

FILED FOR RECORD 7-7-97 AT 1:40 P.M.
IN BOOK 165 OF Deed PAGE 350
REGISTER OF DEEDS, CASS CO., NE Patricia Meininger
Doc # 121 \$ 550

COMPLETED

NEBRASKA DOCUMENTARY
STAMP TAX
JUL 07 1997
\$ 196.00 BY PM

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL PERSONS BY THESE PRESENTS that Eva Nell DeCoster, Personal Representative of the Estate of Mabel P.I. Mendenhall, a/k/a Mabel P. Mendenhall, a/k/a Mabel A. Mendenhall, a/k/a Mabel Mendenhall, Deceased, Grantor, in consideration of the sum of One Dollar and Other Valuable Consideration received from Mark A. Tincher and Kathryn D. Tincher, husband and wife, Grantees, as joint tenants with right of survivorship, and not as tenants in common, conveys to Grantees, the following described real estate (as defined in Nebraska Revised Statute 76-201):

Lot 2 in the NE1/4 of the NE1/4 of Section 26, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska; Except that portion of Lot 2 described as follows: Beginning at the E1/4 corner of said Section 26, thence North 1,324.93'; thence West 48' to the true point of beginning, the said point being the SE corner of said Lot 2; thence continuing West for a distance of 237' along the South property line of said Lot 2; thence North 15'; thence East 157' to a point 15' North of the South property line of said Lot 2; thence North 15'; thence East 80' to a point on the East line of said Lot 2, said point being 30' North of the point of beginning; thence South 30' to the point of beginning, containing approximately .11 acres, more or less; and, Except Highway,

subject to easements and restrictions of record, if any.

Grantor covenants with Grantees that Grantor has legal power and lawful authority to convey the same.

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.

EXECUTED this 30 day of June, 1997.

ESTATE OF MABEL P. I. MENDENHALL,
Deceased,

By Eva Nell DeCoster
Eva Nell DeCoster, Personal Representative

STATE OF NEBRASKA)
)SS:
COUNTY OF CASS)

The foregoing instrument was acknowledged before me on 30 June, 1997, by Eva Nell DeCoster, Personal Representative of the Estate of Mabel P. I. Mendenhall, a/k/a Mabel P. Mendenhall, a/k/a Mabel A. Mendenhall, a/k/a Mabel Mendenhall, Deceased.

GENERAL NOTARY - State of Nebraska
MARY JANE BEINS
My Comm. Exp. Sept. 19, 1999

Mary Jane Beins
Notary Public