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1316

STATE OF NEBRASKA ss This instrument filed for record this
MADISON COUNTY 19 day of July/2004 at
8:30 o'clock A.M., and recorded in 2004-07 page 1316-1317
Nancy J. Haseo
Register of Deeds Deputy

WARRANTY DEED

William N. Zechmann and Jane M. Zechmann, husband and wife, GRANTOR, whether one or more, in consideration of one dollar and other valuable consideration received from GRANTEE, Zechmann Properties, L.L.C., a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A parcel of land situated in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 22, Township 24 North, Range 1 West of the 6th P.M., in the City of Norfolk, Madison County, Nebraska, bounded and described as follows: Beginning at a point in the west line of Fifth Street, as now established 80 feet wide, that is 217.7 feet north of the north line of Norfolk Avenue, as now established 100 feet wide; thence west at right angles to said west line of Fifth Street a distance of 21.42 feet; thence south at right angles a distance of 51.54 feet, more or less, to a point in the southeasterly joint right of way line of the Union Pacific Railroad Company and the Chicago, St. Paul, Minneapolis and Omaha Railway Company; thence northeasterly along said southeasterly joint right of way line which is concentric with and 150 feet distant southeasterly measured radially from the center line of the jointly owned main track of said Railroad and Railway Companies, a distance of 27.64 feet, more or less, to a point in said west line of Fifth Street; thence north along said west line of Fifth Street a distance of 34.0 feet to the point of beginning, and

A tract of land lying wholly in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 22, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska, bounded and described as follows: Commencing at the intersection of the Southeasterly R.O.W. of the Chicago and North Western Transportation Company and the Union Pacific Railroad Company with the Northerly extension of the West R.O.W. of 5th Street; thence S 0°11'34" W, on the West R.O.W. of 5th Street, 14.2 feet to a point 217.7 feet platted (218.3 feet Actual) northerly from the intersection of the West R.O.W. of 5th Street and the North Line of Norfolk Avenue; thence N 89°48'26" W, 21.42 feet; thence S 0°11'34" W 37.54 feet to the point of beginning; thence continuing S 0°11'34" W 14.0 feet to a point 160.0 feet Southeasterly, measured radially from the main track center line of the C & NW Transportation Co. & U. P. Railroad Co. as originally layed across Section 22, said point being the beginning of a nontangent curve concave southeasterly the center of which bears S 39°16'45" E, 2142.01 feet; thence southwesterly around said curve 28.5 feet, the chord of which bears S 50°20'23" W; thence N 0°11'34" E 32.26 feet; thence S 89°48'26" E 21.88 feet to the point of beginning and containing 0.0116 acres more or less.



