

FILED S. SARP COUNTY NE.  
INSTRUMENT NUMBER  
2005-39888

2005 OCT 28 A 9:16 P

*George J. Lowrey*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX  
OCT 23 2005  
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**WARRANTY DEED - INDIVIDUAL (page 1)**

PROJECT: 6-7(157)

C.N.: 21763

TRACT: 4

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT Catherine Elizabeth Schram Royal, Alfred Leo Royal & Colene Mary Kobs**

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **TWENTY FIVE THOUSAND TWO HUNDRED AND NO/100----(\$25,200.00)---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 **SARPY** County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN TAX LOT 8A1A3 BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WESTERLY A DISTANCE OF 396.00 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO A POINT ON THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE SOUTHERLY DEFLECTING 089 DEGREES, 44 MINUTES, 53 SECONDS LEFT, A DISTANCE OF 20.00 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 30.00 FEET ALONG SAID LINE; THENCE NORTHWESTERLY DEFLECTING 118 DEGREES, 08 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 37.40 FEET; THENCE SOUTHWESTERLY DEFLECTING 082 DEGREES, 18 MINUTES, 35 SECONDS LEFT, A DISTANCE OF 282.24 FEET; THENCE SOUTHWESTERLY DEFLECTING 003 DEGREES, 48 MINUTES, 48 SECONDS RIGHT, A DISTANCE OF 150.00 FEET; THENCE SOUTHWESTERLY DEFLECTING 001 DEGREES, 20 MINUTES, 05 SECONDS RIGHT, A DISTANCE OF 386.59 FEET; THENCE SOUTHERLY DEFLECTING 017 DEGREES, 27 MINUTES, 54 SECONDS LEFT, A DISTANCE OF 423.95 FEET; THENCE SOUTHERLY DEFLECTING 006 DEGREES, 30 MINUTES, 22 SECONDS LEFT, A DISTANCE OF 286.27 FEET TO A POINT ON THE SOUTH LINE OF SAID 8A1A3 ALSO BEING A POINT ON THE EXISTING HIGHWAY 6 AND 31 RIGHT OF WAY LINE; THENCE NORTHERLY ON A 2206.83 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 174 DEGREES, 10 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 1042.93 FEET, SUBTENDING A CENTRAL ANGLE OF 027 DEGREES, 04 MINUTES 39 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE NORTHEASTERLY DEFLECTING 002 DEGREES, 46 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 470.74 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHEASTERLY DEFLECTING 021 DEGREES, 00 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 29.89 FEET ALONG SAID RIGHT OF WAY LINE;

39888

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**WARRANTY DEED – INDIVIDUAL (page 2)**

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THENCE EASTERLY DEFLECTING 022 DEGREES, 21 MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 33.13 FEET TO THE POINT OF BEGINNING CONTAINING 0.84 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN TAX LOT 8A1A3 BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA:

REFERRING TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WESTERLY A DISTANCE OF 396.00 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO A POINT ON THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE SOUTHERLY DEFLECTING 089 DEGREES, 44 MINUTES, 53 SECONDS LEFT, A DISTANCE OF 50.00 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY DEFLECTING 118 DEGREES, 08 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 37.40 FEET; THENCE SOUTHWESTERLY DEFLECTING 082 DEGREES, 18 MINUTES, 35 SECONDS LEFT, A DISTANCE OF 282.24 FEET; THENCE SOUTHWESTERLY DEFLECTING 003 DEGREES, 48 MINUTES, 48 SECONDS RIGHT, A DISTANCE OF 150.00 FEET; THENCE SOUTHWESTERLY DEFLECTING 001 DEGREES, 20 MINUTES, 05 SECONDS RIGHT, A DISTANCE OF 386.59 FEET; THENCE SOUTHERLY DEFLECTING 017 DEGREES, 27 MINUTES, 54 SECONDS LEFT, A DISTANCE OF 423.95 FEET; THENCE SOUTHERLY DEFLECTING 006 DEGREES, 30 MINUTES, 22 SECONDS LEFT, A DISTANCE OF 286.27 FEET TO THE POINT OF TERMINATION;

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

TO HAVE AND TO HOLD the premises above described, together with all 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.

2005-39888 B

WARRANTY DEED - INDIVIDUAL (page 3)

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Signed this 8 day of August, A.D. 2005.

Catherine Elizabeth Schram Royal, Colene Mary Kobs  
Catherine Elizabeth Schram Royal Colene Mary Kobs

Alfred Leo Royal  
Alfred Leo Royal

Betty Jo Royal  
Betty Jo Royal

Larry Kobs  
Larry Kobs

STATE OF Nebraska)  
Sarpy )ss.  
County)

On this 8 day of August, A.D., 20 05, before me, a General Notary Public, duly commissioned and qualified, personally came Catherine Elizabeth Schram Royal, Alfred Leo Royal, Betty Jo Royal, Colene Mary Kobs, Larry Kobs to me known to be the identical person whose name affixed to the foregoing instrument as Grantor and acknowledged the same to be a voluntary act and deed.

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

Leslie R. McTaggart Notary Public.

My commission expires the 6 day of Sept, 20 06.

