

FILED

2012 Aug-07 AM 08:17

*Karen A. Madsen*

KAREN A. MADSEN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
BLAIR, NE

REGISTER OF DEEDS

Recorded \_\_\_\_\_  
General \_\_\_\_\_  
Numerical \_\_\_\_\_  
Photostat \_\_\_\_\_  
Proofed \_\_\_\_\_  
Scanned \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 08/07/12  
\$ 326.25 By CR

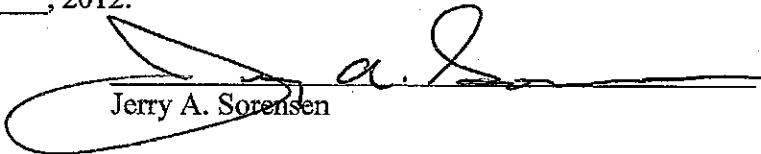
This Space Reserved for Recording Purposes

WARRANTY DEED

Jerry A. Sorensen, individually, and Judith A. Martin, as Trustee of the Judith A. Martin Revocable Living Trust dated March 27, 2006, as amended, ("Grantors"), in consideration of TEN DOLLARS (\$10.00) received from James A. Sorensen ("Grantee"), hereby convey to Grantee, the real estate legally described on Exhibit "A" attached hereto.

Grantors covenants with Grantee that Grantors: (1) are lawfully seized of such real estate and that it is free from all liens and is subject only to those easements, covenants and restrictions of record; (2) have legal power and lawful authority to convey the same; and (3) warrant and will defend title to the real estate against the lawful claims of all persons.

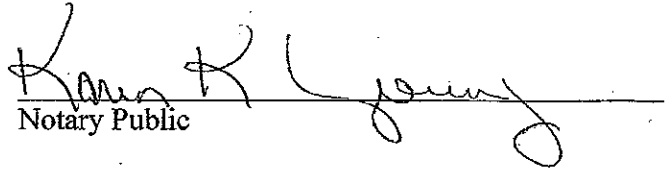
Dated: 7/30/12, 2012.

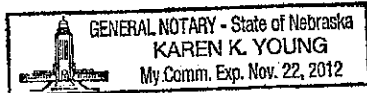
  
Jerry A. Sorensen

STATE OF NEBRASKA    )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

On this 30 day of July, 2012, before me, a notary public in and for said county and state, personally came Jerry A. Sorensen, individually, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.

  
Notary Public

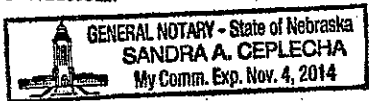


Judith A. Martin  
Judith A. Martin, Trustee

STATE OF NEBRASKA    )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

On this 27 day of July, 2012, before me, a notary public in and for said county and state, personally came Judith A. Martin, Trustee, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.



Sandra A. Ceplecha  
Notary Public

After Recording Return To:  
Daniel J. Guinan, Esq.  
Fraser Stryker PC LLO  
409 South 17<sup>th</sup> Street, Suite 500  
Omaha, Nebraska 68102

645474

**Exhibit "A"**

That part of the N 1/2 NW 1/4 of Section 32, Township 17 North, Range 11 East of the 6<sup>th</sup> P.M., Washington County, Nebraska, and more particularly described as follows: from the N 1/4 Corner of Section 32, T 17 N, R 11 E; thence S 89° 42' 20" W (assumed bearing) along the North line of the NW 1/4 of said Section a distance of 1,226.90 feet to the Point of Beginning; thence S 00° 00' E a distance of 662.35 feet; S 89° 42' 20" W a distance of 1,407.94 feet to a point on the west line of said NW 1/4; thence N 00° 04' 16" E along said west line a distance of 662.36 feet to the Northwest corner of said NW 1/4; thence N 89° 42' 20" E along the North line of said NW 1/4 a distance of 1,407.11 feet to the Point of Beginning; and containing 21.40 Acres, more or less.