

The premises are conveyed by the tract and not by the acre, no acreage being guaranteed by the grantor. The premises are also conveyed subject to the rights of any tenants or persons in possession and to easements and highways, if any there be. Subject to the taxes for the year 1945 which the grantees herein agree to pay. To Have and To Hold the premises, with all the rights, privileges and appurtenances thereto belonging or in any wise appertaining, unto the grantees, their heirs and assigns, forever. And the grantor herein for itself, its successors and assigns, covenants with the grantees, their heirs and assigns, that it will warrant and defend the title to the premises unto the grantees, their heirs and assigns, forever, against the lawful claims and demands of all persons claiming under it, except as aforesaid, but against none other. IN WITNESS WHEREOF, the said John Hancock Mutual Life Insurance Company has caused this instrument to be executed by O. E. Anderson one of its Vice Presidents, and its corporate seal to be hereto affixed, this eighteenth day of March, 1946. Executed and Delivered in the presence of: Eleanor Gardner Gerald J. Fitzgerald

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY,
By O. E. Anderson Vice President
Attest: Joseph Lovegren
Joseph Lovegren Assistant Secretary CORP SEAL
APPROVED FOR THE COMMITTEE OF FINANCE
C. L. Ayling
C. L. Ayling

THE COMMONWEALTH OF MASSACHUSETTS COUNTY OF SUFFOLK SS
On this eighteenth day of March, 1946, before me, Gerald J. Fitzgerald, a Notary Public in and for said Commonwealth, personally appeared O. E. Anderson, to me personally known and to me personally known to be a Vice President of John Hancock Mutual Life Insurance Company and the identical person whose name is affixed to the above deed as Vice President of said corporation, and acknowledged that said corporation executed said deed and he being by me duly sworn, did say that he is a Vice President of said corporation, that the seal affixed to said deed is the corporate seal of said corporation and that said deed was signed and sealed in behalf of said corporation by authority of its Board of Directors, and he acknowledged said deed to be the free and voluntary act and deed of said corporation. My commission expires October 10, 1952
Gerald J. Fitzgerald Notary Public in and for said Commonwealth (over)

At a meeting of the Board of Directors of John Hancock Mutual Life Insurance Company, held October 20, 1941, it was VOTED: That the President or a Vice President or the Treasurer or an Assistant Treasurer is hereby authorized, with the approval in writing of one member of the Committee of Finance, to execute, acknowledge and cause to be delivered in the name and behalf of the company, and the Secretary or an Assistant Secretary is hereby authorized to seal with the corporate seal and attest, any deed or contract for the sale of real estate or any interest therein, now or hereafter belonging to the company. I hereby certify that the above is a true copy of vote passed October 20, 1941, by the Board of Directors of John Hancock Mutual Life Insurance Company; that the same still remains in full force; that O. E. Anderson is a Vice President of the company and that C.L. Ayling is a member of the Committee of Finance this eighteenth day of March, 1946.
Joseph Lovegren Assistant Secretary CORP SEAL

THE UNITED STATES OF AMERICA TO PATENT DOROTHE GAUZE THE UNITED STATES OF AMERICA CERTIFICATE NO. 4009 TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING: WHEREAS, Dorothe Gauze of Buffalo County, Nebraska has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Grand Island, Nebraska, whereby it appears that full payment has been made by the said Dorothe Gauze according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," and the acts supplemental thereto, for the north half of the northwest quarter of section eight in township twelve north of range seventeen west of the Sixth Principal Meridian in Nebraska, containing eighty acres, according to the official plat of the survey of the said lands returned to the General Land Office by the Surveyor General, which said tract has been purchased by the said Dorothe Gauze NOW KNOW YE, That the United States of America, in consideration of the premises, and in conformity with the several acts of Congress in such case made and provided, HAVE GIVEN AND GRANTED, and by these presents DO GIVE AND GRANT, unto the said Dorothe Gauze and to her heirs, the said tract above described: TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said Dorothe Gauze and to her heirs and assigns forever. IN TESTIMONY WHEREOF, I Benjamin Harrison President of the United States of America, have caused these letters to be made patent, and the seal of the General Land Office to be hereunto affixed. GIVEN under my hand, at the City of Washington, the thirtieth day of July, in the year of our Lord One Thousand eight hundred and ninety, and of the Independence of the United States the one hundred and fifteenth. By the President: Benjamin Harrison By M. McKean, Secretary J.M. Townsend Recorder of the General Land Office. (L.S.) UNITED STATES DEPARTMENT OF THE INTERIOR GENERAL LAND OFFICE WASHINGTON, D. C. May 16 1946 2106289? I, hereby certify that this photograph is a true copy of the patent record which is in my custody in this office. R. S. Clinton Chief, Patents Division UNITED STATES GENERAL LAND OFFICE SEAL

THE FEDERAL LAND BANK OF OMAHA TO WARRANTY DEED CHARLES V. SHEEN & WIFE WARRANTY DEED Filed for record May 24, 1946 at 8:45 A.M. Mabel F. Rice, Register of Deeds CAN REV \$4.40 FLB 4/5/46 KNOW ALL MEN BY THESE PRESENTS: That The Federal Land Bank of Omaha, a Corporation, of Omaha, Nebraska, in consideration of Three Thousand Six Hundred and No/100 -- Dollars (\$3600.00) does hereby grant, convey and warrant unto Charles V. Sheen and Eva S. Sheen, husband and wife, as joint tenants, with right of survivorship and not as tenants in common, of Gibbon, State of Nebraska, the following described real estate situated in the County of Buffalo, State of Nebraska, subject to any existing highways, easements and any reservations in the United States and State patents, to-wit: North Half of the Southeast Quarter; and the Southwest Quarter of the Southeast Quarter; and Lot 5, of Section 1, in Township 8 North, Range 15, West of the 6th Principal Meridian; excepting and reserving an undivided one-half interest in all oil, gas, and mineral rights in and under the above-described property for a period of twenty years from July 21, 1941, and as long thereafter as oil, gas, or other minerals continue to be produced therefrom or said property is being so developed or operated, together with all the tenements, hereditaments and appurtenances to the same belonging, and all the estate, title, claim or demand whatsoever of the said The Federal Land Bank of Omaha, of, in, or to the same or any part thereof, except a mortgage in favor of The Federal Land Bank of Omaha. And the said The Federal Land Bank of Omaha hereby covenants with the said grantees, their heirs and assigns, that it is lawfully seized of said premises, that it has good right and lawful authority to sell and convey the same, and that it does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever. In Witness Whereof, The Federal Land Bank of Omaha has caused these presents to be executed by its Vice President and its corporate seal to be affixed hereto this 5th day of April, 1946. THE FEDERAL LAND BANK OF OMAHA By H. A. Viergutz Vice President Attest Wayne E. Smith Secretary CORP SEAL

STATE OF NEBRASKA COUNTY OF DOUGLAS SS

On this 5th day of April, 1946, before me, Gladys Reineke, a Notary Public in and for Douglas County, Nebraska, personally appeared H. A. Viergutz, to me personally known to be the identical person who executed the foregoing instrument, who being by me duly sworn, did say that he is Vice President of The Federal Land Bank of Omaha; that the seal affixed to said instrument is the corporate seal of The Federal Land Bank of Omaha; that said instrument was signed and sealed in behalf of The Federal Land Bank of Omaha by authority of its Board of Directors; and the said H. A. Viergutz acknowledged the said instrument to be the free and voluntary act and deed of said Corporation by it voluntarily executed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written. My commission expires October 8, 1949, 19

SEAL

Gladys Reineke Notary Public in and for Douglas County, Nebraska

ERNEST C. PETERSON, Dec'd :

TO :

DECREE. ~

Filed for Record May 28th 1946 at 4:30 P.M.
Mabel F. Rice, Register of Deeds.

MABEL J. PETERSON ET AL :

IN THE COUNTY COURT OF BUFFALO COUNTY, NEBRASKA

In the Matter of the Estate of :

Ernest C. Peterson, Deceased : FINAL DECREE

Now on this 28th day of May, 1946 this matter came on for hearing before the court having been continued from the 24th day of May, 1946. The administratrix appeared in person and by her attorney, Geo A. Munro. Evidence taken.

From the files and evidence in said matter, the court finds that the said Ernest C. Peterson died a resident of Buffalo County, Nebraska, intestate, on the 11th day of May, 1945; that due notice has been given to creditors of said estate to file their claims; that the time limited therein has passed, and that no claims have been filed or allowed against said estate, and all claims not filed and allowed are forever barred.

The court further finds that due notice has been given of the hearing on the administratrix's final account and her petition for final settlement; that said account is in all respects correct and should be allowed; that the costs and expenses of administration have been paid in full, and that there remains in the hands of the administratrix for distribution the sum of \$40.62, and that there remains undisposed of the following described personal property, to-wit: One 1935 Chevrolet automobile.

The Court further finds that said decedent left him surviving as his heirs at law and next of kin the following persons: Mabel J. Peterson, his wife; Clifford R. Peterson, his son; and Dorene M. Peterson, his daughter, and that the balance of personal property remaining in the hands of the administratrix should be assigned to said persons in equal shares.

The court further finds that the decedent died seized of an undivided 1/5th interest in the Northeast Quarter (NE $\frac{1}{4}$) and the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty (20), Township Nine (9), North, Range Sixteen (16), West of the 6th P.M., in Buffalo County, Nebraska, and that his interest in said real estate should be assigned to the above-named persons in equal shares.

The court further finds that said estate is not liable for the payment of inheritance tax to the State of Nebraska. IT IS THEREFORE CONSIDERED AND ADJUDGED BY THE COURT that the administratrix's final account be and the same hereby is approved and allowed and the administratrix is hereby authorized and directed to pay over the remaining funds in her hands and assign the remaining personal property in the following shares.

Mabel J. Peterson - 1/3 part thereof.

Clifford R. Peterson - 1/3 part thereof.

Dorene M. Peterson - 1/3 part thereof.

and that upon filing her receipts therefor that she be discharged.

IT IS FURTHER ORDERED that the real estate above-described be assigned in the same shares as the personal property.

FILED May 28 1946

(SEAL)

Harvey M. Wilson County Judge

Harvey M. Wilson
County Judge.

CERTIFICATE OF RECORD

THE STATE OF NEBRASKA:

Buffalo County : ss. IN THE COUNTY COURT:

I, Harvey M. Wilson County Judge, within and for said County of Buffalo and State of Nebraska, and keeper of the records and seal thereof, hereby certify that I have examined the within and foregoing copy of the record of the Final Decree in the Matter of the Estate of Ernest C. Peterson, Deceased, and have compared all of the foregoing with the original record thereof now remaining in said court and have found the same to be a correct transcript therefrom and of the whole of said original record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court, on this 28th day of May, 1946.

(COUNTY COURT SEAL)

Harvey M. Wilson County Judge.

By

Clerk of the County Court.

JOHN SANER & WIFE :

TO :

QUIT CLAIM DEED. ~

Filed for Record May 31st 1946 at 9:00 A.M.

Mabel F. Rice, Register of Deeds.

JENNIE LOUISE SANER ET AL :

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That John Saner and Louise J. Saner, husband and wife, each in his and her own right, of the County of Lincoln and State of Nebraska for the consideration of One Dollar (\$1.00) and other valuable consideration DOLLARS, hereby Remise, Release and Quitclaim to Jennie Louise Saner and Robert Gene Saner of the County of Lincoln and State of Nebraska the following described Real Estate, situate in the County of Buffalo and State of Nebraska to-wit:

Lot Thirty-nine (39), Northwest Quarter School Section Addition to the City of Kearney, Buffalo County, Nebraska, according to the recorded plat thereof; the East 25 feet of Lot Forty (40), Northwest Quarter School Section Addition to the City of Kearney, Buffalo County, Nebraska, according to the recorded plat thereof; the east 212 feet of Lot Forty-one (41), Northwest Quarter of School Section Addition to the City of Kearney, Buffalo County, Nebraska, according to the recorded plat thereof and the North 55 foot of South half of Lot Twenty-three (23) in the Northwest Quarter of School Section Addition to the City of Kearney, Buffalo County, Nebraska.

Subject to the 1945 taxes totaling \$54.44, plus interest at 7% per annum from May 1, 1946.

To have and to hold all and singular, the above granted premises together with the appurtenances and every part thereof, unto the said Jennie Louise Saner, and her assigns, for and during the natural life of the said Jennie Louise Saner, and upon her death, then unto the said Robert Gene Saner, his heirs and assigns forever.

Together with all the hereditaments and appurtenances thereunto belonging.

IN WITNESS WHEREOF, we have set our hands this 15 day of May, 1946

Signed in presence of M.E. Crosby ?

John Saner
Louise J. Saner

THE STATE OF NEBRASKA :

Lincoln County : ss. On this 15 day of May 1946 before the undersigned a Notary Public in and for said County, personally came John Saner and Louise J. Saner, husband and wife, to me know to be the identical persons described in and who executed the foregoing deed as grantors and acknowledged the instrument to be their voluntary act and deed. Witness my hand and Notarial seal the day and year last above written.

(SEAL)

Wells C. Jones
Notary Public.