

17 NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 2-1-93
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WARRANTY DEED

REUBEN R. ANDERSON and ESTHER R. ANDERSON, husband and wife, GRANTOR, in consideration of estate planning, conveys to GRANTEE, Reuben R. Anderson, Trustee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Township 7 North, Range 18 West of the 6th P.M., Phelps County, Nebraska; excepting a tract described as follows: Beginning with the Southeast corner of the said Southeast Quarter (SE $\frac{1}{4}$), thence Northward on the East line of the said Southeast Quarter (SE $\frac{1}{4}$), 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 $\frac{1}{4}$); thence, Eastward on the South line of the said Southeast Quarter (SE $\frac{1}{4}$), a distance of 487 feet to the place of beginning, forming a tract consisting of 2.95 acres, more or less; and excepting a tract described as follows: Commencing at the Northeast corner of the said Southeast Quarter (SE $\frac{1}{4}$), thence southerly on the East line of said Southeast Quarter (SE $\frac{1}{4}$), 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 $\frac{1}{4}$), 126.00 feet; thence southerly and parallel to the East line of said Southeast Quarter (SE $\frac{1}{4}$), 163.00 feet; thence easterly and parallel to the North line of said Southeast Quarter (SE $\frac{1}{4}$), 126.00 feet to the East line of said Southeast Quarter (SE $\frac{1}{4}$); thence northerly, on the East line of said Southeast Quarter (SE $\frac{1}{4}$), 163.00 feet to the point of beginning (said tract contains 0.4715 acres, more or less);

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

- (1) is lawfully seised 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 convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED January 28, 1993

Reuben R. Anderson
 Reuben R. Anderson

Esther R. Anderson
 Esther R. Anderson

STATE OF NEBRASKA)
) ss:
 COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on January 28, 1993 by REUBEN R. ANDERSON and ESTHER R. ANDERSON, husband and wife.

GENERAL NOTARY-State of Nebraska
 DAMON T. BAHENSKY
 My Comm. Exp. Aug. 30, 1993

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Damon T. Bahensky
 Notary Public

STATE OF NEBRASKA, County of Phelps

Filed for record and entered in Numerical Index on February 1, 1993 at 9:00 o'clock A.m., and recorded in Deed Record 70 Page 82.

Louis E. Youngblood
 County or Deputy County Clerk/Deputy Register or Deputy Register of Deeds