

COLFAX COUNTY REGISTER OF DEEDS

Rita M. Mundil

July 11, 2016

Inst 2016-00982 at 12:05 PM

Fee: \$28.00. Page count: 4

By Rita R. Svehla

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	July 11, 2016
\$ Exempt #2	By <u>Rita R. Svehla</u>

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED – INDIVIDUAL (page 1)

PROJECT: 30-6(1046)

C.N.: 32033

TRACT: 26

KNOW ALL MEN BY THESE PRESENTS:

THAT Donald B. Wegener, a Married Person

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 COLFAX County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 4 EAST OF THE SIXTH PRINCIPAL MERIDIAN, COLFAX COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 421.55 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY EXISTING COUNTY ROAD RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 361.07 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 08 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 15.93 FEET ALONG THE SOUTHERLY EXISTING HIGHWAY 30 RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 091 DEGREES, 42 MINUTES, 36 SECONDS LEFT, A DISTANCE OF 81.84 FEET; THENCE SOUTHERLY DEFLECTING 001 DEGREES, 50 MINUTES, 51 SECONDS RIGHT, A DISTANCE OF 256.21 FEET; THENCE SOUTHEASTERLY DEFLECTING 030 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 26.58 FEET TO THE POINT OF BEGINNING CONTAINING 0.11 ACRES, MORE OR LESS.

WARRANTY DEED – INDIVIDUAL (page 2)

PROJECT: 30-6(1046)

C.N.: 32033

TRACT: 26

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 4 EAST OF THE SIXTH PRINCIPAL MERIDIAN, COLFAX COUNTY, NEBRASKA:

REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 60.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 30 RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 090 DEGREES, 01 MINUTES, 24 SECONDS LEFT, A DISTANCE OF 2589.57 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 088 DEGREES, 17 MINUTES, 24 SECONDS RIGHT, A DISTANCE OF 81.84 FEET TO THE POINT OF TERMINATION.

EXCEPT, OVER ONE ACCESS(ES) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS,ARE) LOCATED EAST 3.3 FEET FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 4 EAST AS MEASURED ALONG THE CENTERLINE OF HIGHWAY 30.

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.

WARRANTY DEED – INDIVIDUAL (page 3)

PROJECT: 30-6(1046)

C.N.: 32033

TRACT: 26

Duly executed this 17 day of May, A.D. 2016

Owner: Donald B Wegener
Donald B. Wegener

STATE OF Nebraska
Stanton)ss.
County)

On this 17 day of May, A.D., 2016, before me, a General
Notary Public, duly commissioned and qualified, personally came _____

Donald B Wegener to me known to be the identical person(s)
whose name(s) affixed to the foregoing instrument as Grantor(s) and acknowledged the same to be a
voluntary act and deed.

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

Alison M Bennett
Notary Public



PROJECT: 30-8(1046)

WARRANTY DEED - INDIVIDUAL (page 4)
C.N.: 32033

TRACT: 26

Duly executed this 17 day of May, A.D. 2016

Owner: Virginia Weener

STATE OF Nebraska
Madison)ss.
County)

On this 17 day of May, A.D., 2016, before me, a General
Notary Public, duly commissioned and qualified, personally came _____

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

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

[Signature]
Notary Public

