

NO FEE

BLOCK

NEBRASKA DOCUMENTARY
STAMP TAX

Dan Jolte
REGISTER OF DEEDS

INST. NO 98

CODE
F.T.
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EDITED

APR 23 1998

1998 APR 23 A 11: 14

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\$ 12 BY [Signature]

WARRANTY DEED

Edna J. Gerdes, Trustee of the Edna J. Gerdes Revocable Trust, herein called the GRANTOR whether one or more, in consideration of One and 00/100 Dollars (\$1.00) and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto Lancaster County, a governmental subdivision, herein called the GRANTEE whether one or more, the following described real property in Lancaster County, Nebraska more particularly described as follows:

A part of Lot 42, Irregular Tract, and Lot 19, Irregular Tract, (said Lot 19, irregular tract being the former C. B. & Q. Railroad) both in the SW ¼ NW ¼ of Section 21, Township 11 North, Range 5 East of the 6th Principal Meridian, Lancaster County Nebraska, more particularly described as follows:

Referring to the southwest corner of the said SW ¼ NW ¼; thence N. 0° 17' 46" E. with the west line of the SW ¼ NW ¼, a distance of 805.75 feet; thence S. 89° 42' 14" E., a distance of 40.00 feet to the point of beginning, said point also being a point of intersection with the west line of said Lot 42, I.T.; thence N. 0° 17' 46" E. with the said west line, a distance of 129.22 feet to a point of intersection with the former southwest right of way line of the former C. B. & Q. Railroad; thence northwesterly with the said former southwest right of way line and with a curve to the left in which the long chord bears N. 54° 33' 49" W., a chord distance of 48.92 feet, having a radius of 5679.65 feet and subtending a central angle of 0° 29' 36", an arc distance of 48.92 feet to a point of intersection with the said west line of the SW ¼ NW ¼; thence N. 0° 17' 46" E. with the said west line, a distance of 121.41 feet to a point of intersection with the northwest right of way line of the former C. B. & Q. R. R.; thence southeasterly with the said northwest right of way line and with a curve to the right in which the long chord bears S. 54° 35' 42" E. , a chord distance of 182.35 feet, having a radius of 5,779.65 feet and subtending a central angle of 1° 48' 28", an arc distance of 182.36 feet; thence S. 29° 59' 25" W., a distance of 200.20 feet; thence N. 89° 42' 14" W., a distance of 10.00 feet to the point of beginning.

Containing 0.45 acre, more or less.

TO HAVE AND TO HOLD the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever.

And the GRANTOR does hereby covenant with the GRANTEE and with GRANTEE'S successors and assigns that GRANTOR is lawfully seised of said premises; that they are free from encumbrance except for easements and restrictions of record; that GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

In witness whereof, GRANTOR has signed this 2nd day of April 1998

BY: Edna J. Gerdes, Trustee

BY: _____

X

County Engineer
M

STATE OF Nebraska, County of Lancaster:

Before me, a Notary Public qualified for said County, personally came Edna J. Gerdes,
Trustee of the Edna J. Gerdes Revocable Trust

known to me to be 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 on April 2, 1998

NOTARY PUBLIC: W. Travis Burney



My commission expires _____

Ken Sherwood - Co. Eng.