



Scale: 1"=100'

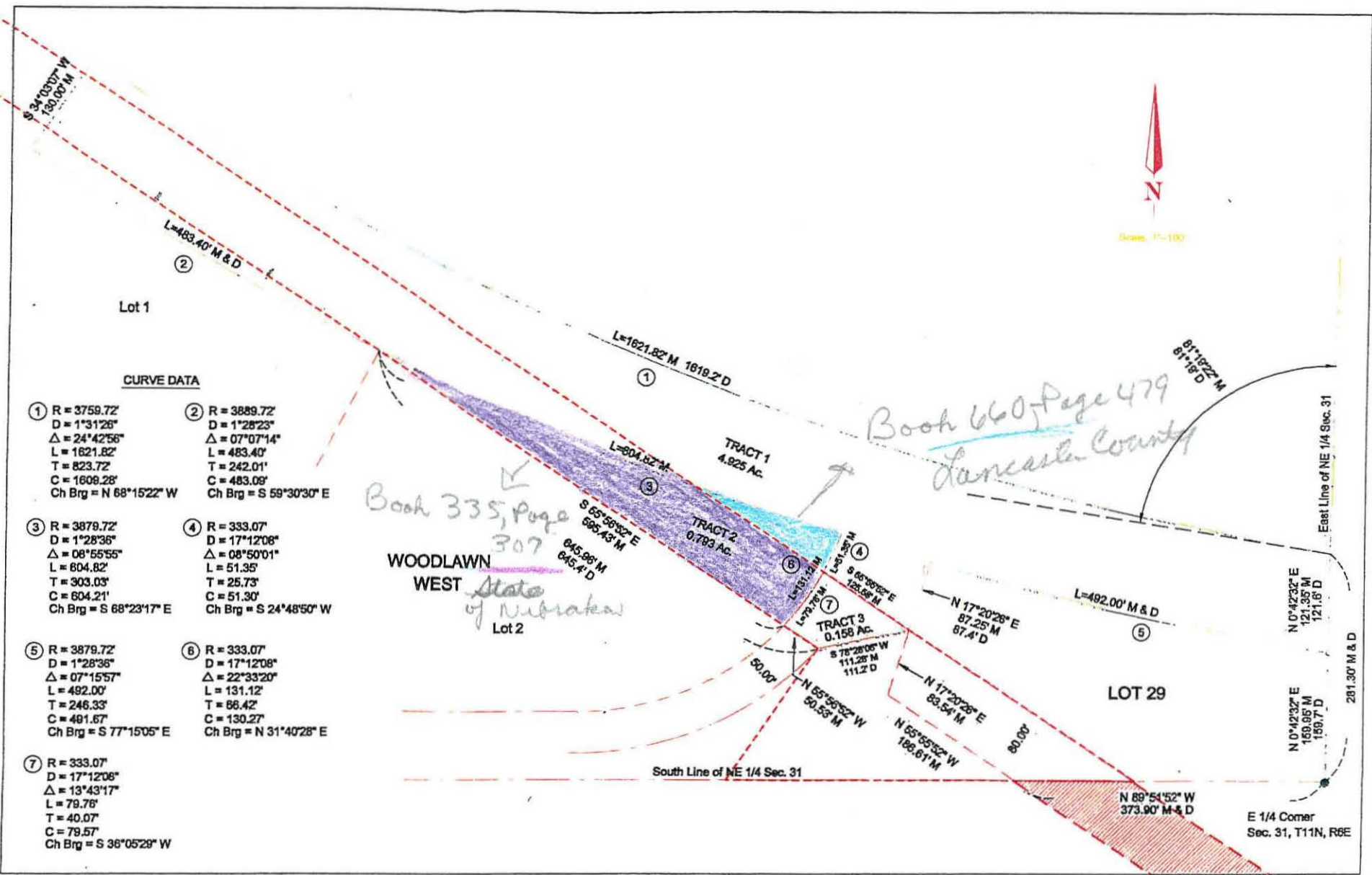
Lot 1

CURVE DATA

- ① R = 3759.72'
D = 1°31'26"
Δ = 24°42'56"
L = 1621.82'
T = 823.72'
C = 1608.28'
Ch Brg = N 68°15'22" W
- ② R = 3889.72'
D = 1°28'23"
Δ = 07°07'14"
L = 483.40'
T = 242.01'
C = 483.09'
Ch Brg = S 59°30'30" E
- ③ R = 3879.72'
D = 1°28'36"
Δ = 08°55'55"
L = 604.82'
T = 303.03'
C = 604.21'
Ch Brg = S 68°23'17" E
- ④ R = 333.07'
D = 17°12'08"
Δ = 08°50'01"
L = 51.35'
T = 25.73'
C = 51.30'
Ch Brg = S 24°48'50" W
- ⑤ R = 3879.72'
D = 1°28'36"
Δ = 07°15'57"
L = 492.00'
T = 246.33'
C = 491.67'
Ch Brg = S 77°15'05" E
- ⑥ R = 333.07'
D = 17°12'08"
Δ = 22°33'20"
L = 131.12'
T = 66.42'
C = 130.27'
Ch Brg = N 31°40'28" E
- ⑦ R = 333.07'
D = 17°12'08"
Δ = 13°43'17"
L = 79.76'
T = 40.07'
C = 79.57'
Ch Brg = S 36°05'29" W

Book 335, Page 307
WOODLAWN WEST State of Nebraska
Lot 2

Book 660, Page 479
Dawson County





Scale: 1"=100'

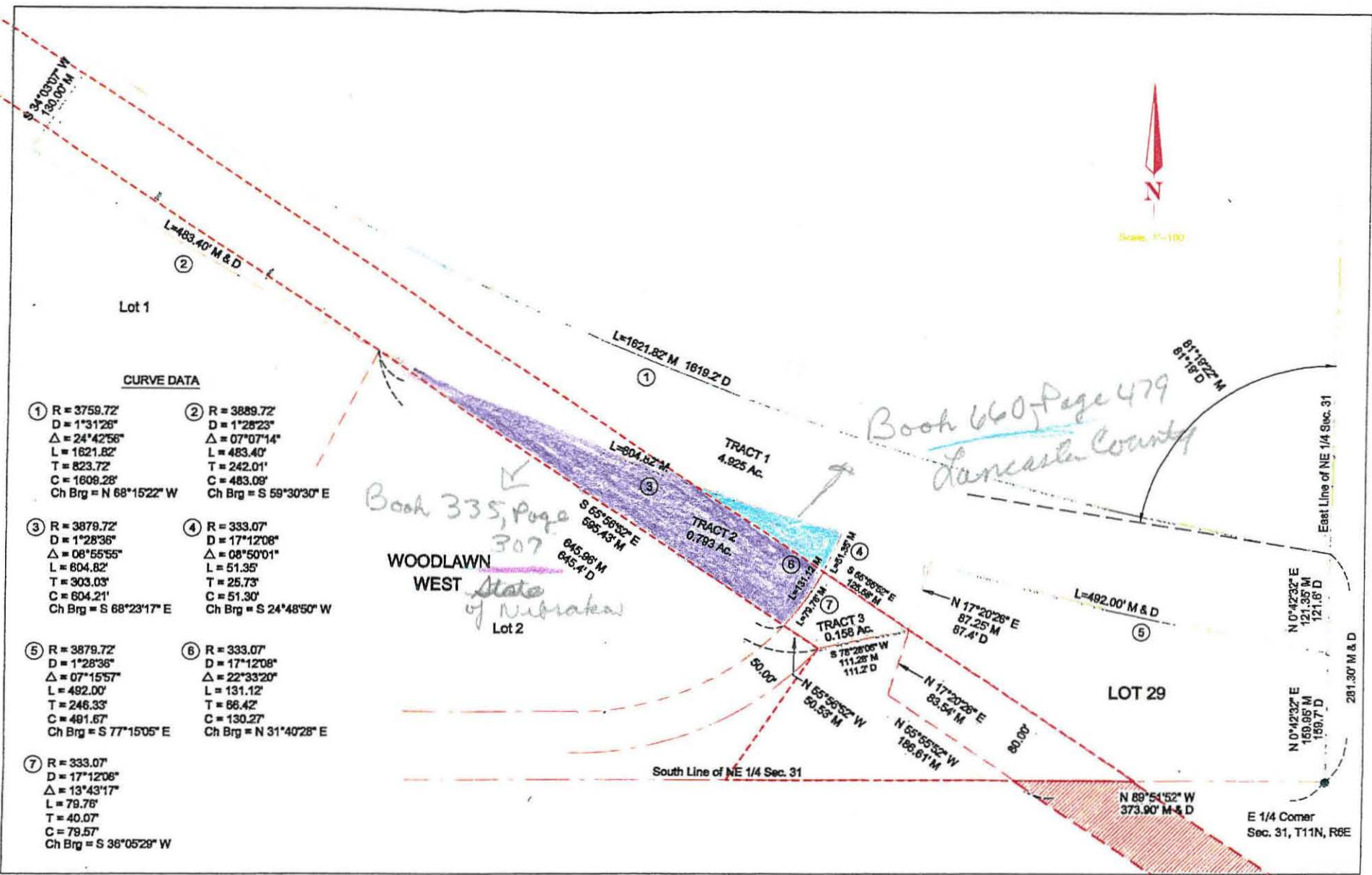
Lot 1

CURVE DATA

- ① R = 3759.72'
D = 1°31'26"
Δ = 24°42'56"
L = 1621.82'
T = 823.72'
C = 1608.28'
Ch Brg = N 68°15'22" W
- ② R = 3889.72'
D = 1°28'23"
Δ = 07°07'14"
L = 483.40'
T = 242.01'
C = 483.09'
Ch Brg = S 59°30'30" E
- ③ R = 3879.72'
D = 1°28'36"
Δ = 08°55'55"
L = 604.82'
T = 303.03'
C = 604.21'
Ch Brg = S 68°23'17" E
- ④ R = 333.07'
D = 17°12'08"
Δ = 08°50'01"
L = 51.35'
T = 25.73'
C = 51.30'
Ch Brg = S 24°48'50" W
- ⑤ R = 3879.72'
D = 1°28'36"
Δ = 07°15'57"
L = 492.00'
T = 246.33'
C = 491.67'
Ch Brg = S 77°15'05" E
- ⑥ R = 333.07'
D = 17°12'08"
Δ = 22°33'20"
L = 131.12'
T = 66.42'
C = 130.27'
Ch Brg = N 31°40'28" E
- ⑦ R = 333.07'
D = 17°12'08"
Δ = 13°43'17"
L = 79.76'
T = 40.07'
C = 79.57'
Ch Brg = S 36°05'29" W

Book 335, Page 307
WOODLAWN WEST State of Nebraska
Lot 2

Book 660, Page 479
Dawson County



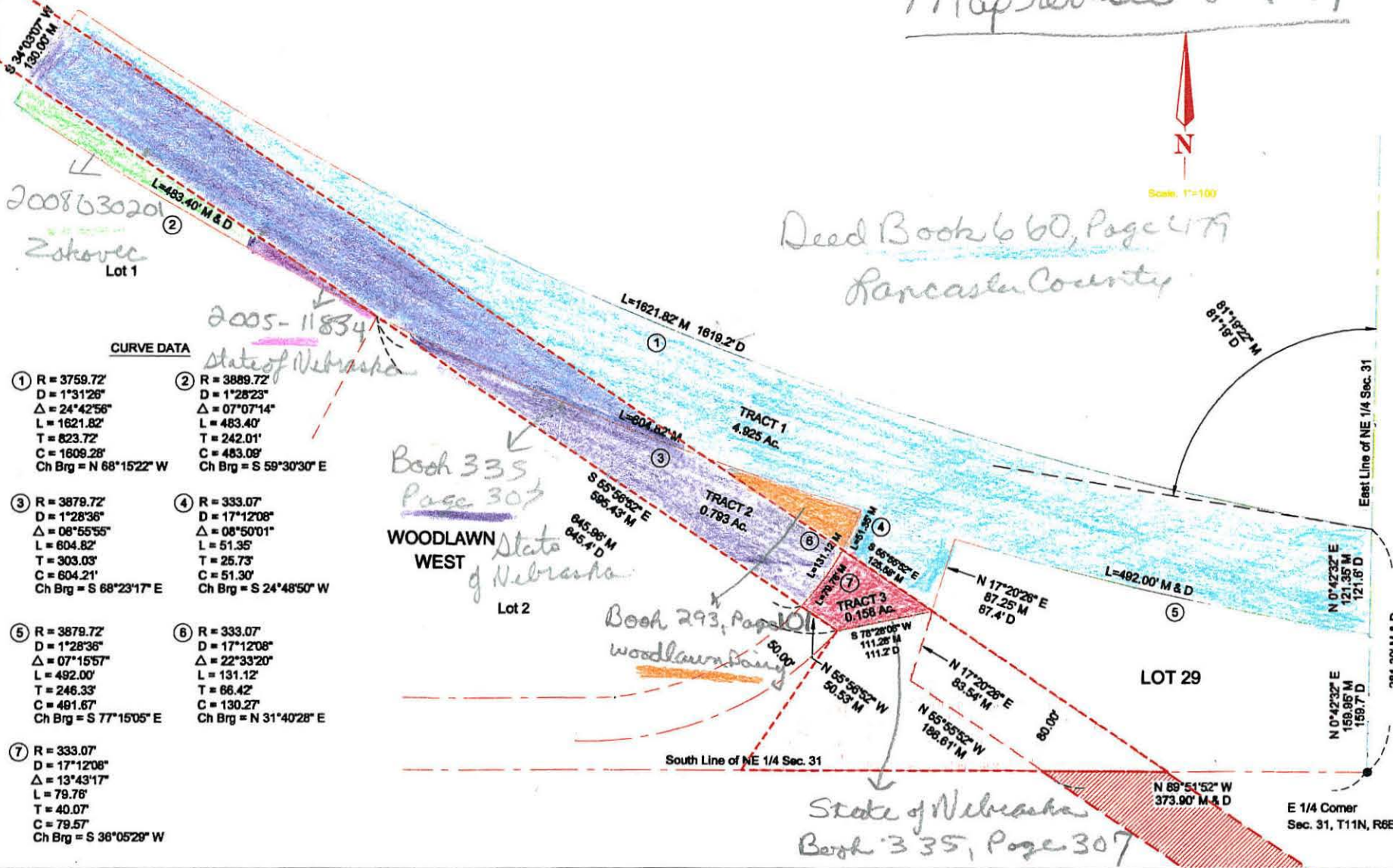
E 1/4 Corner Sec. 31, T11N, R6E

Map revised 8-4-17



Scale: 1"=100'

Deed Book 660, Page 479
Rancasla County



CURVE DATA

- | | |
|--|--|
| ① R = 3759.72'
D = 1°31'26"
Δ = 24°42'56"
L = 1821.82'
T = 823.72'
C = 1609.28'
Ch Brg = N 68°15'22" W | ② R = 3889.72'
D = 1°28'23"
Δ = 07°07'14"
L = 483.40'
T = 242.01'
C = 483.09'
Ch Brg = S 59°30'30" E |
| ③ R = 3879.72'
D = 1°28'36"
Δ = 08°55'55"
L = 804.82'
T = 303.03'
C = 604.21'
Ch Brg = S 68°23'17" E | ④ R = 333.07'
D = 17°12'08"
Δ = 08°50'01"
L = 51.35'
T = 25.73'
C = 51.30'
Ch Brg = S 24°48'50" W |
| ⑤ R = 3879.72'
D = 1°28'36"
Δ = 07°15'57"
L = 492.00'
T = 246.33'
C = 491.67'
Ch Brg = S 77°15'05" E | ⑥ R = 333.07'
D = 17°12'08"
Δ = 22°33'20"
L = 131.12'
T = 66.42'
C = 130.27'
Ch Brg = N 31°40'28" E |
| ⑦ R = 333.07'
D = 17°12'08"
Δ = 13°43'17"
L = 79.78'
T = 40.07'
C = 79.57'
Ch Brg = S 36°05'28" W | |

2008 630201
Zakovec
Lot 1

2005-11834
State of Nebraska

Book 335
Page 307
WOODLAWN WEST
State of Nebraska
Lot 2

Book 293, Page 04
Woodlawn Farm

State of Nebraska
Book 335, Page 307

East Line of NE 1/4 Sec. 31

South Line of NE 1/4 Sec. 31

E 1/4 Corner
Sec. 31, T11N, R9E

CHAIN OF TITLE

FILE NO: 6097972

**TO: Lancaster County Attorney
David A. Derbin**

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of Lancaster County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$), of Fractional Section Thirty-One (31), Township Eleven (11) North, Range Six (6) East of the 6th Principal Meridian, Lancaster County, Nebraska, being based upon and a portion of the tract of land recorded and described in [Deed Book 660, Pages 479 and 480](#), and more particularly described as follows:

Commencing at the East Quarter (E $\frac{1}{4}$) corner of Fractional Section Thirty-One (31), said point also being located on the East line of Lot Twenty-Nine (29), of Irregular Tracts; thence with an assumed bearing of North 00 degrees 42 minutes 32 seconds East, with a line common to the East line of the said Northeast Quarter (NE $\frac{1}{4}$), and the East line of Lot Twenty-Nine (29), of Irregular Tracts, a distance of 159.95 feet to the Northeast corner of Lot Twenty-Nine (29), of Irregular Tracts and the true point of beginning; thence continuing with the last described course of North 00 degrees 42 minutes 32 seconds East, with the East line of the said Northeast Quarter (NE $\frac{1}{4}$), a distance of 121.35 feet to a point located on the Southwesterly right-of-way line of "U.S. Highway #34", also known as the "Purple Heart Highway", said point also being located on a curve; thence with a curve to the right, with the Southwesterly right-of-way line of "U.S. Highway #34", also known as the "Purple Heart Highway", said curve having a central angle of 24 degrees 42 minutes 56 seconds, and a radius of 3,759.72 feet, the long chord which bears North 68 degrees 15 minutes 22 seconds West, an arc distance of 1,621.82 feet to the end of said curve; thence South 34 degrees 03 minutes 07 seconds West, a distance of 130.00 feet to a point located on a curve; thence with a curve to the left, said curve having a central angle of 07 degrees 07 minutes 14 seconds, and a radius of 3,889.72 feet, the long chord which bears South 59 degrees 30 minutes 30 seconds East, an arc distance of 483.40 feet to the end of said curve, said point also being the start of a curve; thence with a curve to the left, said curve having a central angle of 08 degrees 55 minutes 55 seconds, and a radius of 3,879.72 feet, the long chord which bears South 68 degrees 23 minutes 17 seconds East, an arc distance of 604.82 feet to the end of a curve, said point also being the start of a curve; thence with a curve to the right, said curve having a central angle of 08 degrees 50 minutes 01 seconds, and a radius of 333.07 feet, the long chord which bears South 24 degrees 48 minutes 50 seconds West, an arc distance of 51.35 feet; thence South 55 degrees 55 minutes 52 seconds East, a distance of 125.58 feet to a point located on the West line of Lot Twenty-Nine (29), of Irregular Tracts; thence North 17 degrees 20 minutes 26 seconds East, with the West line of Lot Twenty-Nine (29), of Irregular Tracts, a distance of 87.25 feet to the most-northerly corner of Lot Twenty-Nine (29), of Irregular Tracts, said point also being located on a curve; thence with a curve to the left, said curve having a central angle of 07 degrees 15 minutes 57 seconds, and a radius of 3,879.72 feet, the long chord which bears South 77 degrees 15 minutes 05 seconds East, an arc distance of 492.00 feet to the true point of beginning.

PRESENT TITLE HOLDERS:

Lancaster County, Nebraska, and John D. Zakovec and Judith L. Zakovec, and The State of Nebraska

PRESENT TITLE HOLDERS TO OLDEST TITLE HOLDERS:

Chain of Title for a portion of the South Half of the Northeast Quarter (S¹/₂ NE¹/₄), Section Thirty-One (31), Township Eleven (11) North, Range Six (6) East:

Warranty Deed from Woodlawn Dairy, Grantor, to The County of Lancaster, Grantee, recorded February 13, 1963 in [Book 660, Page 479](#); records of Lancaster County, Nebraska. (Part of the S¹/₂ NE¹/₄)

Warranty Deed--Corporation from Woodlawn Dairy a corporation organized and existing under and by virtue of the laws of the State of Nebraska, Grantor, to The State of Nebraska, Grantee, recorded March 31, 1942 in [Book 335, Page 307](#); records of Lancaster County, Nebraska. (Part of the S¹/₂ NE¹/₄)

Warranty Deed--Corporation from Ferguson and Company a corporation organized and existing under and by virtue of the laws of the State of Nebraska, Grantor, to Woodlawn Dairy, a corporation organized and existing under and by virtue of the State of Nebraska, Grantee, recorded May 27, 1932 in [Book 293, Page 101](#); records of Lancaster County, Nebraska. (N¹/₂ of Section 31)

Warranty Deed from W. H. Ferguson and wife, Grantor, to Ferguson & Company, Grantee, recorded August 9, 1926 in [Book 209, Page 456](#); records of Lancaster County, Nebraska. (N¹/₂ of Section 31)

Quit Claim Deed from C. D. Smith and Loretta E. Smith, Husband and Wife, Grantor, to W. H. Ferguson, Grantee, recorded March 7, 1925 in [Book 253, Page 431](#); records of Lancaster County, Nebraska. (N¹/₂ of Section 31)

Warranty Deed from The Kendall Smith Company, Grantor, to W. H. Ferguson, Grantee, recorded May 2, 1912 in [Book 186, Page 532](#); records of Lancaster County, Nebraska. (N¹/₂ of Section 31)

Quitclaim Deed from A. R. Kendall, et al, Grantor, to The Kendall Smith Company, Grantee, recorded October 17, 1904 in [Book 115, Page 307](#); records of Lancaster County, Nebraska. (N¹/₂ of Section 31)

Quitclaim Deed from C.C. Kendall, a single man, Grantor, to Kendall Smith Company, Grantee, recorded November 9, 1900 in [Book 94, Page 242](#); records of Lancaster County, Nebraska. (N¹/₂ of Section 31)

Warranty Deed from Pennsylvania Fire Insurance Company, Grantor, to Clevice C. Kendall, Grantee, recorded June 1, 1900 in [Book 99, Page 237](#); records of Lancaster County, Nebraska. (N¹/₂ of Section 31)

Special Master Commissioners Deed from A.D. Ricketts, Special Master Commissioner, Grantor, to Pennsylvania Fire Insurance Company, Grantee, recorded March 2, 1895 in [Book 79, Page 591](#); records of Lancaster County, Nebraska. (N¹/₂ of Section 31)

Deed from Burlington & Missouri River Railroad Company, Grantor, to Nuiiah B. Kendall and Charles D. Smith, Grantee, recorded July 30, 1878 in [Book X, Page 601](#); records of Lancaster County, Nebraska. (N¹/₂ NE¹/₄ of Section 31)

Warranty Deed from Julia H. Lottridge, Grantor, to N. B. Kendall and Charles D. Smith, Grantee, recorded July 21, 1877 in [Book V, Page 10](#); records of Lancaster County, Nebraska. (W¹/₂ SE¹/₄ NE¹/₄ & E¹/₂ SW¹/₄ of Section 31)

Warranty Deed from Midland Pacific Railway Townsite Company, Grantor, to Julia H. Lottridge, Grantee, recorded July 22, 1975 in [Book R, Page 18](#); records of Lancaster County, Nebraska. (W¹/₂ SE¹/₄ NE¹/₄ & E¹/₂ SW¹/₄ NE¹/₄ of Section 31)

Warranty Deed from Burlington and Missouri River Railroad Company, Grantor, to Midland Pacific Railroad Townsite Company, Grantee, recorded August 11, 1875 in [Book R, Page 92](#); records of Lancaster County, Nebraska. (W¹/₂ SE¹/₄ NE¹/₄ & E¹/₂ SW¹/₄ NE¹/₄ of Section 31)

Chain of Title for a portion of Lot One (1), Woodlawn West, Lincoln, Lancaster County, Nebraska:

Quitclaim Deed - State from John L. Craig, Director in the name of the State of Nebraska and for the Department of Roads of said State of Nebraska, Grantor, to John D. Zakovec and Judith L. Zakovec, Grantee, recorded June 26, 2008 as Inst. No. [2008030201](#); records of Lancaster County, Nebraska. (Portion of Lot 1, Woodlawn West)

Return of Appraisers State of Nebraska, Department of Roads, Condemner, vs. John D. Zakovec and Judith L. Zakovec, et al, Condemnees, recorded March 4, 2005 as Inst. No. [2005-11834](#); records of Lancaster County, Nebraska. (Portion of Lot 1, Woodlawn West)

Easements and restrictions reserved and shown in the Administrative Final Plat and Dedication of Woodlawn West, recorded August 10, 1994 as Inst. No. [94-36245](#); records of Lancaster County, Nebraska. (Lot 1, Woodlawn West)

Joint Tenancy Warranty Deed from Norman A. Kavan, Jr. and Sheryl L. Kavan, husband and wife, Grantor, to John D. and Judith L. Zakovec, Grantee, recorded April 14, 1993 as Inst. No. [93-14097](#); records of Lancaster County, Nebraska. (Lot 1, Woodlawn West)

Warranty Deed from Larry Frost and Carol Frost, husband and wife, Grantor, to Norman A. Kavan, Jr. and Sheryl L. Kavan, Grantee, recorded March 31, 1993 as Inst. No. [93-11769](#); records of Lancaster County, Nebraska. (Lot 1, Woodlawn West)

Trustee's Deed from FirstTier Bank, N.A., Lincoln, Nebraska (formerly First National Bank & Trust Company of Lincoln), as Trustee for Robert L. Ferguson, Grantor, to Larry Frost and Carol Frost, Grantee, recorded March 31, 1993 as Inst. No. [93-11768](#); records of Lancaster County, Nebraska. (Portion of the N½ of Section 31)

Corporation Warranty Deed from Woodlawn Dairy, Grantor, to Ferguson & Company, Grantee, recorded August 2, 1977 as Inst. No. [77-19867](#); records of Lancaster County, Nebraska. (Portion of the N½ of Section 31)

Corporation Quitclaim Deed from Woodlawn Dairy, Grantor, to Lancaster County, Nebraska, Grantee, recorded October 1, 1970 as Inst. No. [70-10027](#); records of Lancaster County, Nebraska. (Portion N½ of Section 31)

Warranty Deed from Ferguson and Company a corporation organized and existing under and by virtue of the laws of the State of Nebraska, Grantor, to Woodlawn Dairy, a corporation organized and existing under and by virtue of the State of Nebraska, Grantee, recorded May 27, 1932 in [Book 293, Page 101](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Warranty Deed from W. H. Ferguson and wife, Grantor, to Ferguson & Company, Grantee, recorded August 9, 1926 in [Book 209, Page 456](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Quit Claim Deed from C. D. Smith and Loretta E. Smith, Husband and Wife, Grantor, to W. H. Ferguson, Grantee, recorded March 7, 1925 in [Book 253, Page 431](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Warranty Deed from The Kendall Smith Company, Grantor, to W. H. Ferguson, Grantee, recorded May 2, 1912 in [Book 186, Page 532](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Quitclaim Deed from A. R. Kendall, et al, Grantor, to The Kendall Smith Company, Grantee, recorded October 17, 1904 in [Book 115, Page 307](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Quitclaim Deed from C.C. Kendall, a single man, Grantor, to Kendall Smith Company, Grantee, recorded November 9, 1900 in [Book 94, Page 242](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Warranty Deed from Pennsylvania Fire Insurance Company, Grantor, to Clevice C. Kendall, Grantee, recorded June 1, 1900 in [Book 99, Page 237](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Special Master Commissioners Deed from A.D. Ricketts, Special Master Commissioner, Grantor, to Pennsylvania Fire Insurance Company, Grantee, recorded March 2, 1895 in [Book 79, Page 591](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Deed from Burlington & Missouri River Railroad Company, Grantor, to Nuiah B. Kendall and Charles D. Smith, Grantee, recorded July 30, 1878 in [Book X, Page 601](#); records of Lancaster County, Nebraska. (N½ NE¼ of Section 31)

Warranty Deed from Julia H. Lottridge, Grantor, to N. B. Kendall and Charles D. Smith, Grantee, recorded July 21, 1877 in [Book V, Page 10](#); records of Lancaster County, Nebraska. (W½ SE¼ NE¼ & E½ SW¼ of Section 31)

Warranty Deed from Midland Pacific Railway Townsite Company, Grantor, to Julia H. Lottridge, Grantee, recorded July 22, 1975 in [Book R, Page 18](#); records of Lancaster County, Nebraska. (W½ SE¼ NE¼ & E½ SW¼ NE¼ of Section 31)

Warranty Deed from Burlington and Missouri River Railroad Company, Grantor, to Midland Pacific Railroad Townsite Company, Grantee, recorded August 11, 1875 in [Book R, Page 92](#); records of Lancaster County, Nebraska. (W½ SE¼ NE¼ & E½ SW¼ NE¼ of Section 31)

Effective Date: July 20, 2017 at 8:00 am

Nebraska Title Company

By 
Registered Abstracter

Please direct inquiries to: Marliis Oetken

REVISED LIMITED TITLE REPORT
(Revised August 24, 2017)

FILE NO: 6097973

TO: Lancaster County Attorney
David A. Derbin

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of Lancaster County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$), of Fractional Section Thirty-One (31), Township Eleven (11) North, Range Six (6) East of the 6th Principal Meridian, Lancaster County, Nebraska, being based upon and a portion of the tract of land recorded and described in [Deed Book 660, Pages 479 and 480](#), and more particularly described as follows:

Commencing at the East Quarter (E $\frac{1}{4}$) corner of Fractional Section Thirty-One (31), said point also being located on the East line of Lot Twenty-Nine (29), of Irregular Tracts; thence with an assumed bearing of North 89 degrees 51 minutes 52 seconds West, with the South line of the said Northeast Quarter (NE $\frac{1}{4}$), a distance of 373.90 feet to a point located on the Southwesterly line of the parcel of land vacated by Resolution #4294, and also referred to in Inst. No. [88-2373](#), as filed with the Register of Deeds' Office; thence Northwesterly and Northeasterly, with the Southwesterly and Westerly lines of said parcel, the following described 2 courses: North 55 degrees 55 minutes 52 seconds West, a distance of 186.61 feet; thence North 17 degrees 20 minutes 26 seconds East, a distance of 83.54 feet to the most-westerly corner of Lot Twenty-Nine (29), of Irregular Tracts; thence South 78 degrees 28 minutes 06 seconds West, a distance of 111.28 feet; thence North 55 degrees 56 minutes 52 seconds West, a distance of 50.53 feet to the most-easterly corner of "Woodlawn West", said point being located on a curve, said point also being the true point of beginning; thence with a curve to the left, said curve having a central angle of 22 degrees 33 minutes 20 seconds, and a radius 333.07 feet, the long chord which bears North 31 degrees 40 minutes 28 seconds East, an arc distance of 131.12 feet to a point located on the Southwesterly right-of-way line of "U.S. Highway #34", also known as the "Purple Heart Highway", said point also being located on a curve; thence with a curve to the right, with the Southwesterly right-of-way line of "U.S. Highway #34", also known as the "Purple Heart Highway", said curve having a central angle 08 degrees 55 minutes 55 seconds, and a radius of 3,879.72 feet, the long chord which bears North 68 degrees 23 minutes 17 seconds West, an arc distance of 604.82 feet to the most-northerly corner of Lot Two (2), "Woodlawn West"; thence South 55 degrees 56 minutes 52 seconds East, with the Northeasterly line of "Woodlawn West", a distance of 595.43 feet to the true point of beginning.

PRESENT TITLE HOLDERS:

The State of Nebraska and Lancaster County, Nebraska

PRESENT TITLE HOLDERS TO OLDEST TITLE HOLDERS:

Chain of Title for a portion of the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$), Section Thirty-One (31), Township Eleven (11) North, Range Six (6) East:

Warranty Deed from Woodlawn Dairy, Grantor, to The County of Lancaster, Grantee, recorded February 13, 1963 in [Book 660, Page 479](#); records of Lancaster County, Nebraska. (Part of the S $\frac{1}{2}$ NE $\frac{1}{4}$)

Warranty Deed--Corporation from Woodlawn Dairy a corporation organized and existing under and by virtue of the laws of the State of Nebraska, Grantor, to The State of Nebraska, Grantee, recorded March 31, 1942 in [Book 335, Page 307](#); records of Lancaster County, Nebraska. (Part of the S $\frac{1}{2}$ NE $\frac{1}{4}$)

Warranty Deed--Corporation from Ferguson and Company a corporation organized and existing under and by virtue of the laws of the State of Nebraska, Grantor, to Woodlawn Dairy, a corporation organized and existing under and by virtue of the State of Nebraska, Grantee, recorded May 27, 1932 in [Book 293, Page 101](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Warranty Deed from W. H. Ferguson and wife, Grantor, to Ferguson & Company, Grantee, recorded August 9, 1926 in [Book 209, Page 456](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Quit Claim Deed from C. D. Smith and Loretta E. Smith, Husband and Wife, Grantor, to W. H. Ferguson, Grantee, recorded March 7, 1925 in [Book 253, Page 431](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Warranty Deed from The Kendall Smith Company, Grantor, to W. H. Ferguson, Grantee, recorded May 2, 1912 in [Book 186, Page 532](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Quitclaim Deed from A. R. Kendall, et al, Grantor, to The Kendall Smith Company, Grantee, recorded October 17, 1904 in [Book 115, Page 307](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Quitclaim Deed from C.C. Kendall, a single man, Grantor, to Kendall Smith Company, Grantee, recorded November 9, 1900 in [Book 94, Page 242](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Warranty Deed from Pennsylvania Fire Insurance Company, Grantor, to Clevice C. Kendall, Grantee, recorded June 1, 1900 in [Book 99, Page 237](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Special Master Commissioners Deed from A.D. Ricketts, Special Master Commissioner, Grantor, to Pennsylvania Fire Insurance Company, Grantee, recorded March 2, 1895 in [Book 79, Page 591](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Deed from Burlington & Missouri River Railroad Company, Grantor, to Nuiah B. Kendall and Charles D. Smith, Grantee, recorded July 30, 1878 in [Book X, Page 601](#); records of Lancaster County, Nebraska. (N½ NE¼ of Section 31)

Warranty Deed from Julia H. Lottridge, Grantor, to N. B. Kendall and Charles D. Smith, Grantee, recorded July 21, 1877 in [Book V, Page 10](#); records of Lancaster County, Nebraska. (W½ SE¼ NE¼ & E½ SW¼ of Section 31)

Warranty Deed from Midland Pacific Railway Townsite Company, Grantor, to Julia H. Lottridge, Grantee, recorded July 22, 1975 in [Book R, Page 18](#); records of Lancaster County, Nebraska. (W½ SE¼ NE¼ & E½ SW¼ NE¼ of Section 31)

Warranty Deed from Burlington and Missouri River Railroad Company, Grantor, to Midland Pacific Railroad Townsite Company, Grantee, recorded August 11, 1875 in [Book R, Page 92](#); records of Lancaster County, Nebraska. (W½ SE¼ NE¼ & E½ SW¼ NE¼ of Section 31)

Chain of Title for a portion of Lot Two (2), Woodlawn West, Lincoln, Lancaster County, Nebraska:

Warranty Deed from City Bank & Trust Co., Grantor, to Larry W. Coffey ad Connie F. Coffey, husband and wife, Grantee, recorded April 4, 2011 as Inst. No. [2011015154](#); records of Lancaster County, Nebraska. (Portion of Lot 2, Woodlawn West)

Trustee's Deed from City Bank & Trust Co., Grantor, to City Bank & Trust Co., Grantee, recorded March 31, 2009 as Inst. No. [2009016146](#); records of Lancaster County, Nebraska. (Portion of Lot 2, Woodlawn West)

Warranty Deed for the Control of Ingress and Egress from Ronald M Leifert and Sally J Leifert DBA Leifert Real Estate and Equipment Rental, Grantor, to The State of Nebraska, Department of Roads, Grantee, recorded December 20, 2004 as Inst. No. [2004-81193](#); records of Lancaster County, Nebraska. (For Control of Ingress and Egress No Fee Simple Interest transferred Lot 2, Woodlawn West)

Quitclaim Deed from Ronald M. Leifert and Sally J. Leifert, husband and wife, Sole Stockholders & Successors of Leifert Real Estate and Rental, Inc., a Nebraska corporation, now a dissolved corporation, to Ronald M. Leifert and Sally J. Leifert, husband and wife, d/b/a Leifert Real Estate and Equipment Rental, a Sole Proprietorship, Grantee, recorded September 9, 2002 as Inst. No. [2002-60187](#); records of Lancaster County, Nebraska. (Lot 2, Woodlawn West)

Warranty Deed from LaRhae Lange Strohmyer a/k/a LaRhae Lange and John C. Strohmyer, wife and husband, Grantor, to Leifert Real Estate and Equipment Rental, Inc., a Nebraska Corporation, Grantee, recorded November 2, 1999 as Inst. No. [99-58537](#); records of Lancaster County, Nebraska. (Lot 2, Woodlawn West)

Easements and restrictions reserved and shown in the Administrative Final Plat and Dedication of Woodlawn West, recorded August 10, 1994 as Inst. No. [94-36245](#); records of Lancaster County, Nebraska. (Lot 1, Woodlawn West)

Warranty Deed from Larry Frost and Carol Frost, husband and wife, Grantor, to LaRhae Lange, Grantee, recorded September 23, 1992 as Inst. No. [92-42300](#); records of Lancaster County, Nebraska. (Portion of N½ of Section 31)

Trustee's Deed from First Tier Bank, N. A., a corporation, as Trustee for Robert L. Ferguson Trust, Grantor, to Larry and Carol Frost, husband and wife, Grantee, recorded September 22, 1992 as Inst. No. [92-41948](#); records of Lancaster County, Nebraska. (Portion of the N½ of Section 31)

Corporation Warranty Deed from Woodlawn Dairy, Grantor, to Ferguson & Company, Grantee, recorded August 2, 1977 as Inst. No. [77-19867](#); records of Lancaster County, Nebraska. (Portion of the N½ of Section 31)

Corporation Quitclaim Deed from Woodlawn Dairy, Grantor, to Lancaster County, Nebraska, Grantee, recorded October 1, 1970 as Inst. No. [70-10027](#); records of Lancaster County, Nebraska. (Portion N½ of Section 31)

Warranty Deed from Ferguson and Company a corporation organized and existing under and by virtue of the laws of the State of Nebraska, Grantor, to Woodlawn Dairy, a corporation organized and existing under and by virtue of the State of Nebraska, Grantee, recorded May 27, 1932 in [Book 293, Page 101](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Warranty Deed from W. H. Ferguson and wife, Grantor, to Ferguson & Company, Grantee, recorded August 9, 1926 in [Book 209, Page 456](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Quit Claim Deed from C. D. Smith and Loretta E. Smith, Husband and Wife, Grantor, to W. H. Ferguson, Grantee, recorded March 7, 1925 in [Book 253, Page 431](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Warranty Deed from The Kendall Smith Company, Grantor, to W. H. Ferguson, Grantee, recorded May 2, 1912 in [Book 186, Page 532](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Quitclaim Deed from A. R. Kendall, et al, Grantor, to The Kendall Smith Company, Grantee, recorded October 17, 1904 in [Book 115, Page 307](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Quitclaim Deed from C.C. Kendall, a single man, Grantor, to Kendall Smith Company, Grantee, recorded November 9, 1900 in [Book 94, Page 242](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Warranty Deed from Pennsylvania Fire Insurance Company, Grantor, to Clevice C. Kendall, Grantee, recorded June 1, 1900 in [Book 99, Page 237](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Special Master Commissioners Deed from A.D. Ricketts, Special Master Commissioner, Grantor, to Pennsylvania Fire Insurance Company, Grantee, recorded March 2, 1895 in [Book 79, Page 591](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Deed from Burlington & Missouri River Railroad Company, Grantor, to Nuiah B. Kendall and Charles D. Smith, Grantee, recorded July 30, 1878 in [Book X, Page 601](#); records of Lancaster County, Nebraska. (N½ NE¼ of Section 31)

Warranty Deed from Julia H. Lottridge, Grantor, to N. B. Kendall and Charles D. Smith, Grantee, recorded July 21, 1877 in [Book V, Page 10](#); records of Lancaster County, Nebraska. (W½ SE¼ NE¼ & E½ SW¼ of Section 31)

Warranty Deed from Midland Pacific Railway Townsite Company, Grantor, to Julia H. Lottridge, Grantee, recorded July 22, 1975 in [Book R, Page 18](#); records of Lancaster County, Nebraska. (W½ SE¼ NE¼ & E½ SW¼ NE¼ of Section 31)

Warranty Deed from Burlington and Missouri River Railroad Company, Grantor, to Midland Pacific Railroad Townsite Company, Grantee, recorded August 11, 1875 in [Book R, Page 92](#); records of Lancaster County, Nebraska. (W½ SE¼ NE¼ & E½ SW¼ NE¼ of Section 31)

Effective Date: July 20, 2017 at 8:00 am

Nebraska Title Company

By 
Registered Abstracter

Please direct inquiries to: Marliis Oetken

CHAIN OF TITLE

FILE NO: 6097974

TO: Lancaster County Attorney
David A. Derbin

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of Lancaster County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

A tract of land located in the Northeast Quarter (NE¹/₄), of Fractional Section Thirty-One (31), Township Eleven (11) North, Range Six (6) East of the 6th Principal Meridian, Lancaster County, Nebraska, being based upon and a portion of the tract of land recorded and described in [Deed Book 660, Pages 479 and 480](#), and more particularly described as follows:

Commencing at the East Quarter (E¹/₄) corner of Fractional Section Thirty-One (31), said point also being located on the East line of Lot Twenty-Nine (29), of Irregular Tracts; thence with an assumed bearing of North 89 degrees 51 minutes 52 seconds West, with the South line of the said Northeast Quarter (NE¹/₄), a distance of 373.90 feet to a point located on the Southwesterly line of the parcel of land vacated by Resolution #4294, and also referred to in Inst. No. [88-2373](#), as filed with the Register of Deeds' Office; thence Northwesterly and Northeasterly, with the Southwesterly and Westerly lines of said parcel, the following described 2 courses: North 55 degrees 55 minutes 52 seconds West, a distance of 186.61 feet; thence North 17 degrees 20 minutes 26 seconds East, a distance of 83.54 feet to the most-westerly corner of Lot Twenty-Nine (29), of Irregular Tracts, said point also being the true point of beginning; thence South 78 degrees 28 minutes 06 seconds West, a distance of 111.28 feet; thence North 55 degrees 56 minutes 52 seconds West, a distance of 50.53 feet to the most-easterly corner of "Woodlawn West", said point also being located on a curve; thence with a curve to the left, said curve having a central angle of 13 degrees 43 minutes 17 seconds and a radius of 333.07 feet, the long chord which bears North 36 degrees 05 minutes 29 seconds East, an arc distance of 79.76 feet; thence South 55 degrees 55 minutes 52 seconds East, a distance of 125.58 feet to the true point of beginning.

PRESENT TITLE HOLDER

The State of Nebraska

PRESENT TITLE HOLDERS TO OLDEST TITLE HOLDERS:

Chain of Title for a portion of the South Half of the Northeast Quarter (S¹/₂ NE¹/₄), Section Thirty-One (31), Township Eleven (11) North, Range Six (6) East:

Warranty Deed--Corporation from Woodlawn Dairy a corporation organized and existing under and by virtue of the laws of the State of Nebraska, Grantor, to The State of Nebraska, Grantee, recorded March 31, 1942 in [Book 335, Page 307](#); records of Lancaster County, Nebraska. (Part of the S¹/₂ NE¹/₄)

Warranty Deed--Corporation from Ferguson and Company a corporation organized and existing under and by virtue of the laws of the State of Nebraska, Grantor, to Woodlawn Dairy, a corporation organized and existing under and by virtue of the State of Nebraska, Grantee, recorded May 27, 1932 in [Book 293, Page 101](#); records of Lancaster County, Nebraska. (N¹/₂ of Section 31)

Warranty Deed from W. H. Ferguson and wife, Grantor, to Ferguson & Company, Grantee, recorded August 9, 1926 in [Book 209, Page 456](#); records of Lancaster County, Nebraska. (N¹/₂ of Section 31)

Quit Claim Deed from C. D. Smith and Loretta E. Smith, Husband and Wife, Grantor, to W. H. Ferguson, Grantee, recorded March 7, 1925 in [Book 253, Page 431](#); records of Lancaster County, Nebraska. (N½ of Section 31)

Warranty Deed from The Kendall Smith Company, Grantor, to W. H. Ferguson, Grantee, recorded May 2, 1912 in [Book 186, Page 532](#); records of Lancaster County, Nebraska. (N½ of Section 31)

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Special Master Commissioners Deed from A.D. Ricketts, Special Master Commissioner, Grantor, to Pennsylvania Fire Insurance Company, Grantee, recorded March 2, 1895 in [Book 79, Page 591](#); records of Lancaster County, Nebraska. (N½ of Section 31)

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