

WARRANTY DEED – INDIVIDUAL (page 1)

PROJECT:

C.N.:

TRACT:

KNOW ALL MEN BY THESE PRESENTS:

THAT

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **(\$_____)** _____ **DOLLARS** in hand paid do hereby grant, bargain, sell, convey and confirm unto _____, the following described real estate situated in _____ County, and State of Nebraska, to-wit;

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto _____, and to its successors and assigns forever.

And the Grantor does hereby covenant with _____, and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons, whomsoever.

WARRANTY DEED – INDIVIDUAL (page 2)

PROJECT:

C.N.:

TRACT:

Signed this day of , A.D. 20 .

STATE OF)
)ss.
County)

On this day of , A.D., 20 , before me, a General Notary Public, duly commissioned and qualified, personally came

to me known to be the identical person whose name affixed to the foregoing instrument as Grantor and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written

Notary Public