

STATE OF NEBRASKA }
JEFFERSON COUNTY } 2019-00381
Entered in Numerical Index and filed for
Record the 02 day of May A.D. 2019
At 10:44 o'clock AM and recorded in
DEED Record No. 136 Page 248
Kristina K. Riggle, County Clerk

Sharon Ginn

X
1
2

Deputy County Clerk
\$16.00 Charter Title & Escrow Services, Inc. - Lincoln
Pages: 2

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc.; 6333 Apples' Way, Suite 115; Lincoln, NE 68516; 402-435-1244

WARRANTY DEED

Theodore C. Tucker and Sara L. Tucker, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

C.L. Connor J. Livingston, a single person,

the following described real estate (as defined in Neb. Stat. 76-201) in Jefferson County, Nebraska:
SEE ATTACHED EXHIBIT "A"

GRANTORS covenants with GRANTEE that GRANTORS:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;
- (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 this 27 day of April, 2019.

NEBRASKA DOCUMENTARY STAMP TAX
Date: 05/02/19
\$ 787.50 By SG

Theodore C. Tucker
Theodore C. Tucker

Sara L. Tucker
Sara L. Tucker

1931294N
Charter Title

STATE OF

COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 27th day of April, 2019 by Theodore C. Tucker and Sara L. Tucker, husband and wife.

Baylie Clements
Notary Public

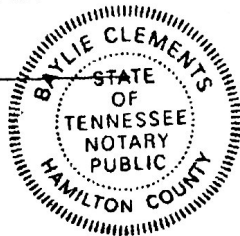


EXHIBIT "A"

A part of the Northeast Quarter of the Northwest Quarter and a part of the Southeast Quarter of the Northwest Quarter of Section 35, Township 1 North, Range 2 East of the 6th P.M., Jefferson County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the Northeast Quarter of the Northwest Quarter of said Section 35, having an assumed reference bearing of S88°44'25" W.

Referring to the North Quarter Corner of said Section 35; thence westerly S88°44'25" W, on the North line of the Northeast Quarter of the Northwest Quarter of said Section 35, 54.85 feet, to a point of intersection on the westerly line of the State of Nebraska Highway 15 Right of Way, said point also being the Point of Beginning; thence southerly S03°42'39" E, on said Highway Right of Way line, 639.10 feet; thence southerly S01°31'14" E, on said Highway Right of Way line, 118.93 feet; thence southerly S08°46'14" E, on said Highway Right of Way line, 204.46 feet; thence southerly S01°44'14" E, on said Highway Right of Way line, 337.54 feet, to a point of intersection on the South line of the Northeast Quarter of the Northwest Quarter of said Section 35; thence westerly S88°29'20" W, on the South line of the Northeast Quarter of the Northwest Quarter of said Section 35, 819.68 feet; thence southerly S01°35'16" E, 145.02 feet; thence westerly S88°29'20" W, 489.23 feet, to a point of intersection on the West line of the Southeast Quarter of the Northwest Quarter of said Section 35; thence northerly N01°35'16" W, on the West line of the Southeast Quarter of the Northeast Quarter and on the West line of the Northeast Quarter of the Northwest Quarter of said Section 35, 1448.46 feet, to the North Sixteenth Corner of the Northwest Quarter of said Section 35; thence easterly N88°44'25" E, on the North line of the Northeast Quarter of the Northwest Quarter of said Section 35, 1258.95 feet, to a point of intersection on the westerly line of the State of Nebraska Highway 15 Right of Way, said point also being the True Point of Beginning.