State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 9th day of Sept., 1996 at 3:35 o'clock P. M. and recorded in Book 245 of DEEDS on page 256

Ruth E. Diesing
Register of Deeds

BOOK 245 PAGE 256

NUM ✓
ALPHA
PAGE

2955
2-6-5

FEE: $5.50 Paid & Return to
Nebr. Title Co., Beatrice, Ne 68310

JOINT TENANCY WARRANTY DEED

BRUCE B. CARSTEN AND BARBARA S. CARSTEN, HUSBAND AND WIFE, GRANTORS,

in consideration of

ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION received from GRANTEES,

STEVEN C. OTTE AND KIMBERLY A. OTTE, HUSBAND AND WIFE

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

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA; DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHWEST QUARTER, 1262.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER, 318.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 516.00 FEET; THENCE NORTH 67 DEGREES 12 MINUTES 00 SECONDS EAST, 514.57 FEET; THENCE SOUTH 34 DEGREES 39 MINUTES 48 SECONDS EAST, 507.48 FEET; SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON A LINE PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER, 100.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1279.00 FEET TO THE POINT OF BEGINNING.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances except those 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 Sept 3, 1996

NEBRASKA DOCUMENTARY STAMP TAX
Date 9-9-96
$304.50 By JS

Bruce B. Carsten
BRUCE B. CARSTEN

Barbara S. Carsten
BARBARA S. CARSTEN

STATE OF NEBRASKA)
) ss.
COUNTY OF Gage)

The foregoing instrument was acknowledged before me on Sept 3, 1996 by BRUCE B. CARSTEN AND BARBARA S. CARSTEN, HUSBAND AND WIFE.

Mary M. Brown
Notary Public

GENERAL NOTARY-State of Nebraska
MARY M. BROWN
My Comm. Exp. Oct. 14, 1997