

KNOW ALL MEN BY THESE PRESENTS:

THAT I ~~EMMA E. PEBERSON~~, single (Grantor)

of the County of Douglas State of Nebraska for and in consideration of the sum of \$1.00 and other valuable consideration ~~to me~~ in hand paid do hereby grant, bargain, sell, convey and confirm unto

ROYALWOOD ESTATES, INC., a Nebraska Corporation (Grantee)

~~situated in~~ Douglas ~~County, State of~~ Nebraska, the following described real estate ~~to-wit:~~ The North Half of the Northwest Quarter of Section 32, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, except a parcel described as follows:

Referring to the north quarter corner of said Section 32; thence westerly on the North line of the North Half of the Northwest Quarter of said Section 32 a distance of 27.0 feet; thence southerly 90 degrees left a distance of 31.5 feet to the point of beginning; thence continuing southerly on the last described course produced a distance of 23.7 feet; thence northwesterly 93 degrees 48 minutes right a distance of 351.7 feet to a point 31.5 feet southerly from said North line; thence easterly on a line 31.5 feet southerly from and parallel to said North line a distance of 350.9 feet to the point of beginning, containing 0.09 acre, more or less. There will be no ingress or egress from the above described tract onto said North half of the Northwest Quarter.

Subject also to easements recorded in Miscellaneous Book 90 page 17 and Book 324 Page 51, in the Register of Deeds of said county.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and appurtenances thereto belonging, unto the said Grantee

and to ~~its~~ ~~benefit~~ ~~and assigns~~ ~~forever~~ ~~as~~ ~~they~~ ~~are~~ ~~free~~ ~~from~~ ~~encumbrance~~ ~~except~~ ~~subsequent~~ ~~taxes~~

that I ~~EMMA E. PEBERSON~~ hereby covenant with the said Grantee ~~to defend the title to said premises~~ ~~against the lawful claims of all persons whomsoever~~ ~~and I~~ ~~EMMA E. PEBERSON~~ hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said Grantor hereby relinquishes all right, title and interest in and to the above described premises

Signed this 15th day of March 1961

In Presence of

Robert C. Fisk

Emma E. Peberson

(See Reverse side for Revenue Stamps.)

BOOK 1111 PAGE 658

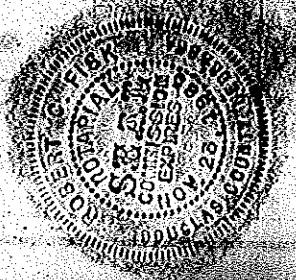
RECORDS & REGISTRY DEPARTMENT

STATE OF NEBRASKA

DOUGLAS County

On this 15th day of March 1961, before

me, the undersigned a Notary Public, duly commissioned and qualified for said county, personally came Emma E. Pedersen



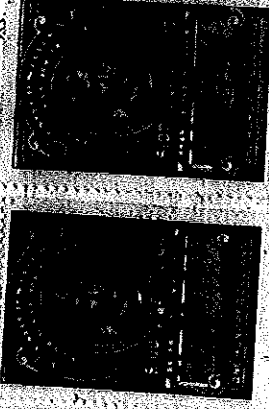
to me known to be the identical person ~~whom~~ whose name is ~~therein~~ ~~affixed to the foregoing instrument and acknowledged the execution thereof to be~~ ~~her~~ ~~voluntary~~ act and deed.

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

Robert C. Fick, Notary Public
My Commission expires the 23rd day of November 1965.

STATE OF

On this day of 19 before



me, the undersigned a Notary Public, duly commissioned and qualified for



names are
hereof to be

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

My Commission expires the day of Notary Public 19

18. INDEXED IN NEBRASKA INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
16 DAY March 1961 AT 11:22 AM THOMAS J. O'CONNOR, REGISTER OF DEEDS