

Pages 2 Doc Tax \$ 1,185.75 EX # \_\_\_\_\_

Fee Amt \$ 16.00 Ck Pd \$ 1201.75

Cash PD \$ \_\_\_\_\_ Refund \$ \_\_\_\_\_

Paid by #46 CARLSON Ck # 4510

\_\_\_\_\_ Ck # \_\_\_\_\_

CUSTOMER CHG CODE \_\_\_\_\_

RETURN TO #46 CARLSON SCHAFFER & DAVIS

114 NO 6TH

BEATRICE, NE 68310

Return to: Robert M. Schafer  
Carlson, Schafer & Davis, P.C., L.L.O.  
114 North 6<sup>th</sup> Street  
Beatrice, NE 68310

State of Nebraska Gage County ss. Entered in  
Numerical Index and filed for record the  
.....23rd..... day of April....., 2013.....  
at 8:00 o'clock A. M., and recorded as  
INSTRUMENT NO 2013- 1372

Ruth E. Diems  
Register of Deeds  
By \_\_\_\_\_ Deputy

2013- 1372

7-6-7

TRACT INDEX   
COMPUTER \_\_\_\_\_  
COMPARED \_\_\_\_\_  
PAGED \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 4-23-2013  
\$ 1,185.75 By RS

WARRANTY DEED

Ralph C. Snyder and Julie K. Snyder, husband and wife, GRANTORS , in consideration of One Dollars and other valuable consideration received from GRANTEES, conveys to GRANTEES, Charles E. Schmidt and Janice P. Schmidt, Co-Trustees of the Charles E. & Janice P. Schmidt Revocable Trust, an undivided one-half interest and Craig E. Schmidt and Rachele A. Schmidt, husband and wife, as joint tenants with rights of survivorship, an undivided one-half interest, in and to the following described real estate, (as defined in Neb. Rev. Stat. § 76 201):

A tract of land located on a part of the Northeast Quarter of Section Seven, Township Six North, Range Seven East of the 6<sup>th</sup> P.M., Gage County, Nebraska and more particularly described as follows:

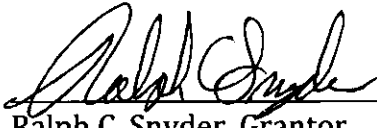
For the purpose of this legal description, the basis of bearings is the East line of the Northeast Quarter of said Section Seven, having an assumed reference bearing of S02°31'23"E.

Referring to the Northeast Corner of said Section Seven; thence Southerly S02°31'23"E on the East line of the Northeast Quarter of said Section Seven, 593.17 feet to the point of beginning; thence Westerly S88°03'24"W, 132.50 feet; thence Northwesterly N64°47'03"W, 213.48 feet; thence Northerly N08°30'58"W, 224.26 feet; thence Northerly N15°38'17"E, 198.15 feet, to a point of intersection on the South line of the Apple Road Right of Way as recorded in the Gage County Register of Deeds, Deed Book 188, Page 685; thence Westerly S87°36'27"W, on said South Apple Road Right of Way line, 370.25 feet, to a point; thence Westerly S87°27'00"W, on said South Apple Road Right of Way line, 664.40 feet, to a point of intersection on the West line of the East Half of the Northeast Quarter of said Section Seven; thence Southerly S02°41'54"E on the West line of the East Half of the Northeast Quarter of said Section Seven, 2585.39 feet, to the South Sixteenth Corner of the Northeast Quarter of said Section Seven; thence Easterly N87°50'39"E, on the South line of the East Half of the Northeast Quarter of said Section Seven, 1309.85 feet, to the East Quarter Corner of said Section Seven; thence Northerly N02°31'23"W, on the East line of the Northeast Quarter of said Section Seven, 2081.23 feet, to the True Point of Beginning.

1. GRANTORS covenant, jointly and severally, with GRANTEES that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
2. has legal power and lawful authority to convey the same; and
3. warrants and will defend title to the real estate against the lawful claims of all persons.

2013- 1372

Dated this 16<sup>th</sup> day of April, 2013.

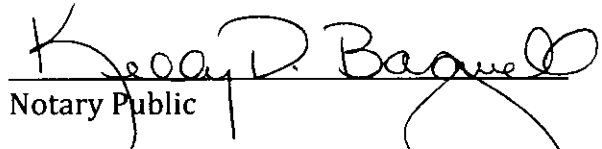
  
\_\_\_\_\_  
Ralph C. Snyder, Grantor

  
\_\_\_\_\_  
Julie K. Snyder, Grantor

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF GAGE            )

The foregoing Warranty Deed was acknowledged before me on 16<sup>th</sup> day of April, 2013, by Ralph C. Snyder and Julie K. Snyder, husband and wife.



  
\_\_\_\_\_  
Notary Public

RE.Snyder to Schmidt.Warranty Deed.20130416.kdb

Pages 4 Doc Tax \$ \_\_\_\_\_ EX # 4  
Fee Amt \$ 28.00 Ck Pd \$ 28.00  
Cash PD \$ \_\_\_\_\_ Refund \$ \_\_\_\_\_  
Paid by #117 LEPANT Ck # 7613  
#117 LEPANT Ck # 7615

CUSTOMER CHG CODE \_\_\_\_\_  
RETURN TO #117 LEPANT LAW OFFICE  
119 NO 5TH  
BEATRICE NE 68310

State of Nebraska Gage County ss. Entered in  
Numerical Index and filed for record the  
17th day of January, 2014  
at 8:15 o'clock A. M., and recorded as  
INSTRUMENT NO 2014- 0174

Ruth E. Sims  
Register of Deeds  
By \_\_\_\_\_ Deputy

**2014- 0174**  
9-6-5 17-6-6  
22-6-5 1-6-6  
7-6-7 22-6-6  
26-6-5  
TRACT INDEX   
COMPUTER   
PAGED   
M

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 1-17-2014  
\$ EXEMPT-4 By RS

**QUITCLAIM DEED**

CHARLES E. SCHMIDT AND JANICE P. SCHMIDT, TRUSTEES OF THE CHARLES E. & JANICE P. SCHMIDT REVOCABLE TRUST, GRANTORS, husband and wife, in consideration of MUTUAL COVENANTS received from GRANTEE, JANICE P. SCHMIDT, TRUSTEE of the JANICE P. SCHMIDT REVOCABLE TRUST dated January 15, 2014, and successor with the rights and powers set forth in that certain document recorded in the office of the Gage County Register of Deeds, quitclaims to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

- TRACT I: The Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of Section Nine (9), Township Six (6) North, Range Five (5) East of the 6th P.M., Gage County, Nebraska; and
- TRACT II: A tract of land in the Southeast Quarter of the Southwest Quarter (SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>) of Section Twenty-two (22), Township Six (6) North, Range Five (5) East of the 6th P.M., Gage County, Nebraska, described as follows: Commencing 200 feet North of the northwest corner of Block 2 in the Original Village of Clatonia, Gage County, Nebraska, thence North 95 feet, thence East 150 feet, thence South 95 feet, thence West 150 feet to the place of beginning; and
- TRACT III: Undivided <sup>1</sup>/<sub>2</sub> Interest in tract of land located on a part of the Northeast Quarter of Section Seven (7), Township Six (6) North, Range Seven (7) East of the 6th P.M., Gage County, Nebraska and more particularly described as follows:  
For the purpose of this legal description, the basis of bearings is the East line of the Northeast Quarter of said Section Seven (7), having an assumed reference bearing of S02°31'23"E.  
Referring to the Northeast Corner of said Section Seven (7); thence southerly S02°31'23"E on the East line of the Northeast Quarter of said Section Seven (7), 593.17 feet, to the Point of Beginning; thence westerly S88°03'24"W, 132.50 feet; thence northwesterly N64°47'03"W, 213.48 feet; thence northerly N08°30'58"W, 224.26 feet; thence northerly N15°38'17"E, 198.15 feet, to a point of intersection on the South line of the Apple Road Right of Way as recorded in the Gage County Register of Deeds, Deed Book 188, Page 685; thence westerly S87°36'27"W, on said South Apple Road Right of Way line, 370.25 feet, to a point; thence westerly S87°27'00"W, on said South Apple Road Right of Way line, 664.40 feet, to a point of intersection on the West line of the East Half of the Northeast Quarter of said Section Seven (7); thence southerly S02°41'54"E on the West line of the East Half of the Northeast Quarter of said Section Seven (7), 2585.39 feet, to the South Sixteenth Corner of the Northeast Quarter of said Section Seven (7); thence easterly N87°50'39"E, on the South line of the East Half of

**2014- 0174**

the Northeast Quarter of said Section Seven (7), 1309.85 feet, to the East Quarter Corner of said Section Seven (7); thence northerly N02°31'23"W, on the East line of the Northeast Quarter of said Section Section (7), 2081.23 feet, to the True Point of Beginning ; and

TRACT IV: The East Half of the Northeast Quarter (E½ NE¼) of Section Twenty-Six (26), Township Six (6) North, Range Five (5) East, of the 6th P.M., Gage County, Nebraska, except that portion thereof heretofore conveyed to the State of Nebraska by Warranty Deed recorded March 12, 1962 in Book 190, Page 415; and

TRACT V: Undivided ½ Interest in tract of land located on 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; and *except: See Attached mks*

TRACT VI: The East One-Half (E1/2) of Section One (1), Township Six (6) North, Range Six (6) East of the 6th P.M., Gage County, Nebraska, EXCEPT that part deeded to The County Of Gage, Book 188, Page 681, records of Gage County, Nebraska, and EXCEPT for a tract of land commencing at the Southwest corner of the East Half (½) of said Section One (1); thence Northerly along the Westerly line of the East Half (½) of said Section One (1) North 01° 17' 15" W (Nebraska State Coordinate System of 1983 bearing) a distance of 59.40 feet to a point on the Northerly line of Gage County Highway Right of Way as recorded in Gage County Register of Deeds. Deed Book 188, Page 681, said point also being the point of beginning; thence continuing Northerly along the last described course a distance of 541.00 feet to a point; thence Easterly S 86° 51' 50" E a distance of 220.00 feet to a point; thence Southeasterly S 31° 31' 21" E a distance of 601.00 feet more or less to a point on the said Northerly line of the Gage County Highway Right of Way; thence Westerly S 88° 11' 13" W along the said Northerly line of the Gage County Highway Right of Way, a distance of 522.00 feet more or less to

the point of beginning;  
TRACT VII: The Northwest Quarter (NW1/4) of Section Twenty-two (22), Township Six (6) North, Range Six (6) East of the 6th P.M., Gage County, Nebraska; and

TRACT VIII: A tract of land located in Part of the Southwest Quarter of Section 22, Township 6 North, Range 5 East of the 6th P.M., in the Village of Clatonia, Gage County, Nebraska, and more particularly described as follows:

Commencing at a point 60 feet North of the Northwest Corner of Block Two (2), in the Original Town of Clatonia, Gage County, Nebraska; thence running northerly N00°04'01"W, on the East Right of Way line of Oak Street, 115.00 feet, said point being the Point of Beginning; thence northerly on said Right of Way line N00°04'01"W, 25.00 feet; thence easterly N90°00'00"E, 100.00 feet; thence southerly S00°04'01"E, 25.00 feet; thence westerly N90°00'00"W, to a point of intersection on the East Right of Way line of Oak Street, 100.00 feet, said point being the True Point of Beginning; - and -

A tract of land located in Part of the Southwest Quarter of Section 22, Township 6 North, Range 5 East of the 6th P.M., in the Village of Clatonia, Gage County, Nebraska, and more particularly described as follows:

Commencing at a point 60 feet North of the Northwest Corner of Block Two (2), in the Original Town of Clatonia, Gage County, Nebraska, thence running 100 feet East, thence 140 feet North, thence 100 feet West, thence 140 feet South to the place of beginning, EXCEPT that part more particularly described as: Commencing at a point 60 feet North of the Northwest Corner of Block Two (2), in the Original Town of Clatonia, Gage County, Nebraska; thence running northerly N00°04'01"W, on the East Right of Way line of Oak Street, 115.00 feet, said point being the Point of Beginning; thence northerly on said Right of Way line N00°04'01"W, 25.00 feet; thence easterly N90°00'00"E, 100.00 feet; thence southerly S00°04'01"E, 25.00 feet; thence westerly N90°00'00"W, to a point of intersection on the East Right of Way line of Oak Street, 100.00 feet, said point being the True Point of Beginning.

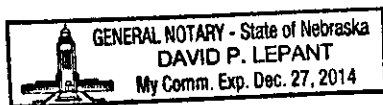
Executed January 15, 2014.

  
Charles E. Schmidt, Trustee

  
Janice P. Schmidt, Trustee

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

The foregoing instrument was acknowledged before me on January 15, 2014, by Charles E. Schmidt and Janice P. Schmidt, husband and wife, Trustees of the Charles E. and Janice P. Schmidt Revocable Trust.



  
Notary Public

2014- 0174

ATTACHMENT TO QUITCLAIM DEED DATED JANUARY 15, 2014  
(CHARLES E. SCHMIDT AND JANICE P. SCHMIDT, TRUSTEES TO JANICE P.  
SCHMIDT, TRUSTEE OF THE JANICE P. SCHMIDT REVOCABLE TRUST)

EXCEPTION TO TRACT V

A tract of land located on a part of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Six (6) North, Range Six (6) East, of the 6th Principal Meridian, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the Northwest Quarter of said Section 17, having an assumed reference bearing of South 87° 43' 26" West.

Referring to the North Quarter (N 1/4) Corner of said Section Seventeen (17), said corner also being the Northeast Corner of Tract "C" as surveyed October 27th, 1999 and described in the Gage County Register of Deeds, Instrument Number 2011-1798; thence westerly South 87° 43' 26" West on the North line of the Northwest Quarter (NW 1/4) of said Section Seventeen (17) and on the North line of said Tract "C", 349.95 feet, to the Point of Beginning; thence continuing westerly South 87° 43' 26" West on the North line of the Northwest Quarter (NW 1/4) of said Section Seventeen (17) and on the North line of said Tract "C", 678.18 feet; thence southerly South 03° 35' 22" East, 273.47 feet; thence easterly North 89° 20' 25" East, 238.31 feet; thence southeasterly South 43° 37' 19" East, 142.57 feet; thence southerly South 09° 08' 24" East, 165.12 feet, to a point of intersection on the South line of said Tract "C"; thence easterly North 88° 16' 02" East on the South line of said Tract "C", 296.66 feet, to a 3/4" Square Iron marking a Corner of said Tract "C"; thence northerly North 05° 04' 10" East on a line of said Tract "C"; 180.90 feet, to a 3/4" Square Iron marking a Corner of said Tract "C"; thence northerly North 02° 16' 34" West, 374.49 feet to a point of intersection on the North line of the Northwest Quarter of said Section 17 and on the North line of said Tract "C"; said point also being the True Point of Beginning.