

11-9
11-9
11-9

#2369

COMPARED

NEBRASKA DOCUMENTARY
STAMP TAX
APR 30 2001
\$ 10.50 BY *dm*

FILED
CASS COUNTY, NE.

2001 APR 30 PH 3:18

BK 124 OF DL PG 317
PATRICIA WEISINGER
REGISTER OF DEEDS
Doc # 2369 \$10.50

WARRANTY DEED

JERRY J. MAHER and JANICE MAHER, husband and wife and JAMES A. MAHER and DOROTHY K. MAHER, husband and wife, ("Grantor"), in consideration of One Dollar and other valuable consideration received from Grantee, do convey unto DIANE KERNER, ("Grantee"), the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

That part of Government Lots 1 and 2, located in the Northeast Quarter of Section 6, Township 11 North, Range 9 East, of the 6th P.M., Cass County, Nebraska and being more particularly described as follows:

For the purpose of this legal description the basis of bearings is the North line of the Northeast Quarter of said Section 6, having an assumed bearing of N 89°47'35" W.

Referring to the Northeast corner of Section 6, a 5/8" rebar found according to the records of the Cass County Surveyor; thence westerly N 89°47'35" W, on the North line of the Northeast Quarter of Section 6, 430.13 feet, to a point of intersection on the northwesterly right-of-way line of the Burlington Northern Railroad, also being the true point of beginning; thence southwesterly S 36°44'13" W, on the northwesterly right-of-way line of the Burlington Northern Railroad, 1632.11 feet, to a point of intersection on the North line of the South half of the Northeast Quarter of Section 6; thence westerly N 89°56'47" W, on said North line, 601.28 feet, to a point of intersection of the existing center of Dee Creek; thence following the center of Dee Creek on the following bearings and distances: N 45°17'53" E, 164.61 feet; thence N 28°45'47" E, 114.97 feet; thence N 16°25'16" W, 141.78 feet; thence northeasterly departing the center of Dee Creek, N 36°44'13" E, on a line parallel with the northwesterly right-of-way line of Burlington Northern Railroad, 1194.75 feet, to a point of intersection on the North line of the Northeast Quarter of Section 6; thence easterly S 89°47'35" E, on said North line, 730.65 feet, to the true point of beginning.

S115 S. 52nd St. (16)

To have and hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

Grantor does hereby covenant with the Grantee as follows:

1. Grantor is lawfully seized of said Premises and it is free from encumbrances, subject to any reservations, covenants and easements of records;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whosoever.

Return To:
CAPITOL TITLE
P.O. Box 6577
Lincoln, NE 68506

4164C4