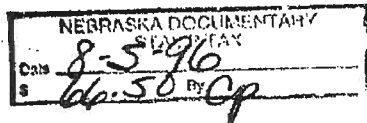


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Carol Mivens
 REGISTER OF DEEDS
 DODGE COUNTY, NE

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

Douglas L. Shuster, a single person, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey and confirm unto

Tom L. Sawyer and Marka L. Sawyer, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Dodge County, Nebraska:

See Exhibit "A" attached hereto and by this reference made a part hereof.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever. And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; 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.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

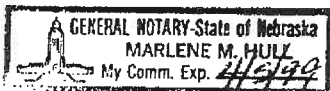
Dated: 1 August, 1996

 Douglas L. Shuster

STATE OF NEBRASKA
 COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 1 day of Aug., 19 96 by Douglas L. Shuster, a single person.

 Notary Public



FILE: 960133MF

EXHIBIT "A"

A tract of land located in the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 26, Township 17 North, Range 8, East of the 6th P.M. in Dodge County, Nebraska, and being more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter Northwest Quarter Northwest Quarter and going thence S 00°00'00"W on an assumed bearing, along the West margin of said Northwest Quarter Northwest Quarter Northwest Quarter for a distance of 660.86 feet to the Southwest corner of said Northwest Quarter Northwest Quarter Northwest Quarter; thence S 89°25'06" E, along the South margin of said Northwest Quarter Northwest Quarter Northwest Quarter for a distance of 281.53 feet; thence N 00°00'00"E, parallel to the West margin of said Northwest Quarter Northwest Quarter Northwest Quarter for a distance of 109.73 feet to the point of beginning; thence S 89°25'06" E, parallel to the South margin of said Northwest Quarter Northwest Quarter Northwest Quarter for a distance of 308.88 feet to a point on the Westerly right-of-way of Highway No. 77 (Broad Street); thence N04°37'54" E, along said Westerly right-of-way line for a distance of 120.00 feet; thence N 89°25'06" W, parallel to the South margin of said Northwest Quarter Northwest Quarter Northwest Quarter, for a distance of 318.57 feet; thence S 00°00'00" W, parallel to the West margin of said Northwest Quarter Northwest Quarter Northwest Quarter for a distance of 119.71 feet to the point of beginning.