

RECORDED & ENTERED  
BOOK 212 PAGE 1291  
Deeds  
2004 OCT. 15 AM 10:24



Fee \$6.50  
Mail-Richard C. Treadway, Sr.

*Niane Kypala*  
REGISTER OF DEEDS  
PLATTE COUNTY, NE

WARRANTY DEED

NEBRASKA DOCUMENTARY  
STAMP TAX  
\$ 182.00  
OCT 15 2004

JOAN M. TREADWAY, also known as JOAN M. BUGGI TREADWAY, and also known as JOAN TREADWAY, and RICHARD C. TREADWAY, SR. also known as RICHARD TREADWAY, Wife and Husband, GRANTOR, whether one or more,

In consideration of Ten and No/100ths Dollars (\$10.00) and other valuable received from GRANTEE,

EUGENE ANTHONY BUGGI

conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Polk County, Nebraska:

An undivided one-third interest in and to the following described real estate:

All of the E $\frac{1}{4}$  of the SW $\frac{1}{4}$  and the E $\frac{1}{4}$  of the W $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 14, Township 17 North, Range 2 West of the 6<sup>th</sup> P.M.; and Lot 3 in Section 23, Township 17 North, Range 2 West of the 6<sup>th</sup> P.M., said land being described in some of the plat books as "Lot 9 in said Section 23, and being all of land North of the Loup River in the E $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the E $\frac{1}{4}$  of the W $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 23," all in Platte County, also Commencing at a point 34 feet east of the NW corner of the NE $\frac{1}{4}$  of Section 14, Township 17 North, Range 2 West of the 6<sup>th</sup> P.M., Platte County, Nebraska, thence south parallel to and 24 feet east of the west boundary line fence of said quarter as it now stands, to a point 24 feet east of the southwest corner of said quarter, thence West 24 feet, thence North to a point 10 feet east of the NW Corner of said quarter following along the West boundary line of said quarter, thence East 24 feet to the point of beginning, subject, however to a right of way over, in, and upon said property which is expressly reserved unto Anthony Kuta and husband and their heirs and assigns.

That part of the SW $\frac{1}{4}$  located South of the centerline of Shady Lake Road, Section 9, Township 17 North, Range 1 West of the 6<sup>th</sup> P.M., Platte County, Nebraska, more particularly described as follows: beginning at the Southwest corner of said SW $\frac{1}{4}$ ; thence N00° 02' 43" W (assumed bearing), 1,584.25 feet on the West line of said SW $\frac{1}{4}$  to the centerline of said road; thence Southeasterly on the centerline of said road for the next 3 courses; 1) S77° 03' 49" E, 977.64 feet; 2) S77° 37' 25" E, 731.09; 3) S79° 19' 49" E, 999.68 feet to the East line of said SW $\frac{1}{4}$ ; thence S00° 02' 57" W, 1,030.94 feet on the East line of said SW $\frac{1}{4}$  to the Southeast corner thereof; thence 89° 50' 28" W, 2,647.19 feet on the South line of said SW $\frac{1}{4}$  to the point of beginning, containing 78.72 acres more or less, which includes 2.76 acres used for county road purposes.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (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: 20 May, 2004.

*Joan M. Treadway*  
JOAN M. TREADWAY

*Richard C. Treadway, Sr.*  
RICHARD C. TREADWAY, SR.

STATE OF NEBRASKA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of MAY, 2004, by JOAN M. TREADWAY and RICHARD C. TREADWAY, SR., Wife and Husband.

GENERAL NOTARY State of Nebraska  
D.L. WINSLOW  
My Comm. Exp. May 18, 2008

*D.L. Winslow*  
Notary Public