



REGISTERED CM  
RECORDED CM  
COMPARED CM  
O.K. \_\_\_\_\_

\$16<sup>00</sup> # 01718  
State of Nebraska, County of Hamilton  
Filed for record 10-15-2015  
at 3:45 M, and recorded in ded  
Book 102 Page 77  
Jim M. Dineen, County Clerk

Return to:  
Cornwell, Inc.  
P.O. Box 43  
Aurora, NE 68818

#### WARRANTY DEED

LESLIE D. JOHANSEN and BARBARA J. JOHANSEN, husband and wife, GRANTORS, in consideration of TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$245,000.00), received from GRANTEE, STROBEL PROPERTIES, LLC, convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in part of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) and part of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 35, Township 13 North, Range 6 West of the 6th P.M., Hamilton County, Nebraska, more particularly described as follows: Beginning at the West Quarter corner of said Section 35; thence S 0°47'50" E for 785.45 feet along the westerly line of the said Southwest Quarter (SW $\frac{1}{4}$ ) of Section 35, thence N 89°45'55" E for 32.93 feet; thence N 48°26'40" E for 363.41 feet to a point of curve; thence on a curve to the right (having a radius of 1281.70 feet, a long chord bearing of N 59°02'04" E for 1024.84 feet) for an arc distance of 1054.32 feet; thence N 4°21'15" W for 27.13 feet to a point on the North line of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 35; thence N 89°30'38" E for 127.45 feet to the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section 35; thence N 0°46'37" W for 495.00 feet along the Easterly line of the said Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 35; thence S 89°30'38" W for 1320.00 feet to a point on the Westerly line of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section 35; thence S 0°46'29" E for 495.00 feet along said Westerly line of the southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 35 to the point of beginning. Containing 23.95 acres, more or less. (The North line of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section 35 assumed N 90°00'00" W in direction.)

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

(1) are lawfully seised of such real estate and that it is free from encumbrances, except reservations, restrictions and easements of record;

(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 10-15, 2015.

Leslie D. Johansen  
Leslie D. Johansen

Barbara J. Johansen  
Barbara J. Johansen

STATE OF NEBRASKA     )  
                                  ) ss.  
COUNTY OF HAMILTON    )

The foregoing instrument was acknowledged before me on 10-15, 2015, by Leslie D. Johansen and Barbara J. Johansen, husband and wife.

Sheila A. Schneider  
Notary Public

