

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LURAH H. WHITMORE and FRED WHITMORE, her husband, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration in hand paid, do hereby grant, bargain, sell, convey and confirm unto MILLER EXCAVATING CO., a Nebraska corporation, the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit:

North 40 acres of the West 71.14 acres of the Southwest Quarter of Section 30, Township 16 North, Range 10 East of the 6th P.M.

NW.

and,

SW.

South 31.14 acres of the West 71.14 acres of the Southwest Quarter of Section 30; also Tax Lot 2, being all of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 31, all in Township 16 North, Range 10 East of the 6th P.M., except tracts described as follows:



Tract No. 1: The property conveyed to the State of Nebraska by warranty deed recorded in Book 793, Page 655 and described as follows: Referring to the Southwest corner of the North Half of the Northwest Quarter of Section 31, Township 16 North, Range 10 East of the 6th P.M., thence Northerly on the West line of said North Half of the Northwest Quarter, a distance of 464.6 feet; thence Southeasterly on an 11,399.16 foot radius curve to the left (initial tangent of which forms an angle of 125 degrees 47 minutes right with said West line) a distance of 80.6 feet to the point of beginning; thence continuing southeasterly on the last described course produced a distance of 242.7 feet to point of tangency; thence continuing southeasterly, tangent, a distance of 160.4 feet to property line; thence westerly 145 degrees 43 minutes right and on said property line a distance of 40.1 feet; thence northwesterly 37 degrees 57 minutes right and on a line 66.0 feet northeasterly from the parallel to the northeastern 100 foot right of way line of the Union Pacific Railroad (as said Railroad was constructed and now in operation in said North 1/2 of NW 1/4) a distance of 353.6 feet to point of curvature; thence continuing northwesterly on a 117.0 foot radius curve to the right (initial tangent of which coincides with the last described course) a distance of 20.6 feet to the point of beginning.



Tract No. 2: The property conveyed to Tom B. Putnam by warranty deed recorded in Book 798, Page 500, and described as follows: Beginning at a point 359.3 feet West of Southeast corner of NW 1/4 of NW 1/4 of said Sec. 31, and running thence West 57.5 feet to the Lincoln Highway, thence Northwesterly along the Lincoln Highway 320.4 feet, thence East 316.9 feet to a point 188 feet North and 356.4 feet West of Southeast corner of said Northwest 1/4 of Northwest 1/4 of Sec. 31 and thence South 188 feet to the place of beginning, except the strip of land containing 0.126 acres along the southerly boundary thereof, sold to the State of Nebraska for road purposes, as more particularly described in the deed thereto.

Tract No. 3: Property conveyed to Hugh M. Rhea by warranty deed recorded in Book 787, Page 748 and described as follows: Commencing at the Southeast corner of NW 1/4 of NW 1/4 of said Sec. 31, and running thence North 188 feet, thence West 356.4 feet, thence South 188 feet to a point 359.3 West of place of beginning, thence Southeasterly along the Lincoln Highway 288.5 feet to the Westerly line of Walnut Street in the Village of Valley, thence Northeasterly along the Westerly line of Walnut Street 214.2 feet to the place of beginning.

Tract No. 4: The property conveyed to Herbert W. Harris and Ruby M. Harris by warranty deed recorded in Book 1233, Page 13, more particularly described as follows: From the center of the Northwest Quarter of Section 31, Township 16 North, Range 10 East, and assuming the 1/4 1/4 line East of the West line of said Section to be due North and South; thence North 188.0 feet; thence North $87^{\circ} 34'$ West a distance of 455.77 feet to the point of beginning; thence continuing North $87^{\circ} 34'$ West a distance of 177.53 feet to the Northeasterly Highway R.O.W.; thence North $53^{\circ} 17'$ West along said R.O.W. a distance of 100.0 feet; thence North $36^{\circ} 43'$ East a distance of 100.0 feet; thence South $53^{\circ} 17'$ East a distance of 246.69 feet to the point of beginning, lying in the Northwest Quarter of the Northwest Quarter of Section 31, Township 16 North, Range 10, East of the 6th P.M., Douglas County, Nebraska.

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;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said trantee, and to its successors and assigns forever, and we, the said grantors, for ourselves and our heirs, executors, and administrators, do covenant with said grantee and with its successors and assigns that we are lawfully seized of said premises, that they are free from encumbrance, that we 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 said grantee, and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands this 14th day of January, A.D. 1966.

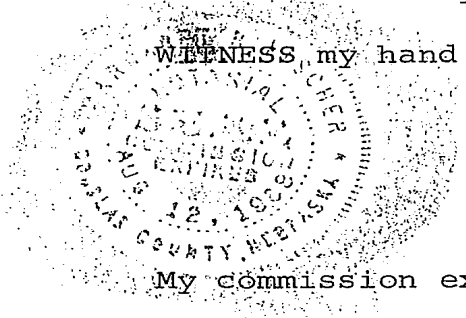
Lurah H. Whitmore
Lurah H. Whitmore

Fred Whitmore
Fred Whitmore

STATE OF NEBRASKA)
) ss
County of Douglas)

On this 14th day of January, A.D. 1966, before me, a Notary Public in and for said County, personally came the above named LURAH H. WHITMORE and FRED WHITMORE, her husband, who are personally known to me to be the identical persons whose names are affixed to the above instrument as grantors, and they acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.



Margaret P. Froche

Notary Public

My commission expires on the 12th day of August, A.D. 1968.

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Jed

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