

13-12

#6123

NEBRASKA DOCUMENTARY  
STAMP TAX

NOV 24 2008

\$ 67.50 BY Y

FILED  
CASS COUNTY, NE.

2008 NOV 24 AM 11:23

BN 190 OF Deeds PG 795

David Johnson  
REGISTER OF DEEDS  
Doc # 6123 \$10.50

COMPARED

CORPORATION WARRANTY DEED

Know all men by these presents, that **Raven's Nest & Co. a Nebraska Corporation, Donald Wolkins and Linda Wolkins, husband and wife** herein referred to as "Grantor" whether one or more, for and in consideration of the sum of One dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto **James P. and Mary S. Harding, husband and wife, Joint Tenants with Rights of Survivorship** herein referred to as "Grantee", the following described real property:

All of Lot 13R, Raven's Nest Two, a subdivision in Section 34, Township 13 North, Range 12 East of the 6<sup>th</sup> Principal Meridian in Cass County, Nebraska; EXCEPT the land formerly known as Lot 13, Raven's Nest Two. Property being conveyed by this Deed is 5.0 acres, more or less.

Excepting and Reserving unto the Grantor a 50 foot wide perpetual Easement running along the Northerly boundary of Lot 13R; for the purpose of constructing and maintaining a water way and hiking trail.

Grantee is hereby notified that there has been mining with excavated tunnels running under a portion of the property hereby conveyed. Said mining activity could cause subsidence to occur on the surface of the five acre parcel of land.

To have and to hold the above described premises together with all tenements, hereditament and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with the grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrances except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

DATED: November 20, 2008

Raven's Nest & Co., a Nebraska Corporation

Linda A. Wolkins, President

Linda A. Wolkins, President

Donald Wolkins

Linda Wolkins

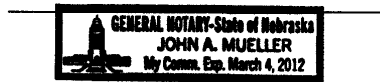
Donald Wolkins

Linda Wolkins

STATE OF NEBRASKA, COUNTY OF CASS

The foregoing instrument was acknowledged before me on November 20, 2008 by Linda A. Wolkins, the President of Raven's Nest & Co. a Nebraska Corporation, on behalf of the corporation. Linda A. Wolkins personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.

My Commission Expires:

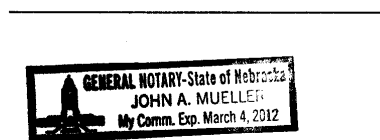


*[Handwritten Signature]*

Notary Public

The foregoing instrument was acknowledged before me on November 20, 2008 by Donald Wolkins and Linda Wolkins, husband and wife, personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.

My Commission Expires:



*[Handwritten Signature]*

Notary Public