

WARRANTY DEED

WILLIAM W. COOK and MARGARET L. COOK, GRANTOR, in consideration of
Husband and Wife
ONE DOLLAR AND OTHER VALUABLE CONSIDERATION-----DOLLARS received from GRANTEE,
BAUMAN AGRISERVICE, INC., A Nebraska Corporation

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Commencing at the Northwest Corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22), Township Four (4) North, Range Six (6) East of the 6th P.M., Gage County, Nebraska; thence Southerly along the West Line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Twenty-two (22) a distance of One Thousand Six Hundred Forty-four and Twenty-four Hundredths (1644.24) feet to a point, said point being One Thousand Two and Ninety-four Hundredths (1002.94)feet North of the South Line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Twenty-two (22); thence Easterly along a line One Thousand Two and Ninety-four Hundredths (1002.94) feet from and parallel with the South Line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Twenty-two (22) a distance of Five Hundred Six (506) feet to the point of beginning; thence continuing Easterly along the last described course a distance of Four Hundred Ninety (490) feet to a point; thence Southerly along a line Nine Hundred Ninety-six (996) feet from and parallel with the West Line of said Section Twenty-two (22) a distance of Three Hundred Fifty (350) feet to a point; thence Westerly along a line Six Hundred Fifty-two and Ninety-four Hundredths (652.94) feet from and parallel with the South Line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Twenty-two (22) a distance of Four Hundred Ninety (490) feet to a point; thence Northerly along a line Five Hundred Six (506) feet from and parallel with the GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR: (See Exhibit "A"

(1) is lawfully seised of such real estate and that it is free from encumbrances, subject to easements 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.

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>2-5-91</u>
\$ <u>11.00</u>	By <u>JA</u>

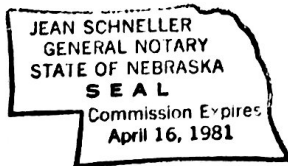
Executed.....January 2, 1981.....

.....William W. Cook.....
William W. Cook

.....Margaret L. Cook.....
Margaret L. Cook

STATE OF NEBRASKA)
) SS.
COUNTY OF Gage)

The foregoing instrument was acknowledged before me onJanuary 2, 1981.....
by ..William W. Cook and Margaret L. Cook, Husband and Wife.....



.....Jean Schneller.....
Notary Public Jean Schneller
My commission expires ..April 16, 1981..

STATE OF NEBRASKA, County ofGage.....

Filed for record and entered in Numerical Index on....February 5, 1991... at . 1:00... o'clock P.. M., and

recorded in Deed Record . 235 . . Page . 770 thru 771

Fee: \$11.00 Paid & Return to
Bauman Agri Service, Inc.,
700 Bauman Road, Beatrice, Ne. 68310



.....Ruth E. Simms.....
County of Gage, State of Nebraska
Register of Deeds

EXHIBIT "A"

West Line of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Twenty-two (22) a distance of Three Hundred Fifty (350) feet more or less to the point of beginning. Containing an area of Four (4) acres more or less, now known as Lots one and Two Bauman's Addition, an addition to the city of Beatrice, Gage Co. Neb.