

✓

NEBRASKA DOCUMENTARY  
STAMP TAX

APR 05 2018

\$ Ex # 2 By EB

FILED  
CASS COUNTY, NE.

2018 APR -5 AM 11:03

BK 136 OF GEN PG 731

David Jordan

REGISTER OF DEEDS

# 1525 \$28

(479)

FOR REGISTER OF DEEDS USE ONLY

Return to: Tina Yates

Nebraska Dept. of Transportation, R.O.W. Division

1500 Highway 2, Box 94759

Lincoln, NE 68509-4759

1-7(107)

TRUSTEE'S DEED

PROJECT Murray - US-34 and 75

C.N.: 22467A

TRACT: 31

KNOW ALL MEN BY THESE PRESENTS:

THAT **Lois N. Minford, Trustee and her Successors in Trust under the Lois N. Minford Revocable Trust**

for and in consideration of the sum of ONE AND 00/100---(\$1.00)---DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid, pursuant to the power and authority vested in the Grantor as said Trustee, do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER EXCEPT THE HIGHWAY AND TAX LOTS 34, 35 AND 36 IN SECTION 14, TOWNSHIP 11 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE POINT WHERE THE NORTH LINE OF HIGHWAY 1 INTERSECTS THE EAST LINE OF HOLMES STREET; THENCE EASTERLY A DISTANCE OF 308.70 FEET ALONG THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 014 DEGREES, 02 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 103.08 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 008 DEGREES, 41 MINUTES, 15 SECONDS RIGHT, A DISTANCE OF 36.64 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 58.88 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 156 DEGREES, 06 MINUTES, 02 SECONDS LEFT, A DISTANCE OF 61.83 FEET TO

TM

**TRUSTEE'S DEED**

**PROJECT Murray - US-34 and 75**

**C.N.: 22467A**

**TRACT: 31**

A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE SOUTHERLY DEFLECTING 108 DEGREES, 33 MINUTES, 06 SECONDS LEFT, A DISTANCE OF 25.16 FEET ALONG SAID LINE TO A POINT ON THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 0.02 ACRES, MORE OR LESS.

AND ALSO:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER EXCEPT LOT 1 AND EXCEPT HIGHWAY RIGHT OF WAY IN SECTION 14, TOWNSHIP 11 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE WESTERLY A DISTANCE OF 817.22 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 44 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 090 DEGREES, 15 MINUTES, 06 SECONDS RIGHT, A DISTANCE OF 471.56 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHEASTERLY DEFLECTING 058 DEGREES, 32 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 38.41 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 133 DEGREES, 03 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 163.01 FEET TO A POINT ON THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 023 DEGREES, 25 MINUTES, 03 SECONDS RIGHT, A DISTANCE OF 158.99 FEET; THENCE WESTERLY DEFLECTING 010 DEGREES, 12 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 34.24 FEET; THENCE WESTERLY DEFLECTING 014 DEGREES, 53 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 145.98 FEET TO A POINT ON THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 0.19 ACRES, MORE OR LESS.

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

REFERRING TO THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE WESTERLY A DISTANCE OF 817.22 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 44 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 090 DEGREES, 15 MINUTES, 06 SECONDS RIGHT, A DISTANCE OF 471.56 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHEASTERLY DEFLECTING 058 DEGREES, 32 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 38.41 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 133 DEGREES, 03 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 163.01 FEET TO A POINT ON THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 023 DEGREES, 25 MINUTES, 03 SECONDS RIGHT, A DISTANCE OF 158.99 FEET; THENCE WESTERLY DEFLECTING 010 DEGREES, 12 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 34.24 FEET TO THE POINT OF TERMINATION.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO

**TRUSTEE'S DEED**

**PROJECT Murray - US-34 and 75**

**C.N.: 22467A**

**TRACT: 31**

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.

AND ALSO:

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 TRANSPORTATION, and to its successors and assigns forever.

And trustee as Grantor does hereby covenant with said Grantee and with its successors and assigns that Grantor has not made, done, executed or suffered any act or thing whatsoever, whereby the above described premises or any part thereof now or at any time hereafter shall be imperiled, charged, or encumbered in any manner whatsoever; and Grantor as trustee, does hereby warrant and defend the title to said premises against all persons lawfully claiming the same from, through, or under them.

PROJECT Murray - US-34 and 75

TRUSTEE'S DEED  
C.N.: 22467A

TRACT: 31

Duly executed this 22 day of Feb, A.D. 2018.

G. Michael Minford  
Lois N. Minford, Trustee  
P.O.A. for Lois N. Minford

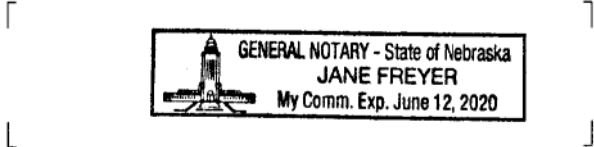
STATE OF Nebraska  
Cass )ss.  
County)

On this 22 day of Feb, A.D., 2018, before me, a General Notary Public, duly commissioned and qualified, personally came G. Michael Minford

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

Jane Freyer  
Notary Public





# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

#1525  
1-7C1077  
Fr. 31  
FORM 521 8/2008

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number CASS - 13		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>22</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>2</u> Day <u>22</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Copy Street or Other Mailing Address 204 N Davis Avenue City Murray State NE Zip Code 68409-8508 Phone Number (402) 235-2857 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nebraska Department of Transportation Street or Other Mailing Address P.O. Box 94759 City Lincoln State NE Zip Code 68509-4759 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
--	---	---	---	---	--	--------------------------------------

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	--	--	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No Highway Purposes

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
---	--	--	---	--------------------------------------

14 What is the current market value of the real property?  
\$2,310

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property  
North & South side of HWY 1; just West of the Junction of HWY 1 & HWY 75, Murray, NE

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Nebraska Department of Transportation  
P.O. Box 94759  
Lincoln, NE 68509-4759

20 Legal Description  
See Attached Copy

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	\$	2,310.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	2,310.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here Tina Yates  
Print or Type Name of Grantee or Authorized Representative  
Signature of Grantee or Authorized Representative  
Highway Right of Way Accountant  
Title  
(402) 479-4491  
Phone Number  
3/28/2018  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>5</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Ex 2</u>	28 Recording Data <u>136.731</u>	

1525

**COPY**

FOR REGISTER OF DEEDS USE ONLY  
Return to: Tina Yates  
Nebraska Dept. of Transportation, R.O.W. Division  
1500 Highway 2, Box 94759  
Lincoln, NE 68509-4759

1-7(107)

**TRUSTEE'S DEED**  
C.N.: 22467A

**PROJECT Murray - US-34 and 75**

**TRACT: 31**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT Lois N. Minford, Trustee and her Successors in Trust under the Lois N. Minford Revocable Trust**

for and in consideration of the sum of ONE AND 00/100---(\$1.00)---DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid, pursuant to the power and authority vested in the Grantor as said Trustee, do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER EXCEPT THE HIGHWAY AND TAX LOTS 34, 35 AND 36 IN SECTION 14, TOWNSHIP 11 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE POINT WHERE THE NORTH LINE OF HIGHWAY 1 INTERSECTS THE EAST LINE OF HOLMES STREET; THENCE EASTERLY A DISTANCE OF 308.70 FEET ALONG THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 014 DEGREES, 02 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 103.08 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 008 DEGREES, 41 MINUTES, 15 SECONDS RIGHT, A DISTANCE OF 36.64 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 58.88 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 156 DEGREES, 06 MINUTES, 02 SECONDS LEFT, A DISTANCE OF 61.83 FEET TO

1525

**TRUSTEE'S DEED**

**PROJECT Murray - US-34 and 75**

**C.N.: 22467A**

**TRACT: 31**

A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE SOUTHERLY DEFLECTING 108 DEGREES, 33 MINUTES, 06 SECONDS LEFT, A DISTANCE OF 25.16 FEET ALONG SAID LINE TO A POINT ON THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 0.02 ACRES, MORE OR LESS.

AND ALSO:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER EXCEPT LOT 1 AND EXCEPT HIGHWAY RIGHT OF WAY IN SECTION 14, TOWNSHIP 11 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE WESTERLY A DISTANCE OF 817.22 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 44 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 090 DEGREES, 15 MINUTES, 06 SECONDS RIGHT, A DISTANCE OF 471.56 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHEASTERLY DEFLECTING 058 DEGREES, 32 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 38.41 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 133 DEGREES, 03 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 163.01 FEET TO A POINT ON THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 023 DEGREES, 25 MINUTES, 03 SECONDS RIGHT, A DISTANCE OF 158.99 FEET; THENCE WESTERLY DEFLECTING 010 DEGREES, 12 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 34.24 FEET; THENCE WESTERLY DEFLECTING 014 DEGREES, 53 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 145.98 FEET TO A POINT ON THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 0.19 ACRES, MORE OR LESS.

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

REFERRING TO THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE WESTERLY A DISTANCE OF 817.22 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 44 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 090 DEGREES, 15 MINUTES, 06 SECONDS RIGHT, A DISTANCE OF 471.56 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHEASTERLY DEFLECTING 058 DEGREES, 32 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 38.41 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 133 DEGREES, 03 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 163.01 FEET TO A POINT ON THE NORTHERLY HIGHWAY 1 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 023 DEGREES, 25 MINUTES, 03 SECONDS RIGHT, A DISTANCE OF 158.99 FEET; THENCE WESTERLY DEFLECTING 010 DEGREES, 12 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 34.24 FEET TO THE POINT OF TERMINATION.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO