

20034290

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STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 4th DAY OF June A.D. 2003
AT 1:37 O'CLOCK p M AND RECORDED IN BOOK
404 AT PAGE 644-645
COUNTY CLERK Charlotte L. Petersen
DEPUTY Jason Madson

NEBRASKA DOCUMENTARY
STAMP TAX
Date June 4, 2003
\$ Exempt # 2 By Sam

FILED

03 JUN -4 PM 1:37

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY, CLERK
BLAIR, NEBR.

Recorded
General
Numerical
Photostat
Proofer

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I or We, COUNTRY TIRE, INC., a Nebraska Corporation, herein called the grantor whether one or more, in consideration of ONE DOLLAR and other valuable consideration, received from grantee, do hereby grant, bargain, sell, convey and confirm unto THE CITY OF BLAIR, NEBRASKA, a Municipal Corporation herein called the grantee whether one or more, the following described real property in Washington County, Nebraska:

SEE EXHIBIT "A" hereto attached

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance,

subject to easements, conditions and restrictions of record;

that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated: May 29, 2003

COUNTRY TIRE, INC., a Nebraska Corporation

By Roger E. Howland, President

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me on June 3, 2003 by Roger E. Howland, President on behalf of the corporation.

GENERAL NOTARY-State of Nebraska
JOHN E. SAMSON
My Comm. Exp. Feb. 4, 2005

John E. Samson
Notary Public

STATE OF Nebraska)
County Washington) :SS:
20034290

Entered on numerical index and filed for record in the Register of Deeds Office of said County the 4th day of June, 192003, at 1 o'clock and 37 minutes p M., and recorded in Book 404 of Records at page 644-645

Charlotte L. Petersen
Reg. of Deeds

By Jason Madson Deputy

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EXHIBIT "A"

Tract 2: Country Tire to City of Blair

Part of Tax Lot 142, lying in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 18 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

From the southwest corner of Lot 16 in Block 52, Original Townsite in the City of Blair, Nebraska, said point lying on the northerly right-of-way line of Grant Street, as said street is platted and recorded in said City of Blair; thence N 90°00'00" W (assumed bearing) along said northerly street right-of-way line a distance of 15.00 feet to the Point of Beginning; thence continuing N 90°00'00" W along said northerly street right-of-way line a distance of 50.00 feet to a point 15.00 feet east of the southeast corner of Lot 21 in said Block 53, Original Townsite in the City of Blair; thence N 00°02'58" E parallel to and 15.00 feet east of the east line of said Lot 21 a distance of 139.96 feet to a point on the easterly projection of the north line of said Lot 21; thence N 89°58'52" W along said easterly projected line a distance of 15.00 feet to the northeast corner of said Lot 21; thence N 00°21'21" W along the east line of said Block 53 a distance of 33.91 feet to an Iron found at the intersection of said east block line and the southwesterly right-of-way line of the Chicago and Northwestern Railroad Company spur line; thence S 43°36'10" E along said southwesterly railroad right-of-way line a distance of 94.51 feet to a point 15.00 feet west of the westerly line of Lot 16 in Block 52, Original Townsite in said City of Blair; thence S 00°02'58" W parallel to and 15.00 feet west of said west lot line a distance of 105.43 feet to the Point of Beginning; and containing 0.16 Acres, more or less.

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