

Filed in the Office of
Rita M. Mundil
Colfax Co. Clerk/Reg of Deeds
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By *Rita M. Mundil*
CM

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 12/31/14

\$ Ex025 By CM

WARRANTY DEED

Dowd Grain Company Inc., a Nebraska Corporation, GRANTOR, for valuable consideration received from GRANTEE, Creighton University, a Nebraska Not-for-Profit Corporation, herein referred to as "GRANTEE", a undivided one half interest in the following described real estate, (as defined in Neb. Rev. Stat. 76-201): more particularly described as follows:

Lot 3 and Lot 4, Schuyler Commercial Subdivision, a Subdivision in the City of Schuyler, Colfax County, NE.

GRANTOR covenants (jointly and severally, if more than one) 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;
- 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.

Executed: December, 29th, 2014.

Dowd Grain Company, Inc.

Duane J. Dowd
By: Duane J. Dowd, President

State of Nebraska

County of Douglas

The foregoing instrument was acknowledged before me on December 29th, 2014 by Duane Dowd, President of Dowd Grain Company Inc., A Nebraska Corporation, on behalf of said corporation.



Jeffrey B. Farnham
Notary Public

CORPORATION DEED

This deed, made this 6th day of June, 1967, by and between Dowd Industries, Inc., a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Nebraska, having lawful authority to make this conveyance, party of the first part; and Dowd Grain Company, Inc., a corporation, party of the second part:

WITNESSETH, that the said party of the first part, in consideration of the sum of One Dollar and other valuable considerations in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said party of the second part, all of the following described real estate, situated in the County of Colfax and State of Nebraska, to-wit:

All of the North Half of Section 11, in Township 17, North, Range 3, East of the 6th P.M., in Colfax County, Nebraska, except the two tracts sold to the State of Nebraska, for highway purposes, and said two tracts being described as follows: A tract of land, located in the Northeast Quarter of Section 11, Township 17, N.R. 3, East of the 6th P.M., in Colfax County, Nebraska, described as follows: Referring to the Northeast corner of said Section 11, thence Southerly on the East line of the Northeast Quarter of said Section 11, a distance of 1,212.2 feet to the point of beginning, thence Southwesterly 45 degrees 30 minutes right, a distance of 572.5 feet, thence southerly 11 degrees 46 minutes left a distance of 122.6 feet; thence Southwesterly 11 degrees 46 minutes right, a distance of 676.7 feet to a point of curvature, thence continuing southwesterly on a 5,789.58 foot radius curve to the left (initial tangent of which coincides with the last described Course produced) a distance of 598.7 feet to a point on the South line of said Northeast Quarter, thence Easterly on said South line a distance of 25.7 feet to a point on the northerly right of way line of the Highway #30 (1956); thence northeasterly on said northerly highway right of way line a distance of 1905.5 feet to a point on the East line of said Northeast Quarter, thence Northerly on said East line a distance of 63.0 feet, to the point of beginning, containing 1.24 acres, more or less. Also the tract conveyed to the State of Nebraska, described as follows: A tract of land located in the Northeast Quarter of Section 11, in Township 17, North, Range 3, East of the 6th P.M., in Colfax County, Nebraska, more particularly described as follows: Referring to the Northeast Corner of said Section 11, thence Southerly on the East line of the Northeast Quarter of said Section 11, a distance of 1387.4 feet to the point of beginning; thence continuing Southerly on said East line a distance of 259.3 feet; thence Southwesterly 45 degrees 30 minutes right a distance of 387.9 feet; thence northwesterly 90 degrees right, a distance of 165.0 feet; thence Southwesterly 90 degrees left a distance of 676.7 feet to a point of curvature thence continuing Southwesterly on a 5,669.58 foot radius curve to the left (initial tangent of which coincides with the last described course produced) a distance of 188.7 feet to a point on the South line of said Northeast Quarter, thence Westerly on said South

line a distance of 26.1 feet, to a point on the Southerly right of way line of State Highway #30 (1956), thence Northeasterly on said northerly right of way line a distance of 1,753.5 feet to the point of beginning, containing 2.57 acres, more or less; and excepting also that tract conveyed to Morris E. Bailey described as a tract of land of less than one-half acre lying Southeast of U. S. Highway #30 and Northeast of the Noha Drainage Ditch in the North Half of Section 11, Township 17, North, Range 3, East of the 6th P.M., Colfax County, Nebraska; being that part of tract "No. 6 Pasture" on conservation plan Map No. 569 - Photo No. UR-IT-85, lying Northeast of said Noha Drainage Ditch; all subject to encumbrances of record.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And the said Dowd Industries, Inc., a corporation, party of the first part, and its successors and assigns, does hereby covenant, promise and agree to and with the said party of the second part, that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate in fee simple of and in all the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature and kind soever, except those of record; and that it will warrant and forever defend the same unto said party of the second part, against said party of the first part, its successors, and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In witness whereof, the said party of the first part has caused this deed to be signed on its behalf by its President, thereunto duly authorized so to do, and to be attested by its Secretary, and has caused its corporate seal to be hereunto affixed, the day and year last above written.

DOWD INDUSTRIES, INC., A Corporation

By

President

ATTEST:

Secretary