

95-08634

WARRANTY DEED-INDIVIDUAL(page 1)  
PROJECT: S-31-2(1001) C.N.: 20141

TRACT: 16

KNOW ALL MEN BY THESE PRESENTS:

THAT *Duane J. David & Frances Dee Dowd H & W*

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **TWO THOUSAND THREE HUNDRED FORTY AND NO/100--(\$2,340.00)-- 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 SARPY County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 1180.94 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 27.71 FEET ALONG SAID LINE TO A POINT ON THE NORTHERLY EXISTING HIGHWAY 31 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 110 DEGREES, 15 MINUTES, 55 SECONDS RIGHT, A DISTANCE OF 166.02 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY ON A 1876.86 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 211.83 FEET, SUBTENDING A CENTRAL ANGLE OF 006 DEGREES, 28 MINUTES 00 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 290.68 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE NORTHERLY DEFLECTING 062 DEGREES, 22 MINUTES, 03 SECONDS RIGHT, A DISTANCE OF 21.24 FEET ALONG SAID LINE; THENCE EASTERLY DEFLECTING 102 DEGREES, 30 MINUTES, 22 SECONDS RIGHT, A DISTANCE OF 224.71 FEET; THENCE SOUTHEASTERLY DEFLECTING 017 DEGREES, 56 MINUTES, 59 SECONDS RIGHT, A DISTANCE OF 448.03 FEET TO THE POINT OF BEGINNING CONTAINING 0.83 ACRES, MORE OR LESS.

AND ALSO:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 1180.94 FEET ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF

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## WARRANTY DEED-INDIVIDUAL(page 2)

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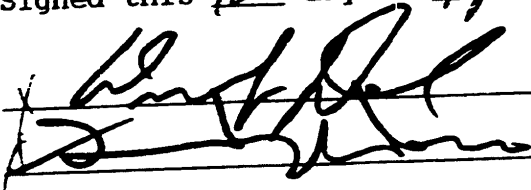
98.06 FEET TO A POINT ON THE SOUTHERLY SARPY RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 069 DEGREES, 44 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 169.33 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 019 DEGREES, 23 MINUTES, 24 SECONDS LEFT, A DISTANCE OF 336.26 FEET; THENCE WESTERLY DEFLECTING 167 DEGREES, 43 MINUTES, 31 SECONDS LEFT, A DISTANCE OF 84.76 FEET; THENCE WESTERLY DEFLECTING 008 DEGREES, 12 MINUTES, 46 SECONDS RIGHT, A DISTANCE OF 147.90 FEET; THENCE WESTERLY DEFLECTING 003 DEGREES, 28 MINUTES, 31 SECONDS LEFT, A DISTANCE OF 288.74 FEET TO THE POINT OF BEGINNING CONTAINING 0.76 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 OIL AND GAS 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 OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, 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 the premises above described, together with all the 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 18<sup>th</sup> day of April A.D. 1975.

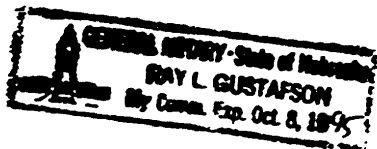
  
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STATE OF Nebraska )  
Douglas County ) ss.



On this 18 day of April, A.D., 1995,  
before me, a General Notary Public, duly  
commissioned and qualified, personally came  
Duane J. Dawd and Frances Dee Dawd

to me known to be the identical persons whose  
names S affixed to the foregoing instrument  
as grantor S and acknowledged the same to be a  
voluntary act and deed.

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

Ray L. Gustafson Notary Public.  
My commission expires the 10 day of October, 1995.

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ ) ss.  
\_\_\_\_\_ County)

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_,  
before me, a General Notary Public, duly  
commissioned and qualified, 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 a  
voluntary act and deed.

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

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
\_\_\_\_\_  
Notary Public.

INSTALLMENT NUMBER

95 08634

55 JUN 12 AM 11:22

Glen J. Dawd

REGISTER OF DEEDS

Counted: S  
Verify: W  
D.E.: m  
Proof: m  
Film: \_\_\_\_\_  
Mail: \_\_\_\_\_  
Fee #: 15.50  
St ☒ Cash ☐ Chg ☒

NEBRASKA DOCUMENTARY  
STAMP TAX  
JUN 12 1995  
\$ 142 BY DM