

RECORDER'S OFFICE } ss. 3052
Phelps County, Nebr. }
Entered on the Numerical Index of said County and
Filed for Record therein this 5 day of Dec
A.D. 20 03 on the hour of 11:10 o'clock A M.
and recorded in book number 80 of DeKalb
page number 356 thereof 8/10/50
By Edna M. Smith County Clerk
Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-25-03
• 495.25 By Edna M. Smith

TRUSTEE'S DEED

Dale R. Anderson, Successor Trustee of the Reuben R. Anderson Revocable Trust "A", GRANTOR, in consideration of One Dollar (\$1.00) and Other Valuable Consideration, received from GRANTEE, Magnum Group, LLC, a Nebraska Limited Liability Company, conveys to GRANTEES, 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, EXCEPT the following described tracts:

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, AND EXCEPT

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;

subject to easements, reservations, covenants and restrictions of record.

GRANTOR covenants with GRANTEES that GRANTOR:

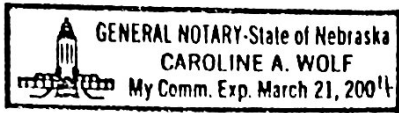
- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

EXECUTED: December 4, 2003.

Dale R. Anderson
Dale R. Anderson, Successor
Trustee of the Reuben R.
Anderson Revocable Trust "A"

STATE OF NEBRASKA)
) ss:
COUNTY OF Phelps)

The foregoing instrument was acknowledged before me on
December 4, 2003, by Dale R. Anderson, Successor Trustee of the
Reuben R. Anderson Revocable Trust "A".



Caroline A Wolf
Notary Public