

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2001-41249  
2001 DEC 12 A 8:01  
*Glenn J. [Signature]*  
REGISTER OF DEEDS

Counter [Signature]  
Verify [Signature]  
D.E. [Signature]  
Proof [Signature]  
Fee \$ 22.00  
Gk ☐ Cash ☐ Chg ☒

*FNT*

QUITCLAIM DEED - STATE

PROJECT: NH-370-7(123)

TRACT: 1

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 Eighty-Eight Thousand Six Hundred Forty and No/100 (\$88,640.00) DOLLARS in hand paid, does hereby grant, bargain, sell, convey, remise, release and forever quitclaim unto Glamis L. L. C., a Nebraska limited liability company, hereinafter known as the Grantee, whether one or more, the following described real property situated in Sarpy County and State of Nebraska and subject to any and all existing restrictions and/or easements:

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A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 35, Township 14 North, Range 11 East of the Sixth Principal Meridian, Sarpy County, Nebraska, described as follows:

Commencing at the Northeast Corner of said Quarter Quarter Section; thence South 03 degrees, 07 minutes, 25 seconds east (assumed bearing), a distance of 154.30 feet on the East Line of said Quarter Quarter to the Northeast Corner of the first of three tracts of land described in "Return of Appraisers" recorded as Instrument Number 98-024856 of Sarpy County Records. Hereafter referred to as "Tract A", and the point of beginning; thence south 71 degrees, 47 minutes, 34 seconds west, a distance of 118.15 feet on the southerly line of said "Tract A"; thence north 82 degrees, 19 minutes, 53 seconds west, a distance of 160.54 feet on the southerly line of said "Tract A"; thence north 86 degrees, 43 minutes, 55 seconds east a distance of 271.78 feet to the point of beginning. Containing 4,139 square feet or 0.10 acre, more or less.

And also;

A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 35, Township 14 North, Range 11 East of the Sixth Principal Meridian, Sarpy County, Nebraska, described as follows:

Commencing at the Northeast Corner of said Quarter Quarter Section; thence South 03 degrees, 07 minutes, 25 seconds east (assumed bearing), a distance of 485.65 feet of the East Line of said Quarter Quarter to the northwest corner of the second of three tracts of land described in "Return of Appraisers" recorded as Instrument Number 98-024856 of Sarpy County Records. Hereafter referred to as "Tract B", and the point of beginning; thence south 85 degrees, 25 minutes, 54 seconds west, a distance of 408.21 feet to the northerly line of said "Tract B"; to the Southeast Corner of the third tract of land described in said "Return of Appraisers", hereafter referred to as "Tract C"; thence north 25 degrees, 47 minutes, 40 seconds west, a distance of 32.28 feet on the easterly line of said "Tract C"; thence south 74 degrees, 02 minutes, 34 seconds west, a distance of 58.49 feet on the northerly line of said "Tract C"; thence south 19 degrees, 59 minutes, 09 seconds east, a distance of 26.55 feet on the westerly line of said "Tract C" to the northerly line of said "Tract B"; thence south 73 degrees, 29 minutes, 05 seconds west, a distance of 454.44 feet on the northerly line of said "Tract B" to the southeasterly line of a tract of land described in "Return of Appraisers" recorded in Miscellaneous Book 22 at Page 67 of the Sarpy County Records. Hereafter referred to as "Tract D"; thence south 31 degrees, 22 minutes, 07 seconds west, a distance of 57.33 feet on the southeasterly line of said "Tract D"; thence south 58 degrees, 37 minutes, 53 seconds east, a distance of 31.37 feet; thence northeasterly on a non-tangent 550.00 foot radius curve to the right. Cord bearing north 66 degrees, 52 minutes, 10 seconds east. Cord distance 374.37 feet, an arc distance of 382.00 feet; thence north 86 degrees, 46 minutes, 00 seconds east, a distance of 566.77 feet to the easterly line of said quarter quarter section; thence north 03 degrees, 07 minutes, 25 seconds west, a distance of 60.00 feet on the easterly line of said Quarter Quarter Section to the point of beginning. Containing 37,075 square feet or 0.85 acre, more or less.

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And also;

A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 35, Township 14 North, Range 11 East of the Sixth Principal Meridian, Sarpy County, Nebraska, described as follows:

Commencing at the Northeast Corner of said Quarter Quarter Section; thence South 03 degrees, 07 minutes, 25 seconds east (assumed bearing), a distance of 645.65 feet on the East Line of said Quarter Quarter to the point of beginning; thence continuing south 03 degrees, 07 minutes, 25 seconds east, a distance of 50.00 feet on the easterly line of said Quarter Quarter Section; to the southerly line of the second of three tracts of land described in "Return of Appraisers" recorded as Instrument Number 98-024856 of Sarpy County Records. Hereafter referred to as "Tract B", thence south 87 degrees, 14 minutes, 13 seconds west, a distance of 436.34 feet on the southerly line of said "Tract B"; thence north 02 degrees, 59 minutes, 04 seconds west, a distance of 46.42 feet; thence north 86 degrees, 46 minutes, 00 seconds east, a distance of 436.22 feet to the point of beginning. Containing 21,032 square feet, or 0.48 acre, more or less.

And also;

A tract of land located in the West Half of the Northwest Quarter of Section 35, Township 14 North, Range 11 East of the Sixth Principal Meridian, Sarpy County, Nebraska, described as follows:

Commencing at the Northeast Corner of said West Half of the Northwest Quarter; thence south 03 degrees, 07 minutes, 25 seconds east (assumed bearing), a distance of 695.65 feet on the East Line of said West Half to the southerly line of the second of three tracts of land described in "Return of Appraisers" recorded as Instrument Number 98-024856 of Sarpy County Records. Hereafter referred to as "Tract B", thence south 87 degrees, 14 minutes, 13 seconds west, a distance of 496.34 feet on the southerly line of said "Tract B"; to the point of beginning; thence southwesterly on the southerly line of said "Tract B" on the following described 5 courses; thence south 87 degrees, 14 minutes, 13 seconds west, a distance of 53.01 feet; thence south 59 degrees, 21 minutes, 37 seconds west, a distance of 463.62 feet; thence south 30 minutes, 45 minutes, 04 seconds west, a distance of 278.74 feet; thence southwesterly on a 748.50 foot radius curve to the left. Cord bearing south 18 degrees, 44 minutes, 31 seconds west, cord distance of 329.79 feet, an arc distance of 332.52 feet; thence south 03 degrees, 05 minutes, 57 seconds west, a distance of 280.53 feet; thence north 02 degrees, 59 minutes, 04 seconds west, a distance of 260.72 feet on a line 50.00 feet easterly of and parallel with the westerly line of the West Half; thence northeasterly on a 450.00 foot radius curve to the right. Cord bearing north 14 degrees, 14 minutes, 47 seconds east, cord distance 266.60 feet, an arc distance of 270.66 feet; thence north 31 degrees, 28 minutes, 39 seconds east, a distance of 444.62 feet; thence northeasterly on a 450.00 foot radius curve to the right. Cord bearing north 59 degrees, 07 minutes, 19 seconds east. Cord distance 417.59 feet, an arc distance of 434.24 feet; thence north 86 degrees, 46 minutes, 00 seconds east, a distance of 70.36 feet; thence south 02 degrees, 59 minutes, 04 seconds east, a distance of 45.92 feet; to the point of beginning. Containing 58,322 square feet of 1.34 acres, more or less.

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.

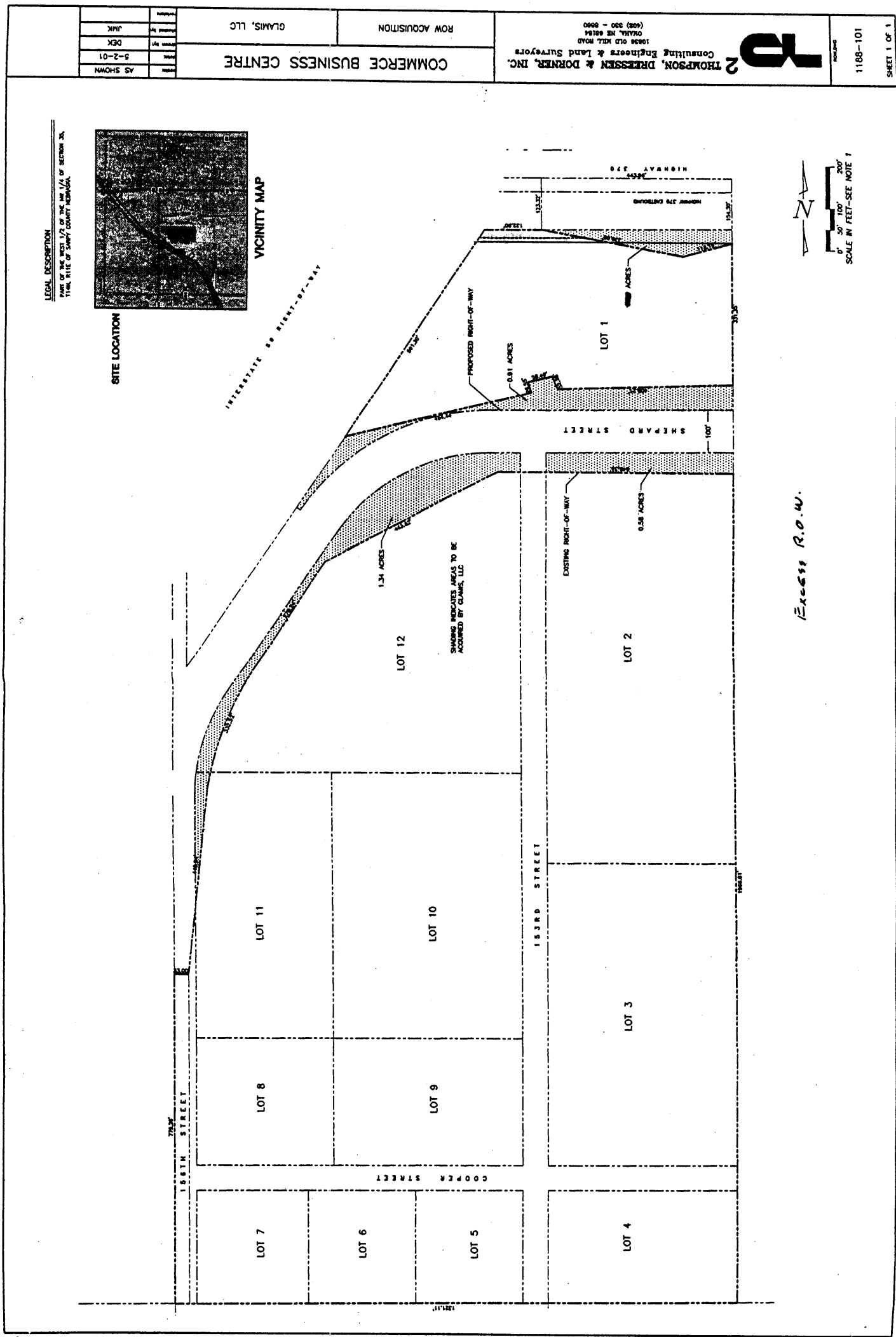
The State of Nebraska, Department of Roads, reserves an easement for the operation, maintenance and use of any and all existing utilities which are located over, under or upon the above described tract.

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.

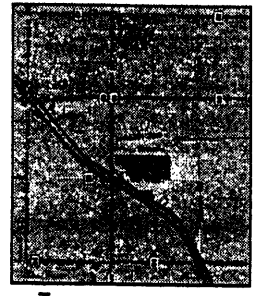
That to insure the observance of the above covenants, the State shall have the right to prevent the breach thereof by an injunction, mandatory or otherwise, and to recover whatever damages may have been suffered from any such breach, together with any attorney fees and expenses incurred thereby.

\*\*\* Said property now lies within Lots 1, 2, 11 and 12, Commerce Business Centre, in Sarpy County, Nebraska.

2001-41249C



LEGAL DESCRIPTION  
PART OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 26,  
T14N, R14E, S20T, DEER COUNTY, NEBRASKA



VICINITY MAP

SITE LOCATION

**THOMPSON, DRIESSEN & DORNER, INC.**  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD  
OKLAHOMA CITY, OKLA. 73154  
(405) 300 - 8880

ROW ACQUISITION

COMMERCE BUSINESS CENTRE

GLAMIS, LLC

Project No.	1168-101
Client	GLAMIS, LLC
Survey No.	5-2-01
Scale	AS SHOWN
Drawn By	JMK

1168-101  
SHEET 1 OF 1

SCALE IN FEET—SEE NOTE 1  
0' 50' 100' 200'

Excess R.O.W.