

From and
After recording, return to:
Schwab & Bauer, P.C.,
Box 967
Fairbury, NE 68522-0367
(402) 728-3548

Fee: \$5.50 paid		
No.	Grantee	Register of Deeds
#4	✓	✓
DK		

STATE OF NEBRASKA } ss
SALINE COUNTY

Entered in numerical index and filed on
record, the 10 day of January
20 01 at 9:00 o'clock AM, and recorded
in Book 295 of Records Page 934.

Phyllis E. Tyser
County Clerk

WARRANTY DEED

Joseph F. Tyser and Verla M. Tyser, husband and wife, GRANTORS, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION received from GRANTEE, Joel L. Tyser, convey to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Southeast Quarter (SE¼) of Section Nine (9), Township Five (5) North, Range Three (3) East of the Sixth P.M. in Saline County, Nebraska, except that part deeded to the State of Nebraska;

Subject to easements and restrictions of record;

Reserving unto Grantors the full benefit and use of the above-described real estate and the rents and profits therefrom for and during Grantors' natural lives, or for the life of the survivor of them.

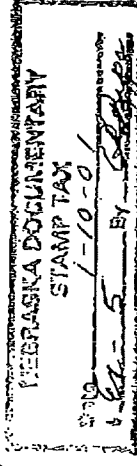
Grantors covenant (jointly and severally, if more than one) with Grantee that Grantors:

- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

EXECUTED January 8, 2001.

Joseph F. Tyser
Joseph F. Tyser

Verla M. Tyser
Verla M. Tyser



STATE OF NEBRASKA)
) ss.
County of Jefferson)

The foregoing instrument was acknowledged before me on
January 8, 2001, by Joseph F. Tyser and Verla M. Tyser.



Ronald L. Schwab
Notary Public

No.	Gen.	Num.	Paged	
#7	✓	✓	✓	
dk- Register of Deeds				

From and Return to:
Saline County Court
Court House
Wilber, NE 68465
Fee: \$22.00 Chg.

Chg. to:
Ronald L. Schwab
Schwab & Bauer, P.C.
P.O. Box 367
Fairbury, NE 68352

2013 00546

STATE OF NEBRASKA } ss
SALINE COUNTY

Entered in numerical index and filed on
record, the 27 day of March
2013 at 9:55 o'clock A.M. and recorded
in Book 74 of Misc. Page 81-83

Dorinda Kratach
County Clerk

CERTIFICATE OF COUNTY COURT PROCEEDING
INVOLVING REAL ESTATE
(NCLE Form 332)

IN THE COUNTY COURT OF SALINE COUNTY, NEBRASKA:

This is to certify that there is pending in the County Court of Saline County, Nebraska, a proceeding entitled In the Matter of the Estate of Joseph F. Tyser, PR 12-90, which is a proceeding involving probate of the estate of the Decedent, in which proceeding the following described real estate is involved:

The East Half (E½) of the following described real estate located in Morris, now known as Swanton, Saline County, Nebraska, to-wit: Commencing at the intersection of the West line of Clay Street with the South line of Fourth Street of the First Addition to the Town of Morris, now known as Swanton, according to the recorded plat thereof, said point being Seventy feet (70') West of the Northwest corner of Block Numbered Three (3) of said Addition, thence running South along the West line of said Clay Street Three Hundred Thirty feet (330') to the center of Third Street and to the Northeast corner of a tract of land conveyed by the Lincoln Land Company to Joseph Kasperek by deed dated the 5th day of May, 1900, thence West along the continuation of Third Street aforesaid and along the North line of said Kasperek tract, Five Hundred Forty feet (540'), more or less, to the West line of the Southwest Quarter of the Southwest Quarter (SW¼SW¼) of Section Twenty-two (22), Township Five (5)

FILED BY THE CLERK OF THE
SALINE COUNTY COURT ON

Page 1 of 3

MAR 26 2013

WILBER, NEBRASKA



000051350C22

North, Range Three (3) East of the Sixth P.M. in Saline County, Nebraska, thence North along said West line Three Hundred Thirty feet (330'), more or less, to intersect the South line of Fourth Street extended West, thence East along said extended line Five Hundred Forty feet (540'), more or less, to the place of beginning; and

Southwest Quarter (SW $\frac{1}{4}$) of Section One (1), Township Six (6) North, Range Three (3) East of the Sixth P.M. in Saline County, Nebraska; except fraction previously conveyed to Gene L. Tyser and Sherry L. Tyser by warranty deed recorded in deed record 246, at page 118, of the records of Saline County, Nebraska; and

Southeast Quarter (SE $\frac{1}{4}$) of Section Nine (9), Township Five (5) North, Range Three (3) East of the Sixth P.M. in Saline County, Nebraska; except that part deeded to the State of Nebraska; and

North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section One (1), Township Six (6) North, Range Three (3) East of the Sixth P.M. in Saline County, Nebraska; and

East Half of the Southwest Quarter of the Northwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$), all in Section Twelve (12), Township Six (6) North, Range Three (3) East of the Sixth P.M. in Saline County, Nebraska, except for a tract of land more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 12; thence Northerly 543.00 feet on the West line of said Southwest Quarter (SW $\frac{1}{4}$); thence Easterly, 735.00 feet, parallel with the South line of said Southwest Quarter (SW $\frac{1}{4}$); thence Southerly 543.00 feet, parallel with the West line of said Southwest Quarter (SW $\frac{1}{4}$), to a point on the South line of said Southwest Quarter (SW $\frac{1}{4}$); thence Westerly, 735.00 feet on the South line of said Southwest Quarter (SW $\frac{1}{4}$), to the point of beginning; and except for another tract of land more particularly described as follows: Beginning at a point 12 rods East of the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 12, thence South 17 rods; thence East 19 rods; thence North 17 rods; thence West 19 rods to the point of beginning; and

Undivided one-half interest in:

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$)

of Section Twenty-two (22), Township Five (5) North, Range Three (3) East of the Sixth P.M. in Saline County, Nebraska, described as follows: Referring to the Southwest corner of said Section 22; thence bearing N00°00'00" along the West line of the Southwest Quarter a distance of 1113.00 feet to a point where the North line of Fourth Street, Village of Swanton, intersects the West line of the Southwest Quarter of Section 22; thence bearing N89°57'05"E along the North line of Fourth Street a distance of 300.00 feet to the point of beginning; thence bearing N89°57'05"E a distance of 240.00 feet; thence bearing N00°00'00" a distance of 300.00 feet; thence bearing S89°57'05"W a distance of 240.00 feet; thence bearing S00°00'00" a distance of 300.00 feet to the point of beginning.

DATED: 3/26/, 2013.



John K McDougall
Clerk Magistrate

No.	Gen.	Num.	Paged	ROD	
#1		✓	✓	✓	
dk	Register of Deeds				

From and Return to:
Saline County Court
Court House Wilber, NE 68465
Chg. to: Schwab & Lepant
P. O. Box 367
Fairbury, NE 68352
Fee: \$10.00 Paid (check)

Return to:
Schwab & Lepant
P.O. Box 367
Fairbury, NE 68352

STATE OF NEBRASKA } ss
SALINE COUNTY

Index No. 2017-01567
Entered in numerical index and filed on
record, the 5 day of September
2017 at 9:00 o'clock A. M. and recorded
in Book 78 of Misc. 1 Page 307

Carol Barker
County Clerk

CERTIFICATE OF COUNTY COURT PROCEEDING INVOLVING REAL ESTATE

IN THE COUNTY COURT OF SALINE COUNTY, NEBRASKA:

This is to certify that there is pending in the County Court of Jefferson County, Nebraska a proceeding entitled In the Matter of the Estate of VERLA M. TYSER, PR 17- 56, which is a proceeding involving probate of the estate of the decedent, in which proceeding the following described real estate is involved:

Undivided $\frac{1}{2}$ interest: The East Half of the Southwest Quarter of the Northwest Quarter ($E\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$) and the Southwest Quarter ($SW\frac{1}{4}$), all of Section Twelve (12), in Township Six (6) North, Range Three (3), East of the Sixth P.M. in Saline County, Nebraska, except for a tract of land more particularly described as follows: Beginning at the southwest corner of the Southwest Quarter ($SW\frac{1}{4}$) of said Section Twelve (12); thence northerly 543.00 feet on the west line of said Southwest Quarter ($SW\frac{1}{4}$); thence easterly 735.00 feet, parallel with the south line of said Southwest Quarter ($SW\frac{1}{4}$); thence southerly 543.00 feet, parallel with the west line of said Southwest Quarter ($SW\frac{1}{4}$), to a point on the south line of said Southwest Quarter ($SW\frac{1}{4}$); thence westerly 735.00 feet on the south line of said Southwest Quarter ($SW\frac{1}{4}$), to the point of beginning, containing 9.16 acres, more or less, and except for another tract of land more particularly described as follows: Beginning at a point 12 rods east of the northwest corner of the Southwest Quarter ($SW\frac{1}{4}$) of said Section Twelve (12), thence south 17 rods; thence east 19 rods; thence north 17 rods; thence west 19 rods to the point of beginning, containing 2.01875 acres, more or less; AND

Undivided $\frac{1}{2}$ interest: Southeast Quarter ($SE\frac{1}{4}$) of Section (9), Township Five (5) North, Range Three (3) East of the 6th P.M., Saline County, Nebraska; except that part deeded to the State of Nebraska (Joel Tyser)

Undivided $\frac{1}{2}$ interest: The Southwest Quarter ($SW\frac{1}{4}$), ^{Section One (1),} Township Six (6) North, Range Three (3) East of the Sixth P.M., Saline County, Nebraska, EXCEPT fraction previously conveyed to Gene L. Tyser and Sherry L. Tyser by warranty deed recorded in deed record 246, page 529, of the records of Saline County, Nebraska (Gene Tyser)

Undivided $\frac{1}{2}$ interest: The North Half of the Southeast Quarter ($N\frac{1}{2}SE\frac{1}{4}$) of Section One (1), in Township Six (6) North, Range Three (3), East of the Sixth P.M. in Saline County, Nebraska (Joel & Gene Tyser)

Kinda A. Bauer
Clerk Magistrate County Judge

No.	Gen.	Num.	Paged	ROD	
#1		✓	✓		
dk					Register of Deeds

Fee: \$ 10.00 paid (check)

From and Return to:

Schwab & Lepant

P. O. Box 367

Fairbury, NE 68352

Prepared and submitted by:

David P. Lepant, #20104

Schwab & Lepant

311 Fifth Street

Fairbury, NE 68352

(402) 729-3368

fairbury@leplantlaw.com

STATE OF NEBRASKA } ss.
SALINE COUNTY

Index No. 2017-01931

Entered in numerical index and filed on
record, the 9 day of November
20 17 at 9:00 o'clock A.M. and recorded
in Book 427 of Records Page 613

David P. Lepant
County Clerk

NEBRASKA DOCUMENTARY

STAMP TAX

Nov 09, 2017

Exempt-SA

By: DK

QUITCLAIM DEED

JOEL L. TYSER AND MADONNA L. TYSER, GRANTORS, husband and wife, in consideration of Love and Affection received from GRANTEE(S), JOEL L. TYSER AND MADONNA L. TYSER, husband and wife quitclaim to GRANTEES, as joint tenants and not as tenants in common, Grantor's one-half interest in the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Tract 1: The East Half of the Southwest Quarter of the Northwest Quarter (E½SW¼NW¼) and the Southwest Quarter (SW¼), all of Section Twelve (12), in Township Six (6) North, Range Three (3), East of the Sixth P.M. in Saline County, Nebraska, except for a tract of land more particularly described as follows: Beginning at the southwest corner of the Southwest Quarter (SW¼) of said Section Twelve (12); thence northerly 543.00 feet on the west line of said Southwest Quarter (SW¼); thence easterly 735.00 feet, parallel with the south line of said Southwest Quarter (SW¼); thence southerly 543.00 feet, parallel with the west line of said Southwest Quarter (SW¼), to a point on the south line of said Southwest Quarter (SW¼); thence westerly 735.00 feet on the south line of said Southwest Quarter (SW¼), to the point of beginning, containing 9.16 acres, more or less, and except for another tract of land more particularly described as follows: Beginning at a point 12 rods east of the northwest corner of the Southwest Quarter (SW¼) of said Section Twelve (12), thence south 17 rods; thence east 19 rods; thence north 17 rods; thence west 19 rods to the point of beginning, containing 2.01875 acres, more or less;

Tract 2: Southeast Quarter (SE¼) of Section (9), Township Five (5) North, Range Three (3) East of the 6th P.M., Saline County, Nebraska; except that part deeded to the State of Nebraska; and

Tract 3: The North Half of the Southeast Quarter (N½SE¼) of Section One (1), in Township Six (6) North, Range Three (3), East of the Sixth P.M. in Saline County, Nebraska.

Executed November 4, 2017.

Joel L. Tyser
Joel L. Tyser

Madonna L. Tyser
Madonna L. Tyser

STATE OF MISSOURI, COUNTY OF Audrain))) ss.

The foregoing instrument was acknowledged before me on November 4, 2017, by Joel L. Tyser and Madonna L. Tyser, husband and wife.

Shelby Lunsford
Notary Public



SHELBY LUNSFORD
My Commission Expires
April 2, 2021
Audrain County
Commission #17906850

No.	Gen.	Num.	Paged	
#3				
drk	Register of Deeds			

Submitted by: Abstract & Title, Inc.
\$10.00

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/27/17
\$2025.00 By drk

2017-02191
STATE OF NEBRASKA } SS
SALINE COUNTY

Entered in numerical index and filed on
record, the 27 day of December
2017 at 01:46 o'clock PM and recorded
in Book 428 of REC Page 502

Rayl J. Tikan
County Clerk
Electronically Recorded By: drk

Return to: Abstract & Title, Inc., PO Box 246, Fairbury, NE 68352, 104932-SAI294

WARRANTY DEED

JOEL L. TYSER and MADONNA L. TYSER, Husband and Wife GRANTOR,

In Consideration Of

One And No/100 Dollars (\$1.00) And Other Valuable Consideration received from GRANTEE,

ROBERT D. MILTON and HARVEY N. MILTON and LOGAN M. MILTON
and BRENT H. MILTON and WAYNE H. MILTON and TARA L. MILTON and
SANDRA K. MILTON, as tenants in common

conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201:

Southeast Quarter (SE¼) of Section Nine (9), Township Five (5) North, Range Three (3) East of the 6th
PM, Saline County, Nebraska. Except a fraction Deed to the State of Nebraska in Deed Book 111 Page
689, in the Register of Deeds Office, Jefferson County, Nebraska.

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

- 1) is lawfully seized of such of such real estate and that it is free from encumbrances, except easements, reservation, covenants and restrictions of record;
- 2) has legal power and lawful authority to convey the same; and
- 3) warrants and will defend title to the real estate against the lawful claim of all persons.

Executed: 12/22/2017

Joel L. Tyser
JOEL L. TYSER

Madonna L. Tyser
MADONNA L. TYSER

State of ~~Nebraska~~ ^{Missouri}, County of ~~Saline~~ ^{Audrain} ss.

The foregoing Instrument was acknowledged before me on 22 Dec 17.

BY: JOEL L. TYSER and MADONNA L. TYSER



SHELBY LUNSFORD
My Commission Expires
April 2, 2021
Audrain County
Commission #17906650

Shelby Lunsford
Notary Public
My Commission Expires: 04-02-21