

94-04988

FILED SARYP CO. NE.  
INSTRUMENT NUMBER  
94-04988  
94 MAR -4 PM 1:25  
Carol A. Garvin  
REGISTER OF DEEDS

PROOF	<input checked="" type="checkbox"/>
D.E.	<input checked="" type="checkbox"/>
Verify	<input checked="" type="checkbox"/>
Filed	<input type="checkbox"/>
Checked	<input type="checkbox"/>
Fee \$	11.00

NEBRASKA DOCUMENTARY STAMP TAX	
MAR - 4 1994	
\$ 145	BY <i>[Signature]</i>

WARRANTY DEED

LARRY M. TIMM AND LEISHA TIMM, Husband and Wife,  
GRANTORS, in consideration of Love and Affection and Other  
Valuable Consideration received from GRANTEES, LARRY M. TIMM  
AND LEISHA TIMM, Husband and Wife, conveys to GRANTEES, the  
following described real estate, (as defined in Neb. Rev.  
Stat. 76-201):

An undivided 1/2 interest in and to the following described land:

The Southeast Quarter of Section 15, Township 13 North, Range  
11, East of the 6th P.M., Sarpy County, Nebraska, EXCEPT Lot  
1, Osage Corners and EXCEPT a tract of land located along the  
Eastern part of Southeast Quarter of Section 15, Township 13  
North, Range 11, East of the 6th P.M., Sarpy County,  
Nebraska, described as follows: Beginning at the Southeast  
Corner of said Section 15; thence Northerly on the East line  
of the Southeast Quarter of said Section 15, a distance of  
2,650.94 feet to the Northeast corner of said Southeast  
Quarter; thence Westerly on the North line of said Southeast  
Quarter a distance of 60.00 feet; thence Southerly on a line  
parallel to said East line a distance of 1,325.57 feet;  
thence Easterly on a line perpendicular to said east line a  
distance of 10.00 feet; thence Southerly on a line parallel  
to said east line a distance of 1,325.47 feet to a point on  
the South line of said Southeast Quarter; thence Easterly on  
said South line a distance of 50.00 feet to the point of  
beginning, and,

An undivided 1/3 interest in and to the following described  
land:

A tract of land located in the SE1/4 of Section 10, Township  
13 North, Range 10 East of the 6th P.M., Sarpy County,  
Nebraska, but not including that part lying within the  
Right-of-Way of the Chicago-Burlington and Quincy Railroad,  
more particularly described as follows:

Beginning at the SE Corner of said Section 10; thence N  
88°59'40" W, (assumed bearing), along the South line of the  
SE1/4, 1594.83 feet; thence N 0°23'01" W, 1725.97 feet;  
thence N 89°19'33" W, 53.52 feet; thence N 0°40'27" E, 922.33  
feet to a point on the North line of the SE1/4; thence S  
89°05'02" E, along the North line 1671.67 feet to the E1/4  
Corner of said Section 10, thence S 0°29'23" W, along the  
East line, 2650.18 feet to the point of beginning.

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

- (1) is lawfully seized of such real estate and that it  
is free from encumbrances except 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.

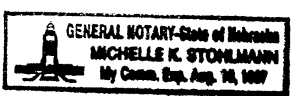
Dated this 3<sup>rd</sup> day of March, 1994.

Larry M. Timm  
Larry M. Timm, Grantor

Leisha Timm  
Leisha Timm, Grantor

STATE OF NEBRASKA     )  
                                  )     ss.  
COUNTY OF Sarpy     )

The foregoing instrument was acknowledged before me on the 3<sup>rd</sup> day of March, 1994, by LARRY M. TIMM AND LEISHA TIMM, Husband and Wife, GRANTORS.



Michelle K. Stohmann  
Notary Public