



BK 2231 PG 465-467



DEED 2003 00596

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Date

\$242

By *W*RICHARD M. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE.
2003 JAN 14 PM 5:15
RECEIVED

WARRANTY DEED - INDIVIDUAL (page 1)

PROJECT: 133-2(110)

C.N.: 21487

TRACT: 1

KNOW ALL MEN BY THESE PRESENTS:

THAT *Anthony Saldi & Debra G. Saldi, H&W*

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **NINETY TWO THOUSAND NINE HUNDRED TWENTY FIVE AND NO/100----(\$92,925.00)--- 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 LOTS 4 AND 5, CHERRY HILLS VILLAGE IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTHERLY ALONG THE EXISTING HIGHWAY RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOT 5, A DISTANCE OF 32.141 METERS (105.45 FEET) TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY DEFLECTING 24 DEGREES, 21 MINUTES, 36 SECONDS LEFT A DISTANCE OF 68.287 METERS (224.04 FEET); THENCE NORTHWESTERLY DEFLECTING 15 DEGREES, 17 MINUTES, 00 SECONDS LEFT A DISTANCE OF 35.763 METERS (117.33 FEET) TO THE SOUTHEASTERLY LINE OF SAID LOT 4; THENCE NORTHWESTERLY DEFLECTING 0 DEGREES, 00 MINUTES, 00 SECONDS LEFT A DISTANCE OF 77.434 METERS (254.05 FEET) TO THE EXISTING 103RD STREET RIGHT OF WAY LINE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE DEFLECTING 67 DEGREES, 03 MINUTES, 25 SECONDS RIGHT A DISTANCE OF 12.770 METERS (41.90 FEET) TO THE EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE DEFLECTING 119 DEGREES, 56 MINUTES, 37 SECONDS RIGHT A DISTANCE OF 56.526 METERS (185.45 FEET); THENCE SOUTHEASTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE DEFLECTING 6 DEGREES, 58 MINUTES, 37 SECONDS LEFT A DISTANCE OF 100.383 METERS (329.34 FEET); THENCE SOUTHERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE DEFLECTING 39 DEGREES, 36 MINUTES, 47 SECONDS RIGHT A DISTANCE OF 35.787 METERS (117.41 FEET) TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1,335.45 SQUARE METERS (14,374.61 SQUARE FEET), MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOTS 4 AND 5, CHERRY HILLS VILLAGE IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTHERLY ALONG THE EXISTING HIGHWAY RIGHT OF WAY AND CONTROLLED ACCESS LINE AND THE EAST LINE OF SAID LOT 5, A DISTANCE OF 32.141 METERS (105.45 FEET) TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY DEFLECTING 24 DEGREES, 21 MINUTES, 36 SECONDS LEFT A DISTANCE OF

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

Deed ... FEE *16.00* FB *67.06281*
W $\frac{3}{2}$ BKP _____ C/O *Y* COMP *Y*
DEL _____ SCAN *dc* FV _____

WARRANTY DEED – INDIVIDUAL (page 2)

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68.287 METERS (224.04 FEET); THENCE NORTHWESTERLY DEFLECTING 15 DEGREES, 17 MINUTES, 00 SECONDS LEFT A DISTANCE OF 35.763 METERS (117.33 FEET) TO THE SOUTHEASTERLY LINE OF SAID LOT 4; THENCE NORTHWESTERLY DEFLECTING 0 DEGREES, 00 MINUTES, 00 SECONDS LEFT A DISTANCE OF 77.434 METERS (254.05 FEET) TO THE EXISTING 103RD STREET RIGHT OF WAY LINE; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE DEFLECTING 112 DEGREES, 56 MINUTES, 35 SECONDS LEFT A DISTANCE OF 33.880 METERS (111.15 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 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 24th day of September, A.D. 2002.

X 

X 

TRACT: 1

