATURAL LIFETIME.**

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.

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, except 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 said premises against the lawful claims of all persons.

DATED this 5<sup>th</sup> day of May, 2005.



[Signature: J. Donald Zerbe]  
 JERRETT DONALD ZERBE,  
 also known J. DONALD ZERBE

STATE OF OREGON     )  
   ) ss  
 COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me on this 5th day of May, 2005, by JERRETT DONALD ZERBE, also known as J. DONALD ZERBE, a single person.

[Signature: Jennifer L. Miller]  
 NOTARY PUBLIC

My Commission Expires: 9/16/08

