

does covenant, promise, and agree, to and with the said party of the second part, his heirs and assigns, that it has not done, or suffered to be done, anything whereby the said premises hereby conveyed are, or may be, in any manner encumbered or charged except as above stated; and that it will warrant and forever defend the said premises, against all persons lawfully claiming or to claim the same by, through, or under the said party of the first part, except as above stated.

IN WITNESS WHEREOF, the Travelers Insurance Company has caused this instrument to be executed in its corporate name by its Vice-President, and its corporate seal to be hereto affixed and attested by its Secretary at said Hartford, this 22nd day and year first above written.

Signed, sealed and delivered  
In presence of E. L. Mottram  
L. G. Rich

THE TRAVELERS INSURANCE COMPANY  
By H. A. Giddings Vice President  
Attest: C. P. Osgood Secretary CORP SEAL

STATE OF CONNECTICUT  
COUNTY OF HARTFORD SS

Before me, a notary public in and for said county and state, on this day, personally appeared H. A. Giddings, to me known to be the identical person who subscribed the name of The Travelers Insurance Company to the foregoing instrument as its Vice-President, who, being by me duly sworn, did state that he is the Vice-President of said corporation, that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed by him and sealed on behalf of said corporation by authority of its board of Directors, and said H. A. Giddings acknowledged to me that he executed the same for the uses, purposes and consideration therein set forth and in the capacity therein stated as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation.

Given under my hand and seal of office this 22nd day of May, 1945.  
My commission expires January 31, 1946 G. Y. Thompson Notary Public SEAL

CAN REV \$2.75 Cancelled Pilger 6/18/45

UNITED STATES  
TO PATENT

Filed for record June 20, 1945 at 11:00 A.M.  
Mabel F. Rice, Register of Deeds

ALONZO J. HAWKS  
472 The United States of America, To all to whom these presents shall come, Greeting:

HOMESTEAD CERTIFICATE No. 6214 )  
Application 9761 )  
CERTIFICATE of the Register of the Land Office at Grand Island, Nebraska, whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "To secure Homesteads to actual settlers on the public domain", and the acts supplemental thereto, the claim of Alonzo J. Hawks has been established and duly consummated in conformity to law for the North-east quarter of section two in township twelve north of range thirteen, west of the sixth Principal meridian in Nebraska, containing one hundred and fifty two acres, and forty-nine hundredths of an acre according to the Official Plat of the Survey of the said Land returned to the General Land Office by the Surveyor General.

Now know ye, That there is therefore granted by the United States unto the said Alonzo J. Hawks the tract of Land above described. To have and to hold the said tract of land, with the appurtenances thereof, unto the said Alonzo J. Hawks and to his heirs and assigns forever.

In testimony whereof I, Grover Cleveland 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 first day of October, in the year of Our Lord one thousand eight hundred and eighty five, and of the Independence of the United States the one hundred and tenth

2038401  
By the President: Grover Cleveland  
By M Mc Kean Sec'y of the General Land Office  
S. W. Clark, Recorder of the General Land Office

DEPARTMENT OF THE INTERIOR  
GENERAL LAND OFFICE Washington, D.C. Apr 30 1945

I hereby certify that this photograph is a true copy of the patent record which is in my custody in this office.  
(U. S. GENERAL LAND OFFICE SEAL) Jas. F. Homer Acting Chief, Patents Division

FRANK E. BROGDEN, DEC'D  
TO WILL & DECREE  
ZELLA BROGDEN

Filed for record June 20, 1945 at 11:00 A.M.  
Mabel F. Rice, Register of Deeds

LAST WILL AND TESTAMENT OF FRANK E. BROGDEN

I Frank E. Brogden of the City of Ravenna, Buffalo County Nebraska, do hereby make, publish and declare this my last will and testament hereby revoking all former wills by me made.

- 1. I give, devise and bequeath unto my beloved wife Zella Brogden all my real estate of which I may die seized for and during her natural life, at her death the remainder in the real-estate shall vest in my children as tenants in common.
- 2. I give and bequeath unto my beloved wife Zella Brogden one-third of all the personal property of which I may die possessed.
- 3. The residue and remainder of my estate remaining after the satisfaction of the above bequests and devises and any devise or bequest which may fail for any cause whatsoever, I give and devise in equal shares to my children and the lawful issue of any deceased child such issue taking by representation.
- 4. I hereby constitute and appoint Harvey Lang of Litchfield, Nebraska executor of this my last will and testament and W. T. Eckerson of Ravenna, Buffalo County Nebraska attorney for the estate.

Dated at Ravenna, Nebraska this 18th day of October, 1924.

Frank E. Brogden  
We whose names are hereto subscribed to hereby certify that Frank E. Brogden the testator, subscribed his name to this Instrument in our presence and in the presence of each of us and declared at the same time, in our presence and hearing that this instrument was his last will and testament and we at his request, sign our names hereto in his presence as witnesses.  
W. T. Eckerson of Ravenna, Nebraska.  
Frank Howard of Ravenna, Nebraska.

CERTIFICATE OF PROBATE OF WILL

THE STATE OF NEBRASKA  
COUNTY OF BUFFALO SS

IN COUNTY COURT.

In the matter of the estate of Frank E. Brogden deceased. I hereby certify that on the 19th day of November, 1931 the foregoing instrument of writing to which this certificate is attached was duly probated and allowed as the Last Will and Testament of Frank E. Brogden deceased and the same was duly filed and entered upon the probate records of said county. Witness my hand and official seal, this 19th day of November, 1931

(SEAL) Filed Nov 19 1931 J.M. Easterling County Judge

IN THE COUNTY COURT OF BUFFALO COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE OF FRANK E. BROGDEN, DECEASED. ORDER ALLOWING FINAL ACCOUNT AND DECREE OF DISTRIBUTION.  
Now on this 8th day of April, 1945, at the hour of ten o'clock A. M., this cause came on for hearing upon the final account of Harvey Lang, who is the same identical person and otherwise known as H.I. Lang, Executor of the last Will and Testament of Frank E. Brogden, deceased, and it appearing to the court from the proof on file that all persons interested in said estate have been duly notified as required by law and the orders of this court, and after a full examination of said account and of the proceedings of the executor in said estate, the court finds that said account is correct in all respects and ought to be allowed.

It is, therefore, ordered that said account be and the same hereby is allowed as the final account of Harvey Lang, Executor of the last Will and Testament of Frank E. Brogden, deceased.

Said cause then came on further to be heard upon the petition of the executor for distribution of the residue of said estate, and for a settlement of his account. On consideration whereof, the court finds that all debts, claims and demands against said estate and costs of administration have been paid in full, saving and excepting only

the sum of \$500.00 to be paid to the administrators, executors, or legal representatives of the estate of Zella Brogden after her demise in accordance with the agreement between the said Zella Brogden and said executor dated December 26, 1931, and filed herein on December 28, 1931.

That after paying said debts, claims, demands against said estate, and the costs of this action including executor's and attorney's fees, there is left in the hands of said executor the sum of \$114.05.

The court further finds that Zella Brogden had let decedent have \$345.00 of her own money to assist in the purchase of Lot No. 10 in Block No. 5, Original Town of Ravenna, Nebraska, and claimed either said money or an undivided interest in the said Lot, which claim was settled and satisfied and compromised by the said agreement between her and the executor filed herein on December 28, 1931; that Zella Brogden, widow of deceased, died on January 30, 1943, and there being insufficient funds in the hands of the executor to pay said claim of \$500.00 the residuary legatees Clara Natcher, Ora Lang, Myrtle Herbaugh, Evelyn J. Gramley, who is the same identical person as and otherwise known as Evelyn Gramley, and the widow and children of legatee Earl E. Brogden, who died intestate, to wit: Jennie Brogden, Adell Roberts, Clyde Brogden, Edith Ellinger and Fay Coons, offer in open court to pay and advance to the executor said sum of \$500.00, and have deposited said amount with the said executor for said purpose, and that the said balance on hand of \$114.05, totalling the sum of \$614.05, be paid by said executor to the administrators, executors, or personal representatives of Zella Brogden, deceased, upon the execution of proper quit claim deed by the heirs or devisees of said Zella Brogden to the said residuary legatees and devisees and heirs of Frank E. Brogden, remaindermen, to all the real estate listed in the inventory and owned by deceased at the time of his death.

It is, therefore, ordered, adjudged and decreed that all of the real estate of which the said Frank E. Brogden died seized and described as follows:

Northeast Quarter and North Half of the Northwest Quarter of Section 1, Township 12, Range 13, Buffalo County, Nebraska, East Half of Section 2, Township 12, Range 13, Buffalo County, Nebraska, Lot No. 10 Village of St. Michael, Buffalo County, Nebraska, Lot No. 10 in Block No. 5, Original Town of Ravenna, Nebraska, be assigned as follows: An undivided one-fifth interest each to Clara Natcher, Ora Lang, Myrtle Herbaugh, and Evelyn Gramley, and an undivided one-fifteenth interest be assigned to Jennie Brogden, and an undivided one-thirtieth interest in and to said real estate be assigned to Adell Roberts, Clyde Brogden, Edith Ellinger, and Fay Coons, and it is further ordered, adjudged and decreed that the reports and accounts of the executor be and the same are hereby approved and confirmed; that no inheritance tax is due from said estate or from any of said legatees and devisees to the State of Nebraska or to the United States of America, and the said executor having filed in this court proper receipts for all payments made by him and listed in his reports and accounts, it is hereby ordered that said executor be and he hereby is discharged from any further duties of administration and the sureties upon his official bond be released from any further liability thereon upon his paying to the administrators, executors, or personal representatives of the said Zella Brogden the sum of \$614.05.

(SEAL) Filed Apr 13 1943

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 last will and testament of Frank E. Brogden, 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 13th day of April, 1943.

COUNTY COURT SEAL

\*Estate of Frank E. Brogden,

Harvey M. Wilson County Judge.  
By \_\_\_\_\_ Clerk of the County Court

Filed for record June 20, 1945 at 11:00 A.M.  
Mabel P. Rice, Register of Deeds

#### IN THE COUNTY COURT OF BUFFALO COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE  
OF  
EARL R. BROGDEN, DECEASED  
DECREE OF HEIRSHIP

Now on this 14th day of June, 1945, this matter comes on for hearing before the Court upon the petition of Jennie Brogden praying for Decree of heirship in the Estate of Earl R. Brogden, deceased, and from evidence the Court finds:

1. That notice of the time and place of this hearing has been given by publication in pursuance of an order of this court and as required by law.
2. The Court further finds that Earl R. Brogden died intestate, a resident of Buffalo County, Nebraska, on the 29th day of October, 1935, and that he left surviving him his wife, Jennie Brogden, his daughters, Adell Roberts, Edith Ellinger and Fay Coons, and his son, Clyde Brogden, all of legal age. The Court finds that Earl R. Brogden was the father of said children.
3. The court finds that Earl R. Brogden died seized of an undivided one-fifth interest in the north-east quarter and the north half of the North-West Quarter of Section 1, Township 12, Range 13; the East Half of Section 2, Township 12, Range 13; Lot 10 in the Village of St. Michael; and Lot 10 in Block 5, Original Town of Ravenna, all of said real estate being in Buffalo County, Nebraska.
4. That more than two years have elapsed since the death of the said Earl R. Brogden, and no application has been made in the State of Nebraska for the probate of his estate, and there are no claims against his estate that are now provable.
5. That the distributive shares of said estate are not liable for the payment of inheritance tax under the laws of the State of Nebraska.
6. That the said Jennie Brogden, Adell Roberts, Edith Ellinger, Fay Coons and Clyde Brogden are the only heirs at law of the said Earl R. Brogden and are entitled to the whole of said estate. Therefore,

IT IS ADJUDGED AND DECREED BY THE COURT: That the said Jennie Brogden, Adell Roberts, Edith Ellinger, Fay Coons and Clyde Brogden are the only heirs at law of the said Earl R. Brogden, deceased, and the whole of the estate of the said Earl R. Brogden, according to the laws of the State of Nebraska, shall descend and are hereby assigned to Jennie Brogden, wife, one-third; and to Adell Roberts, Edith Ellinger, Fay Coons and Clyde Brogden, each one-sixth, all free from inheritance tax; that debts, if any, against said estate are barred; that further and regular administration of said estate is hereby dispensed with.

(SEAL)

FILED Jun 14 1945 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 Decree of Heirship in the matter of the estate of Earl R. Brogden, 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 14th day of June, 1945.

COUNTY COURT SEAL

Harvey M. Wilson County Judge  
By \_\_\_\_\_ Clerk of the County Court.