

159 - 3492

# WARRANTY DEED

Harold R. Young, Jr. & JoAnn Young (H&W) Grantor, whether one or more,

in consideration of One Dollar and Other Valuable Consideration (\$1.00)

, receipt of which is hereby acknowledged, conveys to

William L. Olson & Rena M. Olson (H&W) Grantee,

An Undivided One-Half Interest in the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in

Sarpy County, Nebraska:

A tract of land located in the Southeast Quarter of Section 35, Township 14 North, Range 12, East of the 6th P.M. in Sarpy County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of said Southeast Quarter of Section 35; thence S00°13'07"W (assumed bearing) along the West line of said Southeast Quarter of Section 35, a distance of 118.20 feet to a point on the Southerly right-of-way line of Highway #370, said point also being the point of beginning; thence S74°55'26"E along said Southerly right-of-way line of Highway #370, a distance of 776.80 feet to the point of intersection of the said Southerly right-of-way line of Highway #370 and the Westerly right-of-way line of the C.R.I.&P. Railroad; thence Southwesterly along said Westerly right-of-way line of the C.R.I.&P. Railroad on a curve to the left with a radius of 2914.79 feet, a distance of 1125.02 feet, said curve having a long chord which bears S33°44'09"W, a distance of 1118.05 feet; thence S22°40'43"W along said Westerly right of way line of C.R.I.&P. Railroad, a distance of 349.32 feet to a point on said West line of the Southeast Quarter of Section 35; thence N00°13'07"E, along said West line of the Southeast Quarter of Section 35; a distance of 1,454.15 feet to the point of beginning.

Said tract of land contains an area of 10.745 acres, more or less.

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; subject to easements and restrictions, if any, 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 5, 1984

*Harold R. Young, Jr.*

*JoAnn Young*

NEBRASKA DOCUMENTARY.  
 DEC 13 1984  
 \$ 41.80 BY *JL*

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 BOOK 159 OF *Deeds*  
 PAGE 3472

1984 DEC 13 PM 4:16  
*Carl S. Hillsted*  
 REGISTER OF DEEDS

State of Nebraska

County of Sarpy

December 5, 1984

The foregoing instrument was acknowledged before me on December 5, 1984 by Harold R. Young, Jr. & JoAnn Young (H&W)

*Kenneth H. Townsend*  
 13784  
 GENERAL NOTARY - State of Nebraska  
 KENNETH H. TOWNSEND  
 My Comm. Expires June 23, 1985