

412

PROJECT: F-34-7(102)

AFE: R-434

TRACT: 3

KNOW ALL MEN BY THESE PRESENTS:

THAT GEORGE M. MINFORD & LOIS MINFORD, HUSBAND & WIFE
Doc # 412
FILED FOR RECORD 11-26-84 AT 3:48 P.M. IN BOOK 236 OF Deeds
PAGE 239 REGISTER OF DEEDS, CASS CO., NEBR. 10.50

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of Three Hundred Four and no/100 (\$304.00) 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 Cass County, and State of Nebraska, to-wit:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 92.07 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 40.17 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 088 DEGREES, 20 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 347.06 FEET; THENCE NORTHERLY DEFLECTING 173 DEGREES, 25 MINUTES, 20 SECONDS LEFT, A DISTANCE OF 350.53 FEET ALONG THE WESTERLY EXISTING HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 0.16 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 132.24 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 088 DEGREES, 20 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 347.06 FEET; THENCE SOUTHERLY DEFLECTING 006 DEGREES, 34 MINUTES, 40 SECONDS RIGHT, A DISTANCE OF 372.30 FEET ALONG THE WESTERLY EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 007 DEGREES, 33 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 1273.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF TERMINATION; EXCEPT, OVER ONE UNRESTRICTED DRIVE(S) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS, ARE) LOCATED SOUTHERLY 308.45 FEET FROM THE NORTH LINE OF SAID QUARTER SECTION AS MEASURED ALONG THE CENTERLINE OF THE HIGHWAY.

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 the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging, unto The State of Nebraska, Department of Roads, and to its successors and assigns forever.

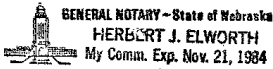
And the Grantor does hereby covenant with The State of Nebraska, Department of Roads, and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the Grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

Signed this 16 day of August A.D. 1984

NEBRASKA DOCUMENTARY
STAMP TAX
NOV 26 1984
Exempt BY B.D. #2

George M. Minford
Lois Minford

STATE OF NEBRASKA) On this 16th day of Aug, A.D. 1924, before
) ss. me, the undersigned.....
Cass County) a General Notary Public, duly commissioned and qualified, personally came.....
GEORGE MINFORD and LOIS MINFORD



to me known to be the identical person S whose name S ARE
 affixed to the foregoing instrument as grantor S and acknowledged the same to be
THEIR voluntary act and deed.
 WITNESS my hand and notarial Seal the day and year last above written.
Herbert J. Elworth Notary Public.
 My Commission expires the..... day of....., 19.....

STATE OF.....) On this..... day of....., A.D. 19....., before
) ss. me, the undersigned.....
 County) a General Notary Public, duly commissioned and qualified, personally came.....

 to me known to be the identical person..... whose name.....
 affixed to the foregoing instrument as grantor..... and acknowledged the same to be
 voluntary 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.....

Project F34-7(02).AFE R-434
 Indexed _____ General _____
 Compared _____ Paged _____

WARRANTY DEED

George M. Minford
Lois Minford
 TO
 The State of Nebraska, Department of Roads

STATE OF NEBRASKA)
) ss. Cass County)
 Entered in Numerical Index and filed for
 record in the office of the Register of Deeds
 of said County, the..... day of.....
 19.....
 at..... o'clock and..... minutes..... M., and
 duly recorded in Book..... of
 Deeds on page.....

Register of Deeds.
 Deputy.

50362