



BK 2240 PG 658-660



DEED 2003 06149

Nebr Doc Stamp Tax
4/28/03
Date
\$ Ex/02
By <i>lmg</i>

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

03 APR 28 PM 1:41

RECEIVED

WARRANTY DEED – INDIVIDUAL (page 1)

PROJECT: 6-7(153)

C.N.: 20107B

TRACT: 6 REVISED

KNOW ALL MEN BY THESE PRESENTS:

THAT

B.W.D, L.H.C

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **TWO HUNDRED SEVEN THOUSAND FIVE HUNDRED AND NO/100----(\$207,500.00)---- DOLLARS** in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, the following described real estate situated in **DOUGLAS** County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 624.51 METERS (2048.91 FEET) TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 10.06 METERS (33.00 FEET) TO A POINT ON THE WESTERLY 180TH STREET RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 080 DEGREES, 09 MINUTES, 24 SECONDS LEFT, A DISTANCE OF 40.60 METERS (133.19 FEET); THENCE SOUTHERLY DEFLECTING 010 DEGREES, 59 MINUTES, 20 SECONDS LEFT, A DISTANCE OF 100.02 METERS (328.15 FEET); THENCE SOUTHERLY DEFLECTING 012 DEGREES, 27 MINUTES, 21 SECONDS RIGHT, A DISTANCE OF 76.49 METERS (250.94 FEET); THENCE SOUTHERLY DEFLECTING 009 DEGREES, 40 MINUTES, 24 SECONDS LEFT, A DISTANCE OF 175.07 METERS (574.38 FEET); THENCE SOUTHERLY DEFLECTING 003 DEGREES, 29 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 85.88 METERS (281.76 FEET) TO A POINT ON THE NORTHERLY WEST DODGE ROAD RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 067 DEGREES, 16 MINUTES, 34 SECONDS RIGHT, A DISTANCE OF 218.41 METERS (716.58 FEET) ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 017 DEGREES, 25 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 54.60 METERS (179.14 FEET); THENCE WESTERLY DEFLECTING 005 DEGREES, 13 MINUTES, 04 SECONDS RIGHT, A DISTANCE OF 400.28 METERS (1313.26 FEET); THENCE WESTERLY DEFLECTING 009 DEGREES, 10 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 122.55 METERS (402.05 FEET) TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 097 DEGREES, 13 MINUTES, 53 SECONDS LEFT, A DISTANCE OF 50.00 METERS (164.04 FEET) ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 089 DEGREES, 47 MINUTES, 58 SECONDS LEFT, A DISTANCE OF 806.68 METERS (2646.57 FEET) ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 6.27 HECTARES (15.49 ACRES), MORE OR LESS, WHICH INCLUDES 4.59 HECTARES (11.34 ACRES), MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

Return to: Julie Westergren
Nebraska Dept. of Roads-R.O.W. Div.
1500 Hwy 2, Box 94759
Lincoln, NE 68509-4759

Deed
3
1

FEE	<i>15.50</i>	FB	<i>01-60000</i>
BKP	<i>17-15-11</i>	C/O	<i>cy</i> COMP
DEL		SCAN	<i>R</i> FV

WARRANTY DEED – INDIVIDUAL (page 2)

PROJECT: 6-7(153)

C.N.: 20107B

TRACT: 6 REVISED

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY A DISTANCE OF 50.00 METERS (164.04 FEET) ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 097 DEGREES, 13 MINUTES, 53 SECONDS RIGHT, A DISTANCE OF 122.55 METERS (402.05 FEET); THENCE EASTERLY DEFLECTING 009 DEGREES, 10 MINUTES, 42 SECONDS LEFT, A DISTANCE OF 400.28 METERS (1313.26 FEET); THENCE EASTERLY DEFLECTING 005 DEGREES, 13 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 54.60 METERS (179.14 FEET) TO A POINT ON THE NORTHERLY EXISTING WEST DODGE ROAD RIGHT OF WAY LINE; THENCE NORTHEASTERLY DEFLECTING 017 DEGREES, 25 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 218.41 METERS (716.58 FEET) ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 067 DEGREES, 16 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 52.48 METERS (172.18 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 Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, 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 31 day of Dec, A.D. 2005

BWD FARM PARTNERSHIP N/K/A
B-W-D, L.L.C.

[Signature]
Manager

WARRANTY DEED – INDIVIDUAL (page 3)

PROJECT: 6-7(153)

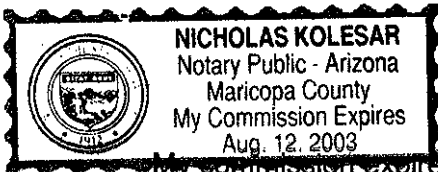
C.N.: 20107B

TRACT: 6 REVISED

STATE OF Arizona
Maricopa)ss.
County)

On this 31 day of December, A.D., 2002, before me, a
General Notary Public, duly commissioned and qualified, personally came
Chen Boog, Manager of B-W-D, L.L.C. F/K/A
BWD Farm Partnership
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 notarial seal the day and year last above written



[Signature] Notary Public.

My commission expires the 12 day of August, 2003.

STATE OF _____)
_____)ss.
_____ County)

On this ____ day of _____, A.D., 20____, before me, 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 a 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 _____, 20____.