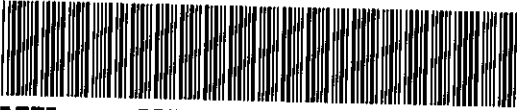




BK 2228 PG 055-058



DEED 2002 17273

Nebr Doc
Stamp Tax

12-20

Date

EXOR

cl

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

02 DEC -2 PM 1:59

RECEIVED

WARRANTY DEED - INDIVIDUAL (page 1)

PROJECT: 133-2(110)

C.N.: 21487

TRACT: 16

KNOW ALL MEN BY THESE PRESENTS:

THAT Larry P. Crouch and Karen A. Bates-Crouch, H&W

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **EIGHT THOUSAND AND NO/100---(\$8,000.00)---DOLLARS** 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 **DOUGLAS** County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 63.642 METERS (208.80 FEET) TO THE EXISTING HIGHWAY RIGHT OF WAY LINE AND THE POINT OF BEGINNING; THENCE WEST ALONG SAID SOUTH LINE AND EXISTING HIGHWAY RIGHT OF WAY LINE DEFLECTING 0 DEGREES, 00 MINUTES, 00 SECONDS LEFT A DISTANCE OF 6.462 METERS (21.20 FEET); THENCE NORTHWESTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE DEFLECTING 55 DEGREES, 10 MINUTES, 17 SECONDS RIGHT A DISTANCE OF 146.733 METERS (481.41 FEET); THENCE NORTHWESTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE DEFLECTING 8 DEGREES, 18 MINUTES, 15 SECONDS RIGHT A DISTANCE OF 42.524 METERS (139.51 FEET) TO A PROPERTY LINE; THENCE EASTERLY ALONG SAID PROPERTY LINE DEFLECTING 116 DEGREES, 31 MINUTES, 29 SECONDS RIGHT A DISTANCE OF 13.536 METERS (44.41 FEET); THENCE SOUTHEASTERLY DEFLECTING 75 DEGREES, 02 MINUTES, 37 SECONDS RIGHT A DISTANCE OF 48.362 METERS (158.67 FEET); THENCE SOUTHEASTERLY DEFLECTING 21 DEGREES, 43 MINUTES, 09 SECONDS LEFT A DISTANCE OF 139.361 METERS (457.22 FEET) TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.079 HECTARES (0.20 ACRES), MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 63.642 METERS (208.80 FEET) TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY DEFLECTING 53 DEGREES, 19 MINUTES, 29 SECONDS RIGHT A DISTANCE OF 139.361 METERS (456.22 FEET); THENCE NORTHWESTERLY DEFLECTING 21 DEGREES, 43 MINUTES, 09 SECONDS RIGHT A DISTANCE OF 48.362 METERS (158.67 FEET) TO A PROPERTY LINE; THENCE EASTERLY ALONG SAID PROPERTY LINE DEFLECTING 104 DEGREES, 57 MINUTES, 23 SECONDS RIGHT A DISTANCE OF 37.878 METERS (124.27 FEET) TO THE POINT OF TERMINATION.

Deed 4/1
FEE 2000 FB 01.60000
BKP 20.1617 C/O COMP
DEL SCAN BR PV

Return to: Julie Westergren
Nebraska Dept. of Roads-R.O.W. Div.
1500 Hwy 2, Box 94759
Lincoln, NE 68509-4759

WARRANTY DEED – INDIVIDUAL (page 2)

PROJECT: 133-2(110)

C.N.: 21487

TRACT: 16

AND ALSO:

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 63.642 METERS (208.80 FEET) TO THE EXISTING HIGHWAY RIGHT OF WAY AND CONTROLLED ACCESS LINE AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY RIGHT OF WAY AND CONTROLLED ACCESS LINE DEFLECTING 127 DEGREES, 28 MINUTES, 15 SECONDS LEFT A DISTANCE OF 30.753 METERS (100.90 FEET); THENCE NORTHEASTERLY ALONG SAID HIGHWAY RIGHT OF WAY AND CONTROLLED ACCESS LINE DEFLECTING 62 DEGREES, 39 MINUTES, 01 SECONDS LEFT A DISTANCE OF 35.367 METERS (116.03 FEET); THENCE NORTHERLY ALONG SAID HIGHWAY RIGHT OF WAY AND CONTROLLED ACCESS LINE DEFLECTING 79 DEGREES, 41 MINUTES, 40 SECONDS LEFT A DISTANCE OF 18.192 METERS (59.68 FEET) TO A PROPERTY LINE AND THE POINT OF TERMINATION.

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.

