

WARRANTY DEED – INDIVIDUAL (page 1)

PROJECT: BRO-1234(5)

C.N.: 90134

TRACT: 3

KNOW ALL MEN BY THESE PRESENTS:

THAT A. G. C. Corporation

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **(\$ 1,330.00) ONE THOUSAND THREE HUNDRED THIRTY and NO/100 DOLLARS** in hand paid do hereby grant, bargain, sell, convey and confirm unto EAGLE COUNTY , the following described real estate situated in **Eagle** County, and State of Nebraska, to-wit;

The North Half of Section 16, Township 4 South, Range 27 East of the 6th. P.M., Eagle County, Nebraska.

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 Eagle County, and to its successors and assigns forever.

And the Grantor does hereby covenant with Eagle County and 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.

