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Recording fees paid:

\$28.00

Deb Houghtaling

Pages: 4

COUNTY CLERK/REGISTER OF DEEDS

By: LM

Submitter: TITLECORE NATIONAL, LLC

S-File



DEED

FOR REGISTER OF DEEDS USE ONLY

Return to: Karla Smith

Nebraska Dept. of Transportation, R.O.W. Division

Box 94759

Lincoln, NE 68509-4759

WARRANTY DEED

PROJECT: 50-2(136)

C.N.: 22726

TRACT: 2

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: RTR Development, L.L.C., a Nebraska limited liability company

hereinafter known as the Grantor, for and in consideration of the sum of ONE AND NO/100---- (\$1.00)----DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid does hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real property;

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 11 EAST 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 897.23 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHERLY EXISTING COUNTY ROAD RIGHT OF WAY LINE TO A POINT ON THE PROPERTY LINE OF THE GRANTOR(S); THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 49.67 FEET; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 197.90 FEET; THENCE EASTERLY DEFLECTING 012 DEGREES, 41 MINUTES, 05 SECONDS RIGHT, A DISTANCE OF 237.41 FEET; THENCE EASTERLY DEFLECTING 013 DEGREES, 44 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 321.98 FEET TO A POINT ON THE WESTERLY EXISTING HIGHWAY N-50 RIGHT OF WAY LINE TO A POINT ON THE PROPERTY LINE OF THE GRANTOR(S); THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 144.70 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE

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NORTHERLY DEFLECTING 088 DEGREES, 26 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 126.23 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 2.35 ACRES, MORE OR LESS, WHICH INCLUDES 1.26 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE ABOVE DESCRIBED TRACT FROM OR TO THE REMAINDER OF SAID QUARTER SECTION.

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.

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 126.23 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 89.81 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 139.24 FEET TO A POINT ON THE WESTERLY EXISTING HIGHWAY N-50 RIGHT OF WAY LINE TO A POINT ON THE PROPERTY LINE OF THE GRANTOR(S); THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 36.65 FEET; THENCE NORTHERLY DEFLECTING 089 DEGREES, 29 MINUTES, 23 SECONDS RIGHT, A DISTANCE OF 84.99 FEET; THENCE EASTERLY DEFLECTING 088 DEGREES, 56 MINUTES, 47 SECONDS RIGHT, A DISTANCE OF 32.02 FEET TO A POINT ON THE WESTERLY EXISTING HIGHWAY N-50 RIGHT OF WAY LINE TO A POINT ON THE PROPERTY LINE OF THE GRANTOR(S); THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 144.70 FEET TO THE POINT OF BEGINNING CONTAINING 0.35 ACRES, MORE OR LESS, WHICH INCLUDES 0.29 ACRES, MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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.

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TO HAVE AND TO HOLD said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; that said Grantor warrants and will defend that title to said real property against the lawful claims of all persons, whomsoever.

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Duly executed this 20<sup>th</sup> day of April, A.D. 2020.

RTR Development, L.L.C., a Nebraska limited liability company

Randy Sump  
Authorized Member, Manager, or Agent

Randy Sump, Manager  
Print name of Authorized Agent Title

STATE OF NEBRASKA)  
COUNTY OF SARPY) ss.

The foregoing instrument was acknowledged before me this 20 day of APRIL, A.D., 2020, by RANDY SUMP, MANAGER, (Signer of instrument) (Member, manager or agent) on behalf of RTR Development, L.L.C., a Nebraska limited liability company. (Name of Limited Liability Company)

[Signature]  
Notary Public

