

STATE OF NEBRASKA, County of
Filed for record and entered in Numerical Index
on at o'clock M.,
and recorded in Deed Record, Page

By
County Clerk or Deputy County Clerk or
Register of Deeds Deputy Register of Deeds

BOOK 232 PAGE 760

633 22-4-6

NUM
X ALPHA
PAGED X

WARRANTY DEED

William W. Cook and Margaret L. Cook, husband and wife, herein called the grantor whether one or more, in consideration of Thirty-seven Thousand Five Hundred and No/100---(\$37,500.00) DOLLARS received from grantee, does grant, bargain, sell, convey and confirm unto
BILL J. REED, Trustee
herein called the grantee whether one or more, the following described real property in
GAGE County, Nebraska:

Exhibit "A" attached hereto and made a part hereof as through fully set forth herein

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-17-89
\$ 57.00 By [Signature]

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.
And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seised of said premises; that they are free from encumbrance

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.

Dated September 22, 1978.

William W. Cook
William W. Cook

Margaret L. Cook
Margaret L. Cook

STATE OF NEBRASKA, County of G A G E:

Before me, a notary public qualified for said county, personally came William W. Cook and Margaret L. Cook, husband and wife,

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on September 22, 1978.

JEAN SCHNELLER
GENERAL NOTARY
STATE OF NEBRASKA
SEAL
Commission Expires
April 16, 1981

Jean Schneller Notary Public
JEAN SCHNELLER
My commission expires April 16, 1981

EXHIBIT A

To deed from WILLIAM W. COOK and MARGARET L. COOK to BILL J. REED, Trustee, dated September 22, 1978, which includes description for said warranty deed, to-wit:

A tract of land located in the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22), Township Four (4) North, Range Six (6), East of the Sixth P.M., Gage County, Nebraska, described as follows: Commencing at a point 48 feet East and 1644.24 feet South of the Northwest Corner of said Section Twenty-two (22), (which said point is in the East line of existing highway right-of-way line), being the point of beginning; thence running North along the East line of said highway a distance of 300 feet, thence running East a distance of 700 feet, thence running South a distance of 300 feet, thence running West a distance of 700 feet to the point of beginning.

Together with a perpetual easement for the benefit of the Grantee, its successors, heirs, assigns and or the public for ingress and egress to and from Highway 77 over, above, and upon that portion of the Grantor's property more particularly described as follows:

Beginning at the Northwest corner of the property conveyed hereby, thence East along the North line of said property a distance of fifty (50) feet, thence due North a distance of 43.4 feet, thence due West a distance of fifty (50) feet to a point which is forty-eight (48) feet East of the West Section line of Section ~~21~~²²⁻⁷⁰⁻⁴, Township 4 North, Range 6 East, 6th P.M., thence South, a distance of 43.4 feet to the point of beginning. Grantors and their heirs and assigns hereby agree to maintain the easement area just described as an access road in a condition comparable to the condition of the access road situated on the property conveyed herein.

Together with a perpetual easement for sewer purposes only, over a tract of land extending east of the property conveyed herein across grantors land to the City of Beatrice's sewer line as is presently constructed on grantors land and on the condition that the grantee will install said sewer line at least 5 feet deep and will pay any damages caused to crops when said sewer line is installed and further on the condition that the disrupted land be replaced to its original condition as nearly as possible.

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Grantors hereby reserve the right for themselves, their heirs and assigns and/or the public an easement or right-of-way to use the existing hard surface road located on the West 50 feet of the property conveyed herein for a public road with right of ingress and egress to adjoining properties north and south of the property conveyed herein. Grantee, its heirs and assigns shall maintain the access road herein referred to located on the West 50 feet of the property conveyed herein in the condition existing on the date hereof.

STATE OF NEBRASKA, County of Gage ss. Filed for record and entered in Numerical Index on 17th day of March, 1989, at 1:10 o'clock P.M., and recorded in Book 232 of Deeds on Page 760.

[Signature] By _____
Register of Deeds Deputy

FEE: \$15.50 Paid & RETURN: RDB ENTERPRISES, Box 38, Beatrice, NE 68310