

WASHINGTON COUNTY NEBRASKA
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Instrument No. 2022-03338
(3 Pages)

By Bridget Abraham Deputy
Carolyn M Stodola, Register of Deeds

NEBRASKA DOCUMENTARY
STAMP TAX
Sep 26, 2022
Exempt-2 By: BA

Recorded _____
General _____
Numerical _____
Photostat _____
Proofed _____
Scanned _____

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: DPS-3854(1)

C.N.: 22508

TRACT: 9

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Wal-Mart Real Estate Business Trust, a Delaware statutory trust,

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 CITY OF BLAIR, NEBRASKA, the following described real property;

A TRACT OF LAND BEING PART OF LOT 1, HAYDEN PLACE REPLAT ONE, AND OUTLOT A, HAYDEN PLACE FIRST ADDITION REPLAT TWO, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, THENCE WESTERLY A DISTANCE OF 1007.06 FEET ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION 14; THENCE SOUTHERLY DEFLECTING 90 DEGREES 00 MINUTES 00 SECONDS LEFT, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY SOUTH BYPASS RIGHT OF WAY LINE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF OUTLOT A; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHEASTERLY DEFLECTING 57 DEGREES 45 MINUTES 36 SECONDS LEFT, A DISTANCE OF 67.50 FEET ALONG THE EAST LINE OF SAID OUTLOT A; THENCE SOUTHERLY DEFLECTING 57 DEGREES 45 MINUTES 08 SECONDS RIGHT, A DISTANCE OF 70.91 FEET CONTINUING ALONG THE EAST LINE OF SAID OUTLOT A; THENCE WESTERLY DEFLECTING 103 DEGREES 45 MINUTES 52 SECONDS RIGHT, A DISTANCE OF 110.26 FEET; THENCE WESTERLY DEFLECTING 02 DEGREES 03 MINUTES 43 SECONDS RIGHT, A DISTANCE OF 114.42 FEET; THENCE WESTERLY DEFLECTING 02 DEGREES 23 MINUTES 13 SECONDS RIGHT, A DISTANCE OF 60.86 FEET; THENCE WESTERLY DEFLECTING 19 DEGREES 43 MINUTES 23 SECONDS LEFT, A DISTANCE OF 355.10 FEET; THENCE SOUTHERLY DEFLECTING 88 DEGREES 29 MINUTES 06 SECONDS LEFT, A DISTANCE OF 15.00 FEET; THENCE WESTERLY DEFLECTING 90 DEGREES 00

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MINUTES 00 SECONDS RIGHT, A DISTANCE OF 150.00 FEET; THENCE NORTHWESTERLY DEFLECTING 36 DEGREES 15 MINUTES 18 SECONDS RIGHT, A DISTANCE OF 93.00 FEET TO A POINT ON THE SOUTHERLY SOUTH BYPASS RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 143 DEGREES 44 MINUTES 42 SECONDS RIGHT, A DISTANCE OF 485.89 FEET ALONG THE SOUTHERLY SOUTH BYPASS RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 00 DEGREES 01 MINUTES 23 SECONDS RIGHT, A DISTANCE OF 311.98 FEET CONTINUING ALONG THE SOUTHERLY SOUTH BYPASS RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 0.95 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID QUARTER SECTION 14, A DISTANCE OF 90.13 FEET; THENCE WESTERLY DEFLECTING 88 DEGREES 26 MINUTES 39 SECONDS RIGHT, A DISTANCE OF 176.24 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 00 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 84.62 FEET CONTINUING ALONG THE PREVIOUSLY DESCRIBED LINE; THENCE SOUTHERLY DEFLECTING 88 DEGREES 29 MINUTES 06 SECONDS LEFT, A DISTANCE OF 15.00 FEET; THENCE WESTERLY DEFLECTING 90 DEGREES 00 MINUTES 00 SECONDS RIGHT, A DISTANCE OF 150.00 FEET; THENCE NORTHWESTERLY DEFLECTING 36 DEGREES 15 MINUTES 18 SECONDS RIGHT, A DISTANCE OF 93.00 FEET TO A POINT ON THE SOUTHERLY SOUTH BYPASS RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 36 DEGREES 15 MINUTES 18 SECONDS LEFT, A DISTANCE OF 119.87 FEET ALONG THE SOUTHERLY SOUTH BYPASS RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 34 DEGREES 59 MINUTES 58 SECONDS LEFT, A DISTANCE OF 76.54 FEET ALONG THE SOUTHERLY SOUTH BYPASS RIGHT OF WAY LINE TO A POINT ON THE EASTERLY HIGHWAY 30 RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 51 DEGREES 26 MINUTES 59 SECONDS LEFT, A DISTANCE OF 118.04 FEET ALONG THE EASTERLY HIGHWAY 30 RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 29 DEGREES 57 MINUTES 39 SECONDS RIGHT, A DISTANCE OF 57.76 FEET TO A POINT ON THE EXISTING ACCESS CONTROL FOR U.S. HIGHWAY 30; TO THE POINT OF TERMINATION.

TO HAVE AND TO HOLD said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, subject to easements, conditions, restrictions and other matters of record (if any), unto THE CITY OF BLAIR, NEBRASKA, and to its successors and assigns forever.

Said Grantor does hereby covenant with THE CITY OF BLAIR, NEBRASKA, and with its successors and assigns; that said Grantor is lawfully seized of said real property; 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 claiming by, through and under Grantor, but none other, subject to the easements, encumbrances, restrictions and other matters of record.

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C.N.: 22508

TRACT: 9

Duly executed this 15 day of July, A.D. 2022.

Wal-Mart Real Estate Business Trust,
a Delaware statutory trust
by

[Signature]
Authorized Officer or Agent

Jessica Howell, Director
Print name of Authorized Officer or Agent and Title

STATE OF ARKANSAS)
COUNTY OF BENTON)ss.

The foregoing instrument was acknowledged before me this 15 day of July,

A.D., 2022, by JESSICA HOWELL, DIRECTOR
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)

of Wal-Mart Real Estate Business Trust, a Delaware statutory trust, on behalf of the corporation.

[Signature]
Notary Public

