

JOINT TENANCY WARRANTY DEED

The Beatrice National Bank and Trust Company, Beatrice, Nebraska, Trustee, GRANTOR, in consideration of Two Thousand Six Hundred Ten Dollars (\$2,610.00) 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:

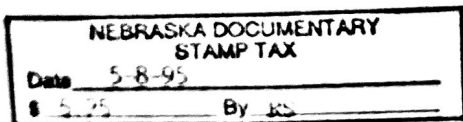
A portion of Lot 1 of the North Commerce Addition more completely described as follows:

Beginning at the Northwest corner of Lot 1; thence East along the North line of Lot 1 a distance of 425.90 feet to the Northwest corner of Burnham Addition; thence South along the West line of Burnham Addition a distance of 300.00 feet to the Southwest corner of Burnham Addition; thence West on a bearing of N 89° 31' 50" W a distance of 425.90 feet more or less to the West line of the North Commerce Addition; thence North along the West line of the North Commerce Addition to the point of beginning.

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 8th day of May, 1995.



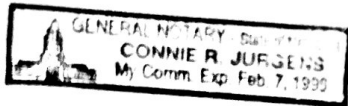
The Beatrice National Bank and Trust Company,
Beatrice, Nebraska, Trustee

By: Steve J. LeWall
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 8th day of May, 1995 by Stan E. Walk, Vice President and Trust Officer of The Beatrice National Bank and Trust Company, Beatrice, Nebraska, Trustee, and on behalf of the corporation.



Connie R. Jurgens
Notary Public

My Commission expires: 2/7/96

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 8th day of May, 1995 at 2:30 o'clock P. M., and recorded in Book 243 of DEEDS on page 17 thru 18
Quik & Lerner
Register of Deeds

NEW
ALPHA
PAGED

FEE: \$10.50 Paid & Return to Steven Burnham, P O Box 99,
Beatrice, Ne 68310