

**WARRANTY DEED**

**DANIEL J. SPRAGUE and LOIS E. SPRAGUE, husband and wife, GRANTORS,**  
in consideration of **ONE DOLLAR (\$1.00) AND OTHER VALUABLE**  
**CONSIDERATION** received from **GRANTEES, DANIEL J. SPRAGUE and LOIS E.**  
**SPRAGUE, Cotrustees of the Sprague Family Trust** dated April 12, 1995, convey to  
Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

East Half of the Northwest Quarter (E½-NW¼) of Section Thirty-five (35), Township One (1) North, Range Two (2) East of the Sixth P.M. in Jefferson County, Nebraska; **except** those portions described as follows:

**Except** tract starting at a point 1,841 feet South and 33 Feet West of the Northeast corner of the Northwest Quarter (NW¼) of Section Thirty-five (35), Township One (1) North, Range Two (2) East in Jefferson County, Nebraska, said point being 33 Feet West of a straight line between the North Quarter stone and South Quarter stone of said Section Thirty-five (35); thence 484.3 Feet South to a point 33 Feet West of a straight line between the North Quarter stone and the South Quarter stone of said Section Thirty-five (35); thence 210 Feet North, 3 degrees 15 minutes West; thence 275 Feet North 2 degrees 30 minutes East to the point of beginning.

**Except** tract beginning at the North Quarter corner of Section Thirty-five (35), Township One (1) North, Range Two (2) East of the Sixth P.M.; thence West on Section line a distance of 1,320 feet; thence South a distance 33 feet; thence East a distance of 1,320 feet; thence North a distance of 33 feet to the place of beginning; and

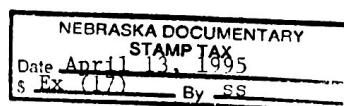
**Except** tract of land located in the Northwest Quarter (NW¼) of Section Thirty-five (35), Township One (1) North, Range Two (2) East of the Sixth P.M. in Jefferson County, Nebraska, described as follows: Beginning at the Northeast corner of said Quarter section; thence Southerly a distance of 2,596.91 feet along the East line of said Quarter section to the Southeast corner of said Quarter section; thence Westerly deflecting 090 degrees 00 minutes right, a distance of 8.25 feet along the South line of said Quarter section to a point on the Westerly existing highway right-of-way line; thence Northerly deflecting 090 degrees 00 minutes right, a distance of 1,635.25 feet along said right-of-way line; thence Northerly deflecting 007 degrees 02 minutes left, a distance of 204.46 feet along said right-of-way line; thence Northerly deflecting 007 degrees 15 minutes right, a distance of 118.93 feet along said right-of-way line; thence Northerly deflecting 002 degrees 11 minutes left, a distance of 640.66 feet to a point on the North line of said Quarter section; thence Easterly deflecting 092 degrees 28 minutes right, a distance of 54.85 feet, along the North line of said Quarter section to the point of beginning;

SUBJECT to easements and restrictions of record.

**The Trustees herein, or the survivor of them, under the Revocable Trust Agreement dated April 12, 1995, have full power to sell and convey and no purchaser need inquire as to the authority to sell, nor as to the application of proceeds. Successor Trustees have the same powers as the above named Trustees.**


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

(1) are lawfully seised 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.

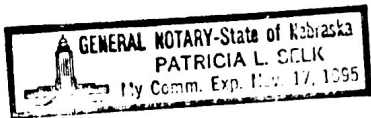
EXECUTED April 12, 1995.


  
 DANIEL J. SPRAGUE

  
 LOIS E. SPRAGUE

STATE OF NEBRASKA    )  
   ) ss.  
 County of Jefferson    )

The foregoing instrument was acknowledged before me on April 12, 1995, by DANIEL J. SPRAGUE and LOIS E. SPRAGUE.



  
 Notary Public

70005-1  
 STATE OF NEBRASKA, County of Jefferson  
 Filed for record and entered in Numerical Index on April 13, 1995, at  
9:10 o'clock A.M., and recorded in Deed Record 113, page 88.

 Deputy  
 County or Deputy County Clerk  
 Register or Deputy Register of Deeds