

*Karen A. Madsen*  
REGISTER OF DEEDS

KAREN A. MADSEN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
BLAIR, NE

Recorded \_\_\_\_\_  
General \_\_\_\_\_  
Numerical \_\_\_\_\_  
Photostat \_\_\_\_\_  
Proofed \_\_\_\_\_  
Scanned \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 05/31/17  
\$ 945.00 By CS

**CORPORATE WARRANTY DEED**

**THE GRANTOR, Charcom, Inc., a Nebraska corporation in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Nichron, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Washington County, NE:**

**Lots 19, 20, 21, 22, 23 and 24, Block 39, in the City of Blair, Washington County, Nebraska**

**THE GRANTOR covenants with GRANTEE that GRANTOR:**

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

Executed: 5/25/17

Charcom, Inc., a Nebraska corporation  
*[Signature]*  
By Richard M. Charleston, President

*Nevada*  
STATE OF ~~NEBRASKA~~ )  
COUNTY OF Clark )ss.

The foregoing instrument was acknowledged before me this 25th day of May, 2017 by Richard M. Charleston, President of Charcom, Inc., a Nebraska corporation.

*[Notary Seal]*  
MICHELLE YOUSHOCK  
Notary Public State of Nevada  
No. 07-1192-1  
My appt. exp. Jan. 11, 2019  
Notary Public  
My Commission expires on 1-11-2019