

\$5.50

BLOCK

C67714

CODE

LANCASTER COUNTY, NEB

[Handwritten signature]

JUL 18 4 24 PM '96

INST. NO 96

029272

CHECKED

ENTERED

EDITED

[Handwritten initials]

NEBRASKA DOCUMENTARY STAMP TAX

CORPORATION WARRANTY DEED

JUL 18 1996

\$743⁷⁵ BY *[Handwritten initials]*

LINCOLN BRANCH, INC., a Corporation organized and existing under the laws of the State of Nebraska, GRANTOR, in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION received from LAS BRISAS LAND DEVELOPMENT, CO., A NEBRASKA CORPORATION, GRANTEE, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

LOT THIRTY-THREE (33), IRREGULAR TRACTS IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA; EXCEPT THAT PORTION THEREOF CONVEYED TO LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE SAID SE 1/4; THENCE EASTERLY WITH THE SOUTH LINE OF THE SAID SE 1/4, A DISTANCE OF 982.60 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 33 IRREGULAR TRACT EXTENDED; THENCE NORTHERLY WITH THE SAID WEST LINE EXTENDED TO A POINT LOCATED 33.00 FEET DISTANT FROM AND MEASURED PERPENDICULAR TO THE SAID SOUTH LINE, LAST SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY WITH THE WEST LINE OF SAID LOT 33, IRREGULAR TRACT TO A POINT LOCATED 50.00 FEET DISTANT FROM AND MEASURED PERPENDICULAR TO THE SAID SOUTH LINE; THENCE EASTERLY PARALLEL WITH THE SAID SOUTH LINE, A DISTANCE OF 303.87 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY NO. 77; THENCE SOUTHWESTERLY WITH THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO A POINT LOCATED 33.00 FEET NORTHERLY FROM AND MEASURED PERPENDICULAR TO THE SAID SOUTH LINE; THENCE WESTERLY PARALLEL WITH THE SAID SOUTH LINE, A DISTANCE OF 207.62 FEET, MORE OR LESS, 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, if any;
- 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 this 16 day of July, 1996.

LINCOLN BRANCH, INC., Grantor

By: *[Handwritten signature]*
JAMES D. GERKING, President

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss.

The foregoing instrument was acknowledged before me on July 16, 1996 by JAMES D. GERKING, President of LINCOLN BRANCH, INC., a Nebraska Corporation, on behalf of the Corporation.

GENERAL NOTARY - State of Nebraska
LORETTA A. DUFFEK
My Comm. Exp. Nov. 22, 1999

[Handwritten signature]
Notary Public

My Commission Expires:

NT