

KNOW ALL MEN BY THESE PRESENTS, That Reuben R. Anderson and Esther R. Anderson, husband and wife,

, herein called the grantor whether one or more,

in consideration of Six Thousand and 00/100 Dollars (\$6,000.00) -----

received from grantees, does grant, bargain, sell convey and confirm unto Ray Dean Taylor and

Sharon Kaye Taylor, husband and wife,

as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Phelps County, Nebraska : A part of the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Seven (7) North, Range Eighteen (18), described as follows: Beginning with the Southeast corner of the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Seven (7) North, Range Eighteen (18), West of the 6th P.M. in Phelps County, Nebraska; thence, Northward on the East line of the said Southeast Quarter (SE 1/4), a distance of 296 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, forming a tract consisting of 2.95 acres more or less.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seised of said premises; that they are free from encumbrance

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

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated February 21, 19 67

DOCUMENTARY STATE TAX 6.60 BY LS

Reuben R. Anderson
Esther R. Anderson

STATE OF NEBRASKA, County of Phelps

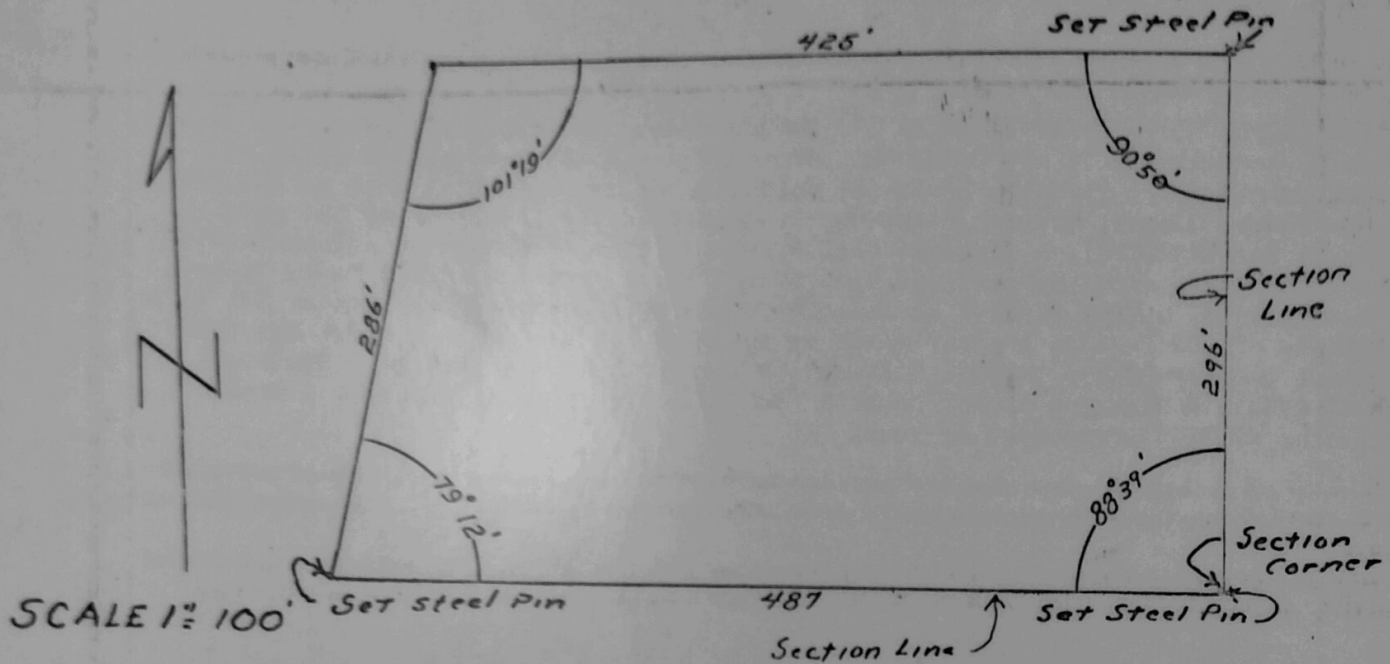
Before me, a notary public qualified for said county, personally came Reuben R. Anderson and Esther R. Anderson, husband and wife,

known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on February 21, 19 67. John E. Dier Notary Public My commission expires September 8, 1967.

STATE OF Nebraska) ss. 454
County of Phelps)
Entered on numerical index and filed for record in the Register of Deeds Office of said County the 9 day of March, 19 78 at 2 o'clock and 23 minutes P.M., and recorded in Book 54 of Deeds at page 455. Luane A. Peterson Reg. of Deeds By Lois Swanson Deputy 6.25

SURVEY ALONG THE EAST AND SOUTH SIDE OF SECTION 30 T-7N, R18W OF THE 6TH PRINCIPAL MERIDIAN, PHELPS COUNTY, NEBRASKA FOR A TRACT OF LAND CONTAINING 2.95 ACRES, MORE OR LESS.



COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 & 32, T 7N-R18W & WEST BETWEEN SECTIONS 30 & 31 ON SECTION LINE A DISTANCE OF 487 FEET. INTERIOR ANGLE EQUALS 88 DEGREES & 39 MINUTES. (SOUTHWEST CORNER OF TRACT)

THENCE NORTHEASTERLY ON A 79 DEGREE AND 12 MINUTE INTERIOR ANGLE A DISTANCE OF 286 FEET. (NORTHWEST CORNER OF TRACT)

THENCE EAST ON A 101 DEGREE & 19 MINUTES INTERIOR ANGLE A DISTANCE OF 425 FEET. (NORTHEAST CORNER OF TRACT)

THENCE SOUTH ON SECTION LINE BETWEEN SECTIONS 29 & 30 A DISTANCE OF 296 FEET TO THE POINT OF BEGINNING.

TRACT CONSISTING OF 2.95 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THE ABOVE SURVEY AND NOTES ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEY AT REQUEST OF ERNEST CONRAD.

DATE March 21, 1967 SURVEYED BY Gene Haddam

GENE HADDAM

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