

Carolyn M. Stodola
REGISTER OF DEEDS

Carolyn Stodola
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/26/22
\$ Ex002 By BA

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: 12

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: 3801 Harney, LLC, 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 CITY OF BLAIR, NEBRASKA, the following described real property;

A Tract Of Land Being Part Of Tax Lot 240, Located In The North Half Of The Southwest Quarter Of Section 13, 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 Southeast Corner Of The Northeast Quarter Of The Southwest Quarter Of Said Section 13; Thence Westerly A Distance Of 33.00 Feet Along The South Line Of Said Quarter Quarter Section 13 To A Point On The Westerly County Road P35 Right Of Way Line, Said Point Also Being The Point Of Beginning; Thence Westerly Deflecting 00 Degrees 00 Minutes 00 Seconds, A Distance Of 32.32 Feet Continuing Along The South Line Of Said Quarter Quarter Section 13; Thence Northerly On A 1150.00 Foot Radius Curve To The Left, Deflection To The Initial Tangent Being 81 Degrees 49 Minutes 31 Seconds Right, A Distance Of 376.78 Feet, Subtending A Central Angle Of 18 Degrees 46 Minutes 20 Seconds; Thence Southwesterly Deflecting 84 Degrees 05 Minutes 31 Seconds Left, A Distance Of 64.72 Feet; Thence Northwesterly Deflecting 88 Degrees 28 Minutes 38 Seconds Right, A Distance Of 60.00 Feet; Thence Southwesterly Deflecting 94 Degrees 37 Minutes 58 Seconds Left, A Distance Of 852.91 Feet To A Point On The South Line Of The Northeast Quarter Of The Southwest Quarter Of Said Section 13; Thence Westerly Deflecting 27 Degrees 11 Minutes 41 Seconds Right, A Distance Of 645.94 Feet Along The South Line Of Said Quarter Quarter Section 13, Said Point Being The Southwest Corner Of Said Tax Lot 240; Thence Northerly Deflecting 79 Degrees 32 Minutes 39 Seconds Right, A Distance Of 50.66 Feet Along The West Line Of Said Tax Lot 240; Thence Easterly Deflecting 84 Degrees 28 Minutes 03 Seconds Right, A Distance Of 379.04 Feet; Thence Northeasterly Deflecting 05 Degrees 52 Minutes 09 Seconds Left, A Distance Of 359.60 Feet; Thence Northeasterly Deflecting 04 Degrees 24 Minutes 29 Seconds Right, A Distance Of 730.92 Feet; Thence Northwesterly Deflecting 97 Degrees 15 Minutes 41 Seconds Left, A Distance Of 74.00 Feet; Thence Northeasterly Deflecting 86 Degrees 46 Minutes 26 Seconds Right, A Distance Of 76.01 Feet; Thence Southeasterly Deflecting 86 Degrees 46 Minutes 49 Seconds Right, A Distance Of 74.00 Feet; Thence Northeasterly Deflecting 98 Degrees 38 Minutes 58 Seconds Left, A Distance Of 225.58 Feet To A Point On The Westerly County Road P35 Right Of Way Line; Thence Southerly Deflecting 129 Degrees 50 Minutes 56 Seconds Right, A Distance Of 691.19 Feet Along The Westerly County Road P35 Right Of Way Line To The Point Of Beginning, Containing 7.79 Acres, More Or Less.

There Will Be No Ingress Or Egress Over The Following Described Controlled Access Line Located In The North Half Of The Southwest Quarter Of Section 13, 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 Southeast Corner Of The Northeast Quarter Of The Southwest Quarter Of Said Section 13; Thence Northerly Along The East Line Of Said Quarter Quarter Section 13, A Distance Of 864.41 Feet; Thence Westerly Deflecting 90 Degrees 00 Minutes 00 Seconds Left, A Distance Of 33.00 Feet To A Point On The Westerly County Road P35 Right Of Way Line, Said Point Also Being The Northeast Corner Of Said Tax Lot 240, Said Point Also Being The Point Of Beginning; Thence Southerly Deflecting 90 Degrees 00 Minutes 00 Seconds Left, A Distance Of 173.24 Feet Along The Westerly County Road P35 Right Of Way Line; Thence Southwesterly Deflecting 50 Degrees 09 Minutes 04 Seconds Right, A Distance Of 225.58 Feet To The Point Of Termination.

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There Will Be No Ingress Or Egress Over The Following Described Controlled Access Line Located In The North Half Of The Southwest Quarter Of Section 13, 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 Southeast Corner Of The Northeast Quarter Of The Southwest Quarter Of Said Section 13; Thence Northerly Along The East Line Of Said Quarter Quarter Section 13, A Distance Of 528.37 Feet; Thence Westerly Deflecting 90 Degrees 00 Minutes 00 Seconds Left, A Distance Of 33.00 Feet To A Point On The Westerly County Road P35 Right Of Way Line, Said Point Being The Point Of Beginning; Thence Southwesterly Deflecting 37 Degrees 14 Minutes 27 Seconds Left, A Distance Of 139.46 Feet To The Point Of Termination.

A Tract Of Land Being Part Of Tax Lot 240, Located In The North Half Of The Southwest Quarter Of Section 13, 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 Southeast Corner Of The Northeast Quarter Of The Southwest Quarter Of Said Section 13; Thence Westerly A Distance Of 33.00 Feet Along The South Line Of Said Section 13 To A Point On The Westerly County Road P35 Right Of Way Line; Thence Northerly Deflecting 90 Degrees 02 Minutes 36 Seconds Right, A Distance Of 815.38 Feet Along The Westerly County Road P35 Right Of Way Line To The Point Of Beginning; Thence Northwesterly Deflecting 60 Degrees 32 Minutes 11 Seconds Left, A Distance Of 195.22 Feet; Thence Northwesterly Deflecting 11 Degrees 23 Minutes 51 Seconds Right, A Distance Of 90.70 Feet To A Point On The Southerly Us Highway 75 Right Of Way Line; Thence Easterly Deflecting 163 Degrees 09 Minutes 27 Seconds Right, A Distance Of 261.18 Feet Along The Southerly Us Highway 75 Right Of Way Line To A Point On The Westerly County Road P35 Right Of Way Line; Thence Southerly Deflecting 65 Degrees 58 Minutes 53 Seconds Right, A Distance Of 49.05 Feet Along The Westerly County Road P35 Right Of Way Line To The Point Of Beginning, Containing 0.17 Acres, More Or Less.

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 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 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.

Duly executed this 23 day of Sept, A.D. 2022

3801 Hamey, LLC, a Nebraska limited liability company

By: [Signature] Mark A. Masek, Manager

STATE OF Nebraska)
COUNTY OF Lancaster) ss.

The foregoing instrument was acknowledged before me this 23 day of Sept

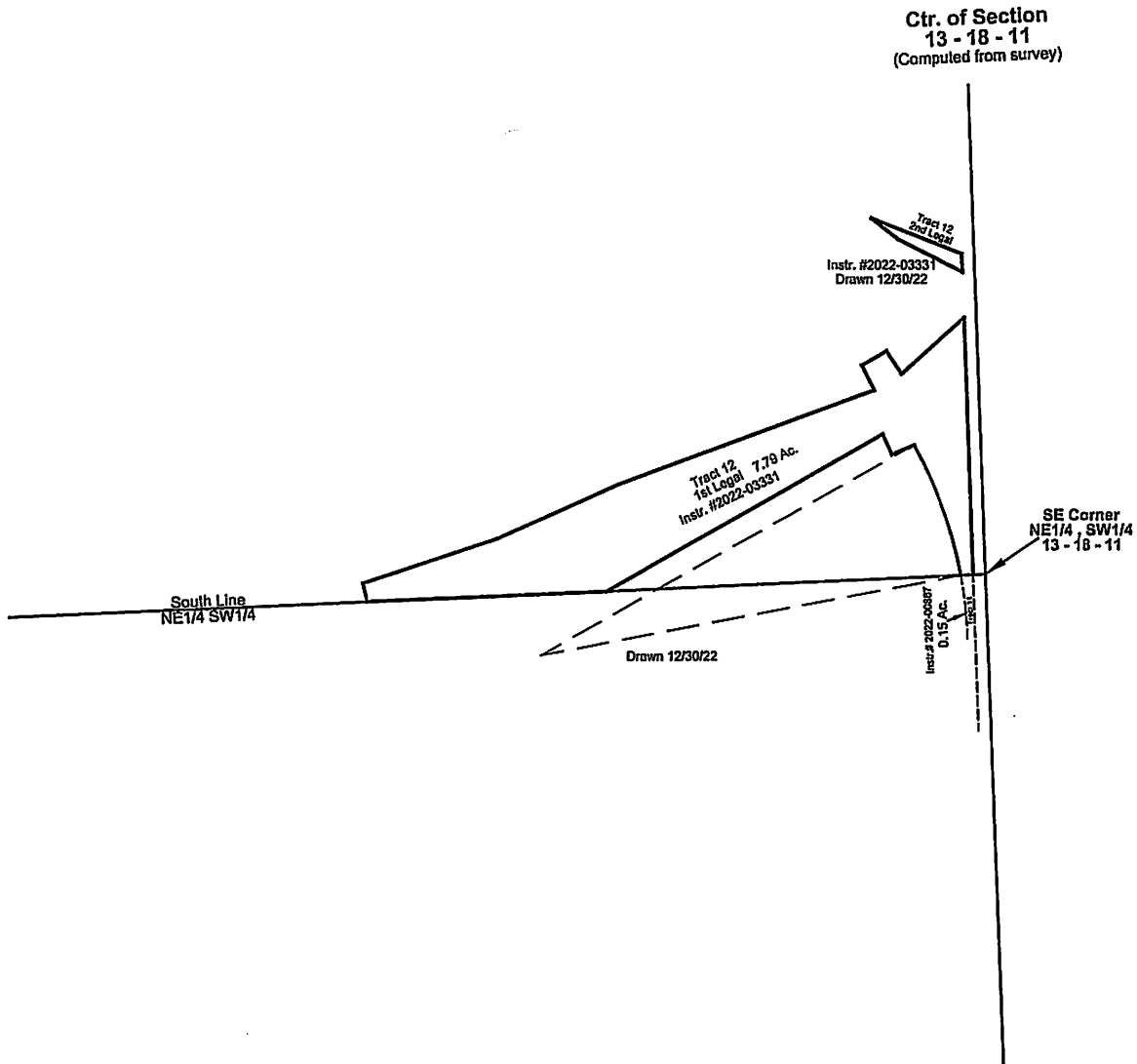
A.D., 2022, by Mark A. Masek, Manager on behalf of 3801 Hamey, LLC, a Nebraska limited liability company.

[Signature]
Notary Public



13 - 18 - 11

Instr. #2022-03331
Tract 12
Two Legals



1" = 500'