

Warranty Deed

Jane Bradt husb.

To The

Chicago, Rock Island & Pacific Railway Co.

Filed Nov. 12th 1892 at 1 P. M.

Know all Men by these Presents, That Jane Bradt and Byron Bradt her husband of Hoge County and State of Nebraska, in consideration of the sum of Two hundred and eighteen Dollars, in hand paid by The Chicago Rock Island & Pacific Railway Company, a corporation, do hereby sell and convey unto the said Railway Company, its successors and assigns, the following-described premises, situated in the County of Saline and State of Nebraska to-wit: An undivided one seventh ($\frac{1}{7}$) interest in all of the following described land to-wit: A strip of land three hundred (300) feet wide, of which the center line of the route and line of The Chicago, Rock Island & Pacific Railway Company, as the same is now surveyed, staked and located, is the center, being 200 feet on the west and 100 feet on the east side of the center line of said route, over, across and through the following-described tract of land, as said route and line of said railway passes through the same, to-wit: The south half (S $\frac{1}{2}$) of the South East quarter (SE $\frac{1}{4}$) of section twenty four (24) township five (5) north of range four (4) east also a strip of land one hundred and fifty feet wide of which the center line of the route and line of The Chicago Rock Island and Pacific Railway

Company as the same is now surveyed staked and located is the center being seventy five feet each side of the center line of said route over across and through the north half of the north east quarter (N.E. 1/4) of section twenty five (25) township five (5) north of range four (4) east except for a distance of five hundred feet on the north side of said North East quarter of section twenty five which is three hundred feet wide being two hundred feet wide on the west and one hundred feet wide on the east side of the center line of said route in all containing sixteen and five tenths (16.5) acres more or less. Together with all such additional or extra ground out of the lands of the said grantor or grantors, adjoining each strip of land hereby conveyed, as said Company may at any time require, to be paid for by said Company at the price per acre paid for said strip. And said Railway Company, may, through its agents, employes, servants, or contractors, encroach upon the adjoining lands outside of the limits above mentioned to which said grantor or grantors have title or possession, for the purpose of building or constructing its road-bed and railroad, and for completing and trimming its cuts and fills, and for all other purposes for the building, constructing or maintaining its road-bed, or of maintaining its railroad over said land. And said Railway Company, its successors, or assigns, may, at any and all times between the first day of November and the fifteenth day of March of each year, erect and maintain snow-fences on the lands now owned by said grantor or grantors, not more than two hundred feet north or west of the center line of said railroad, and may remove such snow-fences at pleasure; but shall only suffer them to remain on the lands of such grantor or grantors during the time therein limited. And We hereby covenant with said Railway Company that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same; that they are free and clear of all liens and incumbrances whatsoever; and we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever. And the said Jane Bratt hereby relinquishes her right of dower in and to the above-described premises. Signed, this 3rd day of November, A.D. 1892.

In presence of
W. H. Leacock

J. E. Dolmen

Jane Bratt
Byron Bratt

State of Nebraska } ss.

Gage County, }

On this 3rd day of November A.D. 1892, before me, John F. Yule a Notary Public within and for said county, personally came Jane Bratt and Byron Bratt her husband personally to me known to be the identical persons whose names are affixed to the above instrument as grantors, and severally acknowledged the execution of the same to be their voluntary act and deed, for the purpose therein expressed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal, at Beatrice, Neb. on the date last above written.

Notarial
Seal

John F. Yule
Notary Public