

WASHINGTON COUNTY NEBRASKA  
Filed for record on September 20, 2022 at 08:12 AM  
Instrument No. 2022-03267

*By Bridget Abraham Deputy*  
(3 Pages)  
Carolyn M Stodola, Register of Deeds

NEBRASKA DOCUMENTARY  
STAMP TAX  
Sep 20, 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: 10**

**KNOW ALL PERSONS BY THESE PRESENTS:**

**THAT: Hayden Place Development, 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 LOT 5, HAYDEN PLACE FIRST ADDITION REPLAT ONE, AND LOT 8, HAYDEN PLACE FIRST ADDITION REPLAT TWO, LOCATED IN THE 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 ALONG THE NORTH LINE OF SAID QUARTER SECTION 14, A DISTANCE OF 74.93 FEET, THENCE SOUTHERLY DEFLECTING 90 DEGREES 00 MINUTES 00 SECONDS RIGHT, 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 TAX LOT 5, HAYDEN PLACE FIRST ADDITION REPLAT ONE; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 00 DEGREES 09 MINUTES 32 SECONDS LEFT, A DISTANCE OF 160.74 FEET ALONG THE EAST LINE OF SAID LOT 5, HAYDEN PLACE FIRST ADDITION REPLAT ONE; THENCE WESTERLY DEFLECTING 74 DEGREES 05 MINUTES 34 SECONDS RIGHT, A DISTANCE OF 320.84 FEET; THENCE WESTERLY DEFLECTING 18 DEGREES 51 MINUTES 19 SECONDS RIGHT, A DISTANCE OF 52.40 FEET; THENCE WESTERLY DEFLECTING 20 DEGREES 51 MINUTES 56 SECONDS RIGHT, A DISTANCE OF 147.31 FEET TO A

2022 - 03267

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POINT ON THE EAST LINE OF SAID LOT 8; THENCE WESTERLY DEFLECTING 20 DEGREES 38 MINUTES 19 SECONDS LEFT, A DISTANCE OF 216.33 FEET; THENCE WESTERLY DEFLECTING 20 DEGREES 00 MINUTES 16 SECONDS RIGHT, A DISTANCE OF 177.97 FEET TO A POINT ON THE WEST LINE OF SAID LOT 8, HAYDEN PLACE FIRST ADDITION REPLAT TWO; THENCE NORTHERLY DEFLECTING 66 DEGREES 57 MINUTES 04 SECONDS RIGHT, A DISTANCE OF 70.91 FEET ALONG THE WEST LINE OF SAID LOT 8, HAYDEN PLACE FIRST ADDITION REPLAT TWO; THENCE NORTHWESTERLY DEFLECTING 57 DEGREES 45 MINUTES 08 SECONDS LEFT, A DISTANCE OF 67.50 FEET ALONG THE WEST LINE OF SAID LOT 8, HAYDEN PLACE FIRST ADDITION REPLAT TWO; THENCE EASTERLY DEFLECTING 147 DEGREES 46 MINUTES 50 SECONDS RIGHT, A DISTANCE OF 932.10 FEET ALONG THE SOUTHERLY SOUTH BYPASS RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 3.88 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.

**2022 - 03267**

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Duly executed this 8 day of June, A.D. 2022.

Hayden Place Development, LLC.,  
a Nebraska limited liability company

Wayne A Jones  
Authorized Member, Manager, or Agent

Wayne Jones member/owner  
Print name of Authorized Agent Title

STATE OF Wyoming )  
COUNTY OF Johnson )ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June,

A.D., 2022, by Wayne A Jones  
(Printed Name of Individual who appeared before Notary)

member on behalf of Hayden Place Development, LLC., a Nebraska limited  
(Member, manager or agent)  
liability company.

Connie Peyrot  
Notary Public

