

Warranty Deed

F-258 (20)

R-274b

Tract 1

KNOW ALL MEN BY THESE PRESENTS:

THAT We, Betty E. Frederick and Gerald E. Frederick, wife and husband,
and Ardice L. Braun and William G. Braun, wife and husband

of the County of _____ and State of _____ for and in consideration
of the sum of - - - Seven Hundred Forty and 00/100 - - (\$740.00) - - - DOLLARS
in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE
OF NEBRASKA the following described real estate situated in Washington
County, and State of Nebraska, to-wit:

A tract of land located in part of Tax Lot 28 in the Northwest
Quarter of the Northeast Quarter of Section 23, Township 18 North, Range
11 East of the 6th P.M., Washington County, Nebraska, described as follows:

Referring to the north quarter corner of said Section 23; thence
easterly on the North line of the Northwest Quarter of the Northeast
Quarter of said Section 23 a distance of 598.9 feet; thence southerly
105 degrees 49 minutes right a distance of 712.7 feet to the point of
beginning, said point being on a northerly property line; thence con-
tinuing southerly on the last described course produced a distance of
65.4 feet; thence continuing southerly 02 degrees 13 minutes right a
distance of 270.8 feet to a point on a southerly property line; thence
northwesterly 119 degrees 35 minutes right and on said southerly pro-
perty line a distance of 14.3 feet to a point on the easterly old high-
way right of way line; thence northerly on said old highway right of
way line a distance of 333.8 feet to the northwest property corner; thence
southeasterly on said northerly property line a distance of 10.4 feet
to the point of beginning, containing 0.08 acre, more or less, being
the acreage hereby secured.



There will be no ingress or egress over the above described
tract onto the remainder of said Tax Lot 28, except over two commercial
entrances, not to exceed 40 feet in width, to provide ingress and egress
to property of the owner, the centerlines of which are to be located
752.9 feet and 1,012.9 feet southerly from the North line of said
Northwest Quarter of the Northeast Quarter as measured along the center-
line of the highway.

And also, a tract of land located in part of Tax Lot 28 in
the Northwest Quarter of the Northeast Quarter of Section 23, Township
18 North, Range 11 East of the 6th P.M., Washington County, Nebraska,
described as follows:

Referring to the north quarter corner of said Section 23; thence
easterly on the North line of the Northwest Quarter of the Northeast
Quarter of said Section 23 a distance of 548.5 feet to the point of be-
ginning; thence continuing easterly on said North line a distance of 50.4
feet; thence southerly 105 degrees 49 minutes right a distance of 557.1
feet to a point on a southerly property line; thence westerly 86 degrees
35 minutes right and on said property line a distance of 11.0 feet to
a point on the West line of said Tax Lot 28; thence northerly on said
West line, said West line being on a 4,623.65 foot radius curve to the
left, a distance of 333.8 feet; thence easterly, radially, and on said
West line a distance of 10.0 feet; thence northerly on said West line,
said West line being on a 4,633.66 foot radius curve to the left (initial
tangent of which forms an angle of 90 degrees 00 minutes left from the
last described course) a distance of 211.6 feet to the point of beginning,
containing 0.33 acre, more or less, which includes 0.10 acre, more or
less, previously occupied as a public highway, the remaining 0.23 acre,
more or less, being the additional acreage hereby secured.

There will be no ingress or egress over the above described tract onto the remainder of said Tax Lot 28, except over two commercial entrances; not to exceed 40 feet in width, to provide ingress and egress to property of the owner, the centerlines of which are to be located 439.9 feet southerly from the North line of said Northwest Quarter of the Northeast Quarter as measured along the centerline of the highway and 5.0 feet southerly from the North line of said Northwest Quarter of the Northeast Quarter as measured along the easterly highway right of way line.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging, unto the said The State of Nebraska and to its successors and assigns forever.

And we do hereby covenant with the said Grantee and with its successors and assigns that we are lawfully seized of said premises; that they are free from encumbrance, that we have good right and lawful authority to sell the same; and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

Gerald E. Frederick and William G. Braun hereby relinquishes all their rights of every name and kind in and to the above described premises.

Signed this 26th day of April, A.D. 1965

In Presence of X Ardice L. Brauner X William G. Braun X Betty E. Frederick X Gerald E. Frederick

STATE OF Nebraska } ss.
Louise County }

On this 28 day of April, A.D. 1965 before me, the undersigned Rose M. Rose a Notary Public, duly commissioned and qualified for and residing in said county, personally came Betty E. Frederick and Gerald E. Frederick, wife and husband to me known to be the identical persons whose names are foregoing instrument as grantors and acknowledged the same voluntary act and deed.



WITNESS my hand and Notarial Seal the day and year last above written.

Rose M. Rose Notary Public

My Commission expires the 30 day of June, 1965.

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STATE OF Nebraska }
Douglas County) ss.

On this 30 day of April, A. D., 19 65,

before me, the undersigned Grant L. Peters
a Notary Public, duly commissioned and qualified for and residing in
said County, personally came _____
Ardice L. Braun and William G. Braun
_____ wife and husband

to me known to be the identical persons whose names are _____
affixed to the foregoing instrument as grantors and acknowledged the
same to be their _____ voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last
above written.

Grant L. Peters



My commission expires this 10th day of June

STATE OF _____ }
_____ County) ss.

On this _____ day of _____, A. D., 19 _____,

before me, the undersigned _____
a Notary Public, duly commissioned and qualified for and residing in
said County, personally came _____

to me known to be the identical person whose name _____
affixed to the foregoing instrument as grantor and acknowledged the
same to be _____ 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 _____, 19 _____.

State of Nebraska }
County of Washington } ss: 594
Entered in Numerical Index and filed for record
this 11 day of June
A. D., 19 65 at 8:40 o'clock A. M.
and recorded in book 89 at page 591-593
Lucille K. Conlon
County Clerk

Recorded
General
Numerical
Photostat

Deputy 593