

WHEREFORE IT IS ORDERED AND CONSIDERED BY THE COURT,

That the said final administration account is settled, allowed and approved as filed.

That the administrator pay the said costs herein taxed at \$147.50

That the administrator pay the following named persons the amounts set opposite their respective names as their respective distributive shares of the cash belonging to said estate: Katherine Hamer, 1/4 539.73 Thomas D. Hamer, 3/16 404.80 Robert B. Hamer, 3/16 404.80 John D. Hamer, 3/16 404.81 Patricia Hamer, 3/16 404.81

That all the real property remaining, of which the deceased died seized, is hereby assigned to the heirs at law above named in the proportions set opposite their respective names, to-wit: Katherine Hamer, 1/4 Thomas D. Hamer, 3/16 Robert B. Hamer 3/16 John D. Hamer, 3/16 Patricia Copsey, 3/16

That upon payment of the said costs of administration, and the payment of the money and delivery of the personal property as aforesaid, and upon the return of the proper vouchers, the administrator be discharged.  
Robert R. Troyer County Judge

STATE OF NEBRASKA  
SS  
COUNTY OF DOUGLAS

I, Robert R. Troyer, County Judge of Douglas County, Nebraska, do hereby certify the foregoing copy, consisting of 1 pages, to be a full, true and correct copy of the original record thereof, now remaining on file in said court; that I have the legal custody and control of said original record; and that the seal of said court is hereto affixed.

WITNESS my hand and the seal of said Court of Omaha this 16th day of April, 1951

Robert R. Troyer, County Judge

O. K. R. L. L. (COUNTY COURT SEAL)

By A.W. Francis  
Deputy Clerk of the County Court

UNITED STATES OF AMERICA  
TO PATENT  
ALFRED PEAKE  
Cop June 30, 1900

Filed for record April 28, 1951 at 10:50 A.M.  
Mabel Rice, Register of Deeds

19

THE UNITED STATES OF AMERICA

CERTIFICATE )  
No. 2814 ) To all to whom these presents shall come, Greeting:

WHEREAS, Alfred Peake 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 Alfred Peake 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 half of the north east quarter and the west half of the south east quarter of section six in township eleven North of Range Sixteen West of the Sixth Principal Meridian in Nebraska containing one hundred and sixty acres according to the official plat of the survey of the said land returned to the General Land Office by the Surveyor General, which said tract has been purchased by the said Alfred Peake

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 Alfred Peake 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 Alfred Peake 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 twelfth day of January, in the year of our Lord One thousand eight hundred and eighty nine, and of the Independence of the United States the one hundred and Thirteenth.

By the President: Grover Cleveland  
M. McKean Secretary  
Robt W. Ross Recorder of the General Land Office.

(L. S.)  
26338  
(U. S. Department of the Interior Seal)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
Bureau of Land Management  
Washington, D.C. Apr. 25, 1951  
Bernard F. Larnall  
Actg. Chief, Land Records Section

I hereby certify that this photograph is a true copy of the patent record, which is in my custody in this office.

CLINTON E. NICHOLS, DEC'D  
TO FINAL DECREE  
EVA B. NICHOLS ET AL

Filed for record May 4, 1951 at 8:15 A.M.  
Mabel Rice, Register of Deeds

IN THE COUNTY COURT OF BUFFALO COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE  
OF FINAL DECREE  
CLINTON E. NICHOLS, DECEASED

Now on this 27th day of April, 1951, this matter having been continued from April 19, 1951, said matter came on for hearing upon the petition of Eva B. Nichols, Administratrix, for final settlement and determination of heirs and the Court being fully advised in the premises finds that due and legal notice has been given to all persons interested in said estate in the manner and form provided by law; that the Court further finds that Clinton E. Nichols died intestate upon the 23rd day of October, 1950, a resident of Buffalo County, Nebraska, that he died possessed of personal property as shown by the inventory and the following described real estate:

The Southwest Quarter of Section 8 and the northwest quarter of the northeast quarter of section 17 all in Township 9, Range 14 in Buffalo County, Nebraska,

An undivided one-sixth interest in the north one half of the north one half of section 16, township 9, range 14 in Buffalo County, Nebraska,

An undivided one-sixth interest in the south one half of section 15, township 7, range 17 in Phelps County, Nebraska,

That the said Clinton E. Nichols and Eva B. Nichols, as joint tenants with right of survivorship, were the owners of the east 82 1/2 feet of lot 5 in the M. D. Marsh's Subdivision to the Village of Gibbon in Buffalo County, Nebraska, which was listed for inheritance tax purpose only and passed to and became the property of Eva B. Nichols on the death of the said Clinton E. Nichols by operation of law, that by proper proceedings had in this Court Eva B. Nichols was appointed Administratrix of said estate, that she took the oath and gave bond as required by the Court and has accounted for all of said estate; that due and legal notice has been given to all creditors of said estate to file in this Court their claims and that the time for filing claims has expired and that all claims not filed in this Court are forever barred; that all claims filed in said estate have been allowed and paid; that said estate is not liable for estate tax under the acts of Congress and that the inheritance tax under the laws of the State of Nebraska have been assessed and paid; that the final report of the Administratrix is true and correct and should be allowed; that the deceased Clinton E. Nichols left surviving him as his sole and only heirs at law the following named persons: Eva B. Nichols, his widow; Mary N. Eckles, a daughter; Pauline E. Nichols, a daughter, all of full legal age and no others. The Court further finds that Eva B. Nichols is entitled to an undivided one-third interest of said estate; that Mary N. Eckles is entitled to an undivided one-third interest; that Pauline E. Nichols is entitled to an undivided one-third interest.

IT IS THEREFORE CONSIDERED, ADJUDGED, AND DECREED BY THE COURT that Clinton E. Nichols died as above set forth a

resident of Buffalo County, Nebraska, leaving no Last Will and Testament and leaving as his sole and only heirs at law the above named persons all of full legal age whose degrees of kinship are as above set forth and that all claims against said estate are forever barred; that the said estate is not liable for estate tax under the acts of Congress and that the inheritance tax due under the laws of the State of Nebraska have been fully paid; that the report of the Administratrix filed herein is hereby approved; that Eva B. Nichols, widow of the deceased, is entitled to an undivided one-third interest of said estate; that Mary N. Ecklos is a daughter of the deceased and entitled to an undivided one-third interest of said estate; that Pauline E. Nichols is a daughter of the deceased and is entitled to an undivided one-third interest of said estate; there being no personal property to be distributed, the Administratrix is directed to pay the appraiser's fees and costs of administration and, on filing receipts of the same, that the Administratrix be discharged.

(SEAL) Filed Apr 27 1951 Harvey M. Wilson Harvey M. Wilson County Judge County Judge

CERTIFICATE OF RECORD

THE STATE OF NEBRASKA SS IN THE COUNTY COURT:

BUFFALO COUNTY

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 Clinton E. Nichols, 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 27th day of April, 1951 Harvey M. Wilson County Judge

COUNTY COURT SEAL

By Clerk of the County Court

UNION PACIFIC RAILROAD COMPANY TO QUITCLAIM DEED

Filed for record May 4, 1951 at 2:20 P.M. Mabel Rice, Register of Deeds

HARRY C. HILMER Original L. C. 755 QC

C. D.No. 35487-3

KNOW ALL MEN BY THESE PRESENTS: That UNION PACIFIC RAILROAD COMPANY, a corporation existing under and by virtue of the laws of the State of Utah, in consideration of Fifty and No/100 Dollars (\$50.00) to it duly paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and forever quitclaim unto HARRY C. HILMER of Boelus, Howard County, Nebraska, and to his heirs and assigns forever, all its right title, interest, estate, claim and demand, both at law and in equity, of, in and to the following described real estate situated in the County of Buffalo and in the State of Nebraska, to wit:

A strip of land two hundred (200) feet wide, situate in the Northwest Quarter (NW 1/4) of section two (2), township twelve (12) North, range thirteen (13) west of the Sixth Principal Meridian, in Buffalo County, Nebraska, being one hundred (100) feet in width, measured at right angles and/or radially, on each side of the center line of the main tract of Pleasanton Branch of Union Pacific Railroad Company as formerly constructed and operated, said strip extending southwesterly from the east line to the south line of said northwest quarter (NW 1/4).

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD the above described premises unto the said Harry C. Hilmer, and to his heirs and assigns, forever.

IN WITNESS WHEREOF, said Union Pacific Railroad Company has caused these presents to be signed by its Executive Vice President and Assistant Secretary, and its corporate seal to be hereunto affixed this 25th day of November, 1949.

In Presence of: G.W. Wentz Attest: L.J. Bachman Assistant Secretary

UNION PACIFIC RAILROAD COMPANY, By A. J. Seitz Executive Vice President

CORP SEAL

STATE OF NEBRASKA COUNTY OF DOUGLAS SS

On this 25th day of November, 1949, before me, a Notary Public in and for said county in the State aforesaid, personally appeared A. J. Seitz, to me personally known, and to me personally known to be the Executive Vice President of UNION PACIFIC RAILROAD COMPANY, and to be the same person whose name is subscribed to the foregoing instrument and who, being by me duly sworn, did say that he is Executive Vice President of Union Pacific Railroad Company; that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and the said A.J. Seitz acknowledged said instrument to be his free and voluntary act and deed, and the free and voluntary act and deed of said corporation, by it voluntarily executed, for the uses specified therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Residing at Omaha (Seal) Commission expires May 10, 1954

Louis Scholnick Notary Public

SEAL

UNION PACIFIC RAILROAD COMPANY TO QUITCLAIM DEED

Filed for record May 5, 1951 at 8:50 A.M. Mabel Rice, Register of Deeds

GENE RANSOM & WIFE Deed No. 5949 Q. C. Sale No. 5913 - F 3/23/51

Can. Rev. \$0.55

C. D. No. 37090

ORIGINAL

KNOW ALL MEN BY THESE PRESENTS, That UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Utah, Grantor, in consideration of the sum of One Hundred Twenty-five Dollars (\$125.00) to it duly paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does REMISE, RELEASE and forever QUITCLAIM unto GENE RANSOM and BONNIE RANSOM, husband and wife, of Kearney, Buffalo County, Nebraska, Grantees, as joint tenants and not as tenants in common and to the survivor of them and to their assigns and to the heirs and assigns of such survivor forever, all its right, title, interest, estate, claim and demand, both at law and in equity, of, in and to the following described real estate situated in the County of Buffalo and in the State of Nebraska, to wit: Lot No. 1726 in the Original Town of Kearney Junction, now City of Kearney, Nebraska.

EXCEPTING from this grant and reserving unto the Grantor, its successors and assigns forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, coal, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to the Grantor, its successors and assigns, including the right of access to, and use of, such parts of said described lands, upon or below the surface thereof, as may be necessary or convenient for any purpose in connection with exploration for, removal, storage, disposition and transportation of, said minerals and the deposit of tailings; and together also with the perpetual right to remove the subjacent support from the surface of said lands (except such as is necessary for the support of permanent structures erected thereon prior to the time such right is exercised) without thereby incurring any liability whatsoever for damages so caused.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD the above described premises unto the Grantees as joint tenants and not as tenants in common and to the survivor of them and to their assigns and to the heirs and assigns of the survivor of them forever.

IN WITNESS WHEREOF, said Union Pacific Railroad Company has caused these presents to be signed by its President and Assistant Secretary, and its corporate seal to be hereunto affixed this 1st day of May, 1951.

In Presence of: C. W. Wentz Attest: L.J. Bachman Assistant Secretary (Seal)

UNION PACIFIC RAILROAD COMPANY By A. E. Stoddard President

CORP SEAL