

22-16-12

23-16-12

BOOK 1470 PAGE 671

Project: Papillion Creek and Tributaries Lakes, Nebraska, Dam 11

Tract No.: 100

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That E & D Investment Company, a partnership consisting of Dorothy Wolters and Morton Ehrenreich, as trustee for the estate of Esther Ehrenreich, and Morton Ehrenreich as an individual, both of the County of Douglas, State of Nebraska, Grantors, for and in consideration of the sum of Two Hundred Eighty Thousand Three Hundred and Thirteen and No/100 Dollars (\$280,313.00), to them in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to the UNITED STATES OF AMERICA, Grantee, of Washington, D. C., and its assigns, the following real estate situate in the County of Douglas, State of Nebraska, to-wit:

The East Half of the Southeast Quarter (E-SE¹/₄) of Section 22 excepting therefrom all that portion lying within the highway right-of-way.

Also that portion of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter (NW¹/₄ NW¹/₄ SW¹/₄) of Section 23, bounded by the North and West lines and by a line extending from the Northeast corner to the Southwest corner thereof. All the above in Township 16 North, Range 12 East of the Sixth Principal Meridian, Douglas County, Nebraska.

Subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines as now located upon, over and across the land described above.

Subject also to an easement by E & D Investment Company to the State of Nebraska for control of advertising within 660 feet of the Interstate Highway filed June 24, 1968 in Book 465 Page 71, Miscellaneous Records. (affects a portion of the East half of the Southeast Quarter)

Subject also to mineral interests outstanding in third parties, if any.

Excepting and reserving to the Grantors, now in possession of the property, in consideration of the protection and maintenance of the land, buildings, and structures, and protection of the property against loss by fire, waste, or other causes, to which the Grantors hereby agree, the right to occupy the property until January 1, 1973. Such occupancy is subject to revocation by the District Engineer at any time by giving 90 days' notice in writing to the Grantors if possession of the property is required by the United States; and provided further that the Grantors or their tenant will remove no improvements or timber unless otherwise provided herein.

Also excepting and reserving to the Grantors the right to harvest all of the growing crops located on the above described land on or before January 1, 1973. In the event the crops are not harvested on or before said date, the right of removal shall terminate automatically, and the United States shall have a good and indefeasible title to said crops, without notice to the Grantors.

To have and to hold the premises above described, together with all the tenements, hereditaments and appurtenances thereunto belonging unto the said UNITED STATES OF AMERICA and its assigns forever.

Not done
10/24/67

