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CORPORATION JOINT TENANCY WARRANTY DEED

WARNER HEREFORD FARMS, INC., A a Nebraska Corporation organized and existing under the laws of Nebraska, GRANTOR, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION received from GRANTEES,

JAMES A. JEFFERS and BERNICE E. JEFFERS, Husband and Wife

conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

LOT SIX (6) OF IRREGULAR TRACTS IN THE NORTHWEST QUARTER; AND ALL OF THE NORTH HALF OF THE SOUTHWEST QUARTER, EXCEPT A PART THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE WEST ONE SIXTEENTH CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P. M.; THENCE NORTH 89 DEGREES 34 MINUTES 14 SECONDS EAST (AN ASSUMED BEARING) ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER A DISTANCE OF 33.00 FEET TO THE EAST RIGHT OF WAY OF NW 27TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE SAID EAST RIGHT OF WAY AND PARALLEL TO SAID WEST LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 497.90 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON THE RIGHT OF WAY OF SAID SOUTHWEST QUARTER A DISTANCE OF 7.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE EAST RIGHT OF WAY AND PARALLEL TO THE SAID WEST LINE A DISTANCE OF 100.00 FEET; THENCE NORTH 11 DEGREES 18 MINUTES 36 SECONDS EAST ON THE EAST RIGHT OF WAY A DISTANCE OF 101.98 FEET TO A POINT 60.00 DISTANT FROM THE SAID WEST LINE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE EAST RIGHT OF WAY AND PARALLEL TO THE SAID WEST LINE A DISTANCE OF 500.78 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 40 SECONDS EAST A DISTANCE OF 725.00 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 37 SECONDS EAST A DISTANCE OF 1201.63 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 34 MINUTES 14 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 777.00 FEET TO THE POINT OF BEGINNING; ALL IN SECTION 4, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P. M., LANCASTER COUNTY, NEBRASKA.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except those 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 10 day of February, 1994.

WARNER HEREFORD FARMS, INC.

By Charles Warner, President

STATE OF NEBRASKA County of Lancaster ) ss.

The foregoing instrument was acknowledged before me on February 10th, 1994, by Charles Warner, President of Warner Hereford Farms, Inc., a Nebraska Corporation, on behalf of the Corporation.

NEBRASKA DOCUMENTS

FEB 11 94 3375 MC

Linda Bogenreif NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska LINDA BOGENREIF My Comm. Exp. May 1, 1997

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INST. NO. 94-

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