

0454



### CORRECTIVE WARRANTY DEED

GRANTOR(S) **Blayde L. Keel, and Cheryl J. Bowman, and Rebecca L. Foster, and Chad W. Keel & Lanyce S. Keel Trustees of the Chad W. & Lanyce S. Keel Trust dated March 22, 2006, and Jeanne Keel Dixon Trustee of the Jeanne Keel Dixon Revocable Trust dated November 7, 2007** in consideration of One (\$1.00) Dollar and love and affection, receipt of which is hereby acknowledged, remises and conveys to GRANTEE(S) **BEEFY, L.L.C.**, a Nebraska Limited Liability Company, the following described real estate (as defined in Nebraska Revised Statutes 76-201) in Lancaster County Nebraska:

**The Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), and Lot Three (3) of the Southwest Quarter (SW1/4), all in Section Five (5) Township Eight (8), Range Seven (7), Lancaster County, Nebraska**

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantees.

And Grantor does hereby covenant with the Grantees and with his/her heirs and assigns that (1) Grantor is lawfully seized of such premises; (2) that said premises are free from encumbrances, except easements, restrictions and covenants of record; (3) that Grantor has good right and lawful authority to convey the same; and (4) that Grantor warrants and will defend title to said premises against the lawful claims of all persons whomsoever.

Grantors further state that this Corrective Warranty Deed is being recorded in correction and replacement of the Warranty Deed filed September 23, 2016 at Instrument Number 2016039487 in the Records of the Office of the Register of Deeds of Lancaster County, Nebraska.

Dated: 10-21-16

Blayde L. Keel  
Blayde L. Keel

Dated: 10-21-16

Cheryl J. Bowman  
Cheryl J. Bowman

Dated: 10-21-16

Rebecca L. Foster  
Rebecca L. Foster

Dated: 10-25-16

Chad W. & Lanyce S. Keel Trust 03/22/2006

Chad W. Keel, Trustee  
Chad W. Keel, Trustee

Lanyce S. Keel, Trustee  
Lanyce S. Keel, Trustee

Dated: 10-6-16

Jeanne Keel Dixon Revocable Trust 11/07/2007

Jeanne Keel Dixon, Trustee  
Jeanne Keel Dixon, Trustee

Chad Keel  
848 No. 68th St.  
Om. Ne. 68132

State of Nebraska ) ss:  
County of Lancaster )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of Oct, 2016 by **BLAYDE L. KEEL.**



Tracie M. Edison  
Notary Public  
My Commission Expires: 3-12-2020

State of Nebraska ) ss:  
County of Lancaster )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of Oct, 2016 by **CHERYL J. BOWMAN.**



Tracie M. Edison  
Notary Public  
My Commission Expires: 3-12-2020

State of Nebraska ) ss:  
County of Lancaster )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of Oct, 2016 by **REBECCA L. FOSTER.**



Tracie M. Edison  
Notary Public  
My Commission Expires: 3-12-2020

State of Illinois ) ss:  
County of Cook )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of October, 2016 by **JEANNE KEEL DIXON TRUSTEE OF THE JEANNE KEEL DIXON REVOCABLE TRUST** dated November 7, 2007 for and on behalf of such Trust.



Andrea J Milker  
Notary Public  
My Commission Expires: 01/07/17

State of Nebraska ) ss:  
County of Douglas )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of Oct, 2016 by **CHAD W. KEEL and LANYCE S. KEEL TRUSTEE OF THE CHAD W. & LANYCE S. KEEL TRUST** dated March 22, 2006 for and on behalf of such Trust.



Tracie M. Edison  
Notary Public  
My Commission Expires: 3-12-2020