

RECORDER'S OFFICE } ss. **379**  
 Phelps County, Nebr. }  
 Entered on the Numerial Index of said County and  
 Filed for Record therein this 12 day of March  
 A.D. 2009 on the hour of 1:45 o'clock P. M.  
 and recorded in book number: 84 of deed at  
 page number: 847 thereof \$10.50  
 By Sally Fox County Clerk  
 Deputy

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Date March 12, 2009  
 \$ 771.95 By ti

**CORPORATION WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS, that Magnum Group, LLC, a Nebraska limited liability company, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEES, does grant, bargain, sell, convey and confirm unto Douglas S. Anderson and Durene R. Anderson, husband and wife as joint tenants, herein called the GRANTEE, whether one or more, the following described real property in Phelps County, Nebraska:

- ✓ **The Southeast Quarter (SE 1/4) of Section 30, Township 7 North, Range 18 West of the 6th P.M., Phelps County, Nebraska, EXCEPT the following described tracts:**

**Beginning with the Southeast corner of the said Southeast Quarter (SE 1/4); thence Northward on the East line of the said Southeast Quarter (SE 1/4), a distance of 296.00 feet; thence Westward on a line forming an interior angle with the previous line of 90°50', a distance of 425 feet; thence Southwesterly on a line forming an interior angle with the previous line of 101°19', a distance of 286 feet to a point which intersects with the South line of the said Southeast Quarter (SE 1/4); thence Eastward on the South line of the said Southeast Quarter (SE 1/4), a distance of 487 feet to the place of beginning, AND EXCEPT:**

**Commencing at the Northeast corner of the said Southeast Quarter (SE 1/4); thence Southerly on the East line of said Southeast Quarter (SE 1/4), 25.00 feet to a point which is the true point of beginning; thence Westerly and parallel to the North line of said Southeast Quarter (SE 1/4), 126.00 feet; thence Southerly and parallel to the East line of said Southeast Quarter (SE 1/4) 163.00 feet; thence Easterly and parallel to the North line of said Southeast Quarter (SE 1/4), 126.00 feet to the East line of said Southeast Quarter (SE 1/4); thence Northerly, on the East line of said Southeast Quarter (SE 1/4), 163.00 feet to the point of beginning.**

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE's successors and assigns forever. And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

DATED: February 25 2009

Magnum Group, LLC, a Nebraska limited liability company

By: [Signature]  
Hugh H. Sieck, Jr., Member

By: Double P Farms, a Nebraska partnership, Member

By: [Signature]  
Larry D. White, Partner

STATE OF NEBRASKA )  
) ss.  
COUNTY OF Gage )

On Feb 23 2009, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Hugh H. Sieck, Jr., Member of Magnum Group, LLC, a Nebraska limited liability company ~~and Larry D. White, Partner of Double P Farms, a Nebraska Partnership, Member of Magnum Group, LLC~~ known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of said limited liability company.

Witness my hand and notarial seal the day and year last above written.

[Signature]  
NOTARY PUBLIC

My commission expires: 10-8-11



State of Nebraska  
County of Gage  
Feb 24 2009

On Feb 24 2009, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Larry D. White, Partner of Double P Farms, a Nebraska Partnership, Member of Magnum Group, LLC, known to be the identical person whose name are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of said limited liability company.

Witness my hand and notarial seal the 24<sup>th</sup> day of February, 2009

[Signature]  
Notary Public



10-8-11