

2016 00505

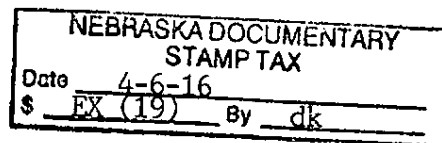
STATE OF NEBRASKA } ss  
SALINE COUNTY

Entered in numerical index and filed on  
record, the 6 day of April  
2016 at 9:00 o'clock A.M. and recorded  
in Book 416 of Records Page 484-487

No.	Gen.	Num.	Payed	
#3	✓	✓	✓	
dk	Register of Deeds			

Fee: \$28.00 paid (check)

County Clerk



From and

Return to:

Jeffery T. Peetz

Endacott Peetz & Timmer PC LLO

444 South 10<sup>th</sup> Street

Lincoln, Nebraska 68508

### WARRANTY DEED

**Roger L. Patak, also known as Roger Patak, and Jacquelyn M. Witzel, Husband and Wife, GRANTOR**, in consideration of \$1 and other valuable consideration received from GRANTEE, **Roger L. Patak, Trustee of the Roger L. Patak Revocable Trust**, conveys to GRANTEE, the following described real estate (as defined in NEB. REV. STAT. §76-201):

A Tract of land located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Three (3), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M., Saline County, Nebraska, described as follows: Commencing at the Southwest Corner of said Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4); thence N89°50'28"E (Assumed Bearing) on the South line of said Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), 1,000.73 feet to the point of beginning; thence N09°39'55"E, 698.70 feet; thence N13°13'30"W, 373.09 feet; thence S17°50'02"E, 894.21 feet; thence S13°21'18"W, 205.57 feet to the South line of said Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4); thence S89°50'28"W on the South line of said Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), 258.33 feet to the point of beginning; AND

A Tract of land located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Three (3), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M., Saline County, Nebraska, described as follows: Commencing at the Northwest Corner of said Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4); thence N89°52'06"E (Assumed Bearing) on the North line of said Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), 195.96 feet to the point of beginning; thence continuing N89°52'06"E on said North line, 100.00 feet; thence S71°19'05"E, 828.89 feet; thence S72°25'04"W, 236.67 feet; thence N79°07'42"W, 120.27 feet; thence N67°25'20"W, 168.85 feet; thence N53°48'16"W, 124.45 feet; thence N67°01'16"W, 190.34 feet; thence N47°17'23"W, 149.58 feet to the point of beginning; AND

All that part of the North Half (N1/2) of the Southeast Quarter (SE1/4), as well as all of that part of the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Fifteen (15) lying East of the Big Blue River, all located in Section Fifteen (15), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M., in Saline County, Nebraska; AND

The Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), all located in Section Fourteen (14), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M., in Saline County, Nebraska; AND

The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 3, Township 7 North, Range 4 East of the 6<sup>th</sup> P.M., Saline County, Nebraska, EXCEPT a strip of roadway more particularly described as follows: Referring to the Southeast corner of said Southwest Quarter (SW1/4) as point of beginning; thence Northerly on the East line of said Southwest Quarter (SW1/4) a distance of 221.8 feet; thence Southwesterly a distance of 233.4 feet to

a point on the South line of said Southwest Quarter (SW1/4); thence Easterly on said South line a distance of 68.9 feet to point of beginning; AND

Lot Seven (7) in Block One Hundred Seventy-five (175), City of Crete, Saline County, Nebraska; AND

The South Half of the Southeast Quarter (S1/2 SE1/4) of Section Thirty-four (34), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M., Saline County, Nebraska, EXCEPT a tract of land conveyed to the County of Saline by relinquishment from the State of Nebraska recorded May 13, 1964 in Book 110, Page 392 of the Deed records of Saline County, Nebraska; AND

The South Half of the Northeast Quarter (S1/2 NE1/4) of Section Twenty-two (22), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M., Saline County, Nebraska, excepting such parts of said real estate as heretofore have been conveyed to James Skleba by deeds recorded on Pages 244 and 295 of Book 77 and Page 78 of Book 78 of the Deed Records of Saline County, Nebraska and excepting such part of said land as was heretofore conveyed to the State of Nebraska by deed recorded on Page 130 of Book 82 of said Deed Record, and all that land lying West of the Big Blue River in the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M., Saline County, Nebraska; AND

That part of the South Half (S1/2) of the Northeast Quarter (NE1/4) and that part of the North Half (N1/2) of the Southeast Quarter (SE1/4) lying West of the Big Blue River in Section Fifteen (15), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M., Saline County, Nebraska; AND

East One-Half of the Northwest Quarter (E1/2 NW1/4) of Section Thirteen (13), Township Seven (7) North, Range Three (3) East of the 6<sup>th</sup> P.M., Saline County, Nebraska; AND

The South Half (S1/2) of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Seven (7) North, Range Three (3) East of the 6<sup>th</sup> P.M. in Saline County, Nebraska, EXCEPT Two (2) Acres and Four (4) Rods more or less, commencing at the Southwest Corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Seven (7) North, Range Three (3) East of the 6<sup>th</sup> P.M. in Saline County, Nebraska, thence running North 18 Rods, thence East 18 Rods, thence South 18 Rods, thence West 18 Rods to the place of beginning; AND

A tract of land located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Seven (7) North, Range Three (3) East of the 6<sup>th</sup> P.M. in Saline County, Nebraska, commencing at the Southwest Corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twelve (12), in Township Seven (7) North, of Range Three (3) East of the 6<sup>th</sup> P.M. in Saline County, Nebraska, thence running North Eighteen (18) Rods, thence East Eighteen (18) Rods, thence South Eighteen (18) Rods, thence West Eighteen (18) Rods to the place of beginning, containing Two (2) Acres and Four (4) Rods; AND

Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4), of Section Eleven (11), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M., Saline County, Nebraska; AND

West One-Half of the Northwest Quarter (W1/2 NW1/4), of Section Fourteen (14), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M., Saline County, Nebraska; AND

Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), of Section Ten (10), Township Seven (7) North, Range Four (4), East of the 6<sup>th</sup> P.M., Saline County, Nebraska, comprising about 1/4 acre and described in the Deed Records at Page 454, Book 31 of the Deed Records of said County in Saline County, Nebraska, and Two (2) Rods off the South side of the North One-half (N1/2) of the Southeast Quarter (SE1/4) of Section Ten (10), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M., Saline County, Nebraska; AND

Part of the South Half (S1/2) of the Northwest Quarter (NW1/4) of Section Eleven (11), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M. in Saline County, Nebraska, more particularly described as follows: Commencing at a point 760 feet West of the Center of said Section, thence right 57° a distance of 70 feet, thence left 16° a distance of 140 feet, thence left 4° a distance of 175 feet, thence left 23° a distance of 155 feet, thence left 50° 30' a distance of 171 feet, thence right 19° 30' a distance of 72 feet; thence right 13° 15' a distance of 185 feet, thence right 33° a distance of 113 feet, thence left 8° 45' a distance of 195 feet, thence left 40° a distance of 91 feet, thence left 17° a distance of 51 feet, thence left 24° a distance of 140 feet, thence left 15° a distance of 109 feet to a point on the East and West Quarter-line of said Section a distance of 560 feet East from the West Quarter Corner, thence East along said East and West Quarter-line a distance of 1,320 feet to the place of beginning; said tract containing 6.156 acres; AND the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Eleven (11), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M. in Saline County, Nebraska, EXCEPTING therefrom a tract of land more particularly described as follows: Commencing at the Northwest Corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section, thence East along the North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) a distance of 560 feet, thence right 79° a distance of 130 feet, thence right 3° 30' a distance of 130 feet, thence right 3° 15' a distance of 242 feet, thence right 5° a distance of 168 feet, thence right 6° 30' a distance of 153 feet, thence left 7° a distance of 94 feet, thence left 15° a distance of 162 feet, thence right 22° a distance of 150 feet, thence right 24° 30' a distance of 124 feet to the South line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section, thence West along the South line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section a distance of 575 feet to the Southwest Corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section, thence North along the West line of said Section Eleven (11), Township Seven (7) North, Range Four (4) East, a distance of 1,320 feet to the place of beginning; said tract containing 19.497 acres, more or less and a perpetual easement and perpetual right of way and right to use the following described property to-wit: A strip of land One (1) Rod wide commencing at the Southwest Corner of the North Half (N1/2) of the Southeast Quarter (SE1/4) of Section Ten (10), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M. in Saline County, Nebraska, the South line of said strip of land bordering on the South line of the North Half (N1/2) of the Southeast Quarter (SE1/4) of said Section Ten (10), running thence East to the South bank of the Big Blue River, thence following the South bank of said Big Blue River into and upon the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section Ten (10), thence proceeding further along the South bank of the said Big Blue River in, to and upon the Southwest Quarter of the Southwest Quarter (SW1/4) of Section Eleven (11), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M., Saline County, Nebraska to a point on the South line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Eleven (11) where said road touches the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Eleven (11) as it follows said Big Blue River to said point on the South line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Eleven (11) and to the East of said Big Blue River, granting, selling and conveying to said Clarence F. Young and Maude Young a perpetual easement and perpetual right to use said strip of land for the purpose of ingress and egress over said strip of land to and from the Northwest Quarter (NW1/4) of the Southwest Quarter (NW1/4) of said Section Eleven (11), to the road and highway running North and South on the West side of the North Half (N1/2) of the Southeast Quarter (SE1/4) of said Section Ten (10); AND

The North Half (N1/2) of the Southeast Quarter (SE1/4) of Section Two (2), Township Eight (8) North, Range Three (3) East of the 6<sup>th</sup> P.M. in Saline County, Nebraska; AND

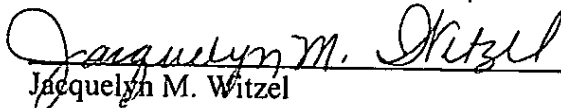
The Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Fourteen (14), Township Seven (7) North, Range Four (4) East of the 6<sup>th</sup> P.M. in Saline County, Nebraska, subject to right of way easement recorded in Book 118 at Page 582 of the Deed Records of said County.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except utility easements, covenants, highways and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

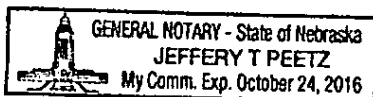
Executed: MARCH 24, 2016

  
\_\_\_\_\_  
Roger L. Patak

  
\_\_\_\_\_  
Jacquelyn M. Witzel

STATE OF NEBRASKA     )  
                                      ) ss.  
COUNTY OF LANCASTER)

The foregoing Warranty Deed was acknowledged before me on MARCH 24, 2016  
by Roger L. Patak and Jacquelyn M. Witzel.



  
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Notary Public