

155 - 988

JOINT TENANCY WARRANTY DEED

HARVEY J. PETERSEN and LILLIAN I. PETERSEN,

Husband and Wife,

....., Grantor, whether one or more,
in consideration of One Dollar (\$1.00) and other valuable consideration,.....

....., receipt of which is hereby acknowledged, conveys to

JAMES H. PETERSEN and CAROLE S. PETERSEN, Husband and Wife,....., Grantees,

as joint tenants and not as tenants in common, the following described real estate (as defined

in Neb. Rev. Stat. § 76-201) in Sarpy County, Nebraska:

A tract of land consisting of 3.48 acres, located in the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-nine (29), Township Fourteen (14) North, Range Twelve (12), East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Referring to the South Quarter corner of Section 29, Township 14 North, Range 12, East of the 6th P.M., Sarpy County, Nebraska; thence due East (assumed bearing) along the South line of the Southeast Quarter of said Section 29 a distance of 799.30 feet; thence due North 111.69 feet to the point of beginning, located on the Northerly Right-of-Way line of Nebraska State Highway No. 370; thence North 89 degrees, 57 minutes, 53 seconds East along said Right-of-Way line 561.48 feet; thence North 00 degrees, 02 minutes, 07 seconds West 270.28 feet; thence South 89 degrees, 57 minutes, 53 seconds West 561.48 feet; thence South 00 degrees, 02 minutes, 07 seconds East 270.28 feet to the point of beginning; reserving, however, a driveway easement

(As shown on Exhibit "A" attached hereto)

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

(1) is lawfully seised of such real estate and that it is free from encumbrances, ...except... subject to easements and restrictions of record, ...if any.....

(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: May 5, 1980.Harvey J. Petersen
Harvey J. PetersenLillian I. Petersen
Lillian I. PetersenFILED FOR RECORD 5-5-80PAGE 988AT 9:55A

IN BOOK

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REGISTER OF DEEDS, SARPY COUNTY, NEB.

NEBRASKA DOCUMENTARY
STAMP TAX

MAY 5 1980

\$ 49.50 BY Jes

State of Nebraska

County of SARPY.....The foregoing instrument was acknowledged before me on JAMES C. CRIPE
by Harvey J. Petersen and Lillian I. Petersen, Husband and Wife, GENERAL NOTARY - State of Nebraska
JAMES C. CRIPE
Notary Public My Comm. Exp. Dec. 1, 1980James C. Cripe
James C. Cripe
Notary Public

twenty-five (25) feet in width, unto themselves, their heirs and assigns, the center line of which is described as follows:

Description of the centerline of a driveway easement located in the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-nine (29), Township Fourteen (14) North, Range Twelve (12), East of the 6th P.M., Sarpy County, Nebraska: Referring to the South Quarter corner of said Section 29; thence due East along the South line of the Southeast Quarter of said Section 29 a distance of 1144.48 feet; thence due North 111.90 feet to a point on the Northerly Right-of-Way line of State Highway No. 370, and the point of beginning of said Driveway Easement's centerline; thence North 03 degrees, 15 minutes West 77.13 feet; thence North 11 degrees, 54 minutes East 98.12 feet; thence North 13 degrees, 36 minutes West 100.06 feet to the point of termination of the centerline of said Driveway Easement.