

WASHINGTON COUNTY NEBRASKA  
Filed for record on March 17, 2022 at 11:19 AM  
Instrument No. 2022-00887

(4 Pages)  
*Carolyn M Stodola*  
Carolyn M Stodola, Register of Deeds

NEBRASKA DOCUMENTARY  
STAMP TAX  
Mar 17, 2022  
Exempt-2 By: AH

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: 11

**KNOW ALL PERSONS BY THESE PRESENTS:**

**THAT : Roger N. Andreasen & Donna J. Andreasen, husband and wife, as joint tenants,**

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **ONE AND NO/100----(\$1.00)----DOLLARS AND OTHER VALUABLE CONSIDERATION** in hand paid do hereby grant, bargain, sell, convey and confirm unto THE CITY OF BLAIR, NEBRASKA, the following described real estate;

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN LESS TAX LOT 171, IN THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION 13, A DISTANCE OF 1601.17 FEET; THENCE SOUTHWESTERLY DEFLECTING 155 DEGREES 09 MINUTES 12 SECONDS RIGHT, A DISTANCE OF 319.67 FEET; THENCE WESTERLY DEFLECTING 10 DEGREES 05 MINUTES 21 SECONDS RIGHT, A DISTANCE OF 157.12 FEET; THENCE WESTERLY DEFLECTING 27 DEGREES 39 MINUTES 06 SECONDS RIGHT, A DISTANCE OF 228.79 FEET; THENCE WESTERLY DEFLECTING 19 DEGREES 13 MINUTES 59 SECONDS LEFT, A DISTANCE OF 103.17 FEET; THENCE WESTERLY DEFLECTING 06 DEGREES 22 MINUTES 58 SECONDS RIGHT, A DISTANCE OF 655.80 FEET; THENCE WESTERLY DEFLECTING 14 DEGREES 07 MINUTES 31 SECONDS LEFT, A DISTANCE OF 182.53 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 13; THENCE NORTHERLY DEFLECTING 103 DEGREES 50 MINUTES 34 SECONDS RIGHT, A DISTANCE OF 178.60 FEET ALONG THE WEST LINE OF SAID SECTION 13 TO THE POINT OF BEGINNING, CONTAINING 4.71 ACRES, MORE OR LESS.

**2022 - 00887**

**WARRANTY DEED**

**PROJECT: DPS-3854(1)**

**C.N.: 22508**

**TRACT: 11**

A TRACT OF LAND BEING PART OF TAX LOT 171 LOCATED IN THE SOUTHEAST QUARTER 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 NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER SECTION 13, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST COUNTRY ROAD P35 RIGHT OF WAY LINE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 171 SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTHERLY DEFLECTING 89 DEGREES 57 MINUTES 24 SECONDS LEFT, A DISTANCE OF 419.20 FEET; THENCE NORTHERLY DEFLECTING 175 DEGREES 18 MINUTES 45 SECONDS RIGHT, A DISTANCE OF 251.12 FEET; THENCE NORTHERLY ON A 1150.00 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 4 DEGREES 54 MINUTES 46 SECONDS RIGHT, A DISTANCE OF 169.46 FEET, SUBTENDING A CENTRAL ANGLE OF 08 DEGREES 26 MINUTES 35 SECONDS TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE EASTERLY DEFLECTING 98 DEGREES 10 MINUTES 29 SECONDS RIGHT, A DISTANCE OF 32.32 FEET ALONG THE NORTH LINE OF SAID SECTION 13 TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE CITY OF BLAIR, NEBRASKA, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE CITY OF BLAIR, NEBRASKA, 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.

**2022-00887**

WARRANTY DEED

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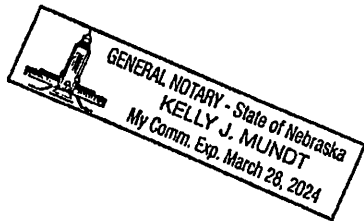
TRACT: 11

Duly executed this 21 day of JANUARY, A.D. 2022.

Roger N. Andreasen  
Roger N. Andreasen

STATE OF NEBRASKA )  
COUNTY OF Douglas ) ss.

The foregoing instrument was acknowledged before me this 21 day of JANUARY, A.D., 2022, by Roger N. Andreasen.



KJM  
Notary Public

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[ ]

2022-00887

WARRANTY DEED

PROJECT: DPS-3854(1)

C.N.: 22508

TRACT: 11

Duly executed this 27 day of JANUARY, A.D. 2022.

Donna J. Andreasen  
Donna J. Andreasen

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.

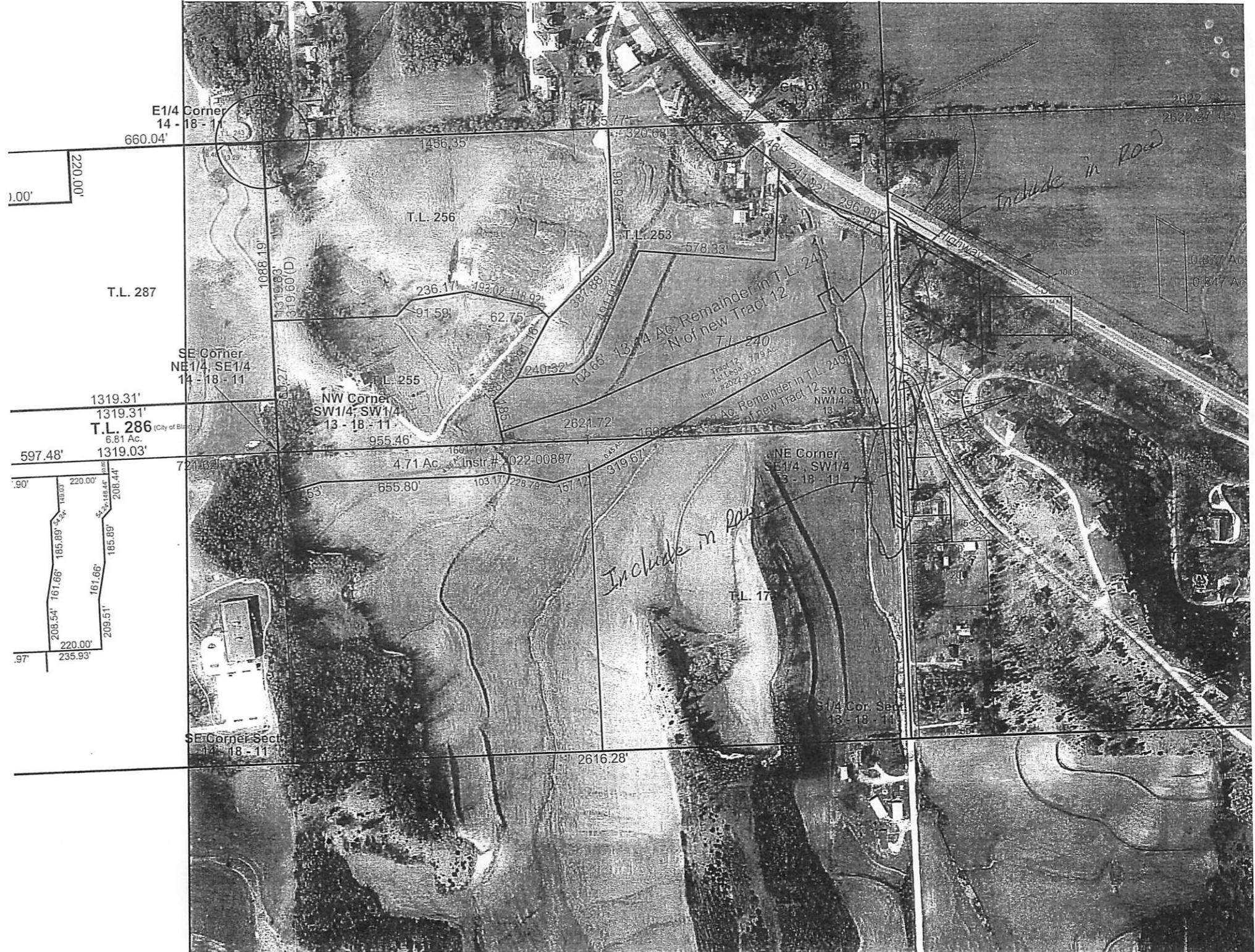
The foregoing instrument was acknowledged before me this 27 day of JANUARY, A.D., 2022, by Donna J. Andreasen.

KJM  
Notary Public



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2022-00887



E1/4 Corner  
14 - 18 - 11

660.04'

1.00'  
220.00'

T.L. 287

SE Corner  
NE1/4, SE1/4  
14 - 18 - 11

1319.31'  
1319.31'

T.L. 286  
6.81 Ac.  
1319.03'

597.48'  
208.54'  
161.66'  
208.44'  
185.89'  
161.66'  
209.51'  
220.00'  
235.93'

NW Corner  
SW1/4, SW1/4  
13 - 18 - 11

4.71 Ac. Instr. # 2022-00887

NE Corner  
SE1/4, SW1/4  
13 - 18 - 11

SE Corner Sect.  
14 - 18 - 11

2616.28'

*Include in Road*

*Include in Road*

T.L. 256

T.L. 253

T.L. 255

T.L. 240

T.L. 17

13.74 Ac. Remainder in T.L. 240  
N of new Tract 12

13.74 Ac. Remainder in T.L. 240  
SW Corner of New Tract 12

0.877 Ac.  
0.847 Ac.