

WARRANTY DEED

Myrn M. Roberts and Geraldine Roberts, 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 L. Bret Brodersen and Sarah J. Brodersen, husband and wife, as joint tenants, Grantee, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Burt County, Nebraska:

The South Half of the Southwest Quarter (S½ SW¼) of Section Six (6), and the Northwest Quarter (NW¼) of Section Seven (7), all in Township Twenty-one (21) North, Range Twelve (12) East of the 6th P.M., Burt County, Nebraska.

EXCEPT the following described real estate: Commencing at the NW corner of the SW¼, NW¼ of Section 7, Township 21 North, Range 12 East of the 6th Sixth P.M., in Burt County, Nebraska; thence S 0°06'09" W along the West line of Section 7 a distance of 379.06' to the point of beginning; thence S 88°36'43" E a distance of 525.68'; thence N 0°21'25" E a distance of 236.64'; thence N 89°59'35" E a distance of 54.35'; thence N 6°06'48" E a distance of 96.28'; thence S 86°19'20" E a distance of 334.45'; thence S 0°03'37" W a distance of 308.04'; thence S 11°18'04" W a distance of 16.49'; thence S 27°23'27" W a distance of 13.79'; thence S 50°12'18" W a distance of 13.91'; thence S 65°54'46" W a distance of 13.85'; thence S 78°43'31" W a distance of 13.40'; thence N 89°29'25" W a distance of 44.44' thence S 0°53'35" E a distance of 177.40'; thence N 88°14'27" W a distance of 838.18' to the West line of Section 7; thence N 0°06'09" E a distance of 206.68' to the point of beginning.

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances except 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 11, 1994

Myrn M. Roberts Geraldine Roberts
Myrn M. Roberts Geraldine Roberts

STATE OF NEBRASKA
County of Washington

The foregoing instrument was acknowledged before me on April 11, 1994, by Myrn M. Roberts and Geraldine Roberts.

GENERAL NOTARY-State of Nebraska
ELIZABETH J. WORSFOLD
My Comm. Exp. Aug. 22, 1994

Elizabeth J. Worsfold
Notary Public

FILED

STATE OF NEBRASKA
County of Burt

Filed for record and entered in Numerical Index on April 15, 1994 at 2:00 o'clock P.M., and recorded in Deed Record 68, Page 166

1994 APR 15 10:00

BURT COUNTY

By: _____

NEBRASKA DOCUMENTARY
Date 4-15-94
\$ 350.00 By ed

