

Master Deed

848

FILED

97 JUN -4 PM 2:56

State of Nebraska)
) ss. 1915
Washington County)

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

Entered on numerical index and filed for record in the Register of Deeds Office of said County the 4th day of June, 1997, at 2 o'clock and 56 minutes p M., and recorded in Book 266 of Records at page 848-849.

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>June 4, 1997</u>
\$	<u>1450.75</u> By <u>Kam</u>

Charlotte L. Petersen
Register of Deeds

By: Karen Madson
Deputy

Approved _____
 General _____
 Notary _____
 Filed _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, John R. Voss and Norma M. Voss, husband and wife and Henrietta Lippincott and Donald T. Lippincott, wife and husband, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration, received from grantee, do hereby grant, bargain, sell, convey, and confirm to JCM Investments, Inc., a Nebraska corporation, herein called the grantee whether one or more, the following described real property in Washington County, Nebraska:

Tax Lots 10, 12, 57, 91 and the north part of Tax Lot 95 adjoining Tax Lot 57, all located in the South Half of Section 2, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of both Tax Lot 12 and the Southeast Quarter of said Section 2; Thence South 89°21'10" East (assumed bearings) for 1321.62 feet to the northeast corner of both Tax Lot 12 and the Northwest Quarter of the Southeast Quarter of said Section 2; Thence South 00°07'48" West for 578.29 feet along the east line of both Tax Lot 12 and the Northwest Quarter of the Southeast Quarter of said Section 2, to the center of the channel of Cauble Creek; Thence up said channel for the next nine courses; 1) Thence South 29°38'29" West for 249.54 feet; 2) Thence South 39°14'44" West for 118.07 feet; 3) Thence South 37°37'46" East for 98.41 feet; 4) Thence South 11°16'15" East for 64.87 feet; 5) Thence South 18°26'54" West for 74.91 feet; 6) Thence South 78°23'22" West for 190.22 feet; 7) Thence South 10°54'43" West for 99.01 feet; 8) Thence South 34°06'57" West for 21.62 feet; 9) Thence North 74°54'03" West for 37.82 feet; Thence South 14°24'31" West for 75.96 feet to a point on the south line of both Tax Lot 12 and the Northwest Quarter of the Southeast Quarter of said Section 2, said point being 420.00 feet west of the southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 2; Thence South 14°27'25" West for 568.46 feet along the east line of Tax Lot 57 to the northwest corner of Lot 29, ARBOR HEIGHTS 1ST ADDITION, a subdivision, as surveyed, platted and recorded in Washington County, Nebraska; Thence South 14°46'59" West for 199.75 feet along the west line of Lots 28 and 29, ARBOR HEIGHTS 1ST ADDITION; Thence South 57°08'13" West for 729.20 feet along the line common to Tax Lots 56 and 57 to the north line of both Tax Lot 95 and the abandoned railroad right of way of the Chicago and Northwestern Transportation Company; Thence South 31°47'00" West for 50.00 feet to the south line of Tax Lot 95 and the centerline of said abandoned railroad right of way; Thence North 58°20'37" West for 1110.44 feet along the south line of Tax Lot 95 and the extension of the tangent of said centerline to the south right of way line of said abandoned railroad; Thence along a curve to the right (having a radius of 1482.41 feet and a long chord bearing North 43°20'13" West for 4.29 feet) for an arc length of 4.29 feet along said south right of way line; Thence North 46°44'45" East for 50.00 feet to the centerline of said abandoned railroad;

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Thence along a curve to the right (having a radius of 1432.41 feet and a long chord bearing North 16°40'51" West for 1281.55 feet) for an arc length of 1328.67 feet along the south and west lines of Tax Lots 95 and 91 and the centerline of said abandoned railroad right of way; Thence North 09°53'32" East for 552.70 feet along the west line of Tax Lot 91 and the centerline of said abandoned railroad right of way; Thence along a curve to the left (having a radius of 2914.83 feet and a long chord bearing North 08°33'29" East for 135.72 feet) for an arc length of 135.73 feet along the west line of Tax Lot 91 and the centerline of said abandoned railroad right of way to the north line of the Northeast Quarter of the Southwest Quarter of said Section 2; Thence South 89°18'01" East for 1097.71 feet to the Point of Beginning. Contains 110.41 acres.

To have and to hold the above described premises together with all tenements, hereditaments, and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever. And the grantor does hereby covenants with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises, that they are free from encumbrance except for easements and restrictions of record, that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated: June 4, 1997.

John R. Voss
John R. Voss

Norma M. Voss
Norma M. Voss

Henrietta O. Lippincott
Henrietta O. Lippincott

Donald T. Lippincott
Donald T. Lippincott

STATE OF NEBRASKA)
) ss.
WASHINGTON COUNTY)

The foregoing instrument was acknowledged before me, 4 day of June, 1997, by John R. Voss and Norma M. Voss, and Henrietta O. Lippincott and Donald T. Lippincott.

My Commission expires.
3-10-00

Richard M. Wardell
NOTARY PUBLIC
GENERAL NOTARY-State of Nebraska
RICHARD M. WARDELL
My Comm. Exp. March 10, 2000