



Handwritten initials or mark, possibly "JW" or "JZ".

**QUITCLAIM DEED - STATE**

**PROJECT: F-18(10)**

**TRACT: 32(2)**

John L. Craig, DIRECTOR, in the name of the STATE OF NEBRASKA and for the DEPARTMENT OF ROADS of 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 one hundred fifty seven thousand, nine hundred fifty and no/100 DOLLARS (\$157,950.00) in hand paid, does hereby grant, bargain, sell, convey, remise, release and forever quitclaim unto Wilderness View Townhomes, LLC, hereinafter known as the Grantee, whether one or more, the following described real property situated in Lancaster County and State of Nebraska and subject to any and all existing restrictions and/or easements:

A tract of land known as Lot 45, I.T., in the East Half of the Southeast Quarter of the Northwest Quarter of Section 14, Township 9 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska, described as follows:

Beginning at the Southeast corner of said Northwest Quarter; thence northerly along the east line of said Northwest Quarter, a distance of 859.2 feet to a point on the southerly Warlick Boulevard right of way line; thence southwesterly deflecting 125 degrees, 02 minutes, 00 seconds left, a distance of 359.3 feet to a point on the easterly Burlington Northern Railroad Company right of way line; thence southerly deflecting 057 degrees, 45 minutes, 00 seconds left, a distance of 650.7 feet along said railroad right of way line to a point on the south line of said Northwest Quarter; thence easterly on said south line, a distance of 262.8 feet to the point of beginning, containing 4.86 acres, more or less.

There will be no ingress or egress between Warlick Boulevard and the above described tract, the intent being to deny entry to and exit from said Boulevard.

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 conveyed 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 create or 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 any 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 appurtenances thereunto belonging, unto said Grantee and to his, her or their heirs, successors and assigns forever.

Handwritten signature: *Uma Williams*

Duly executed this 24<sup>th</sup> day of April, 2008



David Heineman  
Governor of the State of Nebraska

[Signature]  
Director  
State of Nebraska, Department of Roads

STATE OF NEBRASKA )  
                                  ) ss.  
LANCASTER COUNTY )

On this 24<sup>th</sup> day of April, A.D., 2008, before me, a General Notary Public, duly commissioned and qualified personally came John L. Craig, Director 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.



Sandra L. Schuelke  
Notary Public

My commission expires the 10<sup>th</sup> day of September, 2009