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2016-07587

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\$ Ex 2

*Floyd J. Douding*

By: denise

REGISTER OF DEEDS



DEED

RETURN TO: Sarpy County Engineer 15100 South 84<sup>th</sup> Street, Papillion, Nebraska 68046

WARRANTY DEED - INDIVIDUAL

PROJECT: 114th Street, Hwy. 370 to Capehart Road C77(14-04) TRACT: 7

KNOW ALL MEN BY THESE PRESENTS:

**THAT JAMES P. CROFOOT and REBECCA J. CROFOOT, husband and wife, as joint tenants with right of survivorship, and not as tenants in common**

hereinafter known as the GRANTOR, whether one or more, for and in consideration of the sum of **ONE and NO/100 DOLLARS (\$1.00)**, in hand paid, do hereby grant, bargain, sell, convey, and confirm unto **SARPY COUNTY, NEBRASKA**, hereinafter known as the GRANTEE, the following described real estate, situated in Sarpy County, and State of Nebraska, to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments, and Appurtenances thereunto belonging, unto the GRANTEE, and to its successors and assigns forever.

And the GRANTOR does hereby covenant with the GRANTEE, 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 15<sup>th</sup> day of March, 2016.

INDIVIDUAL and/or PARTNERSHIP

*James P. Crofoot*  
\_\_\_\_\_  
JAMES P. CROFOOT

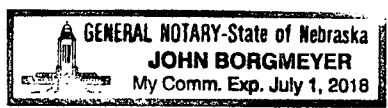
*Rebecca J. Crofoot*  
\_\_\_\_\_  
REBECCA J. CROFOOT

INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF SARPY )

On this 15 day of March, 2016, before me, a General Notary Public, duly commissioned and qualified, personally came **James P. Crofoot and Rebecca J. Crofoot** to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as GRANTOR(S) and acknowledged the same to be a voluntary act and deed.

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



*John B.*  
\_\_\_\_\_  
NOTARY PUBLIC

**TRACT NO 7**

Owners: James P. Crofoot and Rebecca J. Crofoot, husband and wife as joint tenants.

**OWNER'S LEGAL DESCRIPTION**

A tract of and located in the South Half of the Southwest Quarter (S½ SW¼) of Section Thirty-Two (32), Township Fourteen (14) North, Range Twelve (12) East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter (SW¼) of Section Thirty-Two (32); thence North 00 degrees 00 minutes 00 seconds East (assumed bearing), along the East line of said Southwest Quarter (SW¼) of Section Thirty-Two (32), a distance of 437.44 feet to the point of beginning; thence South 87 degrees 35 minutes 22 seconds West, a distance of 501.94 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 61.60 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 186.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 300.50 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 178.50 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 25.50 feet; thence North 90 degrees 00 minutes 00 seconds, a distance of 509.00 feet to a point on said East line of the Southwest Quarter (SW¼) of Section Thirty-Two (32); thence South 00 degrees 00 minutes 00 seconds West, along said East line of the Southwest Quarter (SW¼) of Section Thirty-Two (32), a distance of 315.49 feet to the point of beginning.

(Also known as Tax Lot 4)

**UNDERLYING ROADWAY EASEMENT**

That part of Tax Lot 4 in the Southwest Quarter of Section 32, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Commencing at the southeast corner of the Southwest Quarter of said Section 32,  
Thence North 02°36'36" West (bearings referenced to Nebraska State Plane NAD83) for 437.44 feet on the east line of the Southwest Quarter of said Section 32 to the TRUE POINT OF BEGINNING;  
Thence South 84°58'45" West for 33.03 feet;  
Thence North 02°36'36" West for 316.88 feet on a line parallel with and 33.00 feet west of the east line of the Southwest Quarter of said Section 32;  
Thence North 87°23'23" East for 33.00 feet to the east line of the Southwest Quarter of said Section 32;  
Thence South 02°36'36" East for 315.49 feet to the Point of Beginning.  
Contains 10,434 square feet or 0.240 acres.

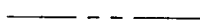



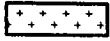

**RIGHT OF WAY ACQUISITION**

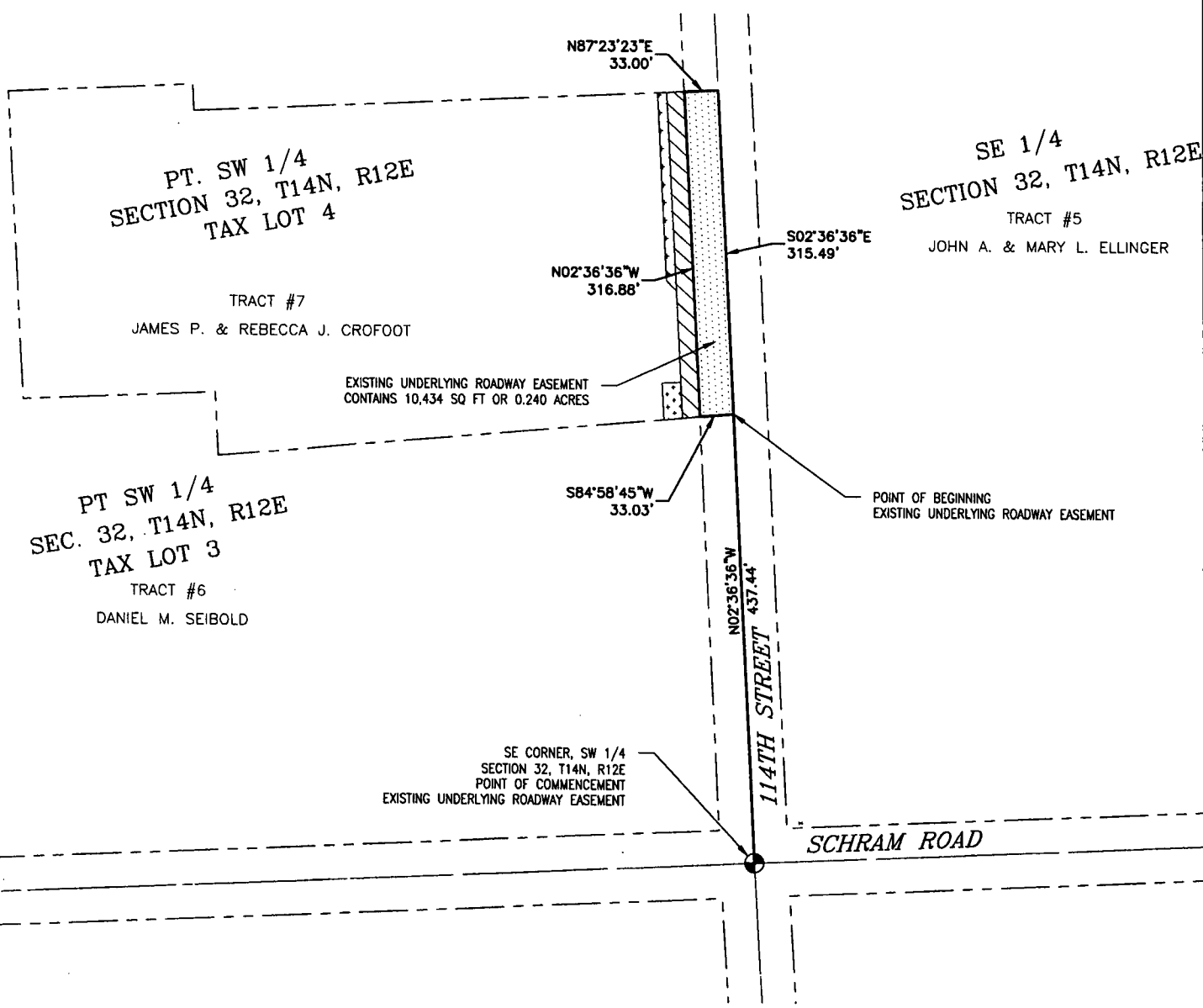
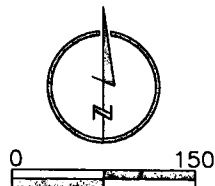
That part of Tax Lot 4 in the Southwest Quarter of Section 32, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Commencing at the southeast corner of the Southwest Quarter of said Section 32,  
Thence North 02°36'36" West (bearings referenced to Nebraska State Plane NAD83) for 437.44 feet on the east line of the Southwest Quarter of said Section 32;  
Thence South 84°58'45" West for 33.03 feet to the TRUE POINT OF BEGINNING;  
Thence South 84°58'45" West for 17.02 feet;  
Thence North 02°36'36" West for 317.59 feet on a line parallel with and 50.00 feet west of the east line of the Southwest Quarter of said Section 32;  
Thence North 87°23'23" East for 17.00 feet;  
Thence South 02°36'36" East for 316.88 feet on a line parallel with and 33.00 feet west of the east line of the Southwest Quarter of said Section 32 to the Point of Beginning.  
Contains 5,393 square feet or 0.124 acres.

# EASEMENT EXHIBIT

## LEGEND

-  RIGHT OF WAY LINE
-  SECTION LINE
-  SECTION CORNER
-  NEW R.O.W. ACQUISITION
-  TEMPORARY EASEMENT
-  EXISTING UNDERLYING ROADWAY EASEMENT 10,434 SQ FT OR 0.240 ACRES



SARPY COUNTY PROJECT NO. C-77(14-04) 114TH STREET



**LAMP RYNEARSON  
& ASSOCIATES**

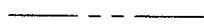
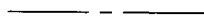


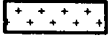
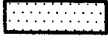
14710 West Dodge Road, Suite 100 402.496.2498 | P  
 Omaha, Nebraska 68154-2027 402.496.2730 | F  
 www.LRA-Inc.com

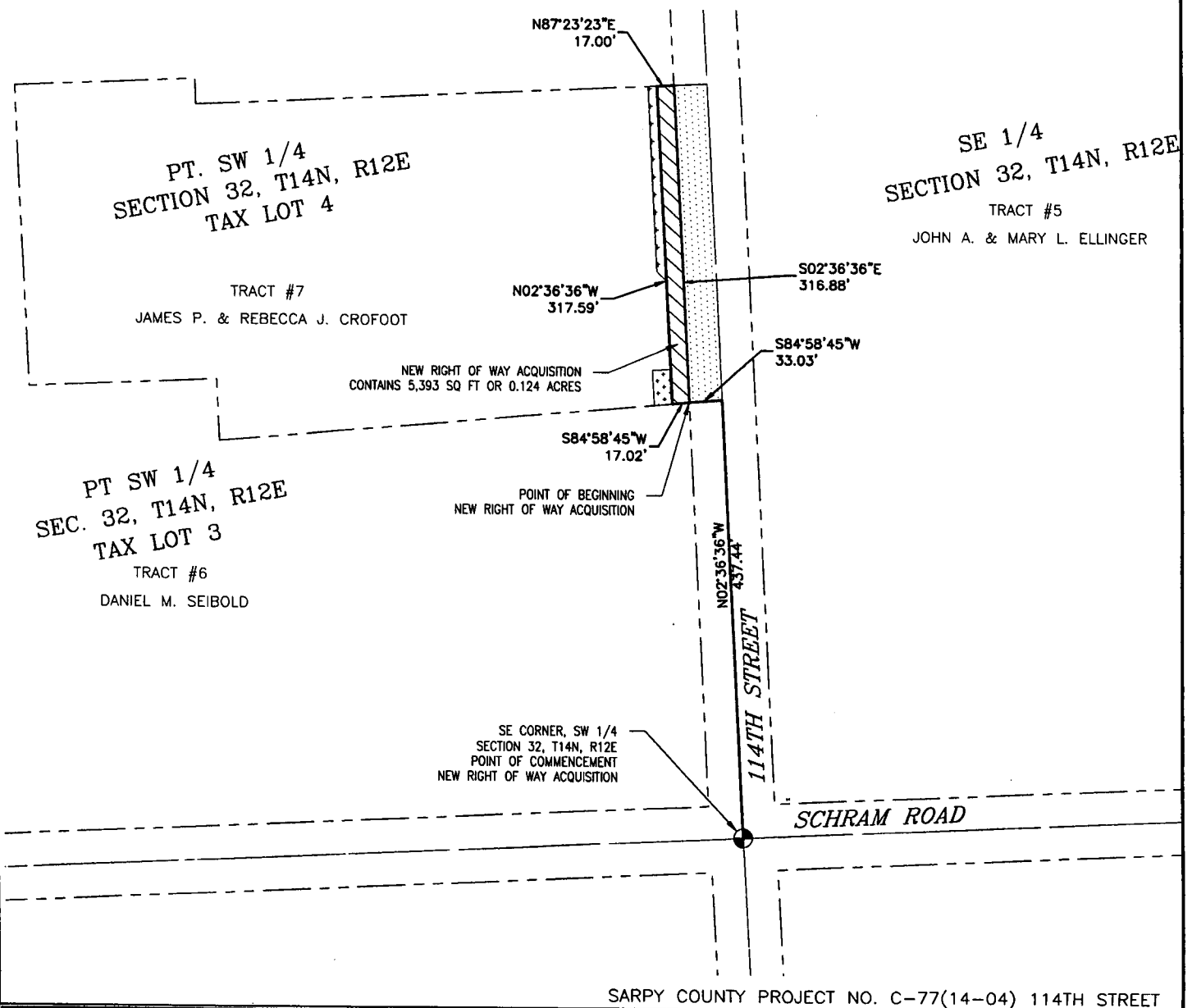
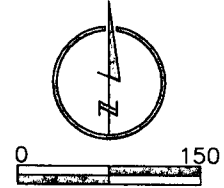
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# EASEMENT EXHIBIT

## LEGEND

-  RIGHT OF WAY LINE
-  SECTION LINE
-  SECTION CORNER
-  NEW R.O.W. ACQUISITION 5,393 SQ FT OR 0.124 ACRES
-  TEMPORARY EASEMENT
-  EXISTING UNDERLYING ROADWAY EASEMENT



SARPY COUNTY PROJECT NO. C-77(14-04) 114TH STREET



**LAMP RYNEARSON  
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