



The foregoing instrument was acknowledged before me on
by

State of

County of

The foregoing instrument was acknowledged before me on
by

2.1 453-9595
249 mfg.
P.O. Box 12086
Omaha, Ne 68112

Huffman and Felton & Wolf, Walton, Ne. 68461

WARRANTY DEED

August Graska and Clare J. Graska, husband and wife, Grantor, whether one or more,

in consideration of One Dollar and other valuable consideration

, receipt of which is hereby acknowledged, conveys to

August Graska and Clare J. Graska, Co-Trustees of the Clare J. Graska Revocable Trust dated February 11, 1993, Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in

Douglas County, Nebraska:

See Exhibit "A" attached hereto

10703 H-20-15-10			
FEE 11.00	R	FBI/10000	
DEL	C/O	COMP VP	
LEGAL PG	SCAN	FV	

NEBRASKA DOCUMENTARY STAMP TAX	
589	Date 9-1-95
\$	By EV DH

GEORGE J. BROS. 1992
REGISTER OF DEEDS
DOUGLAS COUNTY

SEP 7 3 04 PM '95

RECEIVED

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: August 1, 1995

August Graska

Clare J. Graska

NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

State of NEBRASKA
County of DOUGLAS

GENERAL NOTARY-STATE OF NEBRASKA
RODNEY L. VAN SLYKE
My Comm. Exp. Aug. 23, 1995

The foregoing instrument was acknowledged before me on August 1, 1995 by August Graska and Clare J. Graska, husband and wife.

STATE OF NEBRASKA

County of

Filed for record and entered in Numerical Index on

at o'clock M., and recorded in Deed Record Page

By: County or Deputy County Clerk Register of Deeds or Deputy Register of Deeds

NE 1/4 NW 1/4
NE 1/4 NW 1/4

EXHIBIT "A"

An undivided one-half interest in the North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section Twenty (20), Township Fifteen (15) North, Range Ten (10) East of the 6th P.M., EXCEPT that part of the NE 1/4 of the NW 1/4 of Section 20, T15N, R10E of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the NE corner of the NE 1/4 of the NW 1/4 of said Section 20; thence West (assumed bearing) 521.95 feet on the North line of said NE 1/4 to the point of beginning; thence continuing West 362.73 feet on the North line of said NE 1/4; thence South 209.41 feet; thence S 16°00'00"W 686.32 feet; thence S 65°12'43"E 607.92 feet; thence North 1124.02 feet to the point of beginning, less part taken for State and County highway, as surveyed, platted and recorded, subject to a reservation in the Grantor and its assigns, to all sand and gravel rights, not to be exercised however, without the prior written consent of Grantee; subject to a restrictive covenant not to (a) develop the property as a resort or (b) permit location of a Tavern thereon, or (c) use as feed lots, such restriction to be for a period of ten (10) years from date of deed;

and

SE 1/4 SW 1/4

an undivided one-half interest in that part of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section Seventeen (17), Township Fifteen (15) North of Range Ten (10) East of the 6th P.M., described as follows: Beginning at the Southeast corner of said Southeast Quarter of the Southwest Quarter, thence North along the East line of said Southwest Quarter, 225.5 feet, thence West along a line parallel with the South line of said Southwest Quarter, 683.5 feet, thence South 225.5 feet to a point on the South line of said Southwest Quarter, thence East 683.5 feet on the South line of said Southwest Quarter to place of beginning, less part taken for State and County highway, as surveyed, platted and recorded, subject to a reservation in the Grantor and its assigns, to all sand and gravel rights, not to be exercised however, without the prior written consent of Grantee; subject to a restrictive covenant not to (a) develop the property as a resort or (b) permit location of a Tavern thereon, or (c) use as feed lots, such restriction to be for a period of ten (10) years from date of deed.

