



DEED 2007122310



OCT 31 2007 07:34 P 2

Nebr Doc Stamp Tax
10-31-07
Date
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By <i>MLD</i>

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2 FEE 10	FB
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Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
10/31/2007 07:34:42.58  
  
2007122310

# QUITCLAIM DEED - STATE

PROJECT: 6-7(1042)

TRACT: 32

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 Sixty Seven Thousand and no/100 - (\$67,000.00)-- in hand paid, does hereby grant, bargain, sell, convey, remise, release and forever quitclaim unto **204 LLC**, 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 Northwest Quarter of Section 30, Township 15 North, Range 11 East of the Sixth Principal Meridian, Douglas County, Nebraska, described as follows:

Referring to the Northwest corner of said Section 30; thence S02°36'24"E (assumed bearing) along the west line of said Section 30, a distance of 647.45 feet; thence N87°23'36"E, a distance of 123.15 feet to a point of the easterly right of way line of 204<sup>th</sup> Street (State Highway 31), said line also being the westerly line of Lot 73, Pacific Street West, a subdivision located in said Northwest Quarter of Section 30, said point also being the point of beginning; thence S13°39'06"E, a distance of 411.18 feet along the westerly line of Lots 73 and 74, Pacific Street West Subdivision; thence S00°49'34"W along the westerly line of Lots 74, 75 and 76, Pacific Street West Subdivision, a distance of 662.79 feet to the southwest corner of Lot 76; thence S87°23'36"W, a distance of 42.23 feet; thence N02°36'24"W, a distance of 1044.07 feet; thence N05°53'13"E, a distance of 21.32 feet to the point of beginning, containing 58,203 square feet, more or less.

There will be no ingress or egress over the above described tract of land to or from 204<sup>th</sup> Street or Blue Sage Parkway. The intent is to deny entry to or exit from said 204<sup>th</sup> Street and Blue Sage Parkway.

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", 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. In the event that there are no existing utilities located in, on or across the property conveyed herein, this easement will be null and void.

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.

My commission expires the 10<sup>th</sup> day of September, A.D. 2009