

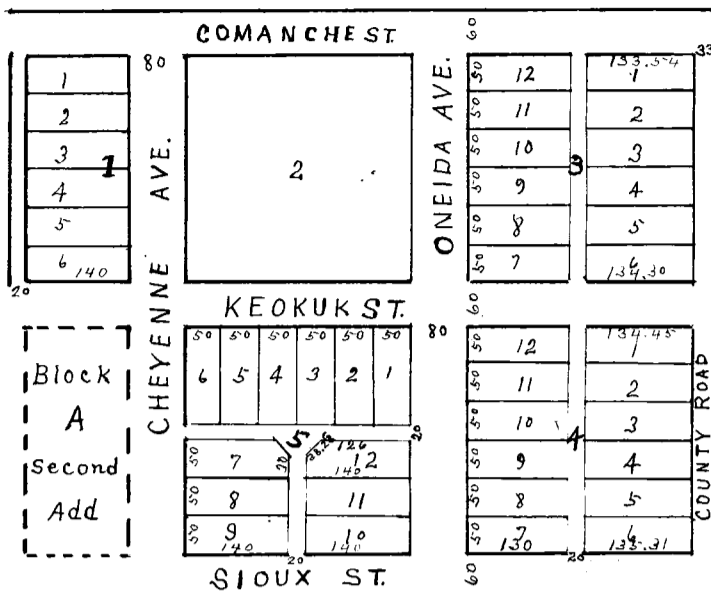
Map Section 23 plat 1344

35155—KLOPP & BARTLETT CO., PRINTING, LITHOGRAPHING, STATIONERY, OMAHA

FIFTH ADDITION TO
SCOTTSBLUFF
SCOTTS BLUFF CO. NEBR.

State of Nebraska county of Scotts Bluff, SS.
Entered on Numerical Index and filed for record the
26th day of October 1907 at 2 o'clock P.M. and
recorded in Book M of Deeds, on Page 39.

Jas. McKinley, County Clerk.



I hereby certify that in the month of July 1907 I surveyed Fifth Addition to Scottsbluff situated on a part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 23 T. 22 N.R. 55 W. as shown by the foregoing plat which is a correct delineation of said survey drawn to a scale of 250 feet to an inch. Keokuk and Sioux Streets are extensions of same streets from the original town and 1st & 2nd addition. All other streets and avenues are parallel at right angles to them except the county road which is parallel with the Sec. line. Burr oak stakes are driven well into the ground at the front corners of each lot. The width of streets avenues and alleys and dimensions of lots are indicated in feet and decimals by red figures. Each lot and block bears its own number. Witness my hand this 3rd day of Sept. 1907.

Anselmo B. Smith, surveyor.

This certifies: That the Lincoln Land Company, a Corporation duly organized and existing under the laws of the State of Nebraska, is the owner in fee of that part of the North-east quarter (NE $\frac{1}{4}$) of the south-east quarter (SE $\frac{1}{4}$) of section numbered Twenty-three (23) Township numbered Twenty-two (22) North, of range numbered Fifty-five (55) West of the sixth principal, upon which the Fifth Addition to Scottsbluff is located, as is shown by the foregoing plat and Surveyor's Certificate; that said owner has caused said land to be surveyed, and platted as said Fifth Addition to Scottsbluff as is shown by the foregoing plat and Surveyor's Certificate; that the streets, Avenues and Alleys, indicated of said plat and mentioned in said surveyor's certificate are hereby dedicated to the Public use.

In Testimony Whereof: The said Lincoln Land company has caused this instrument to be signed by its President, countersigned by its Secretary, and the Corporate seal of said Company to be hereunto affixed this 22nd day of October, A.D. 1907.

Executed in Duplicate.
Countersigned,

A. B. Minor, Secretary.
Witness signature of President.
H. H. Herd.

Lincoln Land Company.
By C. H. Morrill, President.
(Corporate seal)

State of Nebraska,)
 :SS.
Lancaster County.)

Be it known, That on this 22nd day of October, A.D. 1907, before me, a Notary Public in and for said County, personally appeared C. H. Morrill, President of the Lincoln Land Company, who is personally known to me to be the identical person whose name is subscribed to the foregoing instrument as said President and then and there acknowledged the said instrument and the execution thereof to be his voluntary act and deed and the voluntary act and deed of the said Company.

Witness my hand and Notarial seal on the day last above written.
(SEAL) My commission expires November 24, 1912. H. H. Herd, Notary Public.

#####

DEED RECORD M.

Sylvester Pickering, Et al,
to
Tri-State Land company,
a corporation.

State of Nebraska County of Scotts Bluff, SS.
Entered on Numerical Index and filed for record the 28th
day of October 1907 at 8 o'clock A.M. and recorded in Bo
Book M of Deeds, on page 40.

Jas. McKinley, County Clerk.

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS: That We, Lucy Pickering, wife of Jesse Pickering, and William S. Pickering, Sylvester Pickering, and Jacob A. Pickering, sons and heirs of Jesse Pickering, and Irena McClurg, a daughter and heir of Jesse Pickering, Ella Pickering wife of Jacob A. Pickering, in consideration of one Hundred and Thirty-one and no/100 (\$131.00) Dollars in hand paid, do hereby grant, bargain, sell, convey and confirm unto Tri-State Land Company, a corporation the following described real estate, situate in the County of Scotts Bluff and State of Nebraska, to-wit:

A part, parcel or piece of land of the uniform width of thirty (30) feet in the North-west quarter (NW $\frac{1}{4}$) of Section thirty-one (31) in Township twenty-two (22), North of Range fifty-three (53) West of the Sixth Principal Meridian (6th P.M.) the same being fifteen (15) feet wide on each side of the center line of the Tri-State Land company, a lateral as now constructed across said Northwest quarter (NW $\frac{1}{4}$). The center line of said lateral commencing at a point seventy feet (70) feet East of the North-west corner of said North-west quarter (NW $\frac{1}{4}$) and running thence in a southeasterly direction over and across said Northwest quarter to a point 2522 feet east of the southwest corner of said Northwest quarter (NW $\frac{1}{4}$). Said strip of land containing Two and sixty two hundredths (2.62) acres. said strip of land to be used for an irrigation lateral, and the above named granbrs shall have the right to place a fence across said strip of land in such manner as not to obstruct flow of water in the lateral, together with all the tenements, hereditaments and appurtenances to the same belonging, and all the estate, ritle, dower, claim or demand whatsoever of the said Lucy Pickering, William S. Pickering, Sylvester Pickering, Jacob A. Pickering, and Irena McClurg, of, in, or to the same or any part thereof; TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Tri-State Land Company, and to its successors and assigns forever: And we the said Lucy Pickering, William S. Pickering, Sylvester Pickering, Jacob Pickering and Irena McClug for ourselves and our heirs, executors and administrators, do covenant with the said Tri-State Land company and with its successors and assigns, that we are lawfully seized of said premises, that they are free from incumbrance, of any nature whatever that we have good right and lawful authority to sell the same, and that we will and our heirs, executors and administrators, shall warrant and defend the same unto the said Tri-State Land company and its successors and assigns forever against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, - - have hereunto set - - hand this 21st day of September A.D. one thousand nine hundred and seven.

In presence of
Geo. E. Hibner.

Sylvester Pickering
Jacob A. Pickering
Ella Pickering
Irena McClurg
Lucy Pickering
William S. Pickering.

state of Nebraska,)
:SS.
county of Lancaster.)

On this 21st day of September A.D. 1907, before me, a Notary Public in and for said county, personally came the above named Sylvester Pickering who is personally known to me to be the identical person whose name is affixed to the above deed as grantor and he acknowledged the instrument to be his voluntary act and deed.

Witness my hand and seal the date aforesaid.
(SEAL) 2/21/12

Geo E. Hibner, Notary Public.

State of Missouri,)
:SS.
County of Shannon.)

On this 24th day of September A.D. 1907, before me, a Notary Public, in and for said county, personally came the above named Jacob A. Pickering and Ella Pickering who are personally known to me to be the identical persons whose name affixed to the above deed as grantors and they acknowledged the instrument to be their voluntary act and deed.

Witness my hand and seal the date aforesaid.
(SEAL) My Commission expires March 21, 1910.

S. S. Whitlock, Notary Public.

State of Missouri,)
:SS.
county of Howell.)

On this 25th day of Sept. A.D. 1907, before me, a Notary Public in and for said county, personally came the above named Irena McClurg who is personally known to me to be the identical person whose name - - affixed to the above deed as grantor, and she acknowledged the instrument to be her voluntary act and deed.

Witness my hand and notarial seal the date aforesaid.
(SEAL) My Commission expires Feb. 20, 1909.

Milton M. Freeman, Notary Public.

State of Nebraska,)
:SS.
County of Scotts Bluff.)

On this 21st day of October A.D. 1907, before me, a Notary Public in and for said County, personally came the above named Lucy Pickering who is personally known to me to be the identical person whose name is affixed to the above Deed as grantor, and she acknowledged the instrument to be her voluntary act and deed.

Witness my hand and seal the date aforesaid.
(SEAL) My Commission expires May 8, 1908.

Chas. A. Morrill, Notary Public.

State of Nebraska,)
:SS.
County of Scotts Bluff.)

On this 21st day of October A.D. 1907, before me, a Notary Public in and for said county, personally came the above named William S. Pickering who is personally known to me to be the identical person whose name is affixed to the above deed as grantor, and he acknowledged the instrument to be his voluntary act and deed.

Witness my hand and seal the date aforesaid.
(SEAL) My Commission expires May 8, 1908

Chas. A. Morrill, Notary public.

#####