

WARRANTY DEED-CORPORATION (page 1)
PROJECT: STPD-BH-91-7(102) C.N. 20569

FILED
TRACT: 56

95 SEP -8 AM 10: 06

KNOW ALL MEN BY THESE PRESENTS:

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY, CLERK
BLAIR, NEBR.

THAT

Dana College & Trinity Seminary

organized and existing under and by virtue of the laws of the State of Nebraska hereinafter known as the Grantor, for and in consideration of the sum of SEVEN HUNDRED FIVE AND NO/100-- (\$705.00)-- DOLLARS in hand paid, does hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, the following described real property situated in WASHINGTON County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN THAT PART OF TAX LOT 159 LYING NORTH OF HIGHWAY 91 IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 102.02 FEET ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 91 RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 081 DEGREES, 43 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 590.35 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY ON A 1112.00 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 25.38 FEET, SUBTENDING A CENTRAL ANGLE OF 001 DEGREES, 18 MINUTES 27 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY EXISTING HIGHWAY 91 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 089 DEGREES, 39 MINUTES, 08 SECONDS LEFT, A DISTANCE OF 613.90 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 080 DEGREES, 46 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 10.11 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 0.21 ACRES, MORE OR LESS.

AND ALSO:

A TRACT OF LAND LOCATED IN THAT PART OF TAX LOT 159 LYING NORTH OF HIGHWAY 91 IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 102.02 FEET ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 91 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 081 DEGREES, 43 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 590.35 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY ON A 1112.00 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 360.16 FEET, SUBTENDING A CENTRAL ANGLE OF 018 DEGREES, 33 MINUTES 27 SECONDS ALONG SAID RIGHT OF WAY LINE TO THE

POINT OF BEGINNING; THENCE NORTHEASTERLY ON A 1112.00 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 234.62 FEET, SUBTENDING A CENTRAL ANGLE OF 012 DEGREES, 05 MINUTES 19 SECONDS ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE NORTHERLY CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RIGHT OF WAY LINE; THENCE NORTHERLY ON A 1960.08 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 031 DEGREES, 55 MINUTES, 57 SECONDS LEFT, A DISTANCE OF 39.43 FEET, SUBTENDING A CENTRAL ANGLE OF 001 DEGREES, 09 MINUTES 10 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 141 DEGREES, 53 MINUTES, 29 SECONDS LEFT, A DISTANCE OF 262.42 FEET TO A POINT ON THE EASTERLY EXISTING HIGHWAY 91 RIGHT OF WAY LINE; THENCE SOUTHEASTERLY DEFLECTING 085 DEGREES, 14 MINUTES, 24 SECONDS LEFT, A DISTANCE OF 30.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 0.18 ACRES, MORE OR LESS.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO OIL AND GAS 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 OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

To have and to hold said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto said STATE OF NEBRASKA, DEPARTMENT OF ROADS, and to its successors and assigns forever.

Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; that said Grantor warrants and will defend that title to said real property against the lawful claims of all persons, whomsoever.

Duly executed this 22nd day of June, 1995 SEAL

Dana College
Corporation

ATTEST: [Signature]
V.P. Business Affairs

BY: [Signature]
Resident
Myrvin F. Christopherson

WARRANTY DEED-CORPORATION (page 3)
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TRACT: 56

STATE OF Nebraska)
Washington County) ss.

On this 22nd day of June, A.D., 1995,
before me, a General Notary Public, duly
commissioned and qualified, personally came
Myron F. Christopherson
the duly authorized representatives of Dana College

who acknowledged that he, she or they held the
position or title set forth in the instrument,
that he, she or they signed the instrument on
behalf of the corporation by proper authority and
that the instrument was the act of the
corporation and are to me known to be said duly
authorized representative or representatives and
the identical person or persons who signed
the foregoing instrument and acknowledged the
execution thereof to be his, her or their volunt-
ary act and deed.



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

Dale Albus Notary Public
My commission expires the 11th day of Dec, 1996

STATE OF _____)
_____ County) ss.

On this _____ day of _____, A.D., 19____,
before me, a General Notary Public, duly
commissioned and qualified, personally came

the duly authorized representatives of _____

who acknowledged that he, she or they held the
position or title set forth in the instrument,
that he, she or they signed the instrument on
behalf of the corporation by proper authority and
that the instrument was the act of the
corporation and are to me known to be said duly
authorized representative or representatives and
the identical person or persons who signed
the foregoing instrument and acknowledged the
execution thereof to be his, her or their volunt-
ary act and deed.

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

Notary Public.
My commission expires the _____ day of _____, 19____.

Witnesses:

STATE OF NEBRASKA COUNTY OF WASHINGTON SS 2806
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 27th DAY OF SEPTEMBER A.D. 1995
AT 10:06 O'CLOCK A.M. AND RECORDED IN BOOK
244 AT PAGE 189-191
COUNTY CLERK Charlene S. Peterson
DEPUTY Baron Madson

