

1994-00264

Recorded May 17, 1994 at 11:55 a.m. in the Deed Records Book 117 Page 403  
Lamar J. Brdicko, Colfax County Clerk/Reg. of Deeds BY Brenda Doolittle Deputy

1/2 TITLE

WARRANTY DEED

PAUL J. CLARK, by and through his Attorney-in-Fact, Carole A. Clark, and CAROLE A. CLARK, husband and wife, GRANTOR, whether one or more, in consideration of Ten Dollars and other good and valuable consideration received from RANDY WEGENER and SHARON WEGENER, husband and wife, and, DONALD B. WEGENER, GRANTEE; whether one or more, conveys to GRANTEE, as RANDY WEGENER and SHARON WEGENER, as Joint Tenants with Full Right of Survivorship between themselves as to an undivided one-half interest; as Tenants in Common with DONALD B. WEGENER, as to an undivided one-half interest, the following described real estate (as defined in Neb. Rev. Stat. 76-201), not a homestead, and located in Colfax County, Nebraska:

That part of the Northeast Quarter (NE1/4) of Section 11, Township 17 North, Range 4, East of the 6th P.M., Colfax County, Nebraska, lying North of the Union Pacific Railroad Company right-of-way crossing said Northeast Quarter in Colfax County, Nebraska, except the following tract of land deeded to the State of Nebraska for highway purposes, to wit:

A tract of land located in the Northeast Quarter of Section 11, Township 17 North, Range 4 East of the 6th P.M., Colfax County, Nebraska, described as follows: Beginning at the northeast corner of said Section 11; thence westerly on the North line of the Northeast Quarter of said Section 11 a distance of 2,638.3 feet to the northwest corner of said Northeast Quarter; thence southerly on the West line of said Northeast Quarter a distance of 60.0 feet; thence easterly a distance of 2,638.3 feet to a point on the East line of said Northeast Quarter; thence northerly on said East line a distance of 60.4 feet to the point of beginning, containing 3.65 acres, more or less, which includes 2.02 acres, more or less, previously occupied as a public highway;

the conveyance herein comprising approximately 124 acres, more or less.

GRANTOR covenants with GRANTEE that GRANTOR:

- 1) Is lawfully seized of such real estate, and that it is free from encumbrances, except easements and restrictions of record;
- 2) Has legal power and lawful authority to sell said real estate;
- 3) Warrants and will defend title to the real estate against the lawful claims of all persons.

NEBRASKA DOCUMENTARY
STAMP TAX
Date <u>May 17, 1994</u>
\$ <u>127.75</u> <u>Brenda Doolittle</u>
Deputy Co. Clerk

Executed this 16 day of May, 1994.

GRANTOR

Paul J. Clark  
Paul J. Clark, by his Attorney-in-Fact  
Carole A. Clark

Carole A. Clark  
Carole A. Clark

STATE OF Nebraska )  
COUNTY OF Madison ) SS.

The foregoing Warranty Deed, conveying real estate, not a homestead, was acknowledged before me by PAUL J. CLARK, by and through his Attorney-in-Fact, Carole A. Clark, and CAROLE A. CLARK, husband and wife, on the 16 day of May, 1994.

{Seal}

Charles M. Duke  
Notary Public



\*\*\*\*\*

STATE OF \_\_\_\_\_ COUNTY \_\_\_\_\_

Filed for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1994,  
No. \_\_\_\_\_

\_\_\_\_\_  
County \_\_\_\_\_

1994-002123

Recorded May 17, 1994 at 11:55 a.m. in the Deed Records Book 117 Page 401  
Lamar J. Brdicke, Galfax County Clerk/Reg. of Deeds BY: Carole A. Clark Deputy

POWER OF ATTORNEY

Paul J. Clark, a domiciliary of Madison County, Nebraska, Principal, desiring and intending to establish a Power of Attorney operative under the Nebraska Short Form Act, does hereby appoint, constitute, and designate Carole A. Clark, of Norfolk, Nebraska, Agent, the lawful and true Agent and attorney-in-fact for Principal; and Principal does hereby further provide and stipulate in connection therewith as follows:

1. This Power of Attorney is, as marked, a  
(x) Durable Power of Attorney and shall be effective immediately.
2. By this Power of Attorney, Principal confers upon and grants to Agents plenary power, for all and each of the listed general powers as individually marked:

- (x) Plenary Power, including the following:
- (x) General Power for Bank and Financial Transactions.
- (x) General Power for Business Interests.
- (x) General Power for Chattels and Litigation.
- (x) General Power for Disputes and Litigation.
- (x) General Power for Domestic and Personal Concerns, including power to authorize nursing home care.
- (x) General Power for Fiduciary Relationships.
- (x) General Power for Governmental and Other Benefits.
- (x) General Power for Insurance Coverages and Policies.
- (x) General Power for Proprietary Interests and Materials.
- (x) General Power for Real Estate.
- (x) General Power for Securities.
- (x) General Power for Records, Reports, and Statements.
- (x) General Power for all Tax Returns.

3. This Power of Attorney revokes and supersedes all prior executed instruments of like import and remains operative until revoked.

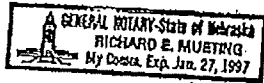
Executed at Madison County, Nebraska, on the 3rd day of November, 1993.

Paul J. Clark  
Paul J. Clark, Principal

STATE OF NEBRASKA }  
COUNTY OF MADISON } ss.

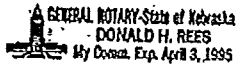
The foregoing instrument was acknowledged before me on  
11-3, 1993 by the Principal.

*Richard E. Muering*  
Notary Public



STATE OF NEBRASKA }  
COUNTY OF MADISON } ss.

*I certify that I have made a copy of the copy  
of this power of attorney*



*Donald H. Rees*  
Notary Public

Please index against:

That part of the Northeast Quarter (NE1/4) of Section 11,  
Township 17 North, Range 4, East of the 6th P.M., Colfax County,  
Nebraska, lying North of the Union Pacific Railroad Company  
right-of-way crossing said Northeast Quarter in Colfax County,  
Nebraska, except the following tract of land deeded to the State  
of Nebraska for highway purposes, to wit:

A tract of land located in the Northeast Quarter of Section  
11, Township 17 North, Range 4 East of the 6th P.M., Colfax  
County, Nebraska, described as follows: Beginning at the  
northeast corner of said Section 11; thence westerly on the  
North line of the Northeast Quarter of said Section 11 a  
distance of 2,638.3 feet to the northwest corner of said  
Northeast Quarter; thence southerly on the West line of said  
Northeast Quarter a distance of 60.0 feet; thence easterly a  
distance of 2,638.3 feet to a point on the East line of said  
Northeast Quarter; thence northerly on said East line a  
distance of 60.4 feet to the point of beginning, containing  
3.65 acres, more or less, which includes 2.02 acres, more or  
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