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CASS COUNTY, NE.

2008 FEB -8 AM 10:23

BK 189 Deeds, 296

David Johnson
REGISTER OF DEEDS

Doc # 683 \$15.50

COMPARED

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT NANCY J. RAGLAND, A SINGLE PERSON, CATHY ANN DAY AND ROBERT G. DAY, HUSBAND AND WIFE, JERRY J. BUECHLER AND LORI BUECHLER, 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 grant, bargain, sell, convey and confirm unto JERRY L. SAND AND ELIZABETH N. SAND, HUSBAND AND WIFE, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in CASS County, Nebraska:

See Exhibit "A" attached hereto and by this reference made a part hereof.

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with 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 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.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated: February 7, 2008

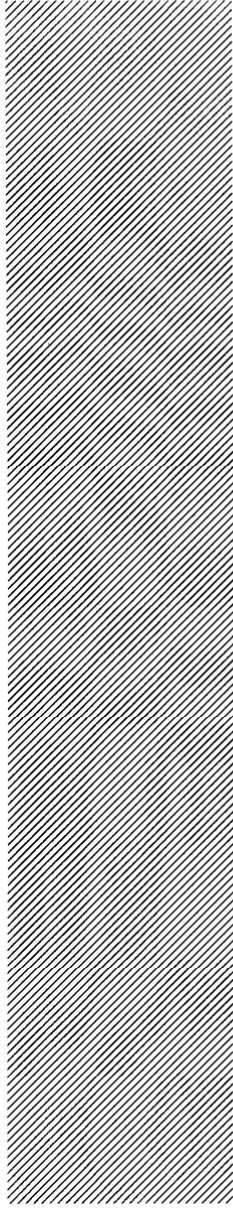
Nancy J. Ragland
NANCY J. RAGLAND

Cathy Ann Day
CATHY ANN DAY

Robert G. Day
ROBERT G. DAY

Jerry J. Buechler
JERRY J. BUECHLER

Lori Buechler
LORI BUECHLER



*

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 5th day of February, 2008 by NANCY
J. RAGLAND, A SINGLE PERSON,

Lisa Tecson
Notary Public



STATE OF NEBRASKA
COUNTY OF CASS

The foregoing instrument was acknowledged before me this 7th day of February
2008 by Cathy Ann Day and Robert G. Day, husband and wife and Jerry J. Buechler
and Lori Buechler, husband and wife

Elaine Berg
Notary Public



639H

FILE: 08C20595

EXHIBIT "A"

TAX LOT 10: A TRACT OF LAND LOCATED IN THE NE1/4 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 16, T12N, R13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE C1/4 CORNER OF SAID SECTION 16; THENCE N 89°55'06"W, (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NE1/4 OF THE SW1/4, A DISTANCE OF 1325.01' TO THE NW CORNER OF THE NE1/4 OF THE SW1/4, THENCE S 00°06'30"E, ALONG THE WEST LINE OF THE NE1/4 OF THE SW1/4, A DISTANCE OF 974.27', MORE OR LESS TO THE CENTER OF A CREEK; THENCE FOLLOWING SAID CREEK, MORE OR LESS, THE FOLLOWING COURSES, S 48°14'29"E, A DISTANCE OF 146.69'; THENCE S 50°24'41"E, A DISTANCE OF 132.57'; THENCE S 66°06'47"E, A DISTANCE OF 68.76'; THENCE S 58°32'13"E, A DISTANCE OF 100.70'; THENCE S 42°51'42"E, A DISTANCE OF 122.48'; MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF THE SW1/4; THENCE S 89°57'13"E, ALONG SAID SOUTH LINE, A DISTANCE OF 691.59'; THENCE S 11°01'37"E, A DISTANCE OF 239.44'; THENCE S 04°03'35"E, A DISTANCE OF 108.31'; THENCE S 12°36'01"E, A DISTANCE OF 65.82'; THENCE S 27°00'59"E, A DISTANCE OF 112.90'; THENCE S 31°24'40"E, A DISTANCE OF 135.08'; TO A POINT ON THE EAST LINE OF THE SE1/4 OF THE SW1/4; THENCE N 00°02'49"W, A DISTANCE OF 623.00' TO THE NE CORNER OF SAID SE1/4 OF THE SW1/4; THENCE N 00°02'49"W, ALONG THE EAST LINE OF THE NE1/4 OF THE SW1/4, A DISTANCE OF 1325.45' TO THE POINT OF BEGINNING

TAX LOT 11: A TRACT OF LAND LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 16, T12N, R13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, MORE FULLY DESCRIBED AS FOLLOWS: REFERRING TO THE SW CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 16; THENCE N 00°06'36"W, (ASSUMED BEARING), ALONG THE WEST LINE OF THE SE1/4 OF THE SW1/4, A DISTANCE OF 62.90' TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO.66 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 00°06'36"W, A DISTANCE OF 1263.37' TO THE NW CORNER OF THE SE1/4 OF THE SW1/4; THENCE S 89°57'13"E, ALONG THE NORTH LINE OF THE SE1/4 OF THE SW1/4, A DISTANCE OF 280.50'; THENCE S 06°59'05"E, A DISTANCE OF 1273.19' TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO.66; THENCE N 89° 55'14"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 432.90' TO THE POINT OF BEGINNING

SE1/4 OF THE NW1/4, EXCEPT 1 ACRE IN THE NE CORNER, SECTION 16, T12N, R13E OF THE 6TH P.M., CASS COUNTY, NEBRASKA