

Pages 2 Doc Tax \$ _____ EX # 4
Fee Amt \$ 16.00 Ck Pd \$ 16.00
Cash PD \$ _____ Refund \$ _____
Paid by #117 LEPANT Ck # 7623
_____ Ck # _____

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
22nd day of January, 2014
at 3:00 o'clock P. M., and recorded as
INSTRUMENT NO 2014- 0214

2014- 0214
17-6-6

Ruth E. Sierra
Register of Deeds

By _____ Deputy

TRACT INDEX
COMPUTER _____
COMPARED _____
PAGED _____
m

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

**NEBRASKA DOCUMENTARY
STAMP TAX**
Date 1-22-2014
\$ EXEMPT-4 By JN

JOINT TENANCY QUITCLAIM DEED

CHARLES E. SCHMIDT AND JANICE P. SCHMIDT, GRANTORS, husband and wife, in consideration of Love and Affection received from GRANTEES, CHARLES E. SCHMIDT and JANICE P. SCHMIDT, TRUSTEES of the CHARLES E. & JANICE P. SCHMIDT REVOCABLE TRUST, quitclaim to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Undivided 1/2 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

2014- 0214


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;

EXCEPT: 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:

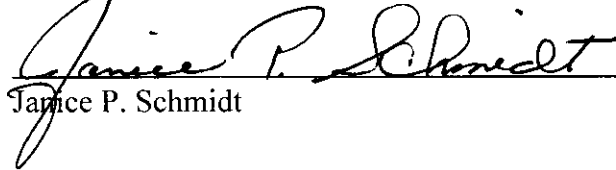
For the purpose of this legal description, the basis of bearings is the North line of the Northwest Quarter of said Section 17, having an assumed reference bearing of South 87° 43' 26" West.

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.

Executed: January 21, 2014.



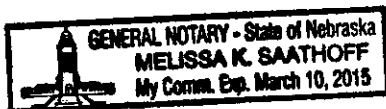
Charles E. Schmidt

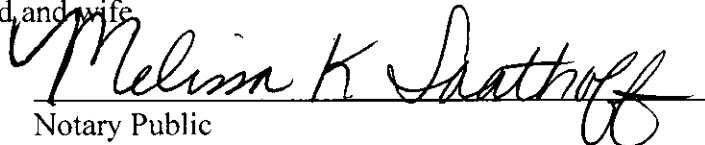


Janice P. Schmidt

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

The foregoing instrument was acknowledged before me on January 21, 2014, by Charles E. Schmidt and Janice P. Schmidt, husband and wife




Notary Public

2014-0214

TRACT INDEX
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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:

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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

2011- 1798

2011-1798

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

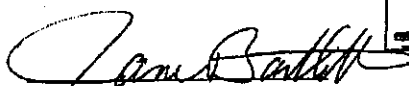

Kathleen L. Baird

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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2011-1798

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