

1594
A-523

JOINT TENANCY WARRANTY DEED

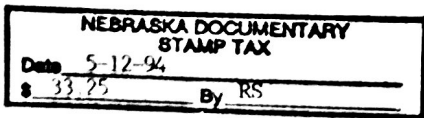
The Beatrice National Bank and Trust Company, Beatrice, Nebraska, Trustee, GRANTOR, in consideration of Eighteen Thousand Five Hundred Dollars (\$18,500.00) received from GRANTEES, Steven P. Burnham and Marlene J. Burnham, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate:

Lot One (1), Burnham Addition to Beatrice, Gage County Nebraska. The conveyance herein is subject, however, to the reserved and retained perpetual right, privilege and easement of and to Grantor and its successors and assigns to locate, bury, lay construct, reconstruct, maintain, operate, inspect, replace, protect and remove pipes, lines, conduits, cables, guys, poles, anchors and other equipment and appurtenances for the purpose of providing and conveying water, sewer, electric, gas, telephone, cable television and other utilities and services facilities in, over, upon and under the east 20 feet of the real estate conveyed herein. The conveyance herein is further subject to the reserved and retained perpetual right, privilege and easement of and to Grantor and its successors and assigns to ingress and egress and to construct, reconstruct, maintain, improve, use, operate, protect and remove a public or private road or street and appurtenances thereto over, upon and across the east 50 feet of the real estate conveyed herein, subject, however, to the utilities easement reserved above as to the east 20 feet of said east 50 feet; and the owner of the servient estate shall not construct upon, nor carry on any activity upon these easement areas that would interfere with the exercise of these easement rights or increase the cost of exercising such rights.

GRANTOR covenants with GRANTEES that GRANTOR:

1. is lawfully seised of such real estate and that it is free from encumbrances;
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 12th day of May, 1994.



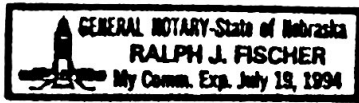
The Beatrice National Bank and Trust Company,
Beatrice, Nebraska, Trustee

By: [Signature]
Vice President and Trust Officer

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STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on the 12th day of MAY, 1994 by STEVE HOVEN DICK, Vice President and Trust Officer of The Beatrice National Bank and Trust Company, Beatrice, Nebraska, Trustee, and on behalf of the corporation.



Ralph J. Fischer
Notary Public

My Commission expires: 7-19-94

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 12th day of May, 1994 at 3:00 o'clock P. M., and recorded in Book 241 of DEEDS on page 405 thru 406
Guth C. Sieme
Register of Deeds



FEE: \$10.50 Paid by Steven Burnham & Stephen J Kraviec & Return to Stephen J Kraviec, Atty., P O Box 681, Beatrice, Ne 68310