

WARRANTY DEED

per Surveyor's office - this deed takes in all of Halford's Cherry Hills.

DARRELL L. HALFORD and BETSY HALFORD, Husband and Wife
Grantor, whether one or more,

in consideration of ONE DOLLAR (\$1.00) and other valuable consideration
receipt of which is hereby acknowledged, conveys to

McGOWAN-BERTRAM PARTNERSHIP, a Nebraska Partnership
Grantee,

the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in

Washington County, Nebraska:

All of Block 11, and all of Block 12, original Townsite of Fort Calhoun, Washington County, Nebraska, the perimeter, more particularly described as follows: Beginning at the center of Section 11, Township 17 North, Range 12 East of the 6th P.M., and assuming the North-South Quarter Line to bear North 0°52'50" East; thence North 0°52'50" East, a distance of 159.22 feet to the Northwest Corner of Block 12; thence South 89°27'38" East along the North line of said Blocks, a distance of 688.93 feet to the Northeast corner of Lot 3, Block 10; thence South 0°31'07" West, a distance of 285.24 feet to the Southeast Corner of Lot 6, Block 10; thence North 89°27'38" West along the South Line of said Blocks, a distance of 690.74 feet to the North-South Quarter Line, being the Southwest Corner of Block 12; thence North 0°52'50" East, a distance of 126.02 Feet to the point of beginning, containing 4.52 acres, more or less; (subject to easements of record); and Tax Lot 117 and Tax Lot 119 in Section 11, Township 17 North, Range 12, East of the 6th P.M., Washington County, Nebraska, less that real estate described in Exhibit "A" attached hereto.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seised 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: April 26, 1990

Darrell L. Halford
DARRELL L. HALFORD

Betsy Halford
BETSY HALFORD

90 APR 26 PM 4:26
FILED
CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

State of Nebraska
County of Washington

The foregoing instrument was acknowledged before me on April 26, 1990
by Darrell L. Halford and Betsy Halford

STATE OF NEBRASKA
County of Washington
GENERAL NOTARY Public
JOHN E. SAMSON
My Comm. Exp. 2/4/93

[Signature]
Notary Public

Filed for record and entered in Numerical Index on April 26, 1990
at 4:26 o'clock P.M., and recorded in Deed Record 184, Page 661-662.

By: *Charlotte L. Petersen*
County or Deputy County Clerk
Register of Deeds or Deputy Register of Deeds
Burley Mason

NEBRASKA DOCUMENTARY
STAMP TAX
Date 04-26-90
\$13.00
By *Betsy*

Recorded
General
Numerical
Photostat

66 24

71 84

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 11; THENCE SOUTH 0°52'5 WEST, A DISTANCE OF 558.85 FEET TO THE NORTHEAST CORNER OF A TRACT SURVEYED BY WAYNE G. KIRK ON MAY 20, 1976; THENCE NORTH 89°50'2 WEST, A DISTANCE OF 891.0 FEET TO THE NORTHWEST CORNER OF SAID SURVEYED TRACT; THENCE NORTH 0°52'40" EAST, A DISTANCE OF 436.4 FEET TO THE SOUTH LINE OF THE FORT CALHOUN CEMETERY; THENCE SOUTH 89°40'54" EAST, A DISTANCE OF 143.78 FEET TO THE SOUTHEAST CORNER OF SAID CEMETERY AND THE POINT OF BEGINNING; THENCE NORTH 0°07'2 EAST ALONG AN OCCUPATION LINE, A DISTANCE OF 311.70 FEET; THENCE NORTH 0°40'38" EAST, A DISTANCE OF 338.30 FEET TO THE SOUTHEAST CORNER OF TAX LOT 98; THENCE NORTH 0°47'38" EAST, A DISTANCE OF 234.60 FEET TO THE NORTHEAST CORNER OF TAX LOT 98; THENCE NORTH 89°06'49" WEST, A DISTANCE OF 562.24 FEET TO THE NORTHWEST CORNER OF TAX LOT 98; THENCE NORTH 0°47'38" EAST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 82.25 FEET; THENCE SOUTH 89°06'49" EAST ON A LINE PARALLEL TO AND 82.25 FEET NORTH OF THE NORTH LINE OF TAX LOT 98 FOR A DISTANCE OF 492.10 FEET; THENCE SOUTH 39°37'28" EAST FOR A DISTANCE OF 185.75 FEET; THENCE SOUTH 00°30'50" WEST FOR A DISTANCE OF 825.20 FEET; THENCE NORTH 89°35'37" WEST ALONG THE NORTH RIGHT-OF-WAY OF COUNTY ROAD FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.00 ACRES, MORE OR LESS.

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