

COUNTER - LM C.E. LM
VERIFY LM DE. LM
PROOF _____
FEES \$ 22.00
CHECK# _____
CHG DOK CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA INSTRUMENT NUMBER NEBRASKA DOCUMENTARY STAMP TAX

2014-03068

\$ Ex2

02/12/2014 2:08:19 PM

Clay J. Dowling

By: lam

REGISTER OF DEEDS



DEED

QUITCLAIM DEED - STATE

R+R RETURN TO: Julie Westergren
Nebraska Dept. of Roads - R.O.W. Division
1600 Hwy 2, PO Box 94759
Lincoln, NE 68509-4759

PROJECT: 370-7(103)

TRACTS: 28 & 29

Randall D. Peters, Director - State Engineer, in the name of the STATE OF NEBRASKA and for 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 **Sixty Nine Thousand and no/100 - (\$69,000.00)**-- in hand paid, does hereby grant, bargain, sell, convey, remise, release and forever quitclaim unto **B.H.I. DEVELOPMENT, INC.**, hereinafter known as the Grantee, whether one or more, the following described real estate situated in Sarpy County and State of Nebraska and subject to any and all existing restrictions and/or easements:

A tract of land located in the Southeast Quarter of Section 29, Township 14 North, Range 12 East of the Sixth Principle Meridian, Sarpy County, Nebraska, described as follows:

Commencing at the Southwest corner of said Quarter Section; thence N0230'33"W along the west line of said Quarter Section, a distance of 274.76 feet; thence N87°29'27"E, a distance of 194.72 feet to a point on the northerly right of way of Nebraska Highway 370, said point also being the point of beginning; thence S87°29'06"E, a distance of 606.01 feet; thence N02°45'33"W, a distance of 163.28 feet; thence N87°14'27"E, a distance off 561.48 feet; thence S02°45'33"W, a distance of 84.29 feet; thence S67°26'07"W, a distance of 246.94 feet; thence S86°49'45"W, a distance of 909.57 feet; thence N21°45'24"W, a distance of 70.77 feet to the point of beginning, containing 106,569.00 square feet, more or less.

There will be no ingress or egress over the above described tract of land to Highway 370 or 114th Street. The intent being to deny entry to or exit from said highway and street.

AND ALSO:

A tract of land located in the Southeast Quarter of Section 29, Township 14 North, Range 12 East of the Sixth Principle Meridian, Sarpy County, Nebraska, described as follows:

Commencing at the Southeast corner of said Quarter Section; thence N02°25'52"W along the east line of said Quarter Section, a distance of 218.23 feet to the point of beginning; thence S86°49'45"W, a distance of 260.94 feet; thence N32°02'16"W, a distance of 67.54 feet; thence S89°26'21"E, a distance of 294.68 feet to a point on the east line of said Quarter Section; thence S02°25'52"E along said east line, a distance of 39.97 feet to the point of beginning, containing 13,597.00 square feet, more or less.

There will be no ingress or egress over the following described controlled access line locate in the Southeast Quarter of Section 29, Township 14 North, Range 12 East of the Sixth Principle Meridian, Sarpy County, Nebraska:

Commencing at the Southeast corner of said Quarter Section; thence N02°25'52"W along the east line of said Quarter Section, a distance of 218.23 feet to the point of beginning; thence S86°49'45"W, a distance of 260.94 feet; thence N32°02'16"W, a distance of 67.54 feet to the point of termination; Except, over one unrestricted drive, not to exceed 40 feet in width, the centerline of which is located Twenty (20) feet east of the East line of said Quarter Section, as measured along the centerline of Highway 370.

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", that the land herein contained 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 cause an unsightly or obnoxious appearance upon the premises herein conveyed.

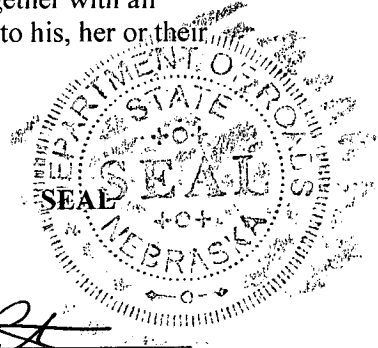
The State of Nebraska, Department of Roads reserves an easement for the operation, maintenance and use of any and all existing utilities which are located over, under or upon the above described tract. In the event that there are no existing utilities located in, on or across the property conveyed herein, this easement will be null and void.

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 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 appurtances thereunto belonging, unto said Grantee and to his, her or their heirs, successors and assigns forever.

Duly executed this 17th day of January, 2014



Dave Heineman
Dave Heineman - Governor

Randall D. Peters
Randall D. Peters
Director - State Engineer
State of Nebraska, Department of Roads

STATE OF NEBRASKA)
)ss
LANCASTER COUNTY)

On this 17th day of January, A.D., 2014, before me, a General Notary Public, duly commissioned and qualified, personally came Randall D. Peters, Director-State Engineer of the State of Nebraska, Department of Roads, 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.



Verneda J. Kelly
Notary Public

My commission expires the 27th day of July, A.D. 2014