

Signed, sealed and delivered in presence of, Chas L. Burr, Edward Wallace Lee, J. A. Crowley, Elva Lee.

Chas L. Burr, Edward Wallace Lee & Mary Dundy Lee.
J. A. Crowley.
Elva Lee. To witness what
as to signature of Elva Lee.

State of New York, } ss. On this 11th day of September A. D. 1906, before me
County of New York, } the undersigned, a Notary Public, in and for said County
and state, personally came the above named Edward Wallace Lee and Mary Dun-
dy Lee his wife, . . . who is personally known to me to be the identical
persons described in and whose names are affixed to the foregoing deed as
two of the grantors and each separately acknowledged the foregoing instrument
to be their voluntary act and deed for the purposes therein stated.

Witness my hand and official seal at New York city in said County on the date
last above mentioned.

(Seal)

Notary Public.

My Commission expires March 30th, 1907.

State of New York, } as. On this 14th day of September A. D. 1906, before
County of Cattaraugus. } the undersigned, a notary public, in and for said
County and State, personally came the above named Elva Lee, unmarried, who
is personally known to me to be the identical persons described in and whose
name is affixed to the foregoing Deed as one of the grantors, and she acknowl-
edged the foregoing instrument to be her voluntary act and deed for the pur-
poses therein stated. Witness my hand and official seal at Randolph in said
County, on the date last above mentioned.

(Seal)

My Commission expires Mar. 30th, 1907.

Notary Public.

I, Ove T. Anderson, Notary Public, do hereby certify that I am a citizen of the United States and a resident of the State of Minnesota, and have had no interest in the subject matter of this instrument, and that I have given no notice of the time and place of said sale, as required by law, and at the time and place therein specified, after said sale had been held open one hour, sold said real estate at public auction to John H. Grimm of Washington County, Nebraska, he being the highest and best bidder therefor; that said sale was therupon reported by me to said Judge of the District Court; and
thereupon by him in all things approved and confirmed; and I was ordered to make a
deed of conveyance of said premises to said purchaser in said name, and
I did so do.

Bk 36 - 1280

or Bk 36 - 1281

Now therefore I, B. F. Haller, administrator of the estate of Louis O. Opland, deceased in consideration of the premises and the sum of three thousand one hundred dollars (\$3100.00) in bid and paid by the said John H. Grimm and by virtue of the powers vested in me by said order and proceedings, do by these presents grant, bargain, sell and convey unto the said John H. Grimm, and to his heirs and assigns forever the following described real estate to-wit:

The South West quarter of the South West quarter of section Eight (8) and the North West quarter, and the North East quarter of the South West quarter and lots One (1) and Two (2) all in section seventeen, (17) Township Eighteen (18) North of Range Twelve (12) East of the 6th P. M. in Washington County, Nebraska.

Together with all the Hereditaments and Appurtenances thereunto belonging or in any wise appurtenant subject to taxes thereon, to have and behold the same to him the said John H. Grimm and to his heirs and assigns forever. In Witness Whereof I have hereunto set my hand this 20th, day of Nov. A. D. 1906,

Administrator of the estate of Louis O. Opland, deceased

In presence of,

I. C. Eller,

Mrs E. Noyes.

The State of Nebraska, } ss. on this 21st, day of November A. D. 1906, before me, the undersigned, a Notary Public, duly commissioned and qualified, in and for said County, personally appeared B. F. Haller, administrator of the estate of Louis O. Opland, deceased, personally known to me to be the identical person whose name is affixed to the foregoing deed as grantor, and acknowledged the execution thereof to be his voluntary act and deed as said administrator for the uses and purposes therein expressed Witness my hand and official seal the day and year above written.

(Seal) I. C. Eller, Notary Public.

My Commission expires on the 31st, day of Dec. 1909.

Know all men by these Presents, that I, Annie Opland, Opland widow of Louis O. Opland, deceased, for and in consideration of the sale of real estate hereinafter described, by B. F. Haller, administrator of the estate of said Louis O. Opland, deceased, to pay debts of said estate and of the further sum of one dollar to me in hand paid the receipt of which is hereby acknowledged, have granted and sold and by these presents, do hereby grant bargain sell, convey and quit claim, all of my right, title, interest, estate, dower and homestead of in and to the following described real estate to John H. Grimm the purchaser at said administrator's sale, to-wit: six bushels of improved grain seed,

The South West quarter of the South West quarter of section Eight (8) and the North West quarter and the North East quarter of the South West quarter and lots one (1), and two (2) in section seventeen (17), all in Township Eighteen (18) North of Range Twelve East, of the 6th P. M. in Washington County Nebraska. Together with all the appurtenances thereto belonging, and all of the estate, interest, dower, homestead in and to the same

or any part thereof, To Have and to Hold the same unto the said John H. Grimm and to his heirs and assigns forever. Signed this 20th day of November A. D. 1906,

In the presence of,

I. C. Eller,

Niles E. Noyes.

The State of Nebraska, } ss. On this 21st, day of November, A. D. 1906, before me the undersigned, a Notary Public, in

and for said County personally came Mrs Annie Bloland, a widow, to me personally known to be the identical person described in and who executed the foregoing Conveyance and she acknowledged the same to be her voluntary act and deed. Witness my hand and seal the date aforesaid.

(seal)
I. C. Eller.

My Commission expires on the 31st, day of Dec. 1909. Notary Public.

Warranty Deed.

Max Johnson & wife, Simon Christensen, filed Nov. 24th A.D. 1906. at 2:25 o'clock P. M. Geo. H. Faber Co. Clk.

By Ove T. Anderson, Dep. By the following described premises, situate in the County of Washington and State of Nebraska, to-wit:

The North West quarter of the Northwest quarter and lot No. One (1) all in section Sixteen (16) Township Eighteen (18) North, Range Eleven (11) East 6th, P. M. Containing 45 acres more or less.

Together with all the Tenements, Hereditaments, and Appurtenances to the same belonging, and all the Estate, Right, Title, Interest, Claim, or Demand whatsoever of the said Max Johnson and Catherine Johnson his wife of, in, or to the same, or any part thereof, To Have and To Hold the above described premises, with the appurtenances, unto the said Simon Christensen and to his heirs and assigns forever. And we hereby covenant with the said Simon Christensen that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same; that they are free and clear of all liens and incumbrances whatsoever. And we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever. And the said Catherine Johnson hereby relinquishes her right of dower in and to the above described premises.

Signed this 22nd, day of January A. D. 1906.

In presence of, Max Johnson, her husband and her son, Catherine X. Johnson, mark. I. C. Eller, also witness to mark.