



DEED 2003235880



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By LS

RICHARD N. TAKEDHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

RECEIVED

WARRANTY DEED – INDIVIDUAL (page 1)

PROJECT: 6-7(166)

C.N.: 21901

TRACT: 15 REVISED

KNOW ALL MEN BY THESE PRESENTS:

a/ ~~DEED~~
 FEE 1550 FB 59-41682
 3 BKP _____ C/O _____ COMP BW
 1 DEL _____ SCAN _____ FV _____

THAT Talton K. Anderson and Mary Joy Anderson, husband wife,

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **THIRTY THOUSAND FORTY AND NO/100----(\$30,040.00)---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 LOT 1 WEBSTER ADDITION, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY A DISTANCE OF 117.970 METERS (387.04 FEET) ALONG THE EASTERLY RIGHT OF WAY LINE OF 120TH STREET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST DODGE ROAD; THENCE SOUTHEASTERLY DEFLECTING 061 DEGREES 03 MINUTES 02 SECONDS LEFT, A DISTANCE OF 54.361 METERS (178.35 FEET) ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WEST DODGE ROAD TO A POINT; THENCE SOUTHEASTERLY ON A 187.946 METER (616.62 FEET) RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT FROM THE LAST DESCRIBED LINE, BEING 004 DEGREES 00 MINUTES 49 SECONDS LEFT, AN ARC DISTANCE OF 23.998 METERS (78.73 FEET) SUBTENDING A CENTRAL ANGLE OF 007 DEGREES 18 MINUTES 57 SECONDS, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WEST DODGE ROAD, TO THE POINT OF BEGINNING; THENCE EASTERLY ON A 187.946 METER (616.62 FEET) RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT FROM THE LAST DESCRIBED CURVE, BEING 000 DEGREES 00 MINUTES 00 SECONDS RIGHT, AN ARC DISTANCE OF 43.186 METERS (141.69 FEET) SUBTENDING A CENTRAL ANGLE OF 013 DEGREES 09 MINUTES 56 SECONDS ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WEST DODGE ROAD TO A POINT; THENCE EASTERLY DEFLECTING 001 DEGREES 02 MINUTES 22 SECONDS RIGHT FROM THE TERMINAL TANGENT OF THE LAST DESCRIBED CURVE, A DISTANCE OF 5.016 METERS (16.46 FEET) ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WEST DODGE ROAD TO A POINT; THENCE NORTHERLY DEFLECTING 095 DEGREES 29 MINUTES 26 SECONDS LEFT, A DISTANCE OF 4.735 METERS (15.53 FEET); THENCE WESTERLY DEFLECTING 085 DEGREES 04 MINUTES 56 SECONDS LEFT, A DISTANCE OF 34.193 METERS (112.18 FEET) TO A POINT; THENCE WESTERLY ON A 1154.406 METER (3787.41 FEET) RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT

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FROM THE LAST DESCRIBED LINE, BEING 000 DEGREES 00 MINUTES 00 SECONDS RIGHT, AN ARC DISTANCE OF 13.263 METERS (43.51 FEET) SUBTENDING A CENTRAL ANGLE OF 000 DEGREES 39 MINUTES 30 SECONDS TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF WEST DODGE ROAD AND THE POINT OF BEGINNING, CONTAINING 159.476 SQUARE METERS (1716.58 SQUARE FEET), MORE OR LESS, WHICH INCLUDES 0.000 SQUARE METERS (0.00 SQUARE FEET), MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC RIGHT OF WAY.

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.

Signed this 18 day of September, A.D. 2003.

Tatton K. Anderson

Mary Joy Anderson

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STATE OF NEBRASKA)
)ss.
DOUGLAS County)

On this 18 day of SEPTEMBER, A.D., 2003, before me, a General Notary Public, duly commissioned and qualified, personally came TAITON K ANDERSON

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

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

Diane E. Wingate Notary Public.

My commission expires the ___ day of _____, 20__.



STATE OF NEBRASKA)
)ss.
DOUGLAS County)

On this 18 day of SEPTEMBER, A.D., 2003, before me, a General Notary Public, duly commissioned and qualified, personally came MARY JOY ANDERSON

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

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

Diane E. Wingate Notary Public.

My commission expires the ___ day of _____, 20__.

