

DON CLARK
REGISTER OF DEEDS
SAUNDERS CO. NEBR

2018 JAN 23 P 1:58
BOOK 499 PAGE 737
OF GEN INST# 283

Don Clark

TS

QUITCLAIM DEED

Robert W. Burkley and Karen T. Burkley, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, quitclaims to GRANTEE, Burkley Family, LLC, a Nebraska Limited Liability Company, the following described real estate (as defined in neb. Rev. Stat. § 76-201):

SEE ATTACHED EXHIBIT "A"

Executed: 1-19-18, 2018.

Robert W. Burkley
Robert W. Burkley

Karen T. Burkley
Karen T. Burkley

STATE OF Nebr)
COUNTY OF Saunders)

The foregoing instrument was acknowledged before me this 19 day of Jan, 2018 by Robert W. Burkley and Karen T. Burkley, husband and wife.

Stuart Krejci
Notary Public

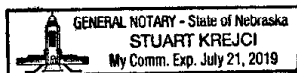


EXHIBIT "A"

Parcel 1:

A parcel of land located in the Southwest Quarter of Section 34, Township 15, Range 7, Saunders County, Nebraska, being described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence Northerly on the West line of said Southwest Quarter, a distance of 1000.89 feet; thence Easterly perpendicular to said West line, a distance of 33.00 feet to the Easterly right of way line of Chestnut Street, as platted in the City of Wahoo, and the true point of beginning, said point also being the Southwest corner of Greenwood Cemetery and the Northwest corner of a parcel of land described in Deed Book 147, Page 93; thence N89°15'50"E (assumed bearing) on the South line of said Greenwood Cemetery and on the North line of said previously described parcel, a distance of 405.44 feet; thence N12°57'09"E on said South line and on the North line of said previously described parcel, a distance of 72.78 feet; thence N88°23'57"E on said South line and on the North line of said previously described parcel, a distance of 79.82 feet; thence N88°29'38"E on the North line of said previously described parcel, a distance of 105.68 feet to a point on the West right of way line of the Abandoned Chicago and Northwestern Railroad, said point also being the Northeast corner of said previously described parcel; thence S35°35'54"W on said West right of way line and on the East line of said previously described parcel, a distance of 149.55 feet to a point of curvature; thence Southwesterly on said West right of way line and on the East line of said previously described parcel on a 2,341.83 foot radius curve to the left, an arc distance of 864.25 feet to the Northeast corner of a parcel of land described in Deed Book 140, Page 901, the chord of said curve bears S25°01'33"W, 859.36 feet; thence S89°56'25"W on the North line of said previously described parcel, a distance of 143.84 feet to a point on said Easterly right of way line; thence N00°53'24"W on said Easterly right of way line, a distance of 819.38 feet to the true point of beginning.

EXCEPT that part conveyed to the City of Wahoo, Nebraska, by Warranty Deed, filed June 1, 2012, in Book 421, Page 770, as Inst. No. 2012-06-014;

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS, REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N88°41'17"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 33.00 FEET TO THE EAST LINE OF CHESTNUT STREET RIGHT OF WAY; THENCE N03°14'40"W, ON SAID EAST RIGHT OF WAY LINE OF CHESTNUT STREET, A DISTANCE OF 601.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N03°14'40"W ON SAID EAST RIGHT OF WAY LINE OF CHESTNUT STREET, A DISTANCE OF 45.00 FEET; THENCE N86°45'14"E, A DISTANCE OF 20.00 FEET; THENCE S03°14'40"E PARALLEL WITH SAID EAST LINE OF CHESTNUT STREET RIGHT OF WAY, A DISTANCE OF 45.00 FEET; THENCE S86°45'14"W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.02 ACRES, MORE OR LESS.

AND EXCEPT that part platted as Burkley Subdivision, filed February 20, 2013, in Plat Book 6, Page 45, as Inst. No. 2013-02-254.

same

OUTER BOUNDARY DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 140, PAGE 901; THENCE N00°53'02"W (ASSUMED BEARING), ON THE WEST LINE OF SAID PREVIOUSLY DESCRIBED TRACT, A DISTANCE OF 508.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°53'02"W, ON THE WEST LINE OF SAID PREVIOUSLY DESCRIBED TRACT; A DISTANCE OF 310.99 FEET, TO THE NORTHWEST CORNER OF SAID PREVIOUSLY DESCRIBED TRACT; THENCE EASTERLY ON THE NORTH LINE OF SAID PREVIOUSLY DESCRIBED TRACT AS FOLLOWS, THENCE N89°16'28"E, 405.54; THENCE N12°59'03"E, 72.71 FEET; THENCE N88°17'57"E, 79.74 FEET, TO THE SOUTHWEST CORNER OF THE TRACT OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 144, PAGE 470, THENCE N88°34'12"E, ON THE SOUTH LINE OF SAID PREVIOUSLY DESCRIBED TRACT AND ITS EASTERLY EXTENSION, A DISTANCE OF 105.78 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF THE ABANDONED CHICAGO AND NORTHWESTERN RAILROAD; THENCE S54°21'22"E, A DISTANCE OF 49.92 FEET TO THE CENTERLINE OF SAID RAILROAD; THENCE S35°32'43"W, ON THE CENTERLINE OF SAID RAILROAD, A DISTANCE OF 149.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON THE ARC OF A 2291.83 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING OF S32°39'08"W, A DISTANCE OF 236.52 FEET; THENCE S84°22'39"W, A DISTANCE OF 430.69 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 3.80 ACRES MORE OR LESS.