

FILED BY: Steve Heritage



RETURN TO: Heritage Title

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TAX
Date 12-29-98 by Yes
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ADAMS COUNTY, NE.
FILED
INST. NO. 19986838
'98 DEC 29 AM 10 47
Michele D Klingler
REGISTER OF DEEDS

CORPORATION WARRANTY DEED

Hadco, Inc., a corporation organized and existing under and by virtue of the laws of the State of Nebraska, Grantor, in consideration of One Dollar and Other Valuable Consideration, received from Grantee, A-1 Fiberglass Corporation, a corporation, conveys to Grantee the following-described real estate (as defined in Neb. Rev. Stat. 76-201) in Adams County, Nebraska:

TRACT #1 --

A tract of land in the Northwest Quarter (NW1/4) of Section Twenty-Three (23), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of said NW1/4; thence S89° 55' 33"E (assumed bearing) along the North line of said NW1/4 a distance of 976.75 feet; thence S00° 04' 27"W a distance of 1,184.56 feet to the TRUE POINT OF BEGINNING; thence N89° 53' 54"W a distance of 779.51 feet; thence S00° 04' 47"W a distance of 331.19 feet; thence S89° 53' 18"E a distance of 787.20 feet; thence N01° 14' 58"W a distance of 331.58 feet to the TRUE POINT OF BEGINNING, containing a calculated area of 5.96 acres, more or less.

TRACT #2 --

A tract of land in the Northeast Quarter (NE1/4) of Section Twenty-Two (22), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, and more particularly described as follows: Commencing at the Northeast corner of said NE1/4; thence N90° 00' 00"W (assumed bearing) along the North line of said NE1/4 a distance of 1,384.16 feet; thence S00° 10' 20"W a distance of 609.39 feet to the TRUE POINT OF BEGINNING, thence S89° 58' 28"E a distance of 774.89 feet thence S00° 11' 13"W a distance of 265.41 feet; thence N 89° 54' 40"W a distance of 774.82 feet; thence N00° 10' 20"E a distance of 264.55 feet to the TRUE POINT OF BEGINNING, containing a calculated area of 4.71 acres, more or less.

TRACT #3 --

A tract of land in the Northwest Quarter (NW1/4) of Section Twenty-Three (23) and in the Northeast Quarter (NE1/4) of Section Twenty-Two (22) in Township Seven (7) North, Range Nine(9) West of the 6th P.M., Adams County, Nebraska, and more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter (NW1/4) of said Section 23; thence S89° 59' 33"E (assumed bearing) along the North line of said NW1/4 a distance of 790.00 feet; thence S00° 10' 55"E a distance of 610.26 feet to the TRUE POINT OF BEGINNING; thence S09° 29' 57"E a distance of 230.93 feet; thence N89° 53' 44"W a distance of 633.31 feet; thence S00° 18' 42"W a distance of 39.53 feet; thence N89° 52' 14"W a distance of 193.70 feet to a point on the section line common to Sections 22 and 23; thence N89° 54' 23"W a distance of 210.59 feet; thence N00° 11' 20"E a distance of 265.80 feet; thence S89° 58' 28"E a distance of 208.89 feet to a point on the section line common to Sections 22 and 23; thence S89° 58' 28"E a distance of 789.94 feet to the TRUE POINT OF BEGINNING, containing a calculated area of 5.67 acres, more or less.

Specifically not included is the rail line which passes into or through a portion of said real estate. And, Grantor hereby reserves, for the benefit of Grantor, and of Grantor's successors and assigns forever, an exclusive permanent easement for all rail lines where presently situated over and across said real estate the same to be 16 feet in width, being 8 feet on each side of the center line of said rail lines, together with ownership of all rails, ties, and ballast, with the right at any and all times to maintain, repair, replace, and use the same for the storage of rail cars; but, said easement shall not be used in such a manner as to block or impede access to said real estate herein conveyed to Grantee. Said easement shall terminate to the extent that any rails are removed for reasons other than repair or replacement. Said conveyance is also subject to all easements and restrictions of record, including all easements for all existing electric power, natural gas, telephone, water, and sewer lines over, across, and under said real estate, and subject to that certain Temporary Environmental Response Easement to the United States of America dated March 18, 1996, whether on record or not, and specifically subject to the easements and licenses reserved or granted in that certain deed from the City of Hastings, Nebraska, recorded in Book 181, Page 253, of the real estate records of Adams County, Nebraska.

Grantor covenants with Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, but subject to easements, licenses, reservations, covenants, and restrictions of record, as aforesaid;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed November 16, 1998.

Hadco, Inc., a Nebraska corporation,

By Patrick H. Rensch
Patrick H. Rensch, President

STATE OF FLORIDA)
)ss.
COUNTY OF Collier)

The foregoing instrument was acknowledged before me on November 16th, 1998, by Patrick H. Rensch, President of Hadco, Inc., a Nebraska corporation, on behalf of said corporation.

Janet L. Etheredge
Notary Public

My commission expires _____

