

834

Recorded
General _____
Numerical _____
Photostat _____
Proofed _____

FILED

02 OCT 31 AM 9:56

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

30026276
STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 31 DAY OF October, A.D. 2002
AT 9:56 O'CLOCK A M AND RECORDED IN BOOK
378 AT PAGE 834-837
COUNTY CLERK Charlotte L. Petersen
DEPUTY Sherry Imboden

NEBRASKA DOCUMENTARY
STAMP TAX
Date October 31 2002
\$ Exempt By cmf

WARRANTY DEED - CORPORATION (page 1)

PROJECT: 30-7(113)

C.N.: 21760

TRACT: 12

KNOW ALL MEN BY THESE PRESENTS:

THAT **Woodhouse Ford, Inc.**

Organized and existing under and by virtue of the laws of the State of Nebraska hereinafter known as the Grantor, for and in consideration of the sum of **TWO HUNDRED FIFTY AND NO/100----(\$250.00)----DOLLARS** in hand paid does hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, the following described real property situated in **WASHINGTON** County, and State of Nebraska, to-wit;

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN TAX LOT 67 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, NEBRASKA:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY A DISTANCE OF 95.91 FEET ALONG THE EASTERLY EXISTING HIGHWAY 30 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 004 DEGREES, 58 MINUTES, 11 SECONDS LEFT, A DISTANCE OF 299.17 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF TERMINATION;

EXCEPT, OVER ONE FARMSTEAD ACCESS(ES) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS,ARE) LOCATED NORTHERLY 288.14 FEET FROM THE NORTH-SOUTH QUARTER LINE OF SAID SECTION AS MEASURED ALONG THE CENTERLINE OF PROJECT 30-7(113).

AND ALSO:

EXCEPT, OVER ONE COMMERCIAL ACCESS(ES) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS,ARE) LOCATED NORTHERLY 615.57 FEET FROM THE NORTH-SOUTH QUARTER LINE OF SAID SECTION AS MEASURED ALONG THE CENTERLINE OF PROJECT 30-7(113).

AND ALSO:

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN TAX LOT 76 AND 99 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, NEBRASKA:

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

834

WARRANTY DEED - CORPORATION (page 2)

PROJECT: 30-7(113)

C.N.: 21760

TRACT: 12

BEGINNING AT THE SOUTHWEST CORNER OF TAX LOT 99; THENCE NORTHERLY A DISTANCE OF 245.94 FEET ALONG THE EASTERLY EXISTING HIGHWAY 30 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 002 DEGREES, 45 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 435.44 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 66.16 FEET TO THE POINT OF TERMINATION ALONG SAID RIGHT OF WAY LINE;

EXCEPT, OVER TWO COMMERCIAL ACCESS(ES) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS, ARE) LOCATED SOUTHERLY 434.27 AND 753.41 FEET FROM THE NORTH LINE OF SAID SECTION AS MEASURED ALONG THE CENTERLINE OF PROJECT 30-7(113).

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 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 said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, and to its successors and assigns forever.

Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; that said Grantor warrants and will defend that title to said real property against the lawful claims of all persons, whomsoever.

Duly executed this 6 day of Aug., 2002.

Woodhouse Ford Inc.
Corporation

ATTEST: Paul Carl

BY: Robert Woodhouse

WARRANTY DEED - CORPORATION (page 3)

PROJECT: 30-7(113)

C.N.: 21760

TRACT: 12

STATE OF Nebraska)
(ss.
washington County)

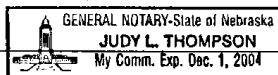
On this 6th day of August, A.D., 2002, before me, a General Notary Public, duly commissioned and qualified, personally came Robert B Woodhouse - Paul Cech the duly authorized representatives of Woodhouse Ford, Inc

who acknowledged that he, she or they held the position or title set forth in the instrument, that he, she or they signed the instrument on behalf of the corporation by proper authority and that the instrument was the act of the corporation and are to me known to be said duly authorized representative or representatives and the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

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

Judy L Thompson Notary Public.

My commission expires the ___ day of _____, 20___



STATE OF _____)
(ss.
_____ County)

On this ___ day of _____, A.D., 20___, before me, a General Notary Public, duly commissioned and qualified, personally came _____ the duly authorized representatives of _____

who acknowledged that he, she or they held the position or title set forth in the instrument, that he, she or they signed the instrument on behalf of the corporation by proper authority and that the instrument was the act of the corporation and are to me known to be said duly authorized representative or representatives and the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

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

_____ Notary Public.

My commission expires the ___ day of _____, 20___

837

Resolution

BE IT RESOLVED, that Robert B. Woodhouse
(Corporate Officer)

and X _____ of the
(Corporate Officer)

X ~~W.P. LLC~~ Woodhouse Ford, Inc.
(Corporation) are hereby authorized

and directed for, and on behalf of the Board of Directors, to execute all necessary documents to convey title to corporate property for highway purposes to the State of Nebraska, Department of Roads.

I further certify that the Board of Directors of the X W.P. LLC
(Corporation) has, and at the time of the adoption of said resolution, had full power and lawful authority to adopt the foregoing resolution and to confer the powers therein granted to the persons named who have full power and authority to exercise the same.

Duly executed this 31 day of July, 2001.

Robert B. Woodhouse

ATTEST: Lynn Dean

Project No.: 30-7(113)
C.N.: 21760
Tract No.: 12
Owner's Name: Seller: Woodhouse Ford, Inc.

837