

Pages 3 Doc Tax \$ _____ EX # 20

Fee Amt \$ 22.00 Ck Pd \$ 26.00

Cash PD \$ _____ Refund \$ 4.00

Paid by #117 LEPANT Ck # 8428

_____ Ck # _____

CUSTOMER CHG CODE _____

RETURN TO #117 LEPANT LAW

_____ ENV _____

TRACT INDEX
COMPUTER
COMPARED
PAGED _____

2016-1198

17-66 667

State of Nebraska Gage County ss. Entered in
Numerical Index and filed for record the
12TH day of APRIL, 20 16
at 2:30 o'clock P. M., and recorded as
INSTRUMENT NO 2016-1198

[Signature]

Register of Deeds

By _____ Deputy

SPACE ABOVE RESERVED FOR REGISTER OF DEEDS OFFICE RECORDING INFORMATION

TITLE OF DOCUMENT: DEED OF DISTRIBUTION BY TRUSTEE

2016-1198

Prepared and submitted by:
David P. Lepant, #20104
119 North Fifth Street
Beatrice, Nebraska 68310
(402) 223-4071
lawoffice@lepantlaw.com

NEBRASKA DOCUMENTARY STAMP TAX	
Date	04-12-2016
\$	EXEMPT-20 By PJ

**DEED OF DISTRIBUTION
BY
TRUSTEE**

CHARLES E. SCHMIDT, Successor Trustee of the Wilma M. Schmidt Revocable Trust, GRANTOR, pursuant to the terms of said Trust, conveys and releases to CHARLES E. SCHMIDT, Trustee of the Charles E. ~~Janice P.~~^{MCS} Schmidt Revocable Trust, GRANTEE, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

Tract 1 The South One-half of the Northwest Quarter (S½ NW¼) of Section Seventeen (17), Township Six (6) North, Range Six (6) East, of the 6th P.M., Gage County, Nebraska; and the North One-half of the Northwest Quarter (N½ NW¼) of Section Seventeen (17), Township Six (6) North, Range Six (6) East of the 6th P.M., Gage County, Nebraska, EXCEPT the following described tracts: Parcel A: That part of the North One-half of the Northwest Quarter (N½ NW¼) of Section Seventeen (17), Township Six (6) North, Range Six (6) East of the 6th P.M., Gage County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of said Section Seventeen (17); Thence on the West line of the Northwest Quarter (NW¼) of said Section Seventeen (17), on an assigned bearing of South 00 Degrees 00' 00" West 174.96 Feet to the point of beginning; thence North 90 Degrees 00' 00" East 33.00 Feet; thence South 60 Degrees 41' 04" East 181.24 Feet; thence South 55 Degrees 50' 18" East 220.11 Feet; Thence South 63 Degrees 53' 25" East 66.58 Feet; thence South 80 Degrees 03' 32" East 49.02 Feet; thence South 00 Degrees 00' 00" West 326.90 Feet; thence South 90 Degrees 00' 00" West 481.23 Feet to a point on the West line of said Northwest Quarter; thence on said west line North 00 Degrees 00' 00" East 577.00 feet to the point of beginning. Parcel B: That part of the Northwest Quarter (NW¼) of Section Seventeen (17), Township Six (6) North, Range Six (6) East of the 6th P.M., Gage County, Nebraska, and being more particularly described as follows: For the purposes of this legal description the North line of the Northwest Quarter (NW¼) of Section Seventeen (17), has an assumed bearing of South 89 Degrees 54' 48" East. Beginning at the Northwest corner of said Section Seventeen (17); thence easterly South 89 Degrees 54' 48" East on the North line of the Northwest Quarter (NW¼) of Section Seventeen (17), 481.13 Feet; thence southerly South 00 Degrees 41' 08" West, 430.22 Feet; thence westerly North 79 Degrees 21' 10" West, 48.96 Feet; thence northwesterly North 63 Degrees 12' 35" West, 66.61 Feet; thence northwesterly North 55 Degrees 08' 06" West, 220.15 Feet; thence northwesterly North 59 Degrees 58' 41" West, 181.19 Feet; thence westerly North 89 Degrees 19' 05" West, 32.98 Feet, to a point of intersection on the West line of the Northwest Quarter (NW¼) of Section Seventeen (17); thence northerly on said West line, 174.97 Feet, to the true point of beginning. Parcel C: That part of the Northwest Quarter (NW¼) of Section Seventeen (17), Township Six (6) North, Range Six (6) East of the 6th P.M., Gage County, Nebraska, and being more particularly described as follows: For the purposes of this legal description the North line of the Northwest Quarter (NW¼) of Section Seventeen (17), has an assumed bearing of South 89 Degrees, 54' 48" East. Beginning at North Quarter corner of Section thence southerly South 00 Degrees 26' 36" West, on the East line of the Northwest Quarter of Section 17, 365.74 Feet; thence westerly South 88 Degrees 37' 29" West, 347.68 Feet; thence southerly South 07 Degrees 25' 26" West, 180.88 Feet; thence westerly North 89 Degrees 22' 46" West, 1774.03 Feet; thence northerly North 00 Degrees 41' 08" East, 537.49 Feet, to a point of intersection on the North line of the Northwest Quarter (NW¼) of Section Seventeen (17); thence easterly South 89 Degrees 54' 48" East, on said North line, 2141.27 Feet, to the true point of beginning;

Tract 2 The West Half of the Northeast Quarter (W½ NE¼) of Section Seventeen (17), Township Six (6) North, Range Six (6) East of the 6th P.M., Gage County, Nebraska;

2016-1198


Tract 3 An Undivided One-Half (1/2) interest in the Southeast Quarter (SE1/4) of Section Six (6), Township Six (6) North, Range Seven (7) East of the 6th P.M., Gage County, Nebraska, EXCEPT A tract of land more particularly described as follows: For the purpose of this legal description, the basis of bearings is the South line of the Southeast Quarter of said Section Six (6), having an assumed reference bearing of S 88°24'58" W. Beginning at the Southeast corner of said Section Six (6), thence westerly S 88°24'58" W, on the South line of the Southeast Quarter of Section Six (6), 360.00 feet; thence northerly N 00°00'00" W, 442 feet; thence northeasterly N 46°58'05" E, to a point of intersection with the East line of Southeast Quarter 492.30 feet; thence Southerly S 00°00'00" E, on the East line of the Southeast Quarter 768.00 feet, to the true point of beginning; and

Tract 4 An Undivided One-Half (1/2) interest in the South Half of the North Half of the Northwest Quarter (S1/2N1/2NW1/4), Section Six (6), Township Six (6) North, Range Seven (7) East of the 6th P.M., Gage County, Nebraska;

subject to easements and restrictions of record.

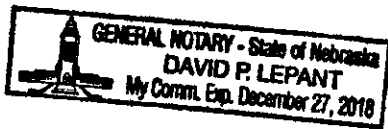
GRANTOR has determined that GRANTEE is the person entitled to distribution of the real estate from said Trust. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.


Executed: March 17, 2016.


Charles E. Schmidt, Successor Trustee
of the Wilma M. Schmidt Revocable Trust

STATE OF NEBRASKA, COUNTY OF GAGE))) ss.

The foregoing instrument was acknowledged before me on the 17 day of March, 2016, by Charles E. Schmidt, Successor Trustee of the Wilma M. Schmidt Revocable Trust.




Notary Public