Filed in the Office of the Thayer County Clerk on December 5, 2011 at 1:15pm in Deed Book 90 Page(s)218.

Marie E. Rauner, Thayer County Clerk

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WARRANTY DEED

DAVID E. CORDING, TRUSTEE OF THE ELOISE TALBOT PHELPS TRUST, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from GRANTEE,

COREY BILL HUDSON AND GINA M. HUDSON, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON,

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast One-Quarter (SE¼) of Section Twenty-Three (23), Township Three (3) North, Range Two (2) West of the 6th P.M., in Thayer County, Nebraska, subject to easements and restrictions of record; and,

The Northwest One-Quarter (NW¼) of Section Twenty-Four (24), Township Three (3) North, Range Two (2) West of the 6th P.M., in Thayer County, Nebraska, subject to easements and restrictions of record.

GRANTOR covenants with the GRANTEE that GRANTOR:

(1)	is (lawfull	y seized	of su	ch rea	estate	and	that	it is	tree	from	encumbrances	3;

(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 this 2151 day of November, 2011.

ELOISE TALBOT PHELPS TRUST,
GRANTOR:

By: Journal Conding, TRUSTEE

STATE OF NEBRASKA

) ss.

COUNTY OF THAYER

The foregoing instrument was acknowledged before me on this 21 day of November, 2011, by DAVID E. CORDING, TRUSTEE OF THE ELOISE TALBOT PHELPS TRUST, as his voluntary act and deed as Trustee on behalf of said Trust.

(SEAL)

GENERAL NOTARY - State of Nebraska
JANET M. BRIDGES
My Comm. Exp. March 3, 2013

NOTARY PUBLIC