

RECORDER'S OFFICE } 2256  
 Phelps County, Nebr. }  
 Entered on the Numerical Index of said County and  
 Filed for Record therein this 8 day of Dec  
 A.D. 2000 on the hour of Two o'clock A.M.  
 and recorded in book number 77 of Books  
 page number 802 thereof \$ 5.50  
Edna M. Duber County Clerk  
 By Lain Swanson Deputy

(187) NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Date 12-8-00  
 \$ exempt By la

**TRUSTEE'S DEED**

**Esther R. Anderson, Trustee**, as trustee of the Reuben R. Anderson Revocable Trust dated January 28, 1993, GRANTOR, in consideration of the transfer to the beneficiary of the trust, conveys to GRANTEE, **Esther R. Anderson, Trustee of the Reuben R. Anderson Revocable Trust "A"**, 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 (containing 0.4715 acres, more or less).

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements, covenants 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 any acts of the GRANTOR.

Dated: November 23, 2000.

Esther R. Anderson  
 Esther R. Anderson, Trustee

STATE OF NEBRASKA )  
 ) ss:  
 COUNTY OF BUFFALO )

The foregoing instrument was acknowledged before me on November 23, 2000, by Esther R. Anderson, Trustee, as trustee of the Reuben R. Anderson Revocable Trust dated January 28, 1993.

GENERAL NOTARY-State of Nebraska  
 DAMON T. BAHENSKY  
 My Comm. Exp. Aug 30, 2001

Damon T. Bahensky  
 Notary Public