

JOINT TENANCY WARRANTY DEED

MICHELE MARIE METZGER, a single person; and LISA ANN METZGER GROTRIAN and JAMES A. GROTRIAN, wife and husband, herein called the grantor, whether one or more, in consideration of FORTY THOUSAND AND 00/100 (\$40,000.00) DOLLARS, receipt of which is hereby acknowledged, conveys to LISA ANN METZGER GROTRIAN and JAMES A. GROTRIAN, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in CASS COUNTY, Nebraska:

The Northwest quarter of the Southeast quarter (NW1/4 SE1/4), and the Northeast quarter of the Southwest quarter (NE1/4 SW1/4), except 1 square acre or less in the Northwest corner of the Northeast quarter of the Southwest quarter of Section 3, Township 12 North, Range 12, East of the 6th P.M. more particularly described as follows: Commencing at the Northwest corner of said NW1/4 SW1/4, thence East 209 feet, thence South 209 feet, thence West 209 feet, thence North 209 feet to the point of beginning, all in Section Three (3), Township Twelve (12) North, Range Twelve (12), East of the 6th P.M., Cass County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with the grantees that grantor:

1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;

2) has legal power and lawful authority to convey the same;

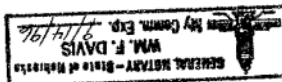
3) warrants and will defend the title to the real estate against the lawful claims of all person.

Executed this 23rd day of May, 1995.

Michele Marie Metzger
Lisa Ann Metzger Grotrian
James A. Grotrian

STATE OF NEBRASKA :
COUNTY OF OTTOE : ss.

The foregoing instrument was acknowledged before me on May 24th, 1995, by Lisa Ann Metzger Grotrian and James A. Grotrian, wife and husband.



Wm. F. Davis
Notary Public

STATE OF COLORADO :
COUNTY OF Lincoln : ss.

The foregoing instrument was acknowledged before me on May 23rd, 1995, by Michele Marie Metzger, a single person.

Margaret Kammf
Notary Public



NEBRASKA DOCUMENTARY
STAMP TAX
MAY 26 1995
7:00 BY PM

FILED FOR RECORD 5-26-95 AT 3:30 PM
BOOK 110 OF 0000 PAGE 488
REGISTER OF DEEDS, CASS CO., NE Barbara Young
Doc # 502 450

COMPARED