

FILED

BOOK 2007 PAGE 5636

2007 SEP 11 AM 9:53

Carol Hivens

DODGE COUNTY
REGISTER OF DEEDS
COMPARE INDEX FEE \$ 20.50

NEBRASKA DODGE COUNTY	
STAMP TAX	
Date	9-11-07
By	<i>CH</i>
\$ E-2	

PROJECT: 79-3(106)

WARRANTY DEED - INDIVIDUAL (page 1)
C.N.: 21855A

TRACT: 8A

KNOW ALL MEN BY THESE PRESENTS:

THAT *Gene A Ruzicka, Billy D Ruzicka & Larry L Ruzicka*

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **ONE THOUSAND EIGHT HUNDRED TEN AND 00/100---(\$1,810.00)---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 **DODGE** County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DODGE COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 260.40 FEET; THENCE NORTHERLY DEFLECTING 89 DEGREES 26 MINUTES 10 SECONDS RIGHT, A DISTANCE OF 91.58 FEET; THENCE NORTHEASTERLY DEFLECTING 73 DEGREES 18 MINUTES 03 SECONDS RIGHT, A DISTANCE OF 208.81 FEET; THENCE NORTHEASTERLY DEFLECTING 57 DEGREES 22 MINUTES 58 SECONDS LEFT, A DISTANCE OF 26.00 FEET; THENCE NORTHERLY DEFLECTING 16 DEGREES 00 MINUTES 00 SECONDS LEFT, A DISTANCE OF 1882.06 FEET; THENCE EASTERLY DEFLECTING 90 DEGREES 00 MINUTES 00 SECONDS RIGHT, A DISTANCE OF 13.00 FEET; THENCE NORTHERLY DEFLECTING 90 DEGREES 00 MINUTES 00 SECONDS LEFT, A DISTANCE OF 417.86 FEET; THENCE NORTHWESTERLY DEFLECTING 14 DEGREES 37 MINUTES 39 SECONDS LEFT, A DISTANCE OF 129.18 FEET; THENCE NORTHERLY DEFLECTING 14 DEGREES 36 MINUTES 59 SECONDS RIGHT, A DISTANCE OF 48.96 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 90 DEGREES 40 MINUTES 25 SECONDS RIGHT ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 72.64 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 89 DEGREES 20 MINUTES 15 SECONDS RIGHT ALONG THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 2652.24 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND THE POINT OF BEGINNING CONTAINING AN AREA OF 3.64 ACRES MORE OR LESS WHICH INCLUDES 3.21 ACRES PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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

PROJECT: 79-3(106)

WARRANTY DEED - INDIVIDUAL (page 2)
C.N.: 21855A

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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 ^{27th}~~28th~~ day of July, A.D. 2007.

^{27th} Gene A. Ruzicka

Jace E. Ruzicka

^{28th} Billy L. Ruzicka

Anna R. Ruzicka

^{28th} Randy R. Ruzicka

Patricia K. Ruzicka

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WARRANTY DEED - INDIVIDUAL (page 3)
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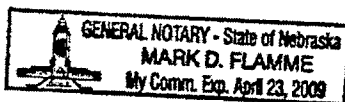
TRACT: 8A

STATE OF Nebraska
Dodge)ss.
County)

On this 27 day of July, A.D., 2007, before me, a
General Notary Public, duly commissioned and qualified, personally came
Gene Ruzicka and Joyce Ruzicka

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



[Signature] Notary Public.

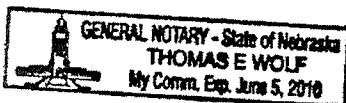
My commission expires the 23 day of April, 2009.

STATE OF Nebraska
Dodge)ss.
County)

On this 28th day of July, A.D., 2007, before me, a
General Notary Public, duly commissioned and qualified, personally came
Billy D Ruzicka + Donna R. Ruzicka

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



[Signature] Notary Public.

My commission expires the 5th day of June, 2010.

PROJECT: 79-3(106)

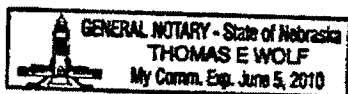
WARRANTY DEED - INDIVIDUAL (page 4)
C.N.: 21855A

TRACT: 8A

STATE OF Nebraska
Dodge)ss.
County)

On this 28th day of July, A.D., 2007, before me, a
General Notary Public, duly commissioned and qualified, personally came
Larry L. Ruzicka
Patricia K. Ruzicka
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



Thomas E Wolf Notary Public.

My commission expires the 5th day of June, 2010.