

WARRANTY DEED

MILDRED E. BOWERS, also known as MILDRED E. LOUGHMILLER, and RODNEY LOUGHMILLER, wife and husband, Grantor, whether one or more, in consideration of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00), receipt of which is hereby acknowledged, conveys to JANET J. SCHUTZ, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Richardson County, Nebraska:

STATE OF NEBRASKA }
RICHARDSON COUNTY }

The Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Thirty-two (32), Township Three (3) North, Range Thirteen (13), East of the 6th P.M., Richardson County, Nebraska, EXCEPT a tract of land described by metes and bounds as follows: Commencing at the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section, thence South 00°03'28" West along the North/South quarter line, a distance of 1,401.16' to a point on the North/South Quarter line and 82.57' South of the center section; thence north 89°42'57" West, parallel with and 82.57' southerly of the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 923.13'; thence North 71°12'34" West, a distance of 418.20' to a point on the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 0°01'30" West, along the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, a distance of 1,276.36' to the NW corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 88°53'51" East, along the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 1,321.12' to the point of beginning and containing 41.92 acres more or less.

Filed for record in the Register of Deed Office the 4 day of June 19 90 at 11 o'clock and 05 minute A.M. recorded in Book No. 187 Page 359
May L. Eichhoff
REGISTRAR OF DEEDS
Patricia Scott
DEPUTY

NEBRASKA DOCUMENTARY
STAMP
JUN 4 1990
\$ 150.00 BY PS

Grantor covenants (jointly and severally, if more than one, with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except covenants, restrictions and easements of record, if any;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: May 15th, 1990

Mildred E. Bowers
MILDRED E. BOWERS, also known
as MILDRED E. LOUGHMILLER

Rodney Loughmiller
RODNEY LOUGHMILLER

STATE OF KANSAS)
County of Shawnee) ss.

The foregoing instrument was acknowledged before me on May 15, 1990 by Mildred E. Bowers, also known as Mildred E. Loughmiller, and Rodney Loughmiller, wife and husband.

Sammy Bergeron
NOTARY PUBLIC