

95-09493

WARRANTY DEED-CORPORATION (page 1)

PROJECT: STPD-50-2(112) C.N.: 21054

TRACT: 18

KNOW ALL MEN BY THESE PRESENTS:

THAT *F. & J. Enterprises, 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 ONE HUNDRED FIFTY SEVEN THOUSAND FIFTY DOLLARS AND NO/100--(\$157,050.00) ***** 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 Sarpy County, and State of Nebraska, to-wit;

JK

A TRACT OF LAND LOCATED IN LOT 3, ECHO HILLS IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, ECHO HILLS; THENCE WESTERLY ALONG THE NORTH LINE OF CHANDLER ROAD RIGHT OF WAY AND THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 147.90 FEET; THENCE CONTINUING WESTERLY DEFLECTING 08 DEGREES, 35 MINUTES, 58 SECONDS RIGHT, ALONG THE NORTH LINE OF SAID CHANDLER ROAD RIGHT OF WAY AND THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 304.00 FEET; THENCE NORTH EASTERLY DEFLECTING 139 DEGREES, 06 MINUTES, 39 SECONDS RIGHT, A DISTANCE OF 99.95 FEET; THENCE EASTERLY DEFLECTING 38 DEGREES, 46 MINUTES, 36 SECONDS RIGHT, A DISTANCE OF 330.34 FEET; THENCE NORTHERLY DEFLECTING 85 DEGREES, 25 MINUTES, 02 SECONDS LEFT, A DISTANCE OF 851.22 FEET; THENCE NORTHERLY DEFLECTING 08 DEGREES, 05 MINUTES, 12 SECONDS LEFT, A DISTANCE OF 85.59 FEET; THENCE NORTHERLY DEFLECTING 03 DEGREES, 13 MINUTES, 22 SECONDS LEFT, A DISTANCE OF 28.99 FEET TO THE SOUTH LINE OF ECHO HILLS DRIVE RIGHT OF WAY; THENCE EASTERLY DEFLECTING 99 DEGREES, 21 MINUTES, 36 SECONDS RIGHT, ALONG SAID SOUTH LINE OF ECHO HILLS DRIVE RIGHT OF WAY AND THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 13.37 FEET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 3 AND THE WESTERLY EXISTING STATE HIGHWAY 50 RIGHT OF WAY LINE, DEFLECTING 77 DEGREES, 45 MINUTES, 02 SECONDS RIGHT, A DISTANCE OF 74.24 FEET; THENCE DEFLECTING 11 DEGREES, 21 MINUTES, 48 SECONDS RIGHT, A DISTANCE OF 74.59 FEET; THENCE DEFLECTING 00 DEGREES, 01 MINUTES, 21 SECONDS RIGHT, A DISTANCE OF 132.72 FEET; THENCE ON A CURVE TO THE RIGHT DEFLECTION TO THE INITIAL TANGENT BEING 00 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, HAVING AN ARC DISTANCE OF 268.50 FEET, A CENTRAL ANGLE OF 01 DEGREES, 21 MINUTES, 11 SECONDS AND A RADIUS LENGTH OF 11369.16 FEET; THENCE DEFLECTING 00 DEGREES, 06 MINUTES, 13 SECONDS RIGHT FROM THE TERMINAL TANGENT OF THE LAST DESCRIBED CURVE, A DISTANCE OF 471.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, AND THE POINT OF BEGINNING, CONTAINING AN AREA OF 57818.73 SQUARE FEET MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 3, ECHO HILLS IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA.

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REFERRING TO THE SOUTHEAST CORNER OF SAID LOT 3, ECHO HILLS; THENCE WESTERLY ALONG THE NORTH LINE OF CHANDLER ROAD RIGHT-OF-WAY AND THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 147.90 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 180 DEGREES, 00 MINUTES, 00 SECONDS ALONG THE NORTH LINE OF CHANDLER ROAD RIGHT-OF-WAY AND THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 100.10 FEET; THENCE NORTHERLY DEFLECTING 78 DEGREES, 55 MINUTES, 49 SECONDS LEFT; A DISTANCE OF 913.92 FEET; THENCE NORTHERLY DEFLECTING 06 DEGREES, 11 MINUTES, 11 SECONDS LEFT, A DISTANCE OF 109.87 FEET; THENCE WESTERLY DEFLECTING 90 DEGREES, 23 MINUTES, 39 SECONDS LEFT, A DISTANCE OF 95.21 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE OF ECHO HILLS DRIVE RIGHT-OF-WAY, ON A CURVE TO THE LEFT DEFLECTION TO THE INITIAL TANGENT BEING 10 DEGREES, 59 MINUTES, 31 SECONDS LEFT, HAVING AN ARC DISTANCE OF 27.42 FEET, A CENTRAL ANGLE OF 04 DEGREES, 54 MINUTES, 58 SECONDS AND A RADIUS LENGTH OF 319.58 FEET, THE CHORD OF SAID CURVE DEFLECTS 13 DEGREES, 26 MINUTES, 53 SECONDS LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 27.42 FEET TO THE POINT OF TERMINATION.

AND ALSO:

A TRACT OF LAND LOCATED IN LOT 1, ECHO HILLS, IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 ECHO HILLS, THENCE SOUTHERLY ALONG THE EAST LINE OF EXISTING HIGHWAY NO. 50 RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 182.95 FEET TO THE NORTH LINE OF ECHO HILLS DRIVE RIGHT OF WAY AND SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY DEFLECTING 90 DEGREES, 55 MINUTES, 35 SECONDS RIGHT, ALONG THE NORTH LINE OF SAID ECHO HILLS RIGHT OF WAY AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 10.21 FEET;; THENCE WESTERLY ALONG SAID NORTH LINE OF ECHO HILLS DRIVE RIGHT OF WAY AND THE SOUTH LINE OF SAID LOT 1, ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT WITH THE LAST DESCRIBED LINE, HAVING AN ARC DISTANCE OF 11.43 FEET, A CENTRAL ANGLE OF 01 DEGREES, 46 MINUTES, 17 SECONDS AND A RADIUS LENGTH OF 369.58 FEET; THENCE NORTHERLY DEFLECTING 90 DEGREES, 34 MINUTES, 22 SECONDS RIGHT FROM THE TERMINAL TANGENT OF THE LAST DESCRIBED CURVE, A DISTANCE OF 183.32 FEET; THENCE EASTERLY DEFLECTING 90 DEGREES, 07 MINUTES, 48 SECONDS RIGHT ALONG THE COMMON LINE BETWEEN SAID LOT 1, ECHO HILLS AND LOT 1, WILLOW CREEK REPLAT II, FOR 16.84 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 3945.40 SQUARE FEET, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 1, ECHO HILLS, IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA.

REFERRING TO THE NORTHEAST CORNER OF SAID LOT 1 ECHO HILLS; THENCE WESTERLY ALONG THE COMMON LINE BETWEEN LOT 1, ECHO HILLS AND LOT 1, WILLOW CREEK REPLAT II, FOR 16.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 90 DEGREES, 07 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 177.48 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT BEING NON-TANGENT TO THE LAST DESCRIBED COURSE, DEFLECTION TO THE INITIAL TANGENT BEING 85

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DEGREES, 13 MINUTES, 07 SECONDS RIGHT, HAVING AN ARC DISTANCE OF 27.18 FEET, A CENTRAL ANGLE OF 02 DEGREES, 56 MINUTES, 38 SECONDS AND A RADIUS LENGTH OF 529.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ON A CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 00 DEGREES, 00 MINUTES, 00 SECONDS FROM THE TERMINAL TANGENT OF THE LAST DESCRIBED CURVE, HAVING AN ARC DISTANCE OF 75.67 FEET, A CENTRAL ANGLE OF 14 DEGREES, 06 MINUTES, 24 SECONDS AND A RADIUS LENGTH OF 307.35 FEET TO THE POINT OF TERMINATION.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

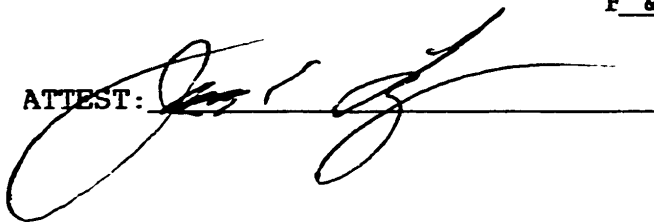
To have and to hold said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto said STATE OF NEBRASKA, DEPARTMENT OF ROADS, and to its successors and assigns forever.

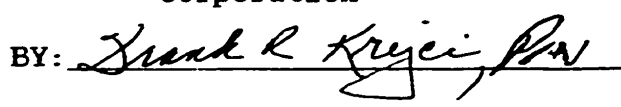
Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; that said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


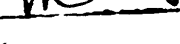

Duly executed this 27th day of April, 1995.


SEAL

F & J Enterprises, Inc. a Nebraska corporation
Corporation

ATTEST: 

BY: 

Verify 
D.E. 
Proof 
Film _____
Mail _____
Fee # 21.00
Cr Cash Ctg

NEBRASKA DOCUMENTARY
STAMP TAX
JUN 23 1995
\$24.20 BY 

REGISTERED NUMBER
95-09493
JUN 23 1995

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WARRANTY DEED-CORPORATION(page 4)

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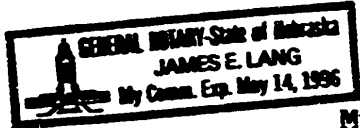
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TRACT: 18

STATE OF Nebraska)
)ss.
Douglas County)

On this 27th day of April, A.D., 1985,
before me, a General Notary Public, duly
commissioned and qualified, personally came

Frank R. Kypci
the duly authorized representatives of _____
Ft J Enterprises Inc, 10614th Cedar St
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 volunt-
ary act and deed.



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

[Signature] Notary Public.
My commission expires the 14th day of May, 1996.

STATE OF _____)
)ss.
_____ County)

On this ____ day of _____, A.D., 19__,
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 volunt-
ary 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__.