

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 14th day of May, 1996 at 3:00 o'clock P. M. and recorded in Book 244 of DEEDS on page 634 thru 635
Quinn E. Liema
Register of Deeds

NUM ✓
ALPHA Δ
PAGED Δ

1471
7-641

FEE: \$10.50 Paid by Bauman Agri Service & Return to David Spilker, RR 3 Box 180, Beatrice, Ne 68310

CORPORATION JOINT TENANCY WARRANTY DEED

ABH BAUMAN AGRI-SERVICE, INC., a Corporation organized and existing under the laws of the State of Nebraska, GRANTOR, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, received from GRANTEES, DAVID R. SPILKER AND MARGARET J. SPILKER, conveys to GRANTEES, as joint tenants with right of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A part of Lot One (1), Bauman's Addition to the City of Beatrice, Gage County, Nebraska, as platted on a part of the Northwest Quarter (NW 1/4) of Section Twenty-two (22), Township Four (4) North, Range Six (6) East of the 6th P.M., Gage County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of said Lot One (1), Bauman's Addition to the City of Beatrice; thence Northerly along the Westerly line of said Lot One (1) a distance of 115 feet to a point; thence Easterly along a line 115 feet Northerly from and parallel with the Southerly line of said Lot One (1) a distance of 61.5 feet to a point; thence Southerly along a line 61.5 feet Easterly from and parallel with the Westerly line of said Lot One (1) a distance of 55 feet to a point; thence Easterly along a line 60 feet Northerly from and parallel with the Southerly line of said Lot One (1) a distance of 18.5 feet to a point; thence Southerly along a line 80 feet Easterly from and parallel with the Westerly line of said Lot One (1) a distance of 60 feet to a point on the Southerly line of said Lot One (1); thence Westerly along the Southerly line of said Lot One (1) a distance of 80 feet more or less to the point of beginning;

Reserving unto the grantor, Bauman Agri-Service, Inc., and its successors in title, a perpetual sewer easement over and across the following described property, said easement being for sewer purposes five (5) feet on either side of a line beginning approximately 64 feet East of the Southwest corner of Lot One (1), Bauman's Addition to the City of Beatrice, Gage County, Nebraska, thence running in a Northeasterly direction approximately 32 feet to the East line of said Lot One (1) which point is approximately 25 feet North of the South line of said Lot One (1), and in addition thereto, said grantor does reserve a perpetual easement to himself and his successors in title a water line easement, said easement being five (5) feet on either side of a line beginning approximately 48 feet East of the Southwest corner of Lot One (1), Bauman's Addition to the City of Beatrice, Gage County, Nebraska, thence in a Northeasterly direction approximately 62.28 feet to a point approximately 60 feet East of the West line of said Lot One (1), Bauman's Addition; that the said grantor perpetually reserves unto himself and his successors in title the sewer and water line located under the above described premises and the right to enter upon said premises at any time for the care, maintenance, repair and replacement of said water line and/or sewer line, and that the grantee shall not be allowed to build any permanent structure upon said easement property. If it should be necessary for the Grantor to do any excavating or digging upon said

easement premises, it shall be the responsibility of the Grantor to replace, in a workman like manner, any excavation or dirt after completion of repairs or maintenance of sewer and/or water lines.

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

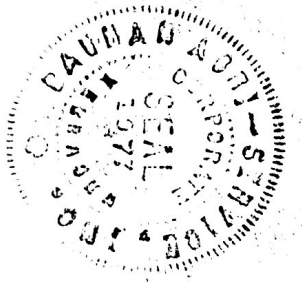
(1) is lawfully seised of such real estate and that it is free from encumbrances, save and except easements, covenants and restrictions of record;

(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 May 14, 1996.

NEBRASKA DOCUMENTARY STAMP TAX	
Date	5-14-96
\$	101.50 By RS



BAUMAN AGRI-SERVICE, INC., GRANTOR

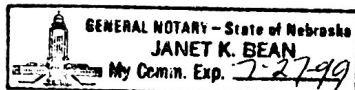
By Ross E. Bauman - president
Ross E. Bauman, President

STATE OF NEBRASKA)
COUNTY OF GAGE) ss.

The foregoing instrument was acknowledged before me on May 14, 1996, by Ross E. Bauman, President of Bauman Agri-Service, Inc., a Nebraska Corporation, to be his voluntary act and deed on behalf of said corporation.

My Comm. Expires:

Janet K. Bean
Notary Public



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