

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 5th day of January, 1998 at 2:40 o'clock P.M. and recorded as INSTRUMENT NO. 980039

NUMBERS 3  
D 210.00  
F 15.50  
T 225.50  
C 4188 210.00 BY DALKE  
7693 15.50 BY E. ROBERTSON  
REGD ELAINE ROBERTSON  
RETURN RR 1 BOX 66  
ROCA NE 68430

TRUSTEE INDEX  
COUNTED  
INDEXED  
21

*Ruth E. Dierna*  
Register of Deeds

By Deputy TRUSTEE'S DEED

Beatrice National Bank & Trust Company, Trustee, herein called Grantor, in consideration of One Hundred and Twenty Thousand and no/100 (\$120,000.00) Dollars, conveys to Elaine A. Robertson, Grantee, the following-described real estate (as defined in Neb. Rev. Stat. §76-201):

The East Half (E½) of Section 16, Township 6 North, Range 5 East of the 6th P.M., in Gage County, Nebraska; except that portion taken by eminent domain proceedings as shown in Report of Appraisers filed in Misc. Book 57, Page 566\* of the real estate records of Gage County, Nebraska; and except that portion conveyed by Joint Tenancy Warranty Deed to Duane H. Wilkerson, Jr. and Jane L. Wilkerson, which Deed is recorded in Deed Book 222, Page 169\*\* of the real estate records of Gage County, Nebraska;

and except

Beginning at the NE Corner of said Northeast Quarter (NE¼); thence Southerly on the East line of said Northeast Quarter (NE¼), 741 feet more or less to a point on the Easterly extension of a line as recorded in Deed Record 222, at Page 169 in the Register of Deeds Office, Gage County, Nebraska; thence S64°07'56"W (Assumed Bearing) on said line, 953 feet more or less to a found 3/4" iron pipe, thence S14°29'30"W on a line as recorded in said Deed Record 222, at Page 169, 99.92 feet to a found 1/2" rebar, said point being the Northeast corner of a 3.23 acre tract of land as recorded in said Deed Record 222, at Page 169; thence N 88°59'51"W on the North line of said 3.23 acre tract, 365.00 feet; thence N01°18'22"E, 1238.8 feet more or less to the North line of said Northeast Quarter (NE¼); thence Easterly on the North line of said Northeast Quarter (NE¼), 1217.00 feet to the point of beginning, containing 29.3 acres more or less.

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances; and subject to all existing legal highways;
- (2) has legal power and lawful authority to convey the same;

Executed this 5th day of January, 1998.

NEBRASKA DOCUMENTARY STAMP TAX  
Date 1-5-98  
\$ 210.00 By RS

BEATRICE NATIONAL BANK & TRUST COMPANY, Trustee

By *Ronald G. Sutter*  
Ronald G. Sutter,  
Vice President and Trust Officer

\* LEGAL DESCRIPTION OF EXCEPTION PARCEL RECORDED IN BOOK 57 PAGE 566 DESCRIBED AS FOLLOWS:

A tract of land located in the E 1/2 of Section 16, T-6-N, R-5-E of the 6th P.M., Gage County, Nebraska, more particularly described as follows: Beginning at a spike set to mark the SE corner of Section 16; thence S89°33'30"W along and upon the south line of said Section 16, a distance of 2050.47' to a spike; thence N0°26'30"W a distance of 33.0' to an iron pipe; thence continuing North 0°26'30"W a distance of 2116.94' to an iron pipe; thence North 89°33'30"E a distance of 700.75' to an iron pipe; thence North 14°27'05"E a distance of 2048.04' to an iron pipe; thence North 64°08'00"E a distance of 913.67' to an iron pipe; thence continuing North 64°08'00"E a distance of 36.69' to a spike being on the east line of said Section 16; thence due south along and upon the east line of Section 16 a distance of 4537.33' to the point of beginning, containing, including county road right-of-way, 156.09 acres, more or less.

\* \* LEGAL DESCRIPTION OF EXCEPTION PARCEL RECORDED IN BOOK 222 PAGE 169 DESCRIBED AS FOLLOWS:

A tract of land located in the East half of Section 16, Township 6 North, Range 5 East, of the 6th P.M., Gage County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Section 16, being The Southeast corner of the Lower Big Blue Natural Resources tract as recorded on Page 566, of Book 57, at the Gage County Register of Deeds, being corner 1 marked by a 1" iron pipe; thence along the East line of said Section 16, being the Easterly line of the said Lower Big Blue Natural Resources tract

N.0°54'41"W. 4537.33 feet (Said Lower Big Blue Natural Resources Description: North) to corner 2; thence along a Northwesterly line of the said Lower Big Blue Natural Resources tract

S.63°11'41"W. 950.27 feet (Said Lower Big Blue Natural Resources Description: S.64°08'00"W. 950.36 feet) to corner 3, marked by a 1" iron pipe; thence along the Westerly line of the said Lower Big Blue Natural Resources tract

S.13°33'22"W. 100.00 feet (Said Lower Big Blue Natural Resources Description: S.14°27'05"W.) to the Point Of Beginning, being corner 4, marked by a 1/2" iron bar; thence

S.90°00'00"W. 466.77 feet to corner 5, marked by a 1/2" iron bar; Thence

S.0°00'00"W. 329.21 feet to corner 6, marked by a 1/2" iron bar; Thence

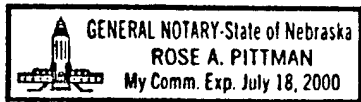
N.90°00'00"E. 387.39 feet to the Westerly boundary of the said Lower Big Blue Natural Resources tract, being corner 7, marked by a 1/2" iron bar; thence along the Westerly boundary of the said Lower Big Blue Natural Resources tract

N.13°33'22"E. 338.64 feet (said Lower Big Blue Natural Resources Description N.14°27'05"E.) to the Point Of Beginning, containing 3.23 acres.

930039

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF GAGE )

The foregoing instrument was acknowledged before me on January 5, 1998, by Ronald G. Sutter, Vice President and Trust Officer of Beatrice National Bank & Trust Company, a National Banking Corporation, on behalf of the Corporation.



*Rose A. Pittman*  
\_\_\_\_\_  
Notary Public

d18345  
rp: 1/2/98

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