

CORPORATION JOINT TENANCY WARRANTY DEED  
(Easement only)

GOLD, INC., a Corporation organized and existing under the laws of Nebraska, GRANTOR, in consideration of \$1.00 received from GRANTEES, conveys to GRANTEES, FRANK WEANDER, JR. and DOROTHY WEANDER, husband and wife, as joint tenants and not as tenants in common, the following described interest in real estate:

The full, free and continuous right to leave in its present location that portion of the roof of Grantees' building which overhangs east of the West Line of Lot Four, Block One, Plainsman Addition to the City of Ainsworth, Brown County, Nebraska, of that part of said Lot Four, Block One, Plainsman Addition to the City of Ainsworth, Brown County, Nebraska, occupied by said overhanging roof which shall be understood to create only an easement for the airspace of that part of the said Lot Four occupied by said roof, and which easement is appurtenant to the said building located on Lot Five, Block One, Plainsman Addition to the City of Ainsworth, Brown County, Nebraska, and shall continue to Grantees' heirs and assigns and run with the land;

TOGETHER WITH the right of ingress and egress over the West six (6) feet of said Lot Four for the purpose of repair, maintenance, alteration and replacement of Grantees' building and the aforesaid roof all of which, except the aforesaid overhanging roof, is located on Lot Five, Block One, Plainsman Addition to the City of Ainsworth, Brown County, Nebraska, which easement is appurtenant to Lot Five, Block One, Plainsman Addition to the City of Ainsworth, Brown County, Nebraska; PROVIDED, that prior to any such maintenance, repair, alteration or replacement requiring exercise of the right of ingress and egress, Grantee, or Grantees' heirs or assigns, shall give written notice to Grantor of the nature and time of such intended repairs, maintenance, alteration or replacement.

GRANTOR has not and does not claim to have any right, title or interest whatsoever in the aforesaid overhanging roof of GRANTEES.

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

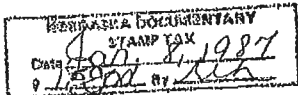
- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements, covenants, limitations and restrictions of record, and public roads;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the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

Executed January 8, 1987.

GOLD, INC., a Nebraska Corporation,

By Rodney J. Palmer  
Rodney J. Palmer, President

*Deed book*  
*59*  
*pg 682*  
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STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF BROWN )

The foregoing instrument was acknowledged before me on  
January 8, 1987 by Rodney J. Palmer, President of Gold, Inc.,  
a Nebraska corporation, on behalf of the corporation.

GENERAL NOTARY - State of Nebraska  
WILLIAM B. CASSEL  
My Commission Expires  
Sept 14, 1988

William B. Casel  
Notary Public  
Comm. expires 9-14-88

STATE OF NEBRASKA, County of Brown  
Filed for record and entered in Numerical Index on  
Jan 8, 1987 at 4:55 o'clock P.M. and  
recorded in Deed Record 39 at Page 682.

Rebecca Hardy  
County Clerk (Deputy) or  
Register of Deeds (Deputy)  
CORPORATION JOINT TENANCY WARRANTY DEED

*Handwritten:*  
Dud  
Book 59  
Pg 683