

9:50

05406

No	05406 ✓	#Pages	3
Doc Tax \$	Exempt		
Fee \$		P&M \$	3.50
Fees Pd \$	22.00	Gen Fee \$	18.50
Ck#	57960		
Refund		Due	

THE STATE OF NEBRASKA }
MADISON COUNTY } ss.

This instrument filed for record
the 1 day of December 20 16
at 9:50 A.M. and recorded in
Book 2016 Page 05406
Nancy J. Proso
Register of Deeds

Return to:
W. Bert Lamkli
Lamkli, Locke & Beaudette Law Office
100 N. 34th Street, Suite E
Norfolk, NE 68701
(402) 371-2278
Deed of Distribution by Personal Representative

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>12-1-2016</u>
\$	<u>Exempt 15</u> By <u>mjj</u>

DEED OF DISTRIBUTION BY
PERSONAL REPRESENTATIVE

Mary J. Tiedgen, Personal Representative Of The Estate Of Robert F. Tiedgen,
Deceased, pursuant to appointment by the County Court of Madison County, Nebraska,
GRANTOR, conveys and releases to

Mary J. Tiedgen
GRANTEE,

the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

SEE ATTACHED LEGAL DESCRIPTION

subject to easements and restrictions of record.

Grantor has determined that the Grantee is the person or persons entitled to distribution of
the real estate from said estate. Grantor covenants with Grantee that Grantor has legal power and
lawful authority to convey and release the same.

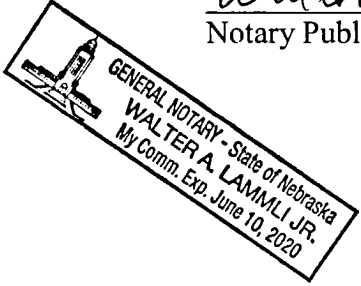
Executed Nov. 29th, 2016

Mary J. Tiedgen
Mary J. Tiedgen
Personal Representative of the
Estate of Robert F. Tiedgen

STATE OF NEBRASKA)
COUNTY OF MADISON) ss.

The foregoing instrument was acknowledged before me on Nov. 29th, 2016,
by Mary J. Tiedgen, Personal Representative of the Estate of Robert F. Tiedgen, Deceased.

Walter Lammler
Notary Public



File No.: 20163897

Exhibit "A"

A tract of land lying wholly in Lots 2 thru 6 of Fielden J. Hale's Suburban Lots to the Village of Battle Creek, Nebraska in the Southwest Quarter of Section 31, Township 24 North, Range 2 West of the 6th P.M., Madison County, Nebraska and more particularly described as: Commencing at the Northwest corner of said Southwest Quarter, thence South 89 degrees 29 minutes 40 seconds East, along the North line of said quarter, a distance of 73.00 feet to the Point of beginning; thence continuing along the said North line of said quarter, on the previously described course, a distance of 1450.19 feet to the Northeast corner of Lot 2, of Fielden J. Hale's Suburban Lots to the Village of Battle Creek, filed for record, April 24th, 1905, thence South 00 degrees 15 minutes 21 seconds East, a distance of 1683.00 feet, to the Southeast corner of said Lot 2; thence North 89 degrees 29' minutes 40 seconds West, along the Southerly lines of Lots 2 and 3, of said subdivision, a distance of 507.45 feet, to the most Easterly corner of a tract of land deeded to the Village of Battle Creek; thence North 47 degrees 47 minutes 41 seconds West, 633.03 feet; thence South 53 degrees 42 minutes 20 seconds West, 116.90 feet; thence South 53 degrees 48 minutes 20 seconds West, 139.0 feet, to the most Westerly corner of said tract thence Northwesterly along a creek, to a point on the Easterly line of a Highway Right- of-Way; thence North 00 degrees 17 minutes 27 seconds East, along said highway, a distance of 460.30 feet, to a point of curvature to the right, said curve having a Central angle of 01 degrees 11 minutes 00 seconds, a Radius of 22,843.31 feet, a Chord bearing of North 00 degrees 05 minutes 10 seconds West, 471.80 feet; thence North 00 degrees 30 minutes 20 seconds East, 96.40 feet to the point of beginning being 47.35 acres, more or less. ALSO KNOWN AS. Lots 2, 3, 4, 5 and 6, Fielden J. Hale's Suburban Lots to Battle Creek, Madison County, Nebraska, EXCEPT a tract of land located in the Westerly part of Lots 5 & 6 of Fielden J. Hale's Suburban Lots in the Village of Battle Creek in the Southwest Quarter of Section 31, Township 24 North, Range 2 West of the 6th P.M., Madison County, Nebraska, described as follows: Beginning at the West Quarter corner of said Section 31 ; thence Easterly on the North Line of the Southwest Quarter of said Section 31 a distance of 73.0 feet; thence Southerly 90 degrees 00 minutes right a distance of 96.4 feet to point of curvature, thence continuing Southerly on a 22,843.31 foot radius curve to the left (initial tangent of which coincides with the last described course) a distance of 471.8 feet to the point of tangency; thence continuing Southerly tangent a distance of 460.3 feet to a point on the Southwesterly Property Line; thence Northwesterly 141 degrees 12 minutes right and on said Property Line a distance of 110.6 feet to a point on the West Line of said Southwest Quarter: thence Northerly on said West Line a distance of 943.8 feet to the point of beginning. And EXCEPT a tract of land located in the Westerly part of the South 2 rods of the West Half of the Northwest Quarter of Section 31, Township 24 North, Range 2 West of the 6th P.M., Madison County, Nebraska, described as follows: Beginning at the West Quarter Corner of said Section 31, thence Northerly on the West Line of the West Half of the Northwest Quarter of Section 31 a distance of 33.0 feet; thence Easterly on a line 33.0 feet Northerly from the parallel to the South Line a distance of 73.5 feet thence Southerly a distance of 33.0 feet to a point on said South Line; thence Westerly on said South Line a distance of 73.0 feet to the point of beginning. And EXCEPT part of the Southwest Quarter of the Southwest Quarter, Section 31, Township 24 North, Range 2 West of the 6th P.M., Madison County, Nebraska, otherwise known as a part of Lots 3, 4 and 6 of Fielden J. Hale's Suburban Lots to the Village of Battle Creek, Madison County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of Section 31 Township 24 North, Range 2 West of the P.M., Madison County, Nebraska; thence East on the South line of said Section 31, which is assumed to bear due East, a distance of 955.0 feet; thence Northerly on a line bearing North 1 degree 15 minutes West a distance of 962.0 feet thence Easterly on a line bearing North 87 degrees 16 minutes East a distance of 8 feet more or less to the East property line of the alley which is the point of beginning; thence Northwesterly on a line whose bearing is North 51 degrees 02 minutes West a distance of 633.3 feet, thence Southwesterly on a line whose bearing is South 50 degrees 34 minutes West a distance of 139 feet more or less to the center line of the old Battle Creek Channel; thence Southeasterly along the center line of the old Battle Creek Channel to the point of intersection with a line whose bearing is South 87 degrees 16 minutes West from the point of beginning; thence Easterly on a line whose bearing is North 87 degrees 16 minutes East a distance of 371 feet more or less to the point of beginning And EXCEPT Lot 1 and Lot 2 of Tiedgen's Addition to the City of Battle Creek, Madison County, Nebraska, a Lot Subdivision of Lot 5 of Fielden J. Hale's Suburban Lots to the Village of Battle Creek Madison County, Nebraska, less that part taken by the State of Nebraska Department of Roads for Highway Right-of-Way purposes.