

103-B—SURVIVORSHIP WARRANTY DEED (Revised 1961)

The Haffman General Supply House, Lincoln, Nebr.

KNOW ALL MEN BY THESE PRESENTS, That

Beryl R. Nisley and Ross E. Nisley, wife and husband;  
 Florence M. Deason, a widow and single;  
 Harlon E. Moore and Neva Moore, husband and wife;

, herein called the grantor whether one or more,

in consideration of One Dollar

received from grantees, does grant, bargain, sell convey and confirm unto

Ivan D. Nisley and Beverly F. Nisley, husband and wife,

as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Lancaster County, Nebraska



All of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section Thirty-one (31), Township Nine (9) North, Range Eight (8) East of the 6th P.M., Lancaster County, Nebraska, except railroad right-of-way and public highway right-of-way, containing 146.68 acres more or less

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seised of said premises; that they are free from encumbrance

that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated April 9 1964

Ross E. Nisley, Ross E. Nisley  
 Neva Moore, Neva Moore  
 Florence M. Deason, Florence M. Deason  
 Beryl R. Nisley, Beryl R. Nisley

STATE OF Nebraska, County of Lincoln

Before me, a notary public qualified for said county, personally came

Harlon E. Moore and Neva Moore, husband and wife,

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness by hand and notarial seal on Nov 13 1964

(Vincent A. Thomas) Notary Public  
 My commission expires Nov 5, 1968

STATE OF }  
 County } ss.

Entered on numerical index and filed for record in the Register of Deeds Office of said County the day of 1964, at o'clock and minutes M., and recorded in Book of at page.

By Reg. of Deeds Deputy

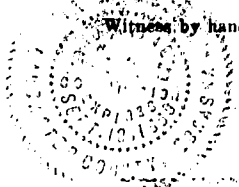
STATE OF Nebraska, County of Lancaster:

Before me, a notary public qualified for said county, personally came

Florence M. Deason, a widow and single;

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness by hand and notarial seal on April 22<sup>nd</sup>, 1964...



Maxine Berkeybile, Notary Public

My commission expires September 24, 1967.

STATE OF Nebraska, County of Lancaster:

Before me, a notary public qualified for said county, personally came

Beryl R. Nisley and Ross E. Nisley, wife and husband,

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness by hand and notarial seal on April 24<sup>th</sup>, 1964...



Maxine Berkeybile, Notary Public

My commission expires September 24, 1967.

STATE OF \_\_\_\_\_, County of \_\_\_\_\_:

Before me, a notary public qualified for said county, personally came

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness by hand and notarial seal on \_\_\_\_\_, 19\_\_\_\_\_

\_\_\_\_\_, Notary Public

My commission expires \_\_\_\_\_, 19\_\_\_\_\_

STATE OF NEBRASKA } ss.  
Lancaster County }  
Entered on numerical index and  
filed for record in the Register of  
Deeds Office of said County the  
24 day of April, 19 64  
at 3 o'clock and 15  
minutes P. M. and recorded in  
Book of Deeds  
J. M. Deason  
Notary Public  
Seal of Office  
Deputy

INDEXED 8-466 17.  
GENERAL X  
COMPARED  
PAGE 69

cf. 11-20  
Beryl R. Nisley, et al  
to  
J. M. Deason  
Beverly J.

**BOOK**

**CASE**

**NUMBER**

**DATED**

**ENTERED**

**INDEXED**

**check** ✓

WARRANTY DEED-INDIVIDUAL(page 1)  
PROJECT: F-2-6(1011) C.N.: 11796

TRACT: 25

**KNOW ALL MEN BY THESE PRESENTS:**

THAT IVAN D. NISLEY + BEVERLY F. NISLEY

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **THREE THOUSAND AND NO/100-- (\$3,000.00)-- 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 LANCASTER County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN,  
LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 989.38 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 03 MINUTES, 40 SECONDS LEFT, A DISTANCE OF 33.00 FEET; THENCE EASTERLY DEFLECTING 074 DEGREES, 34 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 178.20 FEET TO A POINT ON THE SOUTHERLY EXISTING HIGHWAY 2 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 009 DEGREES, 05 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 128.85 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 010 DEGREES, 33 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 655.36 FEET; THENCE SOUTHERLY DEFLECTING 076 DEGREES, 54 MINUTES, 05 SECONDS RIGHT, A DISTANCE OF 283.26 FEET; THENCE SOUTHERLY DEFLECTING 010 DEGREES, 19 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 402.81 FEET TO A POINT ON THE WESTERLY EXISTING COUNTY ROAD RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 083 DEGREES, 13 MINUTES, 58 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 05 MINUTES, 49 SECONDS LEFT, A DISTANCE OF 966.96 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 4.58 ACRES, MORE OR LESS, WHICH INCLUDES 3.08 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED  
CONTROLLED ACCESS LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN,  
LANCASTER COUNTY, NEBRASKA:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 686.60 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 165 DEGREES, 42 MINUTES, 50 SECONDS LEFT, A DISTANCE OF 674.22 FEET TO A POINT ON THE SOUTHERLY EXISTING COUNTY ROAD RIGHT OF WAY LINE TO THE POINT OF TERMINATION:

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

NE Dept. of  
Roads m

## WARRANTY DEED-INDIVIDUAL(page 2)

PROJECT: F-2-6(1011)

C.N.: 11796

TRACT: 25

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 19<sup>th</sup> day of October A.D. 1995.

Ann D. Nisley  
Beverly F. Nisley

STATE OF NEBRASKA  
 ) ss.  
LANCASTER County)

On this 19<sup>th</sup> day of October, A.D., 1995  
 before me, a General Notary Public, duly  
 commissioned and qualified, personally came

IVAN D. NISLEY  
BEVERLY F. NISLEY

to me known to be the identical persons whose  
 names are 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.

Harry Pappas Notary Public.  
 My commission expires the 15<sup>th</sup> day of MARCH, 1997.



NEBRASKA DOCUMENTARY  
STAMP TAX

OCT 18 2002

BY BL

Dan Galt

REGISTER OF DEEDS

2002 OCT 18 P 3:45

LANCASTER COUNTY, NE

C55-QR-408 (1)  
Tract No. 7

INST NO 2002

071767

NO FEE

SLICK

CODE

CHECKED

ENTERED

EDITED

WARRANTY DEED

Ivan D. Nisley and Beverly F. Nisley, herein called the Grantor whether one or more, in consideration of One and 00/100 Dollars (\$1.00) and other valuable consideration received from Grantee, does grant, bargain, sell, convey and confirm unto Lancaster County, a governmental subdivision, herein called the Grantee whether one or more, the following legally described real property in Lancaster County, Nebraska:

A part of Lot 2, Irregular Tract in the NE 1/4 of Section 31, Township 9 North, Range 8 East of the 6th Principal Meridian, Lancaster County, Nebraska more particularly described as follows:

Referring to the northeast corner of the said NE 1/4; thence with an assumed bearing of S.1°57'17" W. and with the east line of the said NE 1/4, a distance of 966.96 feet to the point of beginning; thence continuing S.1°57'17" W. with the said east line, a distance of 642.52 feet, more or less to a point 1035.10 feet northerly from the southeast corner of the said NE 1/4; thence S.57°27'17" W. a distance of 90.81 feet to a point of intersection with a curve; thence northwesterly with a curve to the right in which the long chord bears N.1°14'00" W., a chord distance of 447.74 feet, said curve having a radius of 1195.91 feet and subtending a central angle of 21°34'42", an arc distance of 450.40 feet; thence N.9°33'24" E., a distance of 252.49 feet to a point of intersection with a curve; thence northeasterly with a curve to the left in which the long chord bears N.7°05'30" E., a chord distance of 159.93 feet, said curve having a radius of 1859.86 feet and subtending a central angle of 4°55'42", an arc distance of 159.98 feet; thence S.4°42'56" E., a distance of 163.71 feet; thence S.87°56'54" E., a distance of 33.00 feet to the point of beginning.

Containing 1.53 acres, more or less of which 0.50 acre, more or less is existing county road right of way, making a net additional right of way of 1.03 acres, more or less.

TO HAVE AND TO HOLD the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to Grantees successors and assigns forever.

And the Grantor does hereby covenant with the Grantee and with Grantees successors and assigns that Grantor is lawfully seized of said premises; that they are free from encumbrance except for easements and restrictions of record; that Grantor has good right and lawful authority to convey the same; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

In witness whereof the Grantor has signed this 27 day of July 2002.

x Ivan D. Nisley

x Beverly F. Nisley

Carol M. Co. Eng

State of Montana, County of Stillwater:

Before me, a Notary Public qualified for said County, personally came

Juan & Beverly Nisley

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on July 29<sup>th</sup> 2002

Notary Public: [Signature]

My commission expires November 1, 2005

State of \_\_\_\_\_, County of \_\_\_\_\_:

Before me, a Notary Public qualified for said County, personally came

\_\_\_\_\_

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on \_\_\_\_\_

Notary Public: \_\_\_\_\_

My commission expires \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX

APR 09 2003

2003 APR -9 P 4:03

INST NO 2003  
032545

BLOCK

CODE

CHECKED

ENTERED

LANCASTER COUNTY, NE  
QUITCLAIM DEED

Ivan D. and Beverly F. Nisley, Grantors, whether one or more, in consideration of estate planning, as a gift, quitclaim and convey to Ivan D. and Beverly F. Nisley, Trustees of the Nisley Family Trust Agreement dated April 8, 2003, Grantees, the following-described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Lancaster County, Nebraska:

Lot 29, I.T. in the SW 1/4 Sec. 3, T. 8 N., R. 8E.

Lot 73, I.T. in the NW 1/4 Sec. 3, T. 8 N., R.8E.

Government Lots 1 and 2; and Lot 2, I.T., except road and highway right of way, in NE 1/4 Sec. 31, T. 9 N, R.8E.

Executed 4-8, 2003.

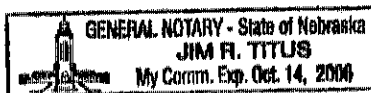
Ivan D. Nisley  
Ivan D. Nisley

Beverly F. Nisley  
Beverly F. Nisley

STATE OF NEBRASKA )  
 )  
Lancaster County )

ss:

The foregoing instrument was acknowledged before me on April 8, 2003,  
by Ivan D. and Beverly F. Nisley.



Jim R. Titus  
Notary Public

MORRIS & TITUS  
P.O. BOX 81849  
LINCOLN NE 68501-1849



03119873

INST NO 2003

NEBRASKA DOCUMENTARY  
STAMP TAX

2003 DEC 11 P 3:41

119873

DEC 11 2003

LANCASTER COUNTY, NE

SPECIAL WARRANTY DEED\$ 57.75 BY lc

\*LOG\*

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Ivan D. Nisley and Beverly F. Nisley, Trustees of The Nisley Family Trust Agreement, dated April 8, 2003, Grantors, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to Ronald D. Dawson and Laura A. Dawson, Grantees, as joint tenants with right of survivorship the following described real estate in Lancaster County, Nebraska:

A parcel in Lots 1 and 2, irregular tracts, in the Northeast Quarter of Section 31, Township 9 North, Range 8 East of 6<sup>th</sup> P.M., Lancaster County, Nebraska and more particularly described as Parcel 1 on the attached Exhibit A.

It is acknowledged that this deed is taking area from said Lot 2 and adding it to said Lot 1 in order to even out boundaries, and will leave the Grantors from said Lot 2 the fee title in the tract described as Parcel 2 in Exhibit B to this instrument. Conveyance to the Grantees shall only be of the real estate described as Parcel 1 in the attached Exhibit A and Grantors hereby retain all right, title and interest in the Parcel described as number 2 on Exhibit B.

Grantors covenant with the Grantee that Grantor is lawfully seized of that part of lot 2 being added to Grantees' Lot 1, and that such part of lot 2:

- (1) is free from encumbrances, except easements, reservations and covenants and restrictions of record;
- (2) that Grantors have legal power and lawful authority to convey the same; and
- (3) warrant and will defend the title to that part of lot 2 against the lawful claims of all persons.

Executed this 8 day of December, 2003.

Ivan D. Nisley  
Ivan D. Nisley, Trustee

Beverly F. Nisley  
Beverly F. Nisley, Trustee

STATE OF Montana )  
 )  
Stillwater COUNTY )

ss:

The foregoing instrument was acknowledged before me on the 8<sup>th</sup> day of December, 2003, by Ivan D. And Beverly F. Nisley, Trustees of The Nisley Family Trust Agreement, dated April 8, 2003.

Kyme L. Noble  
Notary Public  
Residing in Columbus  
Comm Expires November 1, 2005

Morris & Titus  
121 S 13th  
PO Box 81849  
Lincoln NE 68501

504/025

# Exhibit A

## LEGAL DESCRIPTION

### PARCEL #1

Description of a 18.77 acre tract of land located in the North One-Half of Section 31, Township 9 North, Range 8 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska and more particularly described as follows:

Beginning at the East 1/4 corner of said Section 31; thence in a Westerly direction, along the South line of the North One-Half of said Section 31, on an assumed bearing North 89 degrees 55 minutes 26 seconds West for a distance of 918.85 feet

THENCE North 01 degrees 35 minutes 35 seconds East for a distance of 1022.95 feet

THENCE North 89 degrees 16 minutes 16 seconds East for a distance of 804.32 feet to a point on the Westerly Right of Way line of South 120<sup>th</sup> Street

THENCE along a curve to the left having a radius of 1195.91 feet and an arc length of 67.04 feet, being subtended by a chord of South 13 degrees 07 minutes 13 seconds East for a distance of 67.03 feet

THENCE South 14 degrees 41 minutes 03 seconds East for a distance of 113.92 feet to a point on the Northwestern Right of Way line of the Omaha Public Power District Railroad

THENCE along a curve to the right having a radius of 2914.93 feet and an arc length of 62.25 feet, being subtended by a chord of North 42 degrees 30 minutes 53 seconds East for a distance of 62.25 feet to a point on the East line of the North One-Half of said Section 31

THENCE South 00 degrees 00 minutes 00 seconds East, along the East line of the North One-Half of said Section 31, for a distance of 904.41 feet to the Point of Beginning

EXCEPT the Omaha Public Power District Railroad Right of Way lying within this parcel.

Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 18.77 acres more or less.

## LEGAL DESCRIPTION

## PARCEL #2

Description of a 50.70 acre tract of land located in the North One-Half of Section 31, Township 9 North, Range 8 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska and more particularly described as follows:

Referring to the East 1/4 corner of said Section 31; thence in a Westerly direction, along the South line of the North One-Half of said Section 31, on an assumed bearing North 89 degrees 55 minutes 26 seconds West for a distance of 918.85 feet to the **Point of Beginning**

THENCE North 01 degrees 35 minutes 35 seconds East for a distance of 1022.95 feet

THENCE North 89 degrees 16 minutes 16 seconds East for a distance of 804.32 feet to a point on the Westerly Right of Way line of South 120<sup>th</sup> Street

THENCE in a Northerly direction, along the Westerly Right of Way line of South 120<sup>th</sup> Street, on a curve to the right having a radius of 1195.91 feet and an arc length of 398.78 feet, being subtended by a chord of North 01 degrees 57 minutes 38 seconds West for a distance of 396.94 feet

THENCE North 07 degrees 36 minutes 07 seconds East, along the Westerly Right of Way line of South 120<sup>th</sup> Street, for a distance of 252.49 feet

THENCE in a Northerly direction, along the Westerly Right of Way line of South 120<sup>th</sup> Street, along a curve to the left having a radius of 1859.86 feet and an arc length of 159.98 feet, being subtended by a chord of North 05 degrees 08 minutes 13 seconds East for a distance of 159.93 feet

THENCE North 06 degrees 40 minutes 41 seconds West, along the State of Nebraska Right of Way line, for a distance of 239.18 feet

THENCE North 52 degrees 16 minutes 01 seconds West, along the State of Nebraska Right of Way line, for a distance of 770.63 feet

THENCE North 83 degrees 48 minutes 23 seconds West, along the State of Nebraska Right of Way line, for a distance of 128.85 feet

THENCE North 74 degrees 43 minutes 05 seconds West, along the State of Nebraska Right of Way line, for a distance of 178.20 feet

THENCE North 00 degrees 08 minutes 17 seconds West, along the State of Nebraska Right of Way line, for a distance of 33.00 feet to a point on the North Line of said Section 31

THENCE South 89 degrees 55 minutes 23 seconds West, along the North Line of said Section 31, for a distance of 329.18 feet to the Northeast corner of Government Lot 1

THENCE South 00 degrees 08 minutes 39 seconds West for a distance of 2641.12 feet to the Southeast corner of Government Lot 2

THENCE South 89 degrees 55 minutes 26 seconds East, along the South line of the North One-Half of said Section 31, for a distance of 406.36 feet to the Point of Beginning

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 50.70 acres more or less.