

TERKEL HERMANSON & WIFE :  
TO :  
PETER W. MAGUIRE. :

Filed for Record December 28, 1911 at 10:00 A.M.  
V.B. Wheelock, Register of Deeds.

WARRANTY DEED.

Know all men by these presents: That we, Terkel Hermanson and Marie Hermanson, husband and wife, and each in their own right of ownership, of the County of Buffalo and State of Nebraska, for and in consideration of the sum of Twelve Thousand Six Hundred (\$12600.00) Dollars in hand paid, do hereby Grant, Bargain, Sell, Convey and Confirm unto Peter W. Maguire of the County of Buffalo and State of Nebraska the following described Real Estate, situate in Buffalo County, and State of Nebraska, to-wit:

All of U.S. Government survey Lot No. Four (4) of Section No. Twenty Seven (27) in Township No. Nine (9), North, of Range No. Fifteen (15), west of the 6th P.M. containing 50 acres more or less but subject to an unpaid balance of \$1600. of the mortgage recorded in Book 85 at page 540 of the mortgage records of said County, with 6% interest thereon from March, 1st, 1912, which interest and unpaid balance of mortgage the grantee herein assumes and agrees to pay as a part of said consideration. And also the North Half of the South West Quarter of the South East Quarter (N<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>); and the North West Quarter of the South East Quarter (NW<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>); and all that part of the east half of the South East Quarter (which lies north of the right of way of the Chicago, Burlington & Quincy Railroad Company) of Section No. Five (5) in Township No. Eight (8), North, of Range Fifteen (15), west of the 6th P.M. (All of said lands lying in and being a part of said Section No. Five (5).) Subject to Right of Way of C.B. & Q RR Co. Subject however to a certain mortgaged indebtedness now in force against said lands as shown by the mortgage recorded in Book 89 at page 568 of the mortgage records of said County, and being for the sum of Three Thousand Dollars (\$3000.00) with 6% interest thereon from March 1st, 1912, which mortgaged debt and interest the grantee herein hereby assumes and agrees to pay as a part of said consideration.

And we do hereby covenant with the said Peter W. Maguire and his heirs and assigns, that we are lawfully seized of said premises; that they are free from incumbrance except as above stated that we have good right and lawful authority to sell the same; and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said Terkel Hermanson and Marie Hermanson, each specially hereby relinquishes all statutory and other rights in and to the above described premises.

Signed this 18th day of December A.D. 1911.

Terkel Hermanson.  
Marie Hermanson.

In presence of F.J. Everitt.

The State of Nebraska,  
County of Buffalo, ss.

On this 18th day of December A.D. 1911, before me F.J. Everitt a Notary Public duly commissioned and qualified for and residing in said county, personally came Terkel Hermanson and Marie Hermanson, husband and wife, to me known to be the identical persons described in and who executed the foregoing conveyance as grantors and acknowledged the said instrument to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.  
My Commission expires January 20th, 1916. (Seal) F.J. Everitt, Notary Public.

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UNITED STATES :  
TO : PATENT.  
GEORGE W. IRONS. :

Filed for Record January 2, 1912, at 8:00 A.M.  
V.B. Wheelock, Register of Deeds.

THE UNITED STATES OF AMERICA,  
To all to whom these presents shall come, Greeting:  
Certificate No. 3157.

Whereas George W. Irons 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 George W. Irons 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

South West Quarter of the South West Quarter of Section Two in Township Twelve North of Range Fourteen west of the Sixth Principal Meridian in Nebraska, containing Forty 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 George W. Irons

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 George W. Irons and to his 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 George W. Irons and to his 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 Eighth day of February, in the year of our Lord One Thousand Eight Hundred and Ninety, and of the Independence of the United States the One Hundred and Fourteenth.

By the President, Benjamin Harrison,  
By M. McKean, Secretary.

J.W. Townsend, Recorder of the General Land Office.

Recorded, Vol. 8, Page 394.

(Seal)

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