



DEED 2007016996



FEB 13 2007 07:49 P 2

Nebr Doc Stamp Tax
2-13-07
Date
\$ Ex02
By <i>cl</i>

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
2/13/2007 07:49:10.01



2007016996

QUITCLAIM DEED - STATE

PROJECT: F-133-2(110)

TRACT: 13

John L. Craig, DIRECTOR in the name of the STATE OF NEBRASKA and for the DEPARTMENT OF ROADS of said State of Nebraska, under the provisions of Section 39-1326 R.R.S. of Nebraska, 1943 and for and in consideration of the sum of Thirty Four Thousand and no/100 - (\$34,000.00)-- in hand paid, does hereby grant, bargain, sell, convey, remise, release and forever quitclaim unto **Michael L. Henery**, hereinafter known as the Grantee, whether one or more, the following described real estate situated in Douglas County and State of Nebraska and subject to any and all existing restrictions and/or easements:

A tract of land located in the Southwest Quarter of Section 21, Township 16 North, Range 12 East of the Sixth Principal Meridian, Douglas County, Nebraska, described as follows:

SWSW

Referring to the Southwest corner of said Quarter Section; thence easterly along the South line of said Quarter Section, a distance of 950.34 feet; thence northwesterly deflecting 107 degrees, 08 minutes, 51 seconds left, a distance of 113.54 feet to the point of beginning; thence northwesterly deflecting 000 degrees, 00 minutes, 00 seconds, a distance of 388.42 feet; thence northwesterly deflecting 042 degrees, 02 minutes, 08 seconds left, a distance of 216.90 feet; thence westerly deflecting 030 degrees, 49 minutes, 01 seconds left, a distance of 38.26 feet; thence southerly deflecting 098 degrees, 10 minutes, 13 seconds left, a distance of 447.94 feet; thence southeasterly deflecting 073 degrees, 56 minutes, 11 seconds left, a distance of 277.30 feet to the point of beginning, containing 96,357.00 square feet, more or less.

There will be no ingress or egress over the following described tract of land located in the Southwest Quarter of Section 21, Township 16 North, Range 12 East of the Sixth Principal Meridian, Douglas County, Nebraska:

Referring to the Southwest corner of said Quarter Section; thence easterly along the South line of said Quarter Section, a distance of 950.34 feet; thence northwesterly deflecting 107 degrees, 08 minutes, 51 seconds left, a distance of 501.96 feet; thence northwesterly deflecting 042 degrees, 02 minutes, 08 seconds left, a distance of 216.90 feet; thence westerly deflecting 030 degrees, 49 minutes, 01 seconds left, a distance of 38.26 feet to the point of beginning; thence southerly deflecting 098 degrees, 10 minutes, 13 seconds left, a distance of 447.94 feet; thence southeasterly deflecting 073 degrees, 56 minutes, 11 seconds left, a distance of 277.30 feet to the point of termination.

The intent of the above described controlled access is to deny entry to or exit from Highway 133 and State Street.

In accordance with Article III, Section 20 of the Constitution of the State of Nebraska, the State of Nebraska, Department of Roads does hereby retain and reserve to itself all salt springs, coal, oil, gas, natural resources or other mineral rights it may have in or on the above described real property.

Deed  
F-2

FEE 10.50	FB 01-60000
BKP 2-16-07	VSA C/O _____ COMP _____
DEL _____	SCAN _____ FV _____

Return to : Daryl Behrends  
Nebraska Dept. of Roads, R.O.W. Division  
1500 Hwy 2, Box 94759  
Lincoln, NE 68509-4759

The Grantees, for themselves, their heirs, personal representatives, successors in interest and assigns, as a part of the consideration hereof, does hereby further covenant and agree "as a covenant running with the land" (1) that the land herein conveyed or any part hereof shall not be used for the erection or display of any advertising sign, device or display which is not related to or connected with the use of the premises conveyed hereby; (2) that the land herein conveyed shall not be used for the storage, processing, sorting, transfer or any other use related to or connected with scrap material of any nature or kind; or any other use which would create or cause an unsightly or obnoxious appearance upon the premises herein conveyed.

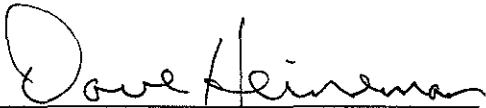
The State of Nebraska, Department of Roads, reserves an easement for the operation, maintenance and use of any and all existing utilities which are located over, under or upon the above described tract.

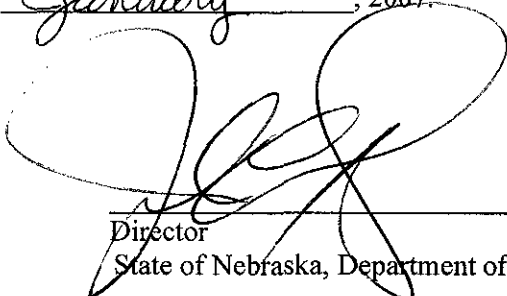
The State reserves to itself a permanent easement over which the various impacts, including but not limited to, noise, air, light and dust, associated with vehicular traffic on the highway may be disbursed.

That to insure the observance of the above covenants, the State shall have the right to prevent the breach thereof by an injunction, mandatory or otherwise, and to recover whatever damages may have been suffered from any such breach, together with any attorney fees and expenses incurred thereby.

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 Grantee and to his, her or their heirs, successors and assigns forever.

Duly executed this 10<sup>th</sup> day of January, 2007.

  
Governor of the State of Nebraska

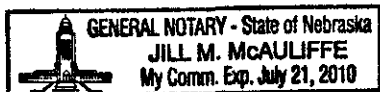
  
Director  
State of Nebraska, Department of Roads

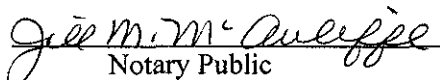
SEAL

STATE OF NEBRASKA )  
                                  ) ss  
Lancaster County     )

On this 10<sup>th</sup> day of January, A.D., 2007, before me, a General Notary Public, duly commissioned and qualified personally came John L. Craig, Director of the State of Nebraska, Department of Roads, to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notary Seal the day and year last above written.



  
Notary Public

My commission expires the 21<sup>st</sup> day of July, A.D. 2010