

No.	Gen.	Num.	Paged	ROD
#7	✓	✓	✓	✓
dk Register of Deeds				

STATE OF NEBRASKA } ss
 SALINE COUNTY }
 Index No. 2017-00832
 Entered in numerical index and filed on
 record, the 2 day of May
20 17 at 1:08 o'clock P. M. and recorded
 in Book 424 of Records, Page 241-242
David L. Doherty
 County Clerk

Fee: \$ 16.00 paid (check)

NEBRASKA DOCUMENTARY
 STAMP TAX
 May 02, 2017
 Exempt-5(B) By: DK

From and _____ (Space Above This Line for Recording Purposes)

Mail to: Robert M. Schafer, Attorney
 Smith Schafer Davis Gaertig LLC
 609 Elk Street, Beatrice, NE 68310

CORPORATE WARRANTY DEED

MAX WALDO, INC., A Nebraska Corporation, GRANTOR,

in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION,

received from GRANTEE, WALDO FARMS, INC., A Nebraska Corporation,

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located on a part of the North Half of the Northeast Quarter of Section 25, Township 5 North, Range 4 East of the 6th P.M., Saline County, Nebraska, being more particularly described by metes and bounds as follows:

For the purpose of this legal description, the basis of bearings is the East line of the North Half of the Northeast Quarter of said Section 25, having an assumed reference bearing of N 02°09'27" W.

Referring to the East Sixteenth Corner of the Northeast Quarter of said Section 25; thence northerly N 02°09'27" W, on the East line of the North Half of the Northeast Quarter of said Section 25, 20.00 feet; thence westerly S 87°36'52" W, 60.29 feet, to a point of intersection on the West line of the State of Nebraska Highway Right of Way as recorded in the Saline County Register of Deeds, Deed Book 99, Page 496, said point also being the Southeast Corner of Lot 1, Waldo Subdivision, said point also being the Point of Beginning; thence continuing westerly S 87°36'52" W, on the South line of Lot 1, Waldo Subdivision, 307.07 feet, to the Southwest Corner of Lot 1 Waldo Subdivision; thence westerly N 89°41'31" W, 245.38 feet; thence northwesterly N 60°33'49" W, 98.85 feet; thence northerly N 02°09'27" W, 1233.20 feet, to a point of intersection on the North line of the Northeast Quarter of said Section 25; thence westerly S 87°30'01" W, on the North line of the Northeast Quarter of said Section 25, 42.17 feet, to a point of intersection on the Southeast line of the Union Pacific Railroad Right of Way; thence southwesterly S 29°32'23" W, on said Southeast Railroad Right of Way line, 1551.43 feet, to a point of intersection on the South line of the North Half of the Northeast Quarter of said Section 25; thence easterly N 87°36'52" E, on the South line of the North Half of the Northeast Quarter of said Section 25, 1493.75 feet, to a point of intersection on said West Highway Right of Way line; thence northerly N 02°07'44" W, on said West Highway Right of Way line, 20.00 feet, to the Southeast Corner of Lot 1, Waldo Subdivision, said Corner also being the True Point of Beginning.

Containing a calculated area of 13.993 acres more or less, of which 0.040 acres more or less are reserved for County Right of Way purposes. Subject to all Easements, Restrictions and Reservations of record.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed as of this 16th day March, 2017.

Max Waldo, Inc., A Nebraska Corporation,
GRANTOR

By: Max L. Waldo
Max L. Waldo, President

STATE OF NEBRASKA, COUNTY OF GAGE))ss:

The foregoing instrument was acknowledged before me on this 16 day of March, 2017, by Max L. Waldo, President of Max Waldo, Inc., A Nebraska Corporation.



Brittany J. Jurgens
Notary Public