

State of Nebraska
Richardson County

Filed for record in the Register of Deeds
office the 10 day of Dec, 2012
at 12:00 o'clock A m recorded in
Book 217 Page 521
Mary L. Eickhoff
Register of Deeds
me
Deputy

NEBRASKA DEEDS DEPARTMENT
STAMP TAX
Date 12-10-12
\$ 48.50 me

RETURN TO: Otoe County Title Company, P.O. Box 220, Nebraska City, NE 68410

WARRANTY DEED

JANET SCHUTZ n/k/a JANET SCHUTZ-ERISMAN and GERALD R. ERISMAN, wife and husband, Grantor, whether one or more, in consideration of ONE HUNDRED EIGHTY-SIX THOUSAND & NO/100ths DOLLARS (\$186,000.00), receipt of which is hereby acknowledged, conveys to REED A. OLSEN, a married person, Grantee, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Richardson County, Nebraska:

SEE ATTACHED EXHIBIT "A"

Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, subject to easements, reservations, covenants and restrictions of record;
- (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: December 6, 2012.

Janet Schutz-Erisman
Janet Schutz-Erisman

Gerald R. Erisman
Gerald R. Erisman

STATE OF NEBRASKA }
COUNTY OF Otoe } ss:

The foregoing instrument was acknowledged before me on December 6, 2012, by Janet Schutz-Erisman and Gerald R. Erisman, wife and husband.

Lisa D. Hathaway
Notary Public

GENERAL NOTARY-State of Nebraska
LISA D. HATHAWAY
My Commission Expires February 28, 2013

Return to: Otoe County Title Company, PO Box 220, Nebraska City, NE 68410-0220,
Phone: 402-873-6860

EXHIBIT "A"
Legal Description

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 S00°03'28"W 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 N89°42'57"W, 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 N71°12'34"W, a distance of 418.20' to a point on the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence N0°01'30"W, 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 S88°53'51"E. 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, containing 41.91 acres more or less.

QSE 12-6-12
ARE 12 6 12

12/6/12 *[Signature]*