

JOINT TENANCY WARRANTY DEED

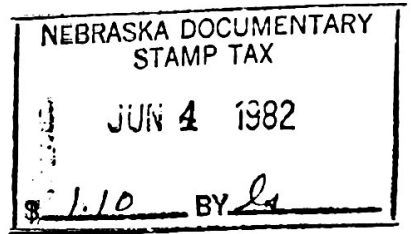
Reuben R. Anderson and Esther R. Anderson, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration DOLLARS received from GRANTEES,

Ervin E. Jackson and Linda C. Jackson, husband and wife,

conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast Quarter (SE 1/4) of Section Thirty (30), in Township Seven (7) North, Range Eighteen (18) West of the 6th P.M. in Phelps County, Nebraska, described as follows:

Commencing at the NE corner of said SE 1/4, thence southerly on the East line of said 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 SE 1/4, 126.00 feet; thence southerly and parallel to the East line of said SE 1/4, 163.00 feet; thence easterly and parallel to the North line of said SE 1/4, 126.00 feet to the East line of said SE 1/4; thence northerly, on the East line of said SE 1/4, 163.00 feet to the point of beginning. Said tract contains 0.4715 acres, more or less and is subject to all easements or rights-of-way of record or as shown.



GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances
(2) has legal power and lawful authority to convey the same;
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed June 4 19 82

[Signature] Reuben R. Anderson

[Signature] Esther R. Anderson

STATE OF NEBRASKA)
COUNTY OF PHELPS) SS.

The foregoing instrument was acknowledged before me on June 4, 1982 by Reuben R. Anderson and Esther R. Anderson, husband and wife.



[Signature] Patricia K. Currey
Notary Public
My commission expires March 27, 1983

STATE OF NEBRASKA, County of Phelps

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Filed for record and entered in Numerical Index on June 4 1982 at 3:55 o'clock P.M., and recorded in Deed Record 58 Page 716

[Signature] Duane A. Peterson by Lois Swanson
County or Deputy County Clerk
Register or Deputy Register of Deeds

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