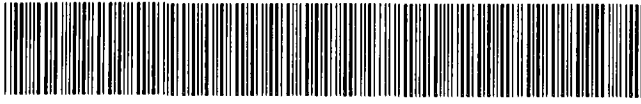




DEED 2015053702



JUL 01 2015 11:57 P 3

Nebr Doc Stamp Tax
7-1-15
Date
\$ Ex-2
By QB

DEED 3/1 BW

FEE 22.00 FB01-60000

BKP 16-16-1100 NS/YT COMPSN

DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

B (A)

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 7/1/2015 11:57:03.48

2015053702

### QUITCLAIM DEED - STATE

RETURN TO: Todd Wicken  
 Nebraska Dept. of Roads - R.O.W. Division  
 1600 Hwy 2, PO Box 94759  
 Lincoln, NE 68509-4759

**PROJECT: 6-7(133)**

**TRACTS: 8 & 9**

Kyle Schneweis, P.E., Director, in the name of the STATE OF NEBRASKA and for said State of Nebraska, under the provisions of Section 39-1326 R.R.S of Nebraska, 1943, and for and in consideration of the sum of **Five Hundred Nineteen Thousand and no/100 --(\$519,000.00)--** in hand paid, does hereby grant, bargain, sell, convey, remise, release and forever quitclaim unto **Tribedo, LLC, a Nebraska Limited Liability Company**, hereinafter known as the Grantee, whether one or more, the following described real estate situated in Douglas County and State of Nebraska and subject to any and all existing restrictions and/or easements:

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

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 182.84 FEET TO A POINT ON THE SOUTHWESTERLY EXISTING UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY LINE; THENCE NORTHWESTERLY ON A 2664.79 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 045 DEGREES, 14 MINUTES, 44 SECONDS LEFT, A DISTANCE OF 403.29 FEET, SUBTENDING A CENTRAL ANGLE OF 008 DEGREES, 40 MINUTES, 16 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 446.77 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 63.98 FEET; THENCE WESTERLY DEFLECTING 041 DEGREES, 05 MINUTES, 43 SECONDS LEFT, A DISTANCE OF 169.85 FEET; THENCE SOUTHWESTERLY DEFLECTING 034 DEGREES, 15 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 128.12 FEET; THENCE SOUTHWESTERLY DEFLECTING 005 DEGREES, 11 MINUTES, 40 SECONDS LEFT, A DISTANCE OF 463.98 FEET; THENCE WESTERLY DEFLECTING 026 DEGREES, 53 MINUTES, 28 SECONDS RIGHT, A DISTANCE OF 118.07 FEET; THENCE WESTERLY DEFLECTING 018 DEGREES, 06 MINUTES, 32 SECONDS RIGHT, A DISTANCE OF 201.00 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 141.00 FEET; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 971.17 FEET TO A POINT ON

THE WESTERLY 174TH STREET RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 32 MINUTES, 31 SECONDS LEFT, A DISTANCE OF 232.32 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 089 DEGREES, 44 MINUTES, 54 SECONDS LEFT, A DISTANCE OF 1248.42 FEET; THENCE NORTHEASTERLY DEFLECTING 036 DEGREES, 34 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 851.72 FEET TO THE POINT OF BEGINNING CONTAINING 7.78 ACRES, MORE OR LESS.

SESE  
SWSE

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST 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 SECTION; THENCE NORTHERLY A DISTANCE OF 182.84 FEET TO A POINT ON THE SOUTHWESTERLY EXISTING UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY LINE; THENCE NORTHWESTERLY ON A 2664.79 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 045 DEGREES, 14 MINUTES, 44 SECONDS LEFT, A DISTANCE OF 403.29 FEET, SUBTENDING A CENTRAL ANGLE OF 008 DEGREES, 40 MINUTES, 16 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 446.77 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 072 DEGREES, 25 MINUTES, 13 SECONDS LEFT, A DISTANCE OF 131.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 720.49 FEET; THENCE WESTERLY DEFLECTING 036 DEGREES, 34 MINUTES, 37 SECONDS RIGHT, A DISTANCE OF 1248.42 FEET TO THE POINT OF TERMINATION;

In accordance with Article III, Section 20 of the Constitution of the State of Nebraska, the State of Nebraska, Department of Roads does hereby retain and reserve to itself all salt springs, coal, oil, gas, natural resources or other mineral rights it may have in or on the above described real property.

The Grantees, for themselves, their heirs, personal representatives, successors in interest and assigns, as a part of the consideration hereof, does hereby further covenant and agree "as a covenant running with the land", that the land herein contained shall not be used for the storage, processing, sorting, transfer or any other use related to or connected with scrap material of any nature or kind; or any other use which would cause an unsightly or obnoxious appearance upon the premises herein conveyed.

The State of Nebraska, Department of Roads reserves an easement for the operation, maintenance and use of any and all existing utilities which are located over, under or upon the above described tract. In the event that there are no existing utilities located in, on or across the property conveyed herein, this easement will be null and void.

The State reserves to itself a permanent easement over which the various impacts, including but not limited to, noise, air, light and dust, associated with vehicular traffic on the highway may be disbursed.

That to insure the observance of the above covenants, the State shall have the right to prevent the breach thereof by an injunction, mandatory or otherwise, and to recover whatever damages may have been suffered from any such breach, together with attorney fees and expenses incurred thereby.

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 Grantee and to his, her or their heirs, successors and assigns forever.

Duly executed this 17<sup>th</sup> day of June, 2015

Imprinted Seal

SEAL

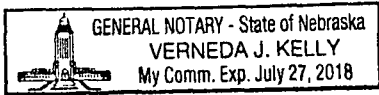
*Pete Ricketts*  
Pete Ricketts - Governor

*Kyle Schneweis*  
Kyle Schneweis, P.E.  
Director  
State of Nebraska, Department of Roads

STATE OF NEBRASKA )  
  )ss  
LANCASTER COUNTY )

On this 17<sup>th</sup> day of June, A.D., 2015, before me, a General Notary Public, duly commissioned and qualified, personally came Kyle Schneweis, P.E., Director of the State of Nebraska, Department of Roads, to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notary Seal the day and year last above written.



*Verneda J. Kelly*  
Notary Public

My commission expires the 27<sup>th</sup> day of July, A.D. 2018