



DEED 2003210638



OCT 28 2003 15:40 P 2

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10/28/03
Date
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By JB

RICHARD N. TAKEICH
REGISTER OF DEEDS
STATE OF NEBRASKA

check

Lakeside Hills

QUITCLAIM DEED - STATE

PROJECT: F-78(6)
PROJECT: F-275-7(149)

Deed FEE 10.50 FB 01-60000
 2 BKP 28-15-11 C/O _____ COMP _____
 DEL _____ SCAN _____ FV _____

TRACT: 16
TRACT: 5

John L. Craig, DIRECTOR in the name of the STATE OF NEBRASKA and for the DEPARTMENT OF ROADS of said State of Nebraska, under the provisions of Section 39-1326 R.R.S. of Nebraska, 1943 and for and in consideration of the sum of One Hundred Four Thousand and no/100 - (\$104,000.00)-- in hand paid, does hereby grant, bargain, sell, convey, remise, release and forever quitclaim unto **MCV1 LLC, a Nebraska Limited Liability Company**, hereinafter known as the Grantee, whether one or more, the following described real estate situated in Douglas County and State of Nebraska and subject to any and all existing restrictions and/or easements:

A tract of land located in the East Half of the Southwest Quarter of Section 28, Township 15 North, Range 11 East of the Sixth Principal Meridian, Douglas County, Nebraska, described as follows:

Referring to the Southeast corner of said Quarter Section; thence westerly a distance of 403.72 meters (1324.54 feet) along the South line of said Quarter Section; thence northerly deflecting 090 degrees, 26 minutes, 08 seconds right, a distance of 48.15 meters (157.96 feet) to the point of beginning; thence northerly deflecting 000 degrees, 00 minutes, 00 seconds, a distance of 32.14 meters (105.43 feet); thence easterly deflecting 104 degrees, 30 minutes, 19 seconds right, a distance of 98.76 meters (324.02 feet); thence easterly deflecting 011 degrees, 14 minutes, 20 seconds left, a distance of 91.53 meters (300.30 feet); thence easterly deflecting 005 degrees, 04 minutes, 16 seconds left, a distance of 6.65 meters (21.81 feet) to the southeast corner of Lot 56, Lakeside Hills Addition; thence southerly deflecting 092 degrees, 04 minutes, 24 seconds right, a distance of 9.14 meters (29.98 feet); thence westerly deflecting 091 degrees, 43 minutes, 38 seconds left, a distance of 193.72 meters (635.55 feet) to the point of beginning, containing 2,995.96 square meters (32,248.12 square feet) more or less.

There will be no ingress or egress over the above described tract to Highway 275 (West Center Road). The intent being to deny entry to or exit from said highway.

In accordance with Article III, Section 20 of the Constitution of the State of Nebraska, the State of Nebraska, Department of Roads does hereby retain and reserve to itself all salt springs, coal, oil, gas, natural resources or other mineral rights it may have in or on the above described real property.

The Grantees, for themselves, their heirs, personal representatives, successors in interest and assigns, as a part of the consideration hereof, does hereby further covenant and agree "as a covenant running with the land" (1) that the land herein conveyed or any part hereof shall not be used for the erection or display of any advertising sign, device or display which is not related to or connected with the use of the premises conveyed hereby; (2) that the land herein conveyed shall not be used for the storage, processing, sorting, transfer or any other use related to or connected with scrap material of any nature or kind; or any other use which would create or cause an unsightly or obnoxious appearance upon the premises herein conveyed.

The State of Nebraska, Department of Roads, reserves an easement for the operation, maintenance and use of any and all existing utilities which are located over, under or upon the above described tract.

The State reserves to itself a permanent easement over which the various impacts, including but not limited to, noise, air, light and dust, associated with vehicular traffic on the highway may be disbursed.

