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BOOK 2005 PAGE 1252

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*Carol Stevens*  
DODGE COUNTY  
REGISTER OF DEEDS  
COMPARE INDEX FEE \$ 10.50

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2-28-05  
By 8

PROJECT: 275-6(1027) WARRANTY DEED - INDIVIDUAL (page 1) C.N.: #21492 TRACT: 11 SUPPLEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT *Virgil F Wagner + DANA R. Wagner*

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **NINE HUNDRED SIXTY AND NO/100 --- (\$960.00) --- 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 **DODGE** County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, 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 95.749 METERS (314.14 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 DEGREES 00 MINUTES 00 SECONDS RIGHT A DISTANCE OF 17.234 METERS (56.54 FEET) TO A POINT, THENCE SOUTHEASTERLY DEFLECTING 117 DEGREES 50 MINUTES 06 SECONDS RIGHT A DISTANCE OF 249.303 METERS (817.92 FEET) TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE WESTERLY DEFLECTING 153 DEGREES 03 MINUTES 17 SECONDS RIGHT ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 33.632 METERS (110.34 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY, THENCE NORTHWESTERLY DEFLECTING 26 DEGREES 56 MINUTES 43 SECONDS RIGHT ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY A DISTANCE OF 211.275 METERS (693.16 FEET) TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.351 HECTARE(S) (0.87 ACRES) MORE OR LESS.

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 PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Return to: Julie Westergren  
Nebraska Dept. of Roads-R.O.W. Div.  
1500 Hwy 2, Box 94759  
Lincoln, NE 68509-4759

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.

Signed this 7 day of December, A.D. 2004.

Virgil F. Wagner  
Dianna R. Wagner

STATE OF Nebraska  
DODGE County)

On this 7<sup>th</sup> day of December, A.D., 2004, before me, a General Notary Public, duly commissioned and qualified, personally came

Virgil F. Wagner & Dianna R. Wagner  
to me known to be the identical person whose name they 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

Donald Hascall Notary Public.

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

