

NEBRASKA DOCUMENTARY STAMP TAX
April 27, 2020
By: CG
202002188 E2



202002188

Carol Givens
Carol Givens
Register of Deeds
DODGE COUNTY, NE

Filed:
April 27, 2020 9:13:00 AM
Fee \$28.00
E2

FOR REGISTER OF DEEDS USE ONLY
Return to: Karla Smith
Nebraska Dept. of Transportation, R.O.W. Division
Box 94759
Lincoln, NE 68509-4759

WARRANTY DEED

PROJECT: 77-3(1036)

C.N.: 22722

**TRACT: 12A
(3/10/2020)**

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: NEBCO, Inc. a Nebraska corporation, formerly known as Lincoln Sand and Gravel Company

hereinafter known as the Grantor, for and in consideration of the sum of **ONE AND NO/100---- (\$1.00)---DOLLAR AND OTHER VALUABLE CONSIDERATION** in hand paid does hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real property;

A TRACT OF LAND LOCATED IN LOT 4, POULTRY COMPLEX, SECTION 36, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DODGE COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 ON THE EAST LINE OF LOT 4, POULTRY COMPLEX; THENCE SOUTHERLY, ALONG THE EAST LINE OF LOT 4, POULTRY COMPLEX, A DISTANCE OF 389.94 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE ALONG THE EAST LINE OF LOT 4, POULTRY COMPLEX, A DISTANCE OF 522.16 FEET; THENCE WESTERLY, DEFLECTING 112 DEGREES, 04 MINUTES, 02 SECONDS, RIGHT, A DISTANCE OF 53.95 FEET; THENCE NORTHERLY, DEFLECTING 67 DEGREES, 55 MINUTES, 58 SECONDS, RIGHT, A DISTANCE OF 525.57 FEET; THENCE EASTERLY, DEFLECTING 115 DEGREES, 20 MINUTES, 12 SECONDS, RIGHT, A DISTANCE OF 55.32 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.60 ACRES, MORE OR LESS.

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EXCEPT AS OTHERWISE SPECIFICALLY SET FORTH HEREIN, THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 4, POULTRY COMPLEX, SECTION 36, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DODGE COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 ON THE EAST LINE OF LOT 4, POULTRY COMPLEX; THENCE SOUTHERLY, ALONG THE EAST LINE OF LOT 4, POULTRY COMPLEX, A DISTANCE OF 622.57 FEET, TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY, DEFLECTING 125 DEGREES, 51 MINUTES, 22 SECONDS, RIGHT, A DISTANCE OF 61.76 FEET TO THE POINT OF TERMINATION; THENCE SOUTHERLY, DEFLECTING 125 DEGREES, 51 MINUTES, 22 SECONDS, LEFT, A DISTANCE OF 305.45 FEET, TO THE POINT OF RESUMPTION; THENCE SOUTHEASTERLY, DEFLECTING 67 DEGREES, 55 MINUTES, 58 SECONDS, LEFT, A DISTANCE OF 53.95 FEET, TO THE POINT OF TERMINATION.

EXCEPT AS OTHERWISE SPECIFICALLY SET FORTH OR ACKNOWLEDGED HEREIN AND SPECIFICALLY EXCEPT FOR THE CONCRETE INDUSTRIES, INC. LEASE AND CURRENT PRACTICES THEREUNDER, GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY AS MAY BE EXTRACTED FROM SAID PROPERTY WITHOUT DAMAGING OR IMPAIRING IN ANY WAY THE STATE'S USE OF SAID PROPERTY FOR PURPOSES OF CONSTRUCTING, OPERATING AND/OR MAINTAINING A STATE HIGHWAY. GRANTOR SPECIFICALLY TRANSFERS ITS PROPERTY RIGHTS TO STATE SUBJECT TO THE LEASE THAT HAS BEEN DISCLOSED. EXCEPT AS OTHERWISE SPECIFICALLY SET FORTH OR ACKNOWLEDGED HEREIN AND SPECIFICALLY EXCEPT FOR THE CONCRETE INDUSTRIES, INC. LEASE AND CURRENT PRACTICES THEREUNDER, GRANTOR AND/OR ITS HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY DAMAGE OR IN ANY WAY IMPAIR THE STATE'S USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

Grantor has disclosed to State that this property is subject to a lease for the benefit of Concrete Industries, Inc. Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from any other encumbrance; that said Grantor is duly authorized to sell said real property; that said Grantor warrants and will defend that title to said real property against the lawful claims of all persons, whomsoever.

NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION

Affidavit

I, Robert E. Caldwell, the undersigned, swear or affirm that the following is true and accurate to the best of my knowledge:

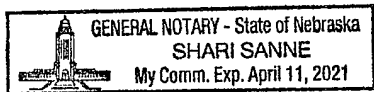
1. I am the Executive Vice President for NEBCO, Inc.,
(title) (name of organization)
 organized in accordance with the laws of the State of Nebraska and/ or lawfully operating in the State of Nebraska; and
2. In that capacity or by resolution of the _____
(governing body)
 dated _____, I am authorized to sign any and all documentation on behalf of the above named entity regarding the sale or use of property rights in general or specifically with the State of Nebraska - Department of Transportation project as noted at the close of this page.

Dated this 18th day of March, 20 20.

Robert E. Caldwell
 Signature
Robert E. Caldwell
 Print Name

State of Nebraska)
) ss
 County of Lancaster)

Subscribed and sworn before me this 18th day of March, 20 20.



Shari Sanne
 Notary Public

Project No.: 77-3(1036)
 Project Name: Fremont Southeast Beltway
 Control Number: 22722
 Tract No.: 12A