

Karen A. Madsen
REGISTER OF DEEDS

FILED
2013 Oct-01 PM 03:19
KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

Recorded _____
General _____
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Proofed _____
Scanned _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/01/13
\$3656.25 By CR

SPECIAL WARRANTY DEED

Woodhouse Ford, Inc., a Nebraska corporation, formerly known as Taylor-Woodhouse Ford, Inc., and Taylor-Woodhouse, Inc., GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, W. P., L.L.C., a Nebraska limited liability company, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Tax Lot Ninety-Nine (TL 99) formerly known as Tax Lot Sixty-Nine (69), Tax Lot Seventy-Six (TL 76), formerly known as Tax Lot Seventy-One (TL71) and Tax Lot Sixty-Seven (TL 67), all in Section Twenty-Three (23), Township Eighteen (18) North, Range Eleven (11), East of the 6th P.M., all in the City of Blair, Washington County, Nebraska.

This deed is executed and delivered in fulfillment of the terms of an Installment Contract for Sale of Real Estate by and between Grantor and Grantee dated July 1, 1996, a Memorandum of which is recorded at Book 303, Page 714 of the Official Records of the Register of Deeds of Washington County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR

- a. is lawfully seised of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record, and except current and non-delinquent real estate taxes; and
- b. has legal power and lawful authority to convey the same; and
- c. warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

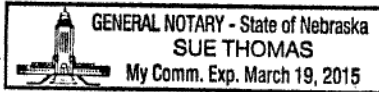
Executed: September 30, 2013

Woodhouse Ford, Inc.

By: 
Lance E. Pittack, President

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing Special Warranty Deed was acknowledged before me on September 30, 2013, by Lance E. Pittack, President of Woodhouse Ford, Inc., a Nebraska corporation, on behalf of the corporation.



Sue Thomas
Notary Public
My commission expires: 3-19-15

RETURN TO: P. Scott Dye
Baird Holm LLP
1700 Farnam St Ste 1500
Omaha, NE 68102

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