

DEED 2003132850



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By CC

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBRASKA

RECEIVED

Deed

FEE 16.00 FB 59-42343

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2 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP ✓

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

**WARRANTY DEED – INDIVIDUAL (page 1)**

PROJECT: 6-7(164)

C.N.: 21899

TRACT: 3

**KNOW ALL MEN BY THESE PRESENTS:**

THAT West Dodge OFFICE Park

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **EIGHT THOUSAND FIVE HUNDRED SIXTY AND NO/100----(\$8,560.00)----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 LOT 1 & OUTLOT 1, WEST DODGE OFFICE PARK REPLAT, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID OUTLOT 1; THENCE NORTHERLY A DISTANCE OF 4.600 METERS (15.09 FEET) ALONG THE EASTERLY PROPERTY LINE OF SAID OUTLOT 1, TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 090 DEGREES 15 MINUTES 07 SECONDS LEFT, A DISTANCE OF 6.726 METERS (22.07 FEET) TO A POINT; THENCE WESTERLY ON A 992.684 METER (3256.83 FEET) RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT FROM THE LAST DESCRIBED LINE, BEING 000 DEGREES 00 MINUTES 00 SECONDS LEFT, AN ARC DISTANCE OF 22.562 METERS (74.02 FEET) SUBTENDING A CENTRAL ANGLE OF 001 DEGREES 18 MINUTES 08 SECONDS TO A POINT ON THE WESTERLY PROPERTY LINE OF SAID LOT 1; THENCE SOUTHERLY DEFLECTING 090 DEGREES 46 MINUTES 18 SECONDS LEFT FROM THE TERMINAL TANGENT OF THE LAST DESCRIBED CURVE, A DISTANCE OF 3.464 METERS (11.36 FEET) ALONG SAID WESTERLY PROPERTY LINE TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST DODGE ROAD; THENCE EASTERLY ON A 1390.092 METER (4560.66 FEET) RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT FROM THE LAST DESCRIBED LINE, BEING 087 DEGREES 12 MINUTES 16 SECONDS LEFT, AN ARC DISTANCE OF 29.331 METERS (96.23 FEET) SUBTENDING A CENTRAL ANGLE OF 001 DEGREES 12 MINUTES 32 SECONDS ALONG THE NORTHERLY RIGHT OF WAY LINE OF WEST DODGE ROAD TO A POINT ON SAID EASTERLY PROPERTY LINE; THENCE NORTHERLY DEFLECTING 091 DEGREES 51 MINUTES 47 SECONDS LEFT FROM THE TERMINAL TANGENT OF THE LAST DESCRIBED CURVE, A DISTANCE OF 4.600 METERS (15.09 FEET) ALONG SAID EASTERLY PROPERTY LINE TO THE POINT OF BEGINNING, CONTAINING 117.812 SQUARE METERS (1268.12 SQUARE FEET), MORE OR LESS, WHICH INCLUDES 0.000 SQUARE METERS (0.00 SQUARE FEET), MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC RIGHT OF WAY.

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

WARRANTY DEED – INDIVIDUAL (page 2)

PROJECT: 6-7(164)

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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 14 day of MAY, A.D. 2003.

\_\_\_\_\_  
X John P. Chudy  
\_\_\_\_\_

WARRANTY DEED – INDIVIDUAL (page 3)

PROJECT: 6-7(164)

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TRACT: 3

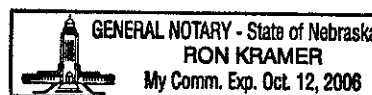
STATE OF Ne )  
 )ss.  
Douglas County)

The foregoing instrument was acknowledge before me this 14<sup>th</sup> day of May,  
2003, by John P. Chudy  
(name of acknowledging member, agent or manager)  
member, agent or manager on behalf of West Dodge Office Park  
(name of limited liability company)  
a limited liability company.

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

Ron Kramer Notary Public.

My commission expires the 12 day of Oct, 2006.



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

The foregoing instrument was acknowledge before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_  
(name of acknowledging member, agent or manager)  
member, agent or manager on behalf of \_\_\_\_\_  
(name of limited liability company)  
a limited liability company.

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

\_\_\_\_\_ Notary Public.

My commission expires the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.