

375

No. 2, Dec 71

WARRANTY DEED (INDIVIDUAL - 2 Page)

PROJECT: F-34-7(102)

AFE: R-434

TRACT: 32

KNOW ALL MEN BY THESE PRESENTS:

THAT HOWARD E. WILES JR. & NORMA L. WILES, HUSBAND & WIFE

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of Five Thousand Eight Hundred and no/100 (\$5,800.00) 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:

PROJECT F-34-7(102) TRACT 32

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 2654.05 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 089 DEGREES, 45 MINUTES, 28 SECONDS RIGHT, A DISTANCE OF 69.91 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 078 DEGREES, 23 MINUTES, 53 SECONDS RIGHT, A DISTANCE OF 283.45 FEET; THENCE NORTHERLY DEFLECTING 013 DEGREES, 26 MINUTES, 37 SECONDS RIGHT, A DISTANCE OF 700.29 FEET; THENCE NORTHERLY DEFLECTING 005 DEGREES, 36 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 602.13 FEET; THENCE NORTHERLY DEFLECTING 007 DEGREES, 12 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 450.00 FEET ALONG THE WESTERLY EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 47 MINUTES, 02 SECONDS LEFT, A DISTANCE OF 46.22 FEET ALONG THE PROPERTY LINE OF THE GRANTOR(S); THENCE NORTHERLY DEFLECTING 091 DEGREES, 46 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 553.37 FEET; THENCE WESTERLY DEFLECTING 077 DEGREES, 56 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 338.80 FEET; THENCE EASTERLY DEFLECTING 166 DEGREES, 53 MINUTES, 34 SECONDS RIGHT, A DISTANCE OF 399.61 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 5.20 ACRES, MORE OR LESS, WHICH INCLUDES 2.23 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

Doc # 375 2:26
FILED FOR RECORD 11-26-84 AT P. M. IN BOOK 136 OF Deeds
PAGE 177 REGISTER OF DEEDS, CASS CO., NEBR.
Betty Philpot COMPARE \$ 15.50

NEBRASKA DOCUMENTARY
STAMP TAX
NOV 26 1984
\$ Exempt BY [Signature]

Project: F-34-7(102)

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AND ALSO:

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 2654.05 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 089 DEGREES, 45 MINUTES, 28 SECONDS RIGHT, A DISTANCE OF 69.91 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 078 DEGREES, 23 MINUTES, 53 SECONDS RIGHT, A DISTANCE OF 283.45 FEET; THENCE NORTHERLY DEFLECTING 013 DEGREES, 26 MINUTES, 37 SECONDS RIGHT, A DISTANCE OF 700.29 FEET; THENCE NORTHERLY DEFLECTING 005 DEGREES, 36 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 602.13 FEET TO THE POINT OF TERMINATION; THENCE NORTHERLY DEFLECTING 007 DEGREES, 12 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 450.00 FEET ALONG THE WESTERLY EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 47 MINUTES, 02 SECONDS LEFT, A DISTANCE OF 46.22 FEET ALONG THE PROPERTY LINE OF THE GRANTOR(S) TO THE POINT OF RESUMPTION; THENCE NORTHERLY DEFLECTING 091 DEGREES, 46 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 553.37 FEET 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 1053.85 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.

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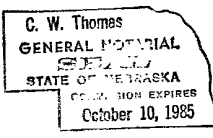
TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging, unto The State of Nebraska, Department of Roads, and to its successors and assigns forever.

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 26 day of SEPTEMBER A.D. 19 84

Handwritten signatures: Haul E. W. [unclear] and Norma L. Kille

STATE OF NEBR)
On this 26 day of SEPTEMBER, A.D. 1984, before
) ss. me, the undersigned C.W. THOMAS
CASS County) a General Notary Public, duly commissioned and qualified, personally came



HOWARD E. WILES JR. & NORMA L. WILES
to me known to be the identical person 5 whose name 5 ARE
affixed to the foregoing instrument as grantor 5 and acknowledged the same to be
THEIR voluntary act and deed.

WITNESS my hand and notarial Seal the day and year last above written.
C.W. Thomas Notary Public.
My Commission expires the 10 day of OCTOBER, 1985

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: F-34(102) AFE R-494

Indexed _____ General _____
Compared _____ Paged _____

WARRANTY DEED (2 Page)

Howard E. Wiles Jr.
Norma L. Wiles

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 _____ Deeds on page _____

Register of Deeds.
Deputy.

50405