

## DEED RECORD NO. 143

The Hide Printing Co., Hastings, Nebr.

Scott, wife and husband, to me known to be the identical persons, whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

.....  
 .Notary Public City & County of.  
 .San Francisco, Calif. ....  
 .....

Mary S. Gross Notary Public

Comm. expres. Nov. 16, 1956

Quitclaim Deed

United States of America

to

Housing Authority of  
 the City of Hastings

Filed for record October 29, 1954, at  
 3:15 P.M. and recorded in Deed Record  
 143 at page 521.  
 Fred O. Schaffroth, Register of Deeds.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the United States of America, acting by and through the Public Housing Administration (herein called the "Grantor"), under and pursuant to the powers and authority contained in the provisions of the Lanham Act (Public Law 849, 76th Congress) as amended, for and in consideration of the sum of Forty Thousand Eight Hundred Fifty Six and Twenty Five One Hundredths Dollars (\$40,856.25) to it paid by the Housing Authority of the City of Hastings, Nebraska, a public body corporate and politic organized under the laws of the State of Nebraska, the receipt of which consideration is hereby acknowledged, does hereby remise, release and forever quitclaim, subject to the exception and reservation of fissionable materials and rights as hereinafter set forth, to said Housing Authority of the City of Hastings, Nebraska, its successors and assigns, the following described tracts of land situated in the County of Adams, State of Nebraska, to-wit:

Tract 1 bounded on the north by the south line of B Street; on the east by the corporate limits of the City of Hastings; on the south by the north line of E Street; on the west by the east line of Spencer Avenue, containing all of the Blocks 11 to 20 inclusive, in Berlin's Addition to the City of Hastings, Adams County, Nebraska, and all of Blocks 1 to 16 inclusive in the Spencer Bros. Park Addition to the City of Hastings, Adams County, Nebraska, together with all public streets and alleys included within the above boundaries; SUBJECT to easement for 15" concrete sewer in D Street and in Second Avenue; containing approximately 62.52 acres excepting from the foregoing property, the following described area;

(Revenue Stamps, \$45.10, attached and canceled.)

Beginning at the north quarter-corner of Sec. 16, Township 7 North, Range 9 West, of the 6th Principal Meridian; thence south on the north and south half-section line of Sec. 17, the bearing of said line being North 0° 17' East of the true north, a distance of 679.8 feet to the northeast corner of War Housing Project No. NEB-25032 of the PHA; thence West along the North line of said project, said bearing being North 89° 36' East, a distance of 554.83 feet; thence South on a line whose bearing is North 0° 27½' West, a distance of 382 feet to a point of beginning; thence continuing South along said line a distance of 315 feet thence East 135 feet on a line whose bearing is North 89° 32½' East; thence North 315 feet on a line whose bearing is North 0° 27½' West; and thence West 135 feet on a line whose bearing is North 89° 32½' East to the point of beginning, containing .98 acres more or less, said .98 acres being hereinafter referred to as the School Tract.

Also excepting from said tract 1 the following described lands:

Beginning at the Northeast corner of a tract of land lying in the N.W. 1/4 of Section 17, Township 7 North, Range 9 West, Adams County, Nebraska; thence East 100 feet on a line bearing North 89 degrees - 32½ minutes East; thence South 630 feet on a line bearing North 0 degrees - 27½ minutes West; thence West 235 feet on a line bearing North 89 degrees - 32½ minutes East to a point which is the intersection of the North line of "E" Street and the East line of Fourth Avenue, City of Hastings, Nebraska; thence North 315 feet on a line bearing North 0 degrees - 27½ minutes West; thence East 135 feet on a line bearing North 89 degrees - 32½ minutes East; thence North 315 feet on a line bearing North 0 degrees - 27½ minutes West to the point of beginning, said tract containing 2.42 acres of land, more or less.

Tract 2 Beginning at a point on the Half-Section line 782.0 feet North of the Center of Section 17, Township 7 North, Range 9 West, of the 6th P.M. and extending thence South 0° 17' West 668.5 feet to a point on said line 113.50 feet North of the center of said Section 17; thence South 89° 33' West 1252.21 feet; thence North 0° 23' East 5 feet; thence South 89° 33' West 360 feet; thence North 0° 23' East 5 feet; thence South 89° 33' West 180 feet; thence North 0° 23' East 5 feet; thence South 89° 33' West 180 feet; thence North 0° 23' East 5 feet; thence South 89° 33' West 440 feet; thence North 0° 23' East 595 feet; thence North 89° 33' East 290 feet; thence North 0° 23' East 58.5 feet; thence North 89° 33' East 2300.3 feet to the point of beginning, containing 39.48 acres, more or less; subject, however, to an easement in the Tri-County Electric Company for the construction and maintenance of an electric power line as shown on plat entitled "Property & Utility, War Housing Project Hastings, Adams Co. Nebraska, Project No. NEB-25074,

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City Engineer P.T.Naylor, Surveyor, September 15, 1943", containing approximately 39.48 acres of land and improved by 248 buildings. Also, the rights of the public in and to so much of E Street, Gem Street, Spencer Avenue, Ash Avenue, First Avenue, Second Avenue, Third Avenue, Fourth Avenue and Fifth Avenue, and alleys as lies within the property hereinabove described, excepting from the foregoing tracts of land the following portions thereof described as follows:

Portion 1. Beginning at a point on the East Boundary line of Tract 2 above described, eight hundred twenty two (822) feet, more or less, North of the Southeast (SE) Corner of said Tract 2; thence West on a line formed by the extension of the South side of the South curb on "E" Street, a distance of five hundred twenty three (523) feet, more or less, to the East side of the East curblin on Fourth Avenue; thence South on the East side of the East curb line of Fourth Avenue; a distance of One hundred fifty (150) feet, more or less; thence East, parallel to the North line of this portion, to the East Boundary line of said Tract 2, a distance of five hundred twenty three (523) feet, more or less, thence North on the East boundary to the point of beginning, except the East One hundred sixty-five (165) feet of this portion, containing one and twenty-three hundredths acres, more or less.

Portion 2. Commencing at the Northeast (NE) corner of the present School Tract, thence East along the North Boundary of the School Tract extended to the concrete slab south of the Rental Office, a distance of fortynine (49) feet more or less; thence south parallel to the East Boundary of the School Tract one-hundred, twenty (120) feet; thence East parallel to the Project's North Boundary line to the half sectional line or the East Boundary of Tract 1 above described, two hundred, sixty-four (264) feet, more or less; thence South along the half sectional line five hundred ten (510) feet; said point being 860 feet North of the Southeast (SE) Corner of the project; thence West to the Southeast corner (SE) of the present School Tract three hundred six (306) feet more or less; thence North to the point of beginning, containing three and seventy-one hundredths acres, more or less. Reserving to the United States of America, its successors and assigns, easements and rights of way over all the real estate hereby conveyed to the extent necessary for ingress to and egress from and for the furnishing of water, sewer service, electric service and all the other necessary utility services to the 2 portions of land, hereinabove described, excepted from this conveyance.

Excepting, however, from this conveyance and reserving to the United States of America in accordance with Executive Order 9908, approved December 5, 1947 (12 F.R. 8223), all uranium, thorium, and all other materials determined pursuant to Section 5 (b) (1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material, contained, in whatever concentration, in deposits in the lands covered by this instrument, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same, making just compensation for any damage or injury occasioned thereby. However, such land may be used, and any rights otherwise acquired by this conveyance may be exercised, as if no reservation of such materials had been made; except that, when such use results in the extraction of any such material from the land in quantities which may not be transferred or delivered without a license under the Atomic Energy Act of 1946, as it now exists or may hereafter be amended, such material shall be the property of the United States Atomic Energy Commission, and the Commission may require delivery of such material to it by any possessor thereof after such material has been separated as such from the ores in which it was contained. If the Commission requires the delivery of such material to it, it shall pay to the person mining or extracting the same, or to such other person as the Commission determines to be entitled thereto, such sums, including profits, as the Commission deems fair and reasonable for the discovery, mining, development, production, extraction, and other services performed with respect to such material prior to such delivery, but such payment shall not include any amount on account of the value of such material before removal from its place of deposit in nature. If the Commission does not require delivery of such material to it, the reservation hereby made shall be of no further force or effect.

Said land is a part of the property acquired by the United States of America in the condemnation proceeding entitled United States of America vs. Certain Parcels of Land in the City of Hastings, Adams County, Nebraska, et al., Civil No. 27 in the District Court of the United States for the District of Nebraska, Hastings Division. Said real estate formerly constituted a part of War Housing Project No. 5 NEB-25032, 25074, Hastings.

TO HAVE AND TO HOLD the foregoing described premises, with all the privileges and appurtenances thereto belonging, to the said Housing Authority of the City of Hastings, Nebraska, its successors and assigns, to their own use and behoof forever.

In Witness whereof, the Grantor has caused these presents to be executed in its name by the Director, Chicago Field Office of the Public Housing Administration, and the seal of the Public Housing Administration to be affixed this 25th day of October 1954.

(SEAL) .....  
..Housing and Home Finance Agency .....  
..Public Housing Administration .....  
..United States of America .....  
.....

UNITED STATES OF AMERICA  
PUBLIC HOUSING ADMINISTRATION  
  
By Wm E Bergeron  
Director, Chicago Field Office

ATTEST:  
Maxine J. Sharpe  
Attesting Officer

STATE OF ILLINOIS )  
                          ( SS  
COUNTY OF COOK     )

On this the 25th day of October, 1954, before me J. J. Kenealy, a Notary Public in and for the County of Cook, personally came to the above named Wm.E. Bergeron who is personally known to me to be the Director of the Chicago Field Office, Public Housing Administration, and to be identical person whose name is affixed to the above Quitclaim Deed as such Director, and acknowledged the instrument to be his voluntary act and deed and the voluntary act and deed of the United States of America and that the Seal of the Public Housing Administration was affixed thereto and that said Quitclaim Deed was signed and sealed by authority of law.

.WITNESS my hand and seal of office at Chicago, Illinois on date aforesaid.

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The Hide Printing Co., Hastings, Nebr.

.....  
Notary Public Cook .....  
County, Ill. ....  
.....  
(SEAL)

J. J. Kenealy  
Notary Public

My Commission expires March 12, 1955.

WARRANTY DEED

Persis J. Teaford, et al  
to  
Louise Goding and  
Luther Goding, Jr.

Filed for record November 1 1954 at  
10:25 A. M. and recorded in Deed Record  
143 at page 523.  
Fred O. Schaffroth, Register of Deeds.

WARRANTY DEED--Vesting Entire Title in Survivor

KNOW ALL MEN BY THESE PRESENTS, That we, Persis J. Teaford, a widow; Mary Cox and George Cox, wife and husband; Ellen Johnson and Nicholous Johnson, wife and husband; Ollen Teaford and Alice Teaford, husband and wife; Samuel Teaford and Elizabeth Teaford, husband and wife; Wallace H. Teaford and Mildred Teaford, husband and wife; Louise Goding and Luther Goding, Jr., wife and husband, and each of us in our own individual right as our respective interests may appear; the above named Persis J. Teaford, Mary Cox, Ellen Johnson, Samuel Teaford, Ollen Teaford, Wallace H. Teaford and Louise Goding being the sole and only heirs at law of Ralph E. Teaford, deceased. in consideration of Seven Thousand (\$7,000.00) DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto Louise Goding and Luther Goding, Jr., husband and wife as JOINT TENANTS, and not as tenants in common; the following described real estate, situated in the County of Adams and State of Nebraska, to-wit:

All that part of the NW $\frac{1}{4}$  of Section 9 in Township 5, N. R. 9 West of the Sixth P. M. lying North and East of the right of way of the Kansas City and Omaha Railroad Company now known as the Chicago Burlington and Quincy Railroad Company, (excepting therefrom about 1 acre near the South East corner thereof as described in deed recorded in Book 78, page 394 and Book 89, Page 501, of the records of said county), containing 35 acres, more or less.

All that part of the right of way and station grounds of the Chicago, Burlington & Quincy Railroad Co. located in the NW $\frac{1}{4}$  of Section 9, Township 5 North, Range 9 West of the 6th P. M., which lies on both sides of the center line of said right of way and abuts upon and immediately adjoins the land now owned by said grantee in the NW $\frac{1}{4}$  of said Section 9, except that parcel described as follows: Beginning at a point on the Southwesterly right of way line of said Railroad Co. 695 ft., more or less, Northwesterly of the intersection of said Southwesterly right of way line with the North and South center line of said Section 9, said point being at the Northwest corner of Lot 1, Block 1, in the Village of Pauline, State of Nebraska; thence continuing Northwesterly along said right of way line 200 ft.; thence Northeasterly normal to said right of way line 100 ft.; thence Southeasterly parallel to said right of way line 200 ft.; thence Southwesterly 100 ft. to the place of beginning; subject, however, to any and all rights of the general public in and to the use of any and all existing highways upon the above described premises, excepting a tract of land approximately 333 feet, by 200 feet, situated in the Southeast Corner of that part of the N. W. $\frac{1}{4}$  of Section 9, in Township 5, North, Range 9, West of the 6th P.M. lying North and East of the right of way of the Kansas City and Omaha Railroad Co., now known as the Chicago, Burlington and Quincy Railroad co., and now including said strip as described for railroad right-of-way--since vacated, containing approximately three and one-tenth (3 1/10) acres, more or less.

(Revenue stamps, \$7.70, attached and cancelled.)

together with all the tenements, hereditaments and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantors, of, in or to the same, or any part thereof; subject to the reservation by Persis J. Teaford of the right, during her lifetime, to occupy, use, enjoy and have the dwelling house situated on the above described premises as her home.

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and we the grantors named herein for ourselves and our heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that we are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that we the said grantors have good right and lawful authority to sell the same, and that we will and our heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF we have hereunto set our hands this 9th day of November, 1953, A.D.