

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 JAN 25 AM 10:49

RECEIVED



2111 681 DEED



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Nebr Doc Stamp Tax
1-25-98 Date
SEA 2-86
By <i>[Signature]</i>

*[Handwritten Signature]* VP

FEE *20.00* FB *01-1000000*

BKP *10-15-12* e/o *y* COMP *EB*

DEL \_\_\_\_\_ SCAN *ds* FV \_\_\_\_\_

WARRANTY DEED-CORPORATION(page 1)

PROJECT: NH-6-7(133)

C.N.: 20107A

TRACT: 30A

KNOW ALL MEN BY THESE PRESENTS:

THAT Anderson Properties Co.

organized and existing under and by virtue of the laws of the State of Nebraska hereinafter known as the Grantor, for and in consideration of the sum of **SEVENTY SIX THOUSAND EIGHT HUNDRED AND NO/100---(\$76,800.00)--- DOLLARS** in hand paid, does hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, the following described real property situated in Douglas County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 180.13 METERS (590.97 FEET) ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TO A POINT ON THE PROPERTY LINE OF THE GRANTOR(S); THENCE NORTHERLY DEFLECTING 089 DEGREES, 25 MINUTES, 29 SECONDS RIGHT, A DISTANCE OF 45.00 METERS (147.64 FEET) ALONG THE PROPERTY LINE OF THE GRANTOR(S); THENCE EASTERLY DEFLECTING 090 DEGREES, 34 MINUTES, 31 SECONDS RIGHT, A DISTANCE OF 180.17 METERS (591.10 FEET) TO A POINT ON THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 28 MINUTES, 23 SECONDS RIGHT, A DISTANCE OF 45.00 METERS (147.64 FEET) ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 0.81 HECTARES (2.00 ACRES), MORE OR LESS, WHICH INCLUDES 0.29 HECTARES (0.72 ACRES), MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 180.13 METERS (590.97 FEET) ALONG THE

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SOUTH LINE OF SAID QUARTER QUARTER SECTION TO A POINT ON THE PROPERTY LINE OF THE GRANTOR(S); THENCE NORTHERLY DEFLECTING 089 DEGREES, 25 MINUTES, 29 SECONDS RIGHT, A DISTANCE OF 45.00 METERS (147.64 FEET) ALONG THE PROPERTY LINE OF THE GRANTOR(S) TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 090 DEGREES, 34 MINUTES, 31 SECONDS RIGHT, A DISTANCE OF 170.11 METERS (558.10 FEET) TO THE POINT OF TERMINATION;

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 said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto said STATE OF NEBRASKA, DEPARTMENT OF ROADS, and to its successors and assigns forever.

Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; that said Grantor warrants and will defend that title to said real property against the lawful claims of all persons, whomsoever.

Duly executed this 24 day of November, 1998.

SEAL

Anderson Properties Co.

Corporation

ATTEST: Shon Spurgeon

BY: Talton K. Anderson, Gen Partner  
Talton K. Anderson Gen Partner

WARRANTY DEED-CORPORATION(page 3)

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STATE OF Ne )  
 ) ss.  
Douglas County)



On this 24 day of Nov., A.D., 1997,  
before me, a General Notary Public, duly  
commissioned and qualified, personally came  
Felton K. Anderson  
the duly authorized representatives of \_\_\_\_\_  
Anderson Properties Co.

who acknowledged that he, she or they held the  
position or title set forth in the instrument,  
that he, she or they signed the instrument on  
behalf of the corporation by proper authority and  
that the instrument was the act of the  
corporation and are to me known to be said duly  
authorized representative or representatives and  
and the identical person or persons who signed  
the foregoing instrument and acknowledged the  
execution thereof to be his, her or their volunt-  
ary act and deed.

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

Darwin R. Pierson Notary Public.  
My commission expires the 23 day of april, 1999.

STATE OF \_\_\_\_\_ )  
 ) ss.  
\_\_\_\_\_ County)

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_,  
before me, a General Notary Public, duly  
commissioned and qualified, personally came

the duly authorized representatives of \_\_\_\_\_

who acknowledged that he, she or they held the  
position or title set forth in the instrument,  
that he, she or they signed the instrument on  
behalf of the corporation by proper authority and  
that the instrument was the act of the  
corporation and are to me known to be said duly  
authorized representative or representatives and  
and the identical person or persons who signed  
the foregoing instrument and acknowledged the  
execution thereof to be his, her or their volunt-  
ary act and deed.

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

\_\_\_\_\_  
Notary Public.  
My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

# Resolution

BE IT RESOLVED, that Talton K. Anderson, General Partner  
 \_\_\_\_\_  
 (*Corporate Officer*)  
 and \_\_\_\_\_ of the  
 \_\_\_\_\_  
 (*Corporate Officer*)  
Anderson Properties Co. are hereby authorized  
 \_\_\_\_\_  
 (*Corporation*)  
 and directed for, and on behalf of the Board of Directors, to execute all necessary documents to convey title to corporate property for highway purposes to the State of Nebraska, Department of Roads.

I further certify that the Board of Directors of the \_\_\_\_\_  
 \_\_\_\_\_  
 (*Corporation*)  
Anderson Properties Co. has, and at the time of the adoption of said resolution, had full power and lawful authority to adopt the foregoing resolution and to confer the powers therein granted to the persons named who have full power and authority to exercise the same.

Duly executed this 24th day of November, 1998.

Talton K. Anderson  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ATTEST: Shon Spurgeon

Project No.: NH-6-7(133)  
 C.N.: 20107A  
 Tract No.: 30A  
 Owner's Name: Anderson Properties Co.