

Deed Record No. 61

THE PAVILLION TIMES, PAVILLION, NEBRASKA 194501-A

Witness my hand and Notarial Seal at Omaha in said county the day and year last above written.

My Commission expires the 3rd day of May 1950.

MAE COATES NOTARIAL SEAL
DOUGLAS COUNTY, NEBRASKA
COMMISSION EXPIRES MAY 3, 1950

Mae Coates
Notary Public

JOSEPH KOUTSKY AND WF.
EVA C. KOUTSKY
TO
NANCY ANN WINTER ET AL
W. D. \$2.05 Pd

Filed February 13, 1946 at 11 o'clock A. M.

County Clerk

KNOW ALL MEN BY THESE PRESENTS:

THAT Joseph Koutsky and Eva C. Koutsky,
husband and wife

DOCUMENTARY INTERNAL REVENUE
Stamps \$.55 JK 2/13/46

of the County of Douglas and State of Nebraska for and in consideration of the sum of One Dollar (\$1.00) DOLLARS in hand paid do hereby grant, bargain, sell, convey and confirm unto Nancy Ann Winter and Sandra Lee Winter of the County of Dougherty and State of Georgia the following described real estate situated in in Sarpy County, and State of Nebraska to-wit:

South West Quarter of the North West Quarter (S. W. 1/4 of the N. W. 1/4) and the North West Quarter of the South West Quarter (N. W. 1/4 of the S.W. 1/4) and all that part of the South West Quarter of the South West Quarter (S.W. 1/4 of the S. W. 1/4) lying North of the C.R.I. & P.R. Right of Way, except a strip commencing thirty-three (33) feet North of the intersection of the North line of the C.R.I. & P.R. Co Right of Way and the West line of the South East Quarter of the South West Quarter (S.E. 1/4 of the S.W. 1/4) of Section Seventeen (17), thence Southwesterly parallel to and thirty-three (33) feet distant from said right of way to a point thirty-three (33) feet North of the intersections of the North line of said right of way and the West line of Section Seventeen (17); thence South thirty-three (33) feet to the North line of said right of way; thence Northeasterly along the North line of said right of way to the West line of the South East Quarter of the South West Quarter (S.E. 1/4 of the S.W. 1/4), of Section Seventeen (17); thence North thirty-three (33) feet to the place of beginning, containing ten and Sixty-nine one hundredths (10.69) acres; all in Section Seventeen (17), Township Twelve (12), North Range Eleven (11) East of the Sixth (6) P.M. and containing in all Ninety and Sixty-nine One hundredths (90.69) acres, more or less, according to Government Survey, and exc 2006-42330

East one-half of the North East Quarter (E 1/2 of the N.E. 1/4), North East Quarter of the South East Quarter (N.E. 1/4 of the S.E. 1/4), and all that part of the South East Quarter of the South East Quarter (S.E. 1/4 of the S.E. 1/4) lying north of the C.R.E. & P.R. Right of Way, except a strip commencing thirty-three (33) feet North of the intersection of the North line of the C.R.I. & P.R. Company Right of Way, and the East line of Section Eighteen (18), thence Southwesterly parallel to and thirty-three (33) feet distant from said right of way to a point thirty-three (33) feet North of the intersection of the North line of said right of way, and the West line of the South East Quarter of the South East Quarter (S.E. 1/4 of S.E. 1/4) of Section Eighteen (18), thence South thirty-three (33) feet to the North line of said right of way, thence Northeasterly along the North line of said right of way to the East line of Section Eighteen (18), thence North thirty-three (33) feet to place of beginning, containing Twenty-four and Seventy-six One Hundredths (24.76) acres; all in Section Eighteen (18), Township Twelve (12), North Range Eleven (11), East of the Sixth (6th) P.M., and containing in all One Hundred Forty-four and Seventy-six (144.76) acres, more or less, according to Government Survey.

North one-half of the North West Quarter (N. 1/2 of the N.W. 1/4) and the North West Quarter of North East Quarter (N.W. 1/4 of N.E. 1/4) of Section Eighteen (18), Township Twelve (12), North Range Eleven (11), East of the Sixth (6th) P.M. and containing in all about One Hundred Twenty (120) ac res.

(From this exclude the cemetery graving which is about two (2) acres) Road along North side North 80 acres total about one-quarter (1/4) acres.

Nancy Ann and Sandra Lee Winter are both miners so Helen L. Litz is hereby appointed

Legl Description

This is how Frank should have gotten it it was conveyed to him as E1/2 E1/2, with no exc

for the RR or the part of SESE S of RR & the 33' s/

& except that part conveyed to SC in QCD 46-271

one desc goes for both pcls, the other 3 go in sec 17

I have no m&b desc for TL 6A- which is used in the tax legl

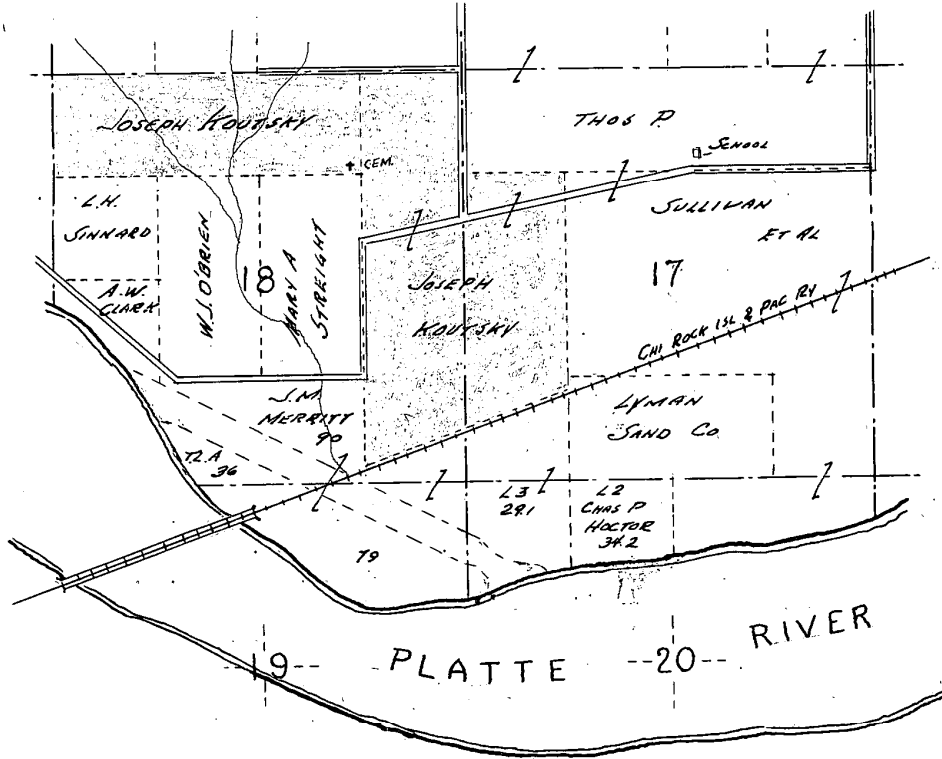
exc 2006-42330 see note above

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THE PABILLION TIMES, PABILLION, NEBRASKA 1946-1947

and authorized to transact all business for them until both are of age then turn over all records and leases, if any are to be completed. For this service Helen L. Litz is to pay all taxes, any improvements made, if any and any other expenses including the required realtor services at the same rate charged by the realtors.

It is further agreed that, Helen Litz shall, after taxes, upkeep, commission and any other unpaid obligations be paid the balance to be paid to Nancy Ann Winter and Sandra Winter as financial assistance if needed by them.



TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and appurtenances thereunto belonging, unto the said Joseph Koutsky and Eva C. Koutsky and to their heirs and assigns forever.

And we do hereby covenant with the said Grantees and with their heirs and assigns, that we are lawfully seized of said premises; that they are free from encumbrance----- that we have good right and lawful authority to sell the same; and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said Joseph Koutsky and Eva C. Koutsky hereby relinquishes all interests in and to the above described premises.

Signed this 12th day of January, A.D. 1946.

In Presence of
Joseph F. Murphy Jr.

Joseph Koutsky
Eva C. Koutsky

STATE OF Nebraska }
Douglas County } ss.

JOSEPH F. MURPHY NOTARIAL SEAL*
DOUGLAS COUNTY, NEBRASKA *
COMMISSION EXPIRES *
APRIL 20, 1949 *

On this 12th day of January, A. D. 1946, before me, the undersigned Joseph F. Murphy Jr. a Notary Public, duly commissioned and qualified for and residing in said county, personally came Joseph Koutsky and Eva C. Koutsky- Husband and Wife to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Joseph F. Murphy Notary Public.

My Commission expires the 20th day of April, 1949