

FILED SARPY CO. NE  
INSTRUMENT NUMBER  
2009-30695

2009 SEP 18 P 1:38

*Glenn J. Behrends*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY STAMP TAX
SEP 18 2009
\$ <u>EX 2</u> RY <u>D</u>

COUNTER <u>D</u>	C.E. <u>D</u>
VERIFY <u>P</u>	D.E. <u>P</u>
PROOF <u>LM</u>	
FEE \$ <u>15.50</u>	
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REFUND _____	CREDIT _____
SHORT _____	NCR _____

**WARRANTY DEED – INDIVIDUAL (page 1)**

PROJECT: 370-7(119)

C.N.: 21543

TRACT: 35

**KNOW ALL MEN BY THESE PRESENTS:**

THAT *Van C Deeb*

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **ONE AND NO/100----(\$1.00)---DOLLAR AND OTHER VALUABLE CONSIDERATION** 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 **SARPY** County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN LOT 1 EASY VIEW ADDITION, A, SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 14 NORTH, RANGE 11 EAST, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY A DISTANCE OF 81.75 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 086 DEGREES, 29 MINUTES, 26 SECONDS LEFT, A DISTANCE OF 193.06 FEET ALONG THE NORTHERLY EXISTING HIGHWAY 370 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 511.54 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 010 DEGREES, 53 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 302.65 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 007 DEGREES, 35 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 281.41 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 33.38 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 089 DEGREES, 37 MINUTES, 05 SECONDS RIGHT, A DISTANCE OF 101.73 FEET ALONG THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE SOUTHERLY DEFLECTING 161 DEGREES, 52 MINUTES, 15 SECONDS RIGHT, A DISTANCE OF 107.28 FEET TO THE POINT OF BEGINNING CONTAINING 1697.96 SQUARE FEET, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 1 EASY VIEW ADDITION, A, SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 14 NORTH, RANGE 11 EAST, SARPY COUNTY, NEBRASKA:

*rl*  
Return to : Daryl Behrends  
Nebraska Dept. of Roads, R.O.W. Division  
1500 Hwy 2, Box 94759  
Lincoln, NE 68509-4759

30695

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**WARRANTY DEED – INDIVIDUAL (page 2)**

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TRACT: 35

REFERRING TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY A DISTANCE OF 81.75 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 086 DEGREES, 29 MINUTES, 26 SECONDS LEFT, A DISTANCE OF 193.06 FEET ALONG THE NORTHERLY EXISTING HIGHWAY 370 RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 511.54 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 010 DEGREES, 53 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 302.65 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 007 DEGREES, 35 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 314.79 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF TERMINATION;

ACCESS TO SAID PROPERTY WILL BE PROVIDED OVER A FRONTAGE ROAD. THE FRONTAGE ROAD WILL BE CONSTRUCTED BY THE STATE OF NEBRASKA AS A PART OF PROJECT 370-7(119) APPROXIMATELY PARALLEL TO HIGHWAY 370 AND CONNECTING TO HIGHWAY 370 1445.72 FEET WEST OF THE WEST LINE OF SAID LOT 1, AS MEASURED ALONG THE HIGHWAY 370 CENTERLINE.

EXCEPT, OVER ONE ACCESS(ES) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS,ARE) LOCATED EASTERLY 1320 FEET FROM THE WEST LINE OF THE SOUTHEAST QUARTER AS MEASURED ALONG THE HIGHWAY CENTERLINE.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR 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 HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID 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 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.

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WARRANTY DEED - INDIVIDUAL (page 3)

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Signed this 25<sup>th</sup> day of August, A.D. 2009.

Jan C. Deeb

STATE OF Nebraska )  
Douglas )ss.  
County)

On this 25 day of August, A.D., 2009, before me, a General Notary Public, duly commissioned and qualified, personally came Van C Deeb

to me known to be the identical person whose name affixed to the foregoing instrument as Grantor and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written

Leslie R. Muehlh Notary Public.

My commission expires the day of 20

