

NEBRASKA DOCUMENTARY
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LANCASTER COUNTY, NEB

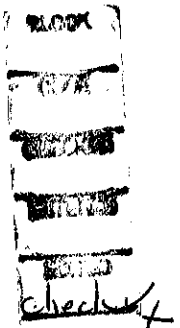
Dan Nette
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FEB 26 8 15 AM '96

INST. NO 96

006363



WARRANTY DEED-INDIVIDUAL(page 1)

PROJECT: F-2-6(1011)

C.N.: 11796

TRACT: 25

KNOW ALL MEN BY THESE PRESENTS:

THAT *IVAN D. NISLEY & BEVERLY F. NISLEY*

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **THREE THOUSAND AND NO/100-- (\$3,000.00)-- 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 LANCASTER County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 989.38 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 03 MINUTES, 40 SECONDS LEFT, A DISTANCE OF 33.00 FEET; THENCE EASTERLY DEFLECTING 074 DEGREES, 34 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 178.20 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 2 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 009 DEGREES, 05 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 128.85 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 010 DEGREES, 33 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 655.36 FEET; THENCE SOUTHERLY DEFLECTING 076 DEGREES, 54 MINUTES, 05 SECONDS RIGHT, A DISTANCE OF 283.26 FEET; THENCE SOUTHERLY DEFLECTING 010 DEGREES, 19 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 402.81 FEET TO A POINT ON THE WESTERLY EXISTING COUNTY ROAD RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 083 DEGREES, 13 MINUTES, 58 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 05 MINUTES, 49 SECONDS LEFT, A DISTANCE OF 966.96 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 4.58 ACRES, MORE OR LESS, WHICH INCLUDES 3.08 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 686.60 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 165 DEGREES, 42 MINUTES, 50 SECONDS LEFT, A DISTANCE OF 674.22 FEET TO A POINT ON THE SOUTHERLY EXISTING COUNTY ROAD RIGHT OF WAY LINE 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 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

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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 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 the 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 19th day of October A.D. 1995.

Ann D. Nisley
Beverly F. Nisley

STATE OF NEBRASKA
) ss.
LANCASTER County)

On this 19th day of October, A.D., 1995
 before me, a General Notary Public, duly
 commissioned and qualified, personally came

IVAN D. NISLEY
BEVERLY F. NISLEY

to me known to be the identical persons whose
 names are 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.

Harry Pappas Notary Public.
 My commission expires the 15th day of MARCH, 1997.

