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**WARRANTY DEED**

Janice M. Hellerich, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, David E. Friedeman and Sharon A. Friedeman, husband and wife, as joint tenants and not as tenants in common the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

*NKA Pt L15*

**PARCEL A:**

The West 37.000 Acres of the North 80 Acres of the Southeast Quarter of Section 20, Township 12 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska

**PARCEL B:**

Grantors herein also grant unto the Grantees their heirs, successors and assigns, a permanent access easement to the real estate above described as Parcel A, the location of said easement being more fully described as follows:

A tract of land out of and a part of the Southeast Quarter of Section 20, Township 12 North, Range 6 East of the Sixth Principal Meridian more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter; thence N00-15-49E, along and with the East line of said Southeast Quarter, a distance of 87.97 feet, to the point of beginning; thence N00-15-49E, continuing along and with the east line of said Southeast Quarter, a distance of 1293.02 feet, to a point 40 feet North of the Southeast Corner of the North 80 acres; thence N89-33-14W, a distance of 1426.35 feet, along a line being 40 feet North of and parallel with the South line of the North 80 acres; thence S00-10-11W, a distance of 40.00 feet, to a point on the South line of said North 80 acres; thence S89-33-14E, a distance of 1400.03 feet, along and with the South line of the North 80 acres; thence S00-15-49W, a distance of 1250.80 feet, to a point on the North Right-of-Way of West Davey Road, being a point of curvature of a horizontal curve to the right having a central angle of 02°21'56", a radius of 640 feet and a chord bearing S84-44-27E for 24.42 feet, thence southeasterly, along and with the arc of said curve, a distance of 26.42 feet to the point of beginning.

*CTC 39173*  
*NKA Pt L14*

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: January 4 2007

*Janice M. Hellerich*  
Janice M. Hellerich

*SD*

STATE OF NEBRASKA

COUNTY OF Sandera }

The foregoing instrument was acknowledged before me this 4 day of January 2007.  
Hellerich, a single person.



*James E. Lent*  
Notary Public

My Commission Expires: \_\_\_\_\_

File No. L06-0347 (page 2 - Warranty Deed)