



DEED 2003167064



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Date

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By CC

RICHARD N. TAKECHI
REGISTER OF DEEDS

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DEL _____ SCAN _____ FV _____

WARRANTY DEED – INDIVIDUAL (page 1)

PROJECT: 31-2(1007)

C.N.: 21555

TRACT: 5 Revised

KNOW ALL MEN BY THESE PRESENTS:

THAT *Gottsch Family Farms*

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **SEVENTY SIX THOUSAND FOUR HUNDRED AND NO/100----(\$76,400.00)---DOLLARS** in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, the following described real estate situated in **DOUGLAS** County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN PART OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 752.508 METERS (2468.85 FEET); THENCE WESTERLY DEFLECTING 90 DEGREES, 00 MINUTES, 00 SECONDS RIGHT A DISTANCE OF 17.671 METERS (57.98 FEET) TO THE WEST LINE OF EXISTING STATE HIGHWAY NO. 31 RIGHT-OF-WAY; THENCE WESTERLY DEFLECTING 00 DEGREES, 47 MINUTES, 50 SECONDS LEFT A DISTANCE OF 10.301 METERS (33.80 FEET); THENCE NORTHERLY DEFLECTING 90 DEGREES, 59 MINUTES, 23 SECONDS RIGHT A DISTANCE OF 161.608 METERS (530.21 FEET); THENCE NORTHERLY DEFLECTING 02 DEGREES, 01 MINUTES, 14 SECONDS LEFT A DISTANCE OF 148.625 METERS (487.61 FEET); THENCE NORTHERLY DEFLECTING 01 DEGREES, 34 MINUTES, 04 SECONDS RIGHT A DISTANCE OF 200.002 METERS (656.17 FEET); THENCE NORTHERLY DEFLECTING 02 DEGREES, 31 MINUTES, 03 SECONDS RIGHT A DISTANCE OF 77.058 METERS (252.81 FEET); THENCE NORTHERLY DEFLECTING 17 DEGREES, 10 MINUTES, 16 SECONDS LEFT A DISTANCE OF 24.009 METERS (78.77 FEET); THENCE NORTHERLY DEFLECTING 12 DEGREES, 06 MINUTES, 29 SECONDS RIGHT A DISTANCE OF 56.872 METERS (186.59 FEET); THENCE NORTHERLY DEFLECTING 09 DEGREES, 06 MINUTES, 05 SECONDS LEFT A DISTANCE OF 71.890 METERS (235.86 FEET); THENCE NORTHERLY DEFLECTING 18 DEGREES, 07 MINUTES, 11 SECONDS LEFT A DISTANCE OF 17.702 METERS (58.08 FEET) TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE EASTERLY DEFLECTING 120 DEGREES, 11 MINUTES, 22 SECONDS RIGHT ALONG THE NORTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 62.697 METERS (205.70 FEET) TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER AND THE POINT OF BEGINNING. CONTAINING AN AREA OF 2.491 HECTARES (6.16 ACRES) MORE OR LESS, WHICH INCLUDES 1.716 HECTARES (4.25 ACRES) MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

Return to: Julie Westergren
Nebraska Dept. of Roads-R.O.W. Div.
1500 Hwy 2, Box 94759
Lincoln, NE 68509-4759

WARRANTY DEED – INDIVIDUAL (page 2)

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THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN PART OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 752.508 METERS (2468.85 FEET); THENCE WESTERLY DEFLECTING 90 DEGREES, 00 MINUTES, 00 SECONDS RIGHT A DISTANCE OF 17.671 METERS (57.98 FEET) TO THE WEST LINE OF EXISTING STATE HIGHWAY NO. 31 RIGHT-OF-WAY; THENCE WESTERLY DEFLECTING 00 DEGREES, 47 MINUTES, 50 SECONDS LEFT A DISTANCE OF 10.301 METERS (33.80 FEET) TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 90 DEGREES, 59 MINUTES, 23 SECONDS RIGHT A DISTANCE OF 161.608 METERS (530.21 FEET); THENCE NORTHERLY DEFLECTING 02 DEGREES, 01 MINUTES, 14 SECONDS LEFT A DISTANCE OF 148.625 METERS (487.61 FEET); THENCE NORTHERLY DEFLECTING 01 DEGREES, 34 MINUTES, 04 SECONDS RIGHT A DISTANCE OF 200.002 METERS (656.17 FEET); THENCE NORTHERLY DEFLECTING 02 DEGREES, 31 MINUTES, 03 SECONDS RIGHT A DISTANCE OF 77.058 METERS (252.81 FEET); THENCE NORTHERLY DEFLECTING 02 DEGREES, 16 MINUTES, 28 SECONDS LEFT A DISTANCE OF 24.571 METERS (80.61 FEET) TO THE WEST LINE OF EXISTING STATE HIGHWAY NO. 31 RIGHT-OF-WAY; THENCE NORTHERLY DEFLECTING 05 DEGREES, 31 MINUTES, 31 SECONDS LEFT A DISTANCE OF 141.661 METERS (464.77 FEET) TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 AND THE POINT OF TERMINATION.

EXCEPT OVER AN ACCESS NOT TO EXCEED 13.000 METERS (42.65 FEET) IN WIDTH, THE CENTERLINE OF WHICH IS LOCATED 386.404 METERS (1267.73 FEET) SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER AS MEASURED ALONG STATE HIGHWAY NO. 31 CENTERLINE.

AND ALSO:

EXCEPT OVER AN EXISTING UNRESTRICTED ACCESS NOT TO EXCEED 12.192 METERS (40.00 FEET) IN WIDTH, THE CENTERLINE OF WHICH IS LOCATED ON THE NORTH LINE OF SAID NORTHEAST QUARTER.

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 THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, 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.

Signed this 21 day of May, A.D. 2003.

+ [Signature]

+ _____

STATE OF NEBRASKA
DOUGLAS County) ~~SS~~

The foregoing instrument was acknowledge before me this 21 day of May, 2003, by BRETT GOTTSCH (name of acknowledging partner or agent) partner or agent on behalf of GOTTSCH FAMILY FARMS (name of partnership) a partnership.

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

[Signature] Notary Public.

My commission expires the 26 day of May, 2005.

