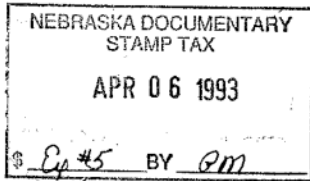


#103

JOINT TENANCY WARRANTY DEED

Elmer Rueter and Geraldine F. Rueter, husband and wife, GRANTOR, in consideration of One Dollar and other valuable consideration.....DOLLARS received from GRANTEES, Elmer Rueter and Geraldine F. Rueter, husband and wife,

conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201): The Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) and the East Half of the Southwest Quarter of the Southwest Quarter (E 1/2 SW 1/4 SW 1/4) of Section 24, Township 11 North, Range 9 East of the 6th P.M., Cass County, Nebraska, also described as: The West Half of the Southwest Quarter (W 1/2 SW 1/4) of Section 24, Township 11 North, Range 9 East of the 6th P.M., Cass County, Nebraska, EXCEPT the West Half of the Southwest Quarter of the Southwest Quarter (W 1/2 SW 1/4 SW 1/4) of said Section 24.



GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances
(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.

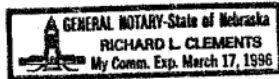
Executed February 10, 1993

Elmer Rueter (signature)

Geraldine F. Rueter (signature)

STATE OF NEBRASKA)
) SS.
COUNTY OF CASS)

The foregoing instrument was acknowledged before me on February 10, 1993 by Elmer Rueter and Geraldine F. Rueter, husband and wife.



Richard L. Clements (signature)
Notary Public
My commission expires 3-17-96

STATE OF NEBRASKA, County of Cass

Filed for record and entered in Numerical Index on 4-6 1993 at 11:10 o'clock A.M., and recorded in Deed Record 155 Page 69 Doc # 103 * 550

COMPARED

Patricia Messinger (signature)
County or Deputy County Clerk
Register or Deputy Register of Deeds

JOINT TENANCY WARRANTY DEED