

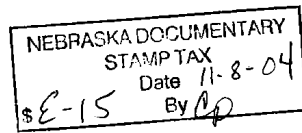
34

Gallant

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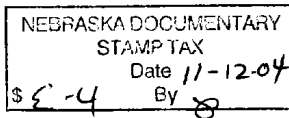


Carol Stevens
 DODGE COUNTY
 REGISTER OF DEEDS
 COMMISSION EXPIRES 11-30-05

Re FILED

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CORRECTION
DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

Carol Stevens
 DODGE COUNTY
 REGISTER OF DEEDS
 COMMISSION EXPIRES 11-30-05

Virgil F. Wagner, Personal Representative of the Estate of Vertis Wagner, Deceased, pursuant to appointment by the County Court of Dodge County, Nebraska, GRANTOR, conveys and releases to

Virgil F. Wagner

GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Northwest Quarter, Section 33, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska

The Northwest Quarter, Section 23, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska

The South Half of the Southeast Quarter, Section 10, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, except a tract of land 80 feet wide lying over and across the Southwest Quarter of the Southeast Quarter of Section 10, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, included between lines drawn 50 feet and 130 feet respectively, Southwesterly from and parallel to the centerline of the Chicago and Northwestern Railway track, as said track is now constructed and in operation over and across said Southwest Quarter of the Southeast Quarter of said Section 10, containing 0.8815 acres, more or less; and except a tract of land located in the South Half of the Southeast Quarter of Section 10, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, described as follows: Referring to the South Quarter corner of said Section 10; thence Northerly on the West line of the South Half of the Southeast Quarter of said Section 10 a distance of 159.4 feet to the point of beginning; thence continuing Northerly on said West line a distance of 102.2 feet to a point on the Southerly right-of-way line of the Chicago and Northwestern Railway Company; thence Southeasterly 118°18' right on said Southerly railroad right-of-way line a distance of 574.8 feet to a point on the South line of said South Half of the Southeast Quarter; thence Westerly on said South line a distance of 197.8 feet; thence Northwesterly 27°04' right a distance of 350.3 feet to the point of beginning, containing 0.95 acres, more or less, which includes 0.87 acres, more or less, previously occupied as a public highway, the remaining 0.08 acres, more or less, being the additional acreage hereby secured; and except a tract of land located in Tax Lot 2 in the Southwest Quarter of the Southeast Quarter of Section 10, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, described as follows: Beginning at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence Northerly along the West line of said Southwest Quarter of the Southeast Quarter a distance of 47.214 meters (154.90 feet) to a point on the South right-of-way line of U.S. Highway No. 275; thence Southeasterly deflecting 117°22'41" right along the South right-of-way line of said U.S. Highway No. 275 a distance of 105.845 meters (347.26 feet) to a point on the South line of said Southwest Quarter of the Southeast Quarter; thence Westerly deflecting 153°30'43" right along the South line of said Southwest Quarter of the Southeast Quarter a distance of 94.001 meters (308.40 feet) to the point of beginning, containing an area of 0.222 hectare(s) (0.55 acres) more or less; and except a tract of land located in Tax Lot 1 in the Southwest Quarter of the Southeast Quarter of Section 10, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, described as follows: Referring to the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence Northerly along the West line of said Southwest Quarter of the Southeast

Quarter a distance of 112.983 meters (370.68 feet) to a point on the North right-of-way line of U.S. Highway No. 275, said point also being the point of beginning; thence Northerly deflecting 00°00'00" right a distance of 17.741 meters (58.21 feet) to a point; thence Southeasterly deflecting 117°40'00" right a distance of 290.127 meters (951.86 feet) to a point on the South line of said Southwest Quarter of the Southeast Quarter; thence Westerly deflecting 153°13'22" right along the South line of said Southwest Quarter of the Southeast Quarter a distance of 36.502 meters (119.76 feet) to a point on the North right-of-way line of said U.S. Highway; thence Northwesterly deflecting 26°56'43" right along the North right-of-way line of said U.S. Highway a distance of 249.303 meters (817.92 feet) to the point of beginning; containing an area of 0.429 hectare(s) (1.06 acres) more or less

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release and the same.

Executed: NOVEMBER 1, 2004

ESTATE OF VERTIS WAGNER, DEC'D

By Virgil F. Wagner
Virgil F. Wagner
Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF DODGE)

The foregoing instrument was acknowledged before me on NOVEMBER 1, 2004, by Virgil F. Wagner, Personal Representative of the Estate of Vertis Wagner, Deceased.



James A. Gallant
Notary Public