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State of Nebraska Gage County ss. Entered
Numerical Index and filed for record the
01 day of Jun, 2011
at 01:43 o'clock PM, and recorded as
INSTRUMENT NO. 2011-01798

2011-1798

17-6-6

NEBRASKA DOCUMENTARY
STAMP TAX
Jun 01, 2011
\$ 551.25 By DM

Quintin A. Schmidt

Pages 2 By DM
Recording Fees \$10.50
Totals Fees \$561.75

WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT James A. Baird and Kathleen L. Baird husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby bargain, sell, convey, and confirm unto an undivided one-half interest to Charles E. Schmidt and Janice P. Schmidt husband and wife as joint tenants with right of survivorship and not as tenants in common; and an undivided one-half interest to Craig E. Schmidt and ^{*Rachel} ~~Janice~~ A. Schmidt, husband and wife as joint tenants with right of survivorship and not as tenants in common, the following described real property in Gage County, Nebraska:

That part of the Northwest Quarter of Section 17, Township 6 North, Range 6 East, of the 6th Principal Meridian, Gage County, Nebraska and being more particularly described as follows:

For the purposes of this legal description, the North line of the Northwest Quarter of Section 17, has an assumed bearing of South 89 degrees 54 minutes 48 seconds East.

Beginning at the Northwest corner of said Section 17; thence Easterly South 89 degrees 54 minutes 48 seconds East on the North line of the Northwest Quarter of Section 17, 481.13 feet; thence Southerly South 00 degrees 41 minutes 08 seconds West, 430.22 feet; thence Westerly North 79 degrees 21 minutes 10 seconds West 48.96 feet; thence Northwesterly North 63 degrees 12 minutes 35 seconds West, 66.61 feet; thence Northwesterly North 55 degrees 08 minutes 06 seconds West, 220.15 feet; thence Northwesterly North 59 degrees 58 minutes 41 seconds West, 181.19 feet; thence Westerly North 89 degrees 19 minutes 05 seconds West, 32.98 feet, to a point of intersection on the West line of the Northwest Quarter of Section 17; thence Northerly on said West line, 174.97 feet, to the true point of beginning;

AND that part of the Northwest Quarter of Section 17, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska and being more particularly described as follows:

For the purpose of this legal description the North line of the Northwest Quarter of Section 17, has an assumed bearing of South 89 degrees 54 minutes 48 seconds East.

Beginning at North Quarter corner of Section thence Southerly South 00 degrees 26 minutes 36 seconds West, on the East line of the Northwest Quarter of Section 17, 365.74 feet; thence Westerly South 88 degrees 37 minutes 29 seconds West, 347.68 feet; thence Southerly South 07 degrees 25 minutes 26 seconds West, 180.88 feet; thence Westerly North 89 degrees 22 minutes 46 seconds West, 1774.03 feet; thence Northerly North 00 degrees 41 minutes 08 seconds East, 537.49 feet, to a point of intersection on the North line of the Northwest Quarter of Section 17; thence Easterly South 89 degrees 54 minutes 48 seconds East, on said North line, 2141.27 feet, to the true point of beginning.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

Please Return recorded document to:
Nebraska Title Company
629 Court Street
Beatrice, NE 68310

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And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;** 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 whomsoever.

Executed May 31, 2011.


James A. Baird

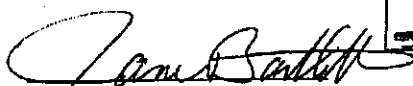

Kathleen L. Baird

State of Nebraska

§

County of Gage

The foregoing instrument was acknowledged before me this 31st day of May, 2011 by James A. Baird and Kathleen L. Baird husband and wife.


Notary Public

GENERAL NOTARY - State of Nebraska
JANE BARTLETT
My Comm. Exp. Oct. 6, 2011

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