WARRANTY DEED

UNCLE BUDS' INC. a corporation organized and existing under the laws of the State of Nebraska, and LAWRENCE L. SMITH and PHYLLIS SMITH, husband and wife, herein called the grantor whether one or more, in consideration of satisfaction of debt, receipt of which is hereby acknowledged, does grant, bargain, sell, convey and confirm unto THE NEHAWKA BANK, Nehawka, Nebraska, herein called the grantee whether one or more, the following described real property in Cass County, Nebraska:

The West 6" of Lot 1 and all of Lot 2 except the West 6" thereof, all in Block 1, South Union, in the Village of Union, Cass County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee. and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except easements and restrictions of record; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomseever.

claims of all persons whomsoever.	
Dated this day of August, 1994. UNCLE BUDS' INC.	NEBRASKA DOCUMENTARY STAMP TAX
BY: Lawrence L. Smith, President	AUG 1 5 1994
Lawrence L. Smith, Grantor Physics Smith, C	Smith

STATE OF NEBRASKA

: ss.

COUNTY OF CASS

The foregoing instrument was acknowledged before me this day of day of diagrat, 1994, by Lawrence L. Smith as President of Uncle Buds' Inc., a Nebraska corporation, on behalf of the corporation.

My Comm. Exp.: 5-1-97

FILED FOR RECORD 8.15-94 AT 10.36 A M.
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A CENEAL HOTARY-State of Hebrasks LOUISE M. MONCLAIR My Comm. Exp. May 1, 1997

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STATE OF NEBRASKA

SS.

COUNTY OF CASS

The foregoing instrument was acknowledged before me this day of <u>August</u>, 1994, by Lawrence L. Smith. and Phyllis Smith, Ausband and wife. August Monclair Notary Public

My Comm. Exp.: 5-1-97

GENERAL NOTARY-State of Hebraska LOUISE M. MONCLAIR My Comm. Exp. May 1, 1997