

JOINT TENANCY WARRANTY DEED

BRUCE B. CARSTEN AND BARBARA S. CARSTEN, Husband and Wife,

GRANTOR, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION received from GRANTEEES,

BRUCE B. CARSTEN AND BARBARA S. CARSTEN, Husband and Wife,

convey to GRANTEEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb Rev Stat 76-201):

Southwest Quarter of Northwest Quarter (SW 1/4 NW 1/4) of Section 12, Township 6 North, Range 5 East of the 6th P.M., Gage County, Nebraska; and An undivided one-fourth (1/4th) interest in that part of the South Half of the Southeast Quarter (S 1/2 SE 1/4) lying West of the right-of-way of the Chicago, Rock Island & Pacific Railroad in Section 12, Township 6 North, Range 5 East of the 6th P.M., Gage County, Nebraska

GRANTOR covenants (jointly and severally, if more than one) with GRANTEEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record, if any;
(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 Jan 8, 1994

NEBRASKA DOCUMENTARY STAMP TAX
Date 1-18-94
\$ EXEMPT-5 By RS

[Signature]
BRUCE B. CARSTEN

[Signature]
BARBARA S. CARSTEN

[Signature]

STATE OF NEBRASKA)
COUNTY OF Lancaster) SS

The foregoing instrument was acknowledged before me on January 8, 1994 by Bruce B. Carsten and Barbara S. Carsten, Husband and Wife.

GENERAL NOTARY-State of Nebraska
KARLEEN B. RALEY
My Comm. Exp. Oct. 15, 1996

[Signature]
Notary Public

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 18th day of Jan, 19 94... at 2:45 o'clock P. M. and recorded in Book 240 of DEEDS on page 820
Quo. E. Siems
Register of Deeds

NUM
ALPHA
PAGED
11)

FEE: \$5.50 Paid & Return to Bruce Carsten
RFD 1 Box 20, Clatonia, Ne 68328