

144-877

No. 2, Dec 71

## WARRANTY DEED (INDIVIDUAL - 2 Page)

PROJECT: F-370-7 (102)

AFE: R-034

TRACT: 1

## KNOW ALL MEN BY THESE PRESENTS:

THAT

Charles G. & Nellie M. Smith  
H. & W.

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of One and 00/100 (\$1.00) DOLLARS  
in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA the following  
described real estate situated in SARPY County, and State of Nebraska, to-wit:

A TRACT OF LAND LOCATED IN LOTS 1 AND 2, HUNTINGTON PARK, IN THE  
SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 12 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE  
EASTERLY A DISTANCE OF 1593.73 FEET ALONG THE NORTH LINE OF SAID  
QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 06 MINUTES  
RIGHT, A DISTANCE OF 61.08 FEET ALONG THE EAST LINE OF SAID LOT 2;  
THENCE WESTERLY DEFLECTING 087 DEGREES, 20 MINUTES RIGHT, A DISTANCE  
OF 326.78 FEET; THENCE WESTERLY DEFLECTING 002 DEGREES, 17 MINUTES  
RIGHT, A DISTANCE OF 1100.00 FEET; THENCE WESTERLY DEFLECTING 005  
DEGREES, 43 MINUTES LEFT, A DISTANCE OF 100.50 FEET; THENCE SOUTHERLY  
DEFLECTING 065 DEGREES, 43 MINUTES LEFT, A DISTANCE OF 52.75 FEET;  
THENCE WESTERLY DEFLECTING 071 DEGREES, 26 MINUTES RIGHT, A DISTANCE  
OF 50.00 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES  
RIGHT, A DISTANCE OF 141.70 FEET ALONG THE WEST LINE OF SAID QUARTER  
SECTION TO THE POINT OF BEGINNING CONTAINING 2.90 ACRES, MORE OR LESS,  
WHICH INCLUDES 1.74 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 LOTS 1 AND 2, HUNTINGTON PARK, IN  
THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 12 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA:

REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE  
SOUTHERLY A DISTANCE OF 141.70 FEET ALONG THE WEST LINE OF SAID  
QUARTER SECTION; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES  
LEFT, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE  
NORTHERLY DEFLECTING 071 DEGREES, 26 MINUTES LEFT, A DISTANCE OF 52.75  
FEET; THENCE EASTERLY DEFLECTING 065 DEGREES, 43 MINUTES RIGHT, A  
DISTANCE OF 100.50 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 43  
MINUTES RIGHT, A DISTANCE OF 1100.00 FEET; THENCE EASTERLY DEFLECTING  
002 DEGREES, 17 MINUTES LEFT, A DISTANCE OF 326.78 FEET 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  
MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR  
AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO  
RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY  
PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR  
HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID  
MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE  
OF SAID REAL PROPERTY.

FILED FOR RECORD 4:22 PM AT Bill M. IN BOOK 149 OF Dec 1  
PAGE 822 Carl L. Hillel REGISTER OF DEEDS, SARPY COUNTY, NEB 9 75

Fee # 030080

NEBRASKA DOCUMENTARY STAMP TAX	
APR 26 1974	
\$ <u>55</u>	BY <u>CLH</u>

No. 2, Dec 71

WARRANTY DEED (Individual - 2 Page)

149-899A

Project: P-370-7 (102)

And Also:

A TRACT OF LAND LOCATED IN LOT 3, HUNTINGTON PARK, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 974.70 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 54 MINUTES LEFT, A DISTANCE OF 57.50 FEET ALONG THE WEST LINE OF SAID LOT 3; THENCE EASTERLY DEFLECTING 092 DEGREES, 40 MINUTES LEFT, A DISTANCE OF 93.54 FEET; THENCE EASTERLY DEFLECTING 008 DEGREES, 45 MINUTES RIGHT, A DISTANCE OF 482.82 FEET; THENCE EASTERLY DEFLECTING 009 DEGREES, 36 MINUTES RIGHT, A DISTANCE OF 417.08 FEET; THENCE NORTHERLY DEFLECTING 105 DEGREES, 47 MINUTES LEFT, A DISTANCE OF 218.80 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.49 ACRES, MORE OR LESS, WHICH INCLUDES 1.02 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 LOT 3, HUNTINGTON PARK, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 218.80 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 105 DEGREES, 47 MINUTES RIGHT, A DISTANCE OF 417.08 FEET; THENCE WESTERLY DEFLECTING 009 DEGREES, 36 MINUTES LEFT, A DISTANCE OF 482.82 FEET; THENCE WESTERLY DEFLECTING 008 DEGREES, 45 MINUTES LEFT, A DISTANCE OF 93.54 FEET 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 MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID 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 therunto belonging, unto The State of Nebraska and to its successors and assigns forever.

And the Grantor does hereby covenant with The State of Nebraska 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 15th day of April A.D. 1974

Charles E. [Signature]

Notary Public for Nebraska

(See Acknowledgment - Over)

149-899B

STATE OF NebOn this 15 day of April, A.D. 1974, before

) ss.

me, the undersigned L. B. LudwigSarpy County )

a General Notary Public, duly commissioned and qualified, personally came

Charles G. Smith & Nellie M. Smith,  
husband & wifeL. B. LUDWIG  
Notary Public, State of Neb.  
My Commission Expires  
August 12, 1976to me known to be the identical person, Charles G. Smith whose name is  
affixed to the foregoing instrument as grantor. Charles G. Smith and acknowledged the same to be  
their voluntary act and deed.

WITNESS my hand and notarial Seal the day and year last above written.

L. B. Ludwig Notary Public.My Commission expires the 15 day of Aug, 1976

STATE OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, before

) ss.

me, the undersigned \_\_\_\_\_

\_\_\_\_\_ County )

a General Notary Public, duly commissioned and qualified, personally came \_\_\_\_\_

to me known to be the identical person, \_\_\_\_\_ whose name \_\_\_\_\_  
affixed to the foregoing instrument as grantor. \_\_\_\_\_ and acknowledged the same to be  
\_\_\_\_\_ voluntary act and deed.

WITNESS my hand and notarial Seal the day and year last above written.

\_\_\_\_\_  
Notary Public.

My Commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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General

Paid

Index

Disputed

WARRANTY DEED

Charles G. Smith  
Nellie M. Smith

TO

The State of Nebraska

STATE OF NEBRASKA

) ss.  
Sarpy County )Entered in Numerical Index and filed for  
record in the office of the Register of Deeds  
of said County, the \_\_\_\_\_ day of \_\_\_\_\_

19\_\_\_\_

at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes \_\_\_\_\_ M., and

duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_

Deeds on page \_\_\_\_\_

Register of Deeds.

Deputy.

39688