

145-2260

CORPORATION REAL ESTATE DEED

NEBRASKA DOCUMENTARY STAMP TAX
DEC 23 1970
<i>Exempt</i> BY <i>Lac</i>

KNOW ALL MEN BY THESE PRESENTS:

In consideration of that certain written Amended Merger Agreement and Lease-Purchase Agreement each dated November 13, 1969, wherein the within Grantor agrees to make this transfer upon the Grantee's performance of certain conditions, which conditions the within Grantor hereby acknowledges have been performed, and in consideration of the discharge by Grantee to the indentured Trustee of Grantor's total outstanding bonded indebtedness, payment of which Grantor hereby acknowledges, the within Grantor, PLATTE VALLEY PUBLIC POWER AND IRRIGATION DISTRICT, a public Nebraska corporation, does hereby grant, bargain, sell, quit claim, convey and confirm unto the within Grantee, NEBRASKA PUBLIC POWER DISTRICT, a public Nebraska corporation, all of Grantor's right, title, interest, possession, and estate of every kind and nature whatsoever, in and to all real estate now claimed or owned, or possessed (or any combination thereof) by Grantor in fee, easement, lease, license, or by some form of equitable right or privilege wherever situated in the several Counties of the State of Nebraska, whether the same is or is not of record in the Register of Deeds' Office in said Counties, and whether or not the same be specifically hereinafter mentioned, also all according to records and files of the Grantor which records and files are hereby also conveyed and delivered to Grantee.

To have and to hold said premises together with all tenements, hereditaments, and appurtenances thereto belonging unto the within Grantee and its successors and assigns forever, hereby intending this to be one of several documents collectively transferring and conveying all the within Grantor's assets to the within Grantee.

The within Grantor represents that attached hereto and by this reference incorporated herein and made a part hereof are the following exhibits summarizing most but not necessarily all of said properties herein conveyed:

Exhibit A - All the canals, ditches, checks, diversion works, dams, reservoirs, hydroelectric plants, bridges, culverts, offices, and other associated properties constituting Grantor's several irrigation systems.

Exhibit B - All the electric transmission and distribution lines, right of way, easements, substations, and other associated properties, heretofore independently acquired by Grantor.

Exhibit C - All the electrical transmission and distribution line right of way, easements, power plants, substations, and associated properties heretofore acquired by Grantor or by Loup River Public Power District for the account of the joint operation of said two Districts, named Nebraska Public Power System, in which Grantor claims either a legal or equitable undivided one-half interest in the real estate interest acquired for Nebraska Public Power System, which properties exhibited are to some extent nevertheless commingled by consolidation, improvement, replacement and additions heretofore made by Grantor independently and with Nebraska Public Power System revenues.

Grantor and Grantee agree that by delivery hereof, that this entire document will be filed in the Register of Deeds, Lincoln County, Nebraska (home office of Grantor) and duplicate originals by copy process to which only so much of Exhibits A, B, and C, as pertain may be filed with the Register of Deeds for each County in which some of the properties are situated.

Rec# 005309

FILED FOR RECORD 11-28-70 BY *John H. Kelly* IN BOOK 145-2260  
PAGE 2260 *Olivia M. Lindstrom* REGISTER OF DEEDS, LINCOLN COUNTY, NEB.

In witness whereof, Grantor has hereunto caused its corporate seal to be affixed and these presents signed by its President.

Dated December 10, 1970

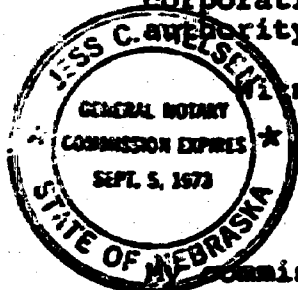
[Signature]  
President

ATTEST:

STATE OF NEBRASKA)  
( SS.  
COUNTY OF LINCOLN )

[Signature]  
Secretary

Before me, a notary public qualified in said county, personally came Dewayne Wolf, President of Platte Valley Public Power and Irrigation District, a corporation known to me to be the President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.



Witness my hand and notarial seal on December 10, 1970.

[Signature]  
Notary Public  
Nathl. Blum, Notary  
Attorney At Law  
JESS C. NIELSEN

STATE OF NEBRASKA)  
( SS.  
COUNTY OF \_\_\_\_\_ )

Entered on numerical index and filed for record in the Register of Deeds Office of said County the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes \_\_\_\_\_ M., and recorded in Book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds

By \_\_\_\_\_  
Deputy

145-221-B

E X H I B I T   A

to

CORPORATION REAL ESTATE DEED

Dated December 10, 1970

GRANTOR:        Platte Valley Public Power and Irrigation District

HOME OFFICE:   North Platte, Nebraska

GRANTEE:        Nebraska Public Power District

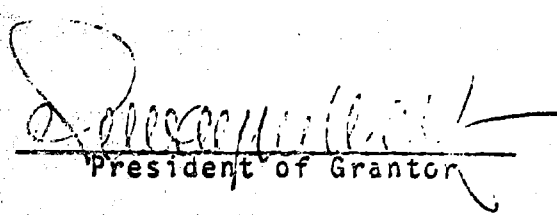
HOME OFFICE:   Columbus, Nebraska

Containing abstract of the location of all properties conveyed by this instrument consisting generally of:

All the canals, ditches, checks, diversion works, dams, reservoirs, hydroelectric plants, bridges, culverts, offices, and other associated properties constituting Grantor's several irrigation systems

described according to the quarter section, township, range and county in the State of Nebraska, or the exact legal description within which and interest of some nature in said properties is claimed or held.

Validated by

  
President of Grantor

**Note:** Properties listed hereunder pertained to other counties

**E X H I B I T    B**

to

**CORPORATION REAL ESTATE DEED**

**Dated December 10, 1970**

**GRANTOR:            Platte Valley Public Power and Irrigation District**

**HOME OFFICE:    North Platte, Nebraska**

**GRANTEE:           Nebraska Public Power District**

**HOME OFFICE:    Columbus, Nebraska**

**Containing abstract of the location of all properties conveyed  
by this instrument consisting generally of:**

**All the electric transmission and distribu-  
tion lines, right of way, easements, sub-  
stations, and other associated properties,  
heretofore independently acquired by Grantor**

**described according to the quarter section, township, range  
and county in the State of Nebraska, or the exact legal des-  
cription within which and interest of some nature in said  
properties is claimed or held.**

Validated by

  
President of Grantor

**Note: Properties listed hereunder  
pertained to other counties**

145-2260D

**EXHIBIT C**

to

**CORPORATION REAL ESTATE DEED**

**Dated December 10, 1970**

**GRANTOR: Platte Valley Public Power and Irrigation District**

**HOME OFFICE: North Platte, Nebraska**

**GRANTEE: Nebraska Public Power District**

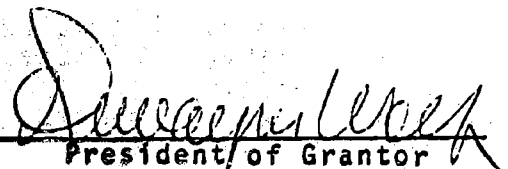
**HOME OFFICE: Columbus, Nebraska**

**Containing abstract of the location of all properties conveyed by this instrument consisting generally of:**

All the electrical transmission and distribution line right of way, easements, power plants, substations, and associated properties heretofore acquired by Grantor or by Loup River Public Power District for the account of the joint operation of said two Districts, named Nebraska Public Power System, in which Grantor claims either a legal or equitable undivided one-half interest in the real estate interest acquired for Nebraska Public Power System, which properties exhibited are to some extent nevertheless commingled by consolidation, improvement, replacement and additions heretofore made by Grantor independently and with Nebraska Public Power System revenues

described according to the quarter section, township, range and county in the State of Nebraska, or the exact legal description within which and interest of some nature in said properties is claimed or held.

Validated by

  
President of Grantor

Sarpy COUNTY								COUNTY							
Tract Number	No.	Section				Twp.	Rge.	Tract Number	No.	Section				Twp.	Rge.
		SE $\frac{1}{4}$	SW $\frac{1}{4}$	NE $\frac{1}{4}$	NW $\frac{1}{4}$					SE $\frac{1}{4}$	SW $\frac{1}{4}$	NE $\frac{1}{4}$	NW $\frac{1}{4}$		
32-B	5			X		13 N	10 E								
32-A	5			X	X	13 N	10 E								
33	4				X	13 N	10 E								
33-A	4			X		13 N	10 E								
33-B	4	X				13 N	10 E								
34	3				X	13 N	10 E								
34-A	3			X		13 N	10 E								
34-B	3			X		13 N	10 E								
35	2				X	13 N	10 E								
35-A	2				X	13 N	10 E								
35-B	2			X		13 N	10 E								
36	1				X	13 N	10 E								
36-A	1			X		13 N	10 E								
37	6				X	13 N	11 E								
37-A	6				X	13 N	11 E								
37-B	6			X		13 N	11 E								
37-C	6			X		13 N	11 E								
38	5				X	13 N	11 E								
38-A	5			X		13 N	11 E								
39	4				X	13 N	11 E								
39-A	4			X		13 N	11 E								
40	3				X	13 N	11 E								
40-A	3			X		13 N	11 E								
41	2				X	13 N	11 E								
41-A	2			X		13 N	11 E								
42	1				X	13 N	11 E								
42-A	1			X	X	13 N	11 E								
42-B	1			X		13 N	11 E								
43	6				X	13 N	12 E								
43-A	6				X	13 N	12 E								
43-B	6			X		13 N	12 E								
44	5				X	13 N	12 E								
44-A	5			X		13 N	12 E								
45	4				X	13 N	12 E								
45-A	4			X		13 N	12 E								
45-B	4			X		13 N	12 E								
46	3				X	13 N	12 E								
46-A	3			X		13 N	12 E								
46-C	3			X		13 N	12 E								
47	2				X	13 N	12 E								
47-A	2			X		13 N	12 E								
48	1				X	13 N	12 E								
48-A	1				X	13 N	12 E								
49	36		X			14 N	12 E								
49-A	36		X			14 N	12 E								
49-B	36	X		X		14 N	12 E								
49-C	36			X		14 N	12 E								
50	31				X	14 N	13 E								
51	3		X			14 N	13 E								
51-B	30		X			14 N	13 E								
51-C	30	X				14 N	13 E								
51-D	29			X		14 N	13 E								
51-E	30			X		14 N	13 E								
52	29				X	14 N	13 E								
53	20		X			14 N	13 E								
53-B	20				X	14 N	13 E								
53-A	20		X	X		14 N	13 E								

145-2260 K

The following described tracts of real property located in  
SARPY COUNTY, Nebraska:

(a) All that part of Lots Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Thirty-Six (36), Original Village of Bellevue (now City) Sarpy County, Nebraska, lying east of the C. B. & Q. Railroad right-of-way, and all accretions thereto.

(b) That part of the South Half (S $\frac{1}{2}$ ) of Government Lot Nine (9), being also described as Tax Lot "K," all located in the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-One (31), Township Fourteen North (14N), Range Fourteen East (14E) of the 6th P.M., Sarpy County, Nebraska, lying west of a line 60 feet west of the centerline of a dike located in the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section, said centerline being more particularly described as beginning at a point on the south line of said Southwest Quarter (SW $\frac{1}{4}$ ), said point being 1803.42 feet East of the Southwest Corner of said Southwest Quarter (SW $\frac{1}{4}$ ); thence N 14 degrees 32' 39" W a distance of 1364.64 feet to the point of ending, said point being on the centerline of Bellevue Bridge Road. (The South line of said Southwest Quarter (SW $\frac{1}{4}$ ) is assumed due East in direction and excepting that portion now being used for road purposes and that heretofore conveyed to the Grantee).

(c) Government Lot Eight (8), east of the C. B. & Q. Railroad right-of-way, all in Section Thirty-One (31), Township Fourteen (14) North, Range Fourteen (14) East of the 6th P. M., Sarpy County, Nebraska, and all accretions thereto.

(d) All that part of Blocks Thirty-Six (36) and Thirty-Seven (37) in the original Village of Bellevue (now City), Nebraska, lying within Section Thirty-One (31), Township Fourteen (14) North, Range Fourteen (14), East of the 6th P.M., Sarpy County, Nebraska, together with vacated portions of 25th Avenue and Bluff Streets adjacent thereto, east of the C. B. & Q. Railroad right-of-way. The intention being to convey all that part of the Original Plat of the Village of Bellevue lying North of the South line of said Section Thirty-One (31), Township Fourteen North (14N), Range Fourteen (14) East of the 6th P.M., Sarpy County, Nebraska and east of said Railroad right-of-way, and all accretions thereto.

(e) All of Blocks Nine (9), Ten (10), Eleven (11), and Twelve (12), Anderson's Addition to the Village of Bellevue (now City), Sarpy County, Nebraska, lying East of the C. B. & Q. Railroad right-of-way, and all accretions thereto.

(f) All of Tax Lots "H1" and "H2," in the South Half (S $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Thirty-One (31), Township Fourteen (14) North, Range Fourteen (14) East of the 6th P.M., Sarpy County, Nebraska, and all accretions thereto.

(g) All of Out-Lots Two (2), Three (3), and Four (4) of Anderson's Addition (North Division), Bellevue, Sarpy County, Nebraska, and all accretions thereto.

(h) All of Tax Lot "G," being a part of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-One (31), Township Fourteen (14) North, Range Fourteen (14) East of the 6th P.M., Sarpy County, Nebraska, lying east of the C. B. & Q. Railroad right-of-way, and all accretions thereto.

(i) The North Half (N $\frac{1}{2}$ ) of Government Lot No. 10, described as Tax Lot "J" in Section 31-14-14, East of the 6th P. M., Sarpy County, Nebraska, and all accretions thereto.

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1-15-22601

(j) That part of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One (1), Anderson's Addition to Village of Bellevue (now City), Sarpy County, Nebraska, lying east of the C. B. & Q. Railroad right-of-way.

(k) Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), in Block Seven (7) and Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), in Block Eight (8), all in Anderson's Addition to the Village of Bellevue, Sarpy County, Nebraska; except the West Four Feet (4') of all of said lots.

(l) All of Out Lot No. One (1), in the Village of Bellevue, Sarpy County, Nebraska. SEC 31-T 14N-R 14E

(m) Also a tract beginning at a point at the Junction of Union Avenue in the Village of Bellevue, with the East line of the Burlington and Missouri River Railway right-of-way, running thence East to the Bank of the Missouri River, a distance of about Thirty-Two (32) rods, thence North along said River Bank to the old stone dike, a distance of One Hundred and Sixty (160) rods, thence West along said dike to the East line of the Burlington and Missouri River Railway right-of-way, a distance of about ten (10) rods, thence South along said Railway right-of-way to the place of beginning, including Tax Lots known as "A" in Section Thirty-One (31), Township Fourteen (14), Range Fourteen (14), and Tax Lots "A" and "B" in Section 30, Township Fourteen (14), Range Fourteen (14), Sarpy County, Nebraska, and all accretions thereto, except the West Twenty-Four (24) Feet of said Tax Lots "A" in Section Thirty-One (31), and said Tax Lots "A" and "B" in Section Thirty (30).

(n) All that is left of a tract of land known as "Sarpy Reserve" in Section Thirty (30) Township Fourteen (14) North Range Fourteen (14) as the same is surveyed, platted and recorded in Sarpy County, Nebraska together with all accretions thereto.

(o) All that part of Section 30, Township 14, Range 14, East of the 6th P.M. lying east of the Chicago, Burlington & Quincy Railroad Company right-of-way excepting Tax Lots A, B, and C.

Excepted and excluded from the above described properties in Sarpy County is a tract or parcel of land consisting of approximately 3.5175 acres in the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-One (31), Township Fourteen (14), Range Fourteen (14), east of the 6th P. M., Sarpy County, Nebraska, conveyed by the Loup River Public Power District to the Chicago, Burlington & Quincy Railroad Company, an Illinois Corporation, by a Special Warranty Deed dated September 29, 1954, and recorded December 6, 1954, in Book 75, Page 313 Et. Seq. of the Deeds and Records in the office of the Register of Deeds, Sarpy County, Nebraska.



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145-200M

SO. OMAHA SUBSTATION

The following described real property located in SARPY COUNTY, Nebraska:

A plot of ground 610 feet East and West and 500 feet North and South located in the Northeast corner of the South seventy acres of the East Half of the Southeast Quarter Section 20, Township 14 North Range 13 East of the 6th P.M.

WAHOO SUBSTATION

The following described real property in SAUNDERS COUNTY, Nebraska:

The west 323' of the south 300' of the north 567' of the W $\frac{1}{2}$  SW $\frac{1}{4}$  Sec. 35 - 15 - 7 E., Saunders County, Nebraska, being a rectangular tract 323' east and west by 300' north and south, containing in all 2.224 A., more or less, subject to established public roads and highways.

SEWARD SUBSTATION

The following described real property located in SEWARD COUNTY, Nebraska:

A tract described as follows: Commencing at the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 33, Township 11, North, Range 3, East of the 6th P.M., Seward County, Nebraska, running thence East on the half section line 433 feet, running thence North 290 feet, running thence West 433 feet, running thence South 290 feet to the place of beginning, subject to public highway. And a tract described as follows: Commencing at the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 11 North, Range 3, East of the 6th P.M., Seward County, Nebraska, running thence East on the half section line 433 feet, running thence South 70 feet, running thence West 433 feet, running thence North 70 feet to the place of beginning, subject to the public highway.