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DEC 04 2000

*Dan Jolt* INST. NO 2000  
REGISTER OF DEEDS

BOOK 1  
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INDEXED

\$341.25 BY *JH*

2000 DEC -4 P 12:55 058230

LANCASTER COUNTY, NE  
**SURVIVORSHIP WARRANTY DEED**

**JAMES C. BABCOOK and CLARISSA M. BABCOOK**, husband and wife ("<sup>*ADc*</sup>Grantor"), in consideration of One Dollar and other valuable consideration received from Grantee, do convey unto **ROBERT N. CARTER and DIANE M. CARTER**, husband and wife, as joint tenants with rights of survivorship, and not as tenants in common ("Grantee") the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

A legal description of the Westerly portion of Lot 12, Block 2, Prairie View First Addition to the City of Hickman located in the Southwest Quarter of Section 27, Township 8 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska and more particularly described by metes and bounds as follows:

Referring to a found 5/8" Rebar, being the Southeast Corner of Lot 12 or the Southwesterly Corner of Outlot B, Block 2, Prairie View First Addition to the City of Hickman, located in the Southwest Quarter of Section 27, Township 8 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska and also said point is on the Northerly Right-of-way line of Hickman Road; Thence N 89°58'45" W (an assumed bearing), and on the Southerly line of Lot 12, Block 2, of said Prairie View First Addition or the Northerly Right-of-way Line of said Hickman Road, a distance of 130.42 feet to a set 5/8" Rebar, being the Point of Beginning; Thence continuing on the last describe course, N 89°58'45" W, a distance of 269.47 feet to a found 5/8" Rebar, being the Southwest Corner of Lot 12 or Southeast Corner of Lot 1, Block 2 of said Prairie View First Addition and also said point is on the Northerly Right-of-way Line of said Hickman Road; Thence N 00°01'47" E, and on the Westerly Line of Lot 12 or the Easterly Line of Lots 1 thru 4, Block 2 of said Prairie View First Addition, a distance of 250.02 feet to a found 5/8" Rebar, being the Northwest Corner of Lot 12, Block 2 or the Southwesterly Corner of Outlot B, Block 2 of said Prairie View First Addition; Thence S 89°57'59" E, and on the Northerly Line of Lot 12 or the Southerly Line of Outlot B, Block 2 of said Prairie View First Addition, a distance of 301.56 feet to a set 5/8" Rebar; Thence S 00°02'01" W, a distance of 79.54 feet to a set 5/8" Rebar; Thence S 35°21'07" W, a distance of 55.53 feet to a set 5/8" Rebar; Thence S 00°01'15" W, a distance of 125.11 feet to the point of beginning. (Described as Parcel A on Survey)

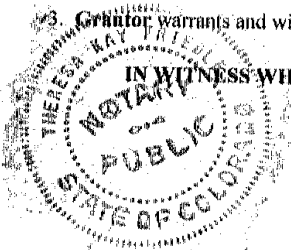
7300 Hickman Rd, Hickman, NE 68372

To have and hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

Grantor does hereby covenant with the Grantee as follows:

1. Grantor is lawfully seized of said Premises and it is free from encumbrances, subject, however, to any restrictions, reservations, covenants, easements and agreements of record;
  2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has herunto signed as of the 28<sup>th</sup> day of November, 2000.



*James C. Babcock*  
JAMES C. BABCOOK  
*Clariissa M. Babcock*  
CLARISSA M. BABCOOK

STATE OF ~~NEBRASKA~~ <sup>Colorado</sup>  
COUNTY OF ~~LANCASTER~~ <sup>Teller</sup>

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of November, 2000 by **JAMES C. BABCOOK and CLARISSA M. BABCOOK**, husband and wife.

*Theresa Kay Friedler*  
Notary Public

My commission expires 4/10/2002  
P.O. Box 6606, Woodland Park, CO 80866