

EXECUTRIX'S DEED.

F-258 (20)

P-27hb

Tract 2

THIS DEED, Made this 22nd day of March, 19 65, by and between Hilda Schwmacher of Kennard in the County of Washington, State of Nebraska, Executrix of the Estate of Augusta E. Fuwe, deceased, late of Blair, in the County of Washington, State of Nebraska, party of the first part, and THE STATE OF NEBRASKA, party of the second part.

WITNESSETH, That the said party of the first part duly appointed, qualified and acting Executrix of the Estate of said Augusta E. Fuwe, deceased, which is of record in the Office of the Probate Court of Washington County, Nebraska, in Book _____ at Page _____ as Case No. _____ by virtue of the power and authority granted and conferred upon her, and in consideration of the sum of - - - - One Thousand Nine Hundred Ten and 00/100 - - - - (\$1,910.00) - - - - DOLLARS to her paid by the second party, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, remise, release, convey and confirm unto the said party of the second part, its successors and assigns, forever all the following described tract of land located in the County of Washington, State of Nebraska, to-wit:

A tract of land located in Tax Lot 7h in part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, described as follows:

Referring to the south quarter corner of said Section 14; thence easterly on the South line of the Southwest Quarter of the Southeast Quarter of said Section 14, a distance of 437.6 feet to the point of beginning; thence continuing easterly on said South line a distance of 20.2 feet to a point on the westerly existing highway right of way line; thence northerly on said existing highway right of way line being on a 4,543.66 foot radius curve to the left (initial tangent of which forms an angle of 82 degrees 24 minutes left from said South line) a distance of 337.2 feet to point of tangency; thence continuing northerly, tangent, and on said existing highway right of way line a distance of 985.9 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence westerly on said North line a distance of 35.1 feet; thence southerly 36 degrees 25 minutes left a distance of 459.4 feet; thence easterly 20 degrees 00 minutes left a distance of 30.0 feet; thence southerly 20 degrees 00 minutes right a distance of 312.0 feet; thence continuing southerly 02 degrees 44 minutes right a distance of 313.7 feet; thence continuing southerly on a 4,523.66 foot radius curve to the right (initial tangent of which forms an angle of 02 degrees 44 minutes left from the last described course) a distance of 330.4 feet to the point of beginning, containing 0.63 acre, more or less, being the acreage hereby secured.



There will be no ingress or egress over the above described tract onto the remainder of said Tax Lot 7h in part of the Southwest Quarter of the Southeast Quarter, except over the existing public road along the North line of said Southwest Quarter of the Southeast Quarter, except over one private residential entrance, not to exceed 20 feet in width, to provide ingress and egress to dwelling of the owner so long as it is used consistent with normal activities thereto, the centerline of which is to be located 757.1 feet northerly from the South line of said Southwest Quarter of the Southeast Quarter as measured along the centerline of the highway, and except over two commercial entrances, not to exceed 40 feet in width, to provide ingress and egress to property of the owner, the centerlines of which are to be located on the South line of said Southwest Quarter of the Southeast Quarter and 647.1 feet northerly from said South line as measured along the centerline of the highway.

And also, a tract of land located in Tax Lot 75 in part of the Southwest Quarter of the Southeast Quarter of Section 14, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, described as follows:

Referring to the south quarter corner of said Section 14; thence easterly on the South line of the Southwest Quarter of the Southeast Quarter of said Section 14 a distance of 553.6 feet to the point of beginning; thence continuing easterly on said South line a distance of 45.4 feet; thence northerly on a 4,683.66 foot radius curve to the left (initial tangent of which forms an angle of 82 degrees 38 minutes left from said South line) a distance of 138.2 feet; thence continuing northerly on a line which forms an angle of 08 degrees 41 minutes left from the final tangent of the last described curve a distance of 507.1 feet to a point on the easterly existing highway right of way line; thence southerly 173 degrees 39 minutes left and on said existing highway right of way line a distance of 134.6 feet; thence continuing southerly 05 degrees 43 minutes left a distance of 150.8 feet; thence continuing southerly 05 degrees 43 minutes right a distance of 28.7 feet to point of curvature; thence continuing southerly on a 4,638.56 foot radius curve to the right (initial tangent of which coincides with the last described course) a distance of 331.6 feet to the point of beginning, containing 0.38 acre, more or less, which includes 0.12 acre, more or less, previously occupied as a public highway, the remaining 0.26 acre, more or less, being the additional acreage hereby secured.

There will be no ingress or egress over the above described tract or over the northerly 677.6 feet of the West line of said Tax Lot 75 in part of the Southwest Quarter of the Southeast Quarter onto the remainder of said Tax Lot 75, except over three commercial entrances, not to exceed 40 feet in width, to provide ingress and egress to property of the owner, the centerlines of which are to be located on the South line and on the North line of said Southwest Quarter of the Southeast Quarter and 647.1 feet northerly from said South line as measured along the centerline of the highway.

Together with all and singular the Tenements, Hereditaments and Appurtenances therunto belong or anywise pertaining, and also all estate, title, interest, property, claim and demand whatsoever which the said Augusta E. Ruwe had in her lifetime and at the time of her decease and which the said party of the first part has by authority vested in her as Executrix, or otherwise of, in, or to the above granted premises, and every part and parcel thereof, with the Appurtenances.

TO HAVE AND TO HOLD the said premises, the tracts of land aforesaid, with all Hereditaments and Appurtenances thereof, unto the said party of the second part, its successors and assigns forever.

And the said party of the first part for herself, her heirs, executors and administrators does covenant, promise and undertake to and with the said party of the second part, its successors and assigns, that she is the lawful Executrix of the Estate of said Augusta E. Ruwe, and has the power to convey as aforesaid, and has in all respects acted, in making this conveyance, in pursuance with the authority granted her as Executrix and that she had not made, done or suffered any act, matter or thing whatsoever, since she was appointed Executrix as aforesaid, whereby the above granted premises or any part thereof, are, shall be, or may be impeached, charged, or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand the day and year last above written.

Wilma Schmecker
 Executrix of the Estate of
 Augusta E. Ruwe, deceased.

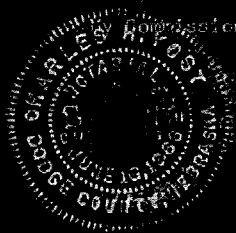
STATE OF NEBRASKA)
) ss
DODGE COUNTY)

On this 22nd day of March, A.D., 1965, before me, the undersigned Charles H. Yost, a Notary Public, duly commissioned and qualified and residing in said county, personally came Hilda Schuracher, Executrix of the Estate of Augusta E. Bunc, deceased, to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be his voluntary act and deed as such Executrix.

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

Charles H. Yost
Notary Public

Commission expires the 16th day of June, 1968.



State of Nebraska)
County of Washington) ss. 411

Entered in Numerical Index and filed for record
this 15 day of April
A. D., 19 65 at 9:25 o'clock P.M.
and recorded in book 89 at page 387-389

Lucille K. Chalkow
County Clerk

Recorded
General
Numerical
Photostat

Deputy