

#11472

FILED
CASS COUNTY, NE.

NEBRASKA DOCUMENTARY
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COMPARED

BOOK OF DL PG 582
PATRICIA MEISINGER
REGISTER OF DEEDS

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#2056

WARRANTY DEED – CORPORATION (page 1)

PROJECT: 80-9(828)

C.N.: 12455

TRACT: 18

KNOW ALL MEN BY THESE PRESENTS:

THAT Stander Farms 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 TWENTY THREE THOUSAND SEVEN HUNDRED AND NO/100---(\$23,700.00)---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 **CASS** County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE EASTERLY A DISTANCE OF 920.10 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY EXISTING COUNTY ROAD RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 074 DEGREES, 53 MINUTES, 36 SECONDS LEFT, A DISTANCE OF 103.60 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY EXISTING INTERSTATE 80 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 065 DEGREES, 26 MINUTES, 31 SECONDS RIGHT, A DISTANCE OF 269.84 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 44.46 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHEASTERLY DEFLECTING 058 DEGREES, 10 MINUTES, 44 SECONDS RIGHT, A DISTANCE OF 274.01 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 172 DEGREES, 45 MINUTES, 45 SECONDS RIGHT, A DISTANCE OF 299.84 FEET TO THE POINT OF BEGINNING CONTAINING 0.12 ACRES, MORE OR LESS.

AND ALSO:

A TRACT OF LAND LOCATED IN PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

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

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WARRANTY DEED – CORPORATION (page 2)

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REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTHERLY A DISTANCE OF 1634.21 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 1006.69 FEET ALONG THE WEST LINE OF SAID SECTION TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE EASTERLY DEFLECTING 090 DEGREES, 07 MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 90.22 FEET ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION; THENCE SOUTHERLY DEFLECTING 092 DEGREES, 17 MINUTES, 47 SECONDS RIGHT, A DISTANCE OF 495.41 FEET; THENCE SOUTHERLY DEFLECTING 017 DEGREES, 25 MINUTES, 48 SECONDS RIGHT, A DISTANCE OF 56.64 FEET TO A POINT ON THE EASTERLY EXISTING HIGHWAY 63 RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 019 DEGREES, 51 MINUTES, 26 SECONDS LEFT, A DISTANCE OF 458.22 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 089 DEGREES, 58 MINUTES, 24 SECONDS RIGHT, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.51 ACRES, MORE OR LESS, WHICH INCLUDES 1.16 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

AND ALSO:

A TRACT OF LAND LOCATED IN PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTHERLY A DISTANCE OF 2640.90 FEET ALONG THE WEST LINE OF SAID SECTION TO THE WEST QUARTER CORNER OF SAID SECTION, ALSO BEING TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 12 SECONDS RIGHT, A DISTANCE OF 362.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 85.76 FEET ALONG THE PROPERTY LINE OF THE GRANTOR(S); THENCE SOUTHERLY DEFLECTING 089 DEGREES, 17 MINUTES, 40 SECONDS RIGHT, A DISTANCE OF 362.23 FEET TO A POINT ON THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION; THENCE WESTERLY DEFLECTING 090 DEGREES, 49 MINUTES, 58 SECONDS RIGHT, A DISTANCE OF 90.22 FEET ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION TO THE POINT OF BEGINNING CONTAINING 0.73 ACRES, MORE OR LESS, WHICH INCLUDES 0.42 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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.

#11472

Resolution

BE IT RESOLVED, that FRANK STANDER
(Corporate Officer)
and CAROL STANDER
(Corporate Officer) of the
Stander Farms 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 Stander
(Corporation)
FARMS INC. 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 3rd day of Sept., 2003

X Frank Stander

ATTEST: _____

Project No.: 80-9(828)
C.N.: 12455
Tract No.: 18
Owner's Name: Stander Farms, Inc.