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FEB 29 10 00 AM '96

GEORGE J. ...  
REGISTER ...  
DOUGLAS ...



NEBR DOC STAMP TAX	
Date	2-29-96
PROJECT	F-112(16)
By	[Signature]

QUITCLAIM DEED - STATE

TRACTS: 15 & 16

KNOW ALL MEN BY THESE PRESENTS:

THAT Allan L. Abbott DIRECTOR-STATE ENGINEER 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 ONE HUNDRED THIRTEEN THOUSAND AND NO/100--(\$113,000.00)--DOLLARS in hand paid, does hereby grant, bargain, sell, convey, remise, release and forever quitclaim unto Irvin Gendler, Trustee of the Irvin Gendler Revocable Trust and Carol J. Gendler, Successor Trustee of the H. Lee Gendler Revocable Trust hereinafter known as the Grantee, whether one or more, the following described real property 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 Northeast Quarter of the Northeast Quarter of Section 33, Township 16 North, Range 12 East of the Sixth Principal Meridian, Douglas County, Nebraska, described as follows:

Referring to the Northeast Corner of said Quarter Quarter Section; thence southerly a distance of 1,384.30 feet along the East Line of said Quarter Quarter Section to the point of beginning; thence southerly deflecting 000 degrees, 00 minutes, 00 seconds, a distance of 53.60 feet along said Line; thence westerly deflecting 102 degrees, 39 minutes, 08 seconds right, a distance of 548.74 feet; thence northwesterly deflecting 026 degrees, 47 minutes, 02 seconds right, a distance of 1,009.78 feet along the West Line of said Quarter Quarter Section; thence easterly deflecting 156 degrees, 17 minutes, 42 seconds right, a distance of 407.08 feet; thence southeasterly deflecting 017 degrees, 10 minutes, 44 seconds right, a distance of 1,100.00 feet to the point of beginning, containing 5.19 acres, more or less.

There will be no ingress or egress over the following described Controlled Access Line located in the Northeast Quarter of the Northeast Quarter of Section 33, Township 16 North, Range 12 East of the Sixth Principal Meridian, Douglas County, Nebraska:

Referring to the Northeast Corner of said Quarter Quarter Section; thence southerly a distance of 1,384.30 feet along the East Line of said Quarter Quarter Section to the point of beginning; thence northwesterly deflecting 122 degrees, 54 minutes, 36 seconds right, a distance of 1,100.00 feet; thence westerly deflecting 017 degrees, 10 minutes, 44 seconds left, a distance of 407.08 feet to the point of termination; except, over one unrestricted access not to exceed 40 feet in width, the centerline of which is located westerly 881.40 feet from the East Line of said Quarter Quarter Section as measured along the centerline of highway.

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.

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.

Department of Roads  
P.O. Box 94759  
Lincoln, NE 68509  
ATT: Anne Christensen

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DEL. C/O COMPIED  
LEGAL PG SCAN FV

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 16<sup>th</sup> day of February, 1996

SEAL

IMPRINTED SEAL  
REGISTER OF DEEDS

*Le Roy Johnson*  
Governor of the State of Nebraska

*Allan L. Abbott*  
Director-State Engineer

STATE OF NEBRASKA )  
                                  ) ss.  
Lancaster County )

On this 16<sup>th</sup> day of February, A.D., 1996, before me, a General Notary Public, duly commissioned and qualified personally came Allan L. Abbott Director-State Engineer 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.



*Bonnie J. Kennedy*  
Notary Public

My commission expires the 13<sup>th</sup> day of August, 1999