

Warrant, Dred

Amey L. Leacock Etal

Chicago, Rock Island & Pacific Railway Co.

Filed Nov. 9th 1892 @ 11 A. M.

do now ply them by this Court: That Amey L. Leacock and William H. Leacock her husband, Sarah C. Kiphart and Charles C. Kiphart her husband and James H. Hays a single man of legal capacity, and State of

Nebraska, in consideration of the sum of Eight Hundred and Seventy five Dollars, now being paid by the Chicago, Rock Island & Pacific Railway Company, a corporation, do hereby sell and convey unto the said Railway Company, its successors and assigns, the following described premises, situated in the County of Saline and State of Nebraska to wit: An undivided Four sevenths (7/8) extent in all of the following described lands to wit: A Strip of land Three hundred (300) feet wide, of which the center line of the route and line of the Chicago, Rock Island & Pacific Railway Company as the same is now surveyed, staked and located, is the center, being 200 feet on the West and 100 feet on the east side of the center line of said route, over, across, and through the following described tracts of land as said route and line of said railway pass through the same to wit: The South half (1/2) of the South East quarter (S.E. 1/4) of Section Twenty four (24), Township Five (5), North of Range Four (4), East. Also a Strip of land One hundred and fifty feet wide, of which the center line of the route and line of the Chicago, Rock Island and Pacific Railway Company as the same is now surveyed, staked and located, is the center, being Seventy five feet each side of the center line of said route, over, across and through the North half of the North East quarter (N.E. 1/4) of Section Twenty five (25), Township Five (5) North of Range Four (4), East, except for a distance of Two hundred feet on the North side of said North East quarter of Section Twenty five, which is Three hundred feet wide, being Two hundred feet each on the West and One hundred feet each on the East side of the center line of said route, or all containing section and five tenths (5/10) acre, more or less. Together with all such other

legal or extra ground out of the lands of said grantee or grantees, adjoining each strip of land hereby conveyed, or any conveyance made at any time or place, to be paid for by said company, at the price per acre paid for said strip. And said company may, through its agents, employees, servants or contractors, encroach upon the adjoining lands, or lands of the lands above mentioned, to which said grantee or grantees have title or possession, for the purpose of building or constructing a road bed and railroad, and for constructing and maintaining cuts, and fills, and for all other purposes, for the building, constructing and maintaining the road bed, or of maintaining its railroad over said lands. And said Railway Company, its servants or assigns, may at any and all times, between the first day of November, and the fifteenth day of March of each year, erect and maintain snow fences on the lands now owned by said grantee or grantees, not more than two hundred feet thick or that of the entire line of said road bed, and may remove such snow fences at pleasure, but shall only suffer them to remain on the lands of such grantee or grantees, during the time herein limited. And we hereby covenant with said Railway Company, that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same, that they are free and clear of all liens and incumbrances what soever, and we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever. And the said Amy L. Leacock, and Sarah B. Richard, hereby acknowledge their right of dower, in and to the above described premises.

Signed this 3^d day of November A.D. 1892.

In Presence of
 J. L. Richards
 J. B. Tolman

Amy L. Leacock
 William M. Leacock
 James Noble
 Sarah B. Richard
 Robert G. Richard

State of Nebraska }
 Saline County } On this 3^d day of November A.D. 1892 before me, a Notary Public, within and for said County, personally were Amy L. Leacock, William M. Leacock, James Noble, Sarah B. Richard, and Robert G. Richard, personally to me known to be the identical persons, whose name are affixed to the above instrument as grantors, and avowedly acknowledged their execution of the same, to be their voluntary act and deed, for the purposes therein expressed.

In Witness Whereof, I have hereunto subscribed my name, and affixed my official seal, at the place aforesaid, on the date last above written.

Notary Public

J. L. Richards
 Notary Public

Byt Blam Seal
 Joseph W. Shabata

Frank W. Shabata
 Filed Nov. 9th 1892

This instrument, made this 3^d day of Nov. in the year one thousand eight hundred and ninety two, by and between Joseph W. Shabata of the first part and Frank W. Shabata of the second part, do hereby certify that the said party of the first part, in consideration of the sum of One Dollar, to him duly paid, the receipt whereof is hereby acknowledged, he covenanted, released and

Warranty Deed

Jane Bradt husb.

To The

Chicago, Rock Island & Pacific Railway Co.

Filed Nov. 12th 1892 at 1 P. M.

Know all Men by these Presents, That Jane Bradt and Byron Bradt her husband of Hoge County and State of Nebraska, in consideration of the sum of Two hundred and eighteen Dollars, in hand paid by The Chicago Rock Island & Pacific Railway Company, a corporation, do hereby sell and convey unto the said Railway Company, its successors and assigns, the following-described premises, situated in the County of Saline and State of Nebraska to-wit: An undivided one seventh (1/7) interest in all of the following described land to-wit: A strip of land three hundred (300) feet wide, of which the center line of the route and line of The Chicago, Rock Island & Pacific Railway Company, as the same is now surveyed, staked and located, is the center, being 200 feet on the west and 100 feet on the east side of the center line of said route, over, across and through the following-described tract of land, as said route and line of said railway passes through the same, to-wit: The south half (1/2) of the South East quarter (SE 1/4) of section twenty four (24) township five (5) north of range four (4) east also a strip of land one hundred and fifty feet wide of which the center line of the route and line of The Chicago Rock Island and Pacific Railway

Company as the same is now surveyed staked and located is the center being seventy five feet each side of the center line of said route over across and through the north half of the north east quarter (N.E. 1/4) of section twenty five (25) township five (5) north of range four (4) east except for a distance of five hundred feet on the north side of said North East quarter of section twenty five which is three hundred feet wide being two hundred feet wide on the west and one hundred feet wide on the east side of the center line of said route in all containing sixteen and five tenths (16.5) acres more or less. Together with all such additional or extra ground out of the lands of the said grantor or grantors, adjoining each strip of land hereby conveyed, as said Company may at any time require, to be paid for by said Company at the price per acre paid for said strip. And said Railway Company, may, through its agents, employes, servants, or contractors, encroach upon the adjoining lands outside of the limits above mentioned to which said grantor or grantors have title or possession, for the purpose of building or constructing its road-bed and railroad, and for completing and trimming its cuts and fills, and for all other purposes for the building, constructing or maintaining its road-bed, or of maintaining its railroad over said land. And said Railway Company, its successors, or assigns, may, at any and all times between the first day of November and the fifteenth day of March of each year, erect and maintain snow-fences on the lands now owned by said grantor or grantors, not more than two hundred feet north or west of the center line of said railroad, and may remove such snow-fences at pleasure; but shall only suffer them to remain on the lands of such grantor or grantors during the time therein limited. And We hereby covenant with said Railway Company that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same; that they are free and clear of all liens and incumbrances whatsoever; and we covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever. And the said Jane Bratt hereby relinquishes her right of dower in and to the above-described premises.

Signed, this 3rd day of November, A.D. 1892.

^{In presence of}
W. H. Leacock

J. E. Dolmen

Jane Bratt
Byron Bratt

State of Nebraska } ss.

Gage County, }

On this 3rd day of November A.D. 1892, before me, John F. Yule a Notary Public within and for said county, personally came Jane Bratt and Byron Bratt her husband personally to me known to be the identical persons whose names are affixed to the above instrument as grantors, and severally acknowledged the execution of the same to be their voluntary act and deed, for the purpose therein expressed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal, at Beatrice, Neb. on the date last above written.

Notarial
Seal

John F. Yule
Notary Public

Quit Claim Deed
C.R.I & P.Ry.CO.

to

Amy Leacock et.al.

File-Sep-7-1918-9, A.M.

Know all Men by these Presents, that whereas, on the 3rd day of November, 1892, Amy Leacock and William H. Leacock, Sarah E. Kiphart and Robert B. Kiphart, her husband and James Hobbs, a single

man, made, executed and delivered, to The Chicago, Rock Island and Pacific Railway Company, a certain right of way deed which is recorded in book 38, at page 501, of the record in the office of the Register of Deeds of Saline County, Nebraska, and under the same date Jane Bradt and Byron Bradt, her husband, made a right of way deed to said Railway Company, which is recorded in book 38 of deeds, page 505; and upon the same date Henry Hobbs and Emma Hobbs, his wife, made a right of way deed to said Railway Company, which deed is recorded in book 38, page 514; and upon March 4, 1893, William H. Leacock as guardian of Charles Hobbs, a minor, made, executed and delivered a right of way deed to ^{the} said Railway Company, which deed is recorded in book 40, at page 116, all of said books and records being books and records in the office of the Register of Deeds of Saline County, Nebraska, all of which said deeds for the purposes therein expressed conveyed the rights and interests of the said several grantors in and ^{to the} following described premises situate in the County of Saline, State of Nebraska, together with the rights and privileges, as follows:

A strip of land three hundred (300) feet wide, of which the center line of the route and line of The Chicago, Rock Island & Pacific Railway Company, as the same is now surveyed, staked and located, is the center, being 200 feet on the west and 100 feet on the east side of the center line of said route, over, across and through the following described tracts of land, as said route and line of said railway passes through the same, to-wit:

The South half ($S\frac{1}{2}$) of the southeast quarter ($SE\frac{1}{4}$) of Section Twenty-four (24) Township Five (5) North of Range Four (4) East; also, a strip of land one hundred and fifty (150) feet wide of which the center line of the route and line of The Chicago, Rock Island and Pacific Railway Company, as the same is now surveyed, staked and located, in the center, being seventy-five (75) feet each side of the center line of said route, over and across and through the north half ($N\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section Twenty-five (25) Township Five (5) North of Range Four (4) East, except for a distance of five hundred feet on the north side of said Northeast quarter ($NE\frac{1}{4}$) of Section Twenty-five (25), which is three hundred (300) feet wide, being two hundred (200) feet wide on the west and one hundred (100) feet wide on the east side of the center line of said route in all containing sixteen and five-tenths (16.5) acres more or less;

Together with all such additional or extra ground out of the lands of the said grantor or grantors, adjoining such strip of land hereby conveyed, as said Company may at any time require, to be paid for by said Company at the price per acre paid for such strip.

And said Railway Company, may, through its agents, employees, servants, or contractors, encroach upon the adjoining lands outside of the limits above mentioned to which said grantor or grantors have title or possession, for the purpose of building or constructing its roadbed and railroad, and for completing and trimming its cuts and fills, and for all other purposes for the building, constructing or maintaining its roadbed, or of maintaining its railroad over said land.

And said Railway Company, its successors, or assigns, may, at any and all times between the first day of November and ^{the} fifteenth day of March of each year, erect and maintain snow-fences on the lands now owned by said grantor or grantors, not more than two hundred feet north or west of the center line of said railroad, and may remove such snow-fences at pleasure; but shall only suffer them to remain on the lands of such grantor or grantors during the time therein limited, and,

Now, therefore, in consideration of the sum of One (\$100) Dollar, to it in hand paid, the receipt of which is hereby acknowledged, The said Chicago Rock Island and Pacific Railway Company, a

corporation, does hereby quit-claim and release unto the said Amy Leacock and the other said

grantors, above named, their heirs, successors and assigns, for the use, and benefit of the present parties in interest in said lands, their heirs and assigns, all of the rights in said lands covered by the following language in said deeds, to wit:

Together with all such additional or extra ground out of the lands of the said grantor or grantors, adjoining such strip of land hereby conveyed, as said Company may at any time require, to be paid for by said Company at the price per acre paid for such strip. And said Railway Company, may, through its agents, employes, servants, or contractors, encroach upon the adjoining lands outside of the limits ^{above} mentioned to which said grantor or grantors have title or possession, for the purpose of building or constructing its roadbed and railroad, and for completing and trimming its cuts and fills, and for all other purposes for the building, constructing or maintaining its roadbed, or maintaining its railroad over said land."

So that neither the said Railway Company, its successors, nor assigns, shall ever make any claim to any rights or privileges under said specified released portion of said deeds.



In witness whereof, the said Railway Company has caused this instrument to be signed and executed by its Vice President and to be attested by its Secretary with its corporate seal, this 28th day of August, 1918.

The Chicago, Rock Island Pacific Railway Company.

In the presence of:

By M.L. Bell, Vice President

E. Christiansen

Attest: Geo. H. Crosby, Secretary

State of Illinois, County of Cook, ss.

On this 28th day of August 1918, before the undersigned, Notary Public in and for said County and State, personally came M.L. Bell, to me known to be the identical person who signed and executed the foregoing instrument as ^{the} Vice President of the Chicago, Rock Island and Pacific Railway Company, a corporation; and he acknowledged the said instrument to be his voluntary act and deed, as such officer of said corporation; that the said instrument is the voluntary act and deed of said corporation, and that the impression of the corporate seal therein is the impression of the corporate ^{Seal} of said corporation.



Witness my hand and Notarial Seal this 28th day of August 1918

John W. Mulligan

My commission expires

Notary Public

Jan'y 27-1922

-----0-0-0-0-0-0-0-0-0-----

WARRANTY DEED)
DOROTHY HULS & HUSB. RALPH) S-215 (5) R-496a
TO)
THE STATE OF NEBRASKA)
FILED JANUARY 5, 1957 @10:00 A.M.)
-----)

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Dorothy Huls and Ralph Huls, husband and wife of the County of _____ and State of _____ for and in consideration of the sum of Three Hundred Five and no/100----- (\$305.00)-----DOLLARS in hand paid do hereby grant, bargain, sell convey and confirm unto THE STATE OF NEBRASKA the following described real estate situated in Saline County, and State of Nebraska, to-wit:

A tract of land located in the eastern 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, described as follows:

Beginning at the northeast corner of said Section 25; thence southerly on the East line of the North Half of the Northeast Quarter of said Section 25 a distance of 1,316.7 feet, more or less, to the southeast corner of said North Half of the Northeast Quarter; thence westerly on the South line of said North Half of the Northeast Quarter a distance of 60.3 feet; thence northerly a distance of 800.0 feet to a point 59.9 feet westerly from said East line; thence continuing northerly a distance of 205.0 feet to a point 104.8 feet westerly from said East line; thence continuing northerly a distance of 317.1 feet, more or less, to a point on the North line of said North Half of the Northeast Quarter; thence easterly on said North line a distance of 119.7 feet to the point of beginning, containing 2.28 acres, more or less, which includes 1.06 acres, more or less, previously occupied as a public highway, the remaining 1.22 acres, more or less, being the additional acreage hereby secured.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging, unto the said The State of Nebraska and to its suc-

DEED RECORD No. 99

67952 - BIRFIELD & COMPANY, OMAHA

cessors and assigns forever. And we do hereby covenant with the said Grantee and with its successors and assigns that we are lawfully seized of said premises; that they are free from encumbrance that we have good right and lawful authority to sell the same; and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said Ralph Huls hereby relinquishes all his rights of every/^{name and}kind in and to the above described premises.

Signed this 14 day of Dec A.D. 1956

In Presence of

Dorothy M. Huls

D Reil

Ralph Huls

STATE OF Nebr)
) SS.
Gage County)

On this 14 day of Dec, A.D. 1956, before me, the undersigned D. Reil a Notary Public, duly commissioned and qualified for and residing in said county, personally came Dorothy Huls and Ralph Huls, wife and husband to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

D. Reil Notary Public

D. Reil
Gage County, Nebraska
Notarial Seal
Commission Expires
Mar. 7, 1958

My Commission expires the 7 day of March, 1958.
RIGHT OF WAY DIVISION DEPARTMENT OF ROADS AND IRRIGATION

RECEIVED
DEC 15 1956

10 BORDERS
OF LINEN LEADER

KNOW ALL MEN BY THESE PRESENTS, That Dorothy M. Huls and Ralph Huls, wife and husband, each in our own right and each as spouse of the other

, herein called the grantor whether one or more,

in consideration of One Dollar (\$1.00) and other good and valuable consideration

received from grantees, does grant, bargain, sell convey and confirm unto Max L. Waldo and Patricia J. Waldo, husband and wife

as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Saline County, Nebraska :



North Half (N¹/₂) of the Northeast Quarter (NE¹/₄) of Section Twenty-five (25), Township Five (5) North, Range Four (4), East of the 6th P. M., except that portion owned by the Chicago, Rock Island and Pacific Railroad for right-of-way purposes



To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seised of said premises; that they are free from encumbrance whatsoever

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.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated June 7 1966

Dorothy M. Huls
Dorothy M. Huls

Ralph Huls
Ralph Huls

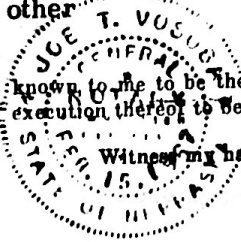
STATE OF NEBRASKA, County of Saline

Before me, a notary public qualified for said county, personally came Dorothy M. Huls and Ralph Huls, wife and husband, each in their own right and each as spouse of the other

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on

June 7, 1966



Joe T. Vosoba Notary Public
My commission expires Feb 15, 1967

STATE OF NEBRASKA
County of Saline

Entered on numerical index and filed for record in the County Clerk's Office of said County the 6 day of March, 1967, at 11 o'clock and 30 minutes A.M., and recorded in Book 116 of Deeds at page 165

NO.	ALPH. IND.	PAGES	INDEXED	FILED
8			✓	

Joseph J. Ripal
County Clerk Reg. of Deeds

By *Joe T. Vosoba* Deputy
From: Joe T. Vosoba
Charge & return: Stalnscher & Vosoba
Wilber, Nebraska Chg \$1.75

DEED

Original Project: S-215 (5)

Class 61

Item 401

KNOW ALL MEN BY THESE PRESENTS:

THAT I, John W. Hossack, State Engineer, in the name of the State of Nebraska, and for the Department of Roads of the State of Nebraska, for and in consideration of the sum of - One Hundred Thirty Two and no/100-(\$132.00) DOLLARS do hereby grant, bargain, sell and confirm unto Max. L. Waldo and Patricia J. Waldo, their heirs and assigns, the following described real estate, situated in Saline County, and State of Nebraska, to-wit:

A tract of land located in the easterly 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, described as follows:

Referring to the Northeast Corner of said Section 25; thence westerly on the North Line of the North Half of the Northeast Quarter said Section 25 a distance of 59.7 feet; thence southerly 90 degrees 00 minutes left a distance of 33.0 feet to the point of beginning; thence continuing southerly on the last described course produced a distance of 483.7 feet to a point 59.9 feet westerly from the East Line of said North Half of the Northeast Quarter; thence northwesterly a distance of 205.0 feet to a point 104.8 feet westerly from said East Line; thence northerly a distance of 284.1 feet to a point 33.0 feet southerly from said North Line; thence easterly on a line 33.0 feet southerly from and parallel to said North Line a distance of 58.4 feet to the point of beginning, containing 0.44 acre, more or less.

The grantees, for themselves, their heirs, executors, administrators, and assigns, as a part of the consideration hereof, do hereby further covenant and agree that as a covenant running with the land (1) that the land herein conveyed or any part thereof shall not be used for the erection or display of any advertising sign, device or display, which is not related to or connected with the use of the premises conveyed hereby, (2) that the land herein conveyed shall not be used for the storage, processing, sorting, transfer or any other use related to or connected with scrap metal or scrap material of any nature or kind; or any other use, so as to create or cause an unsightly or obnoxious appearance upon the premises herein conveyed.

That to insure the observance of the above covenants the State shall have the right to prevent the breach thereof by an injunction, mandatory or otherwise, and to recover whatever damages may have been suffered from any such breach, together with any attorney's fees and expenses incurred thereby.

TO HAVE AND TO HOLD said premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging unto the said Max L. Waldo and Patricia J. Waldo, their heirs and assigns forever, subject to all existing restrictions and easements.

IN WITNESS WHEREOF, I, John W. Hossack, State Engineer for the State of Nebraska, have hereunto signed my name and caused the Seal of the Department of Roads of the State of Nebraska, to be hereunto affixed this 21 day of October, 1968.

Robert P. Simmons
Governor of the State of Nebraska

John W. Hossack
State Engineer



STATE OF NEBRASKA }
Lincoln COUNTY }

Before me, a General Notary Public, personally came John W. Hossack, State Engineer for the State of Nebraska, known to me to be the State Engineer for the State of Nebraska, and the identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said State of Nebraska, and that the seal of the Department of Roads was thereto affixed by its authority.

WITNESS my hand and Notarial seal on the 21st day of October, 1968.



Larry G. Shafer
Notary Public

Commission expires the 26th day of July, 1972.

FILED	INDEXED	RECORDED	DATE	TIME	CLERK

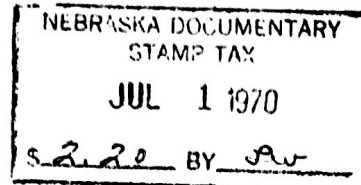
THE STATE OF NEBRASKA }
SALINE COUNTY } ss

Entered in numerical index and filed for record in the County Clerk's Office of said County, the 25th day of October 1968 at 9 o'clock and ----- minutes A. M., and Recorded in Book 119 of Deeds on page 296

Lillian Wanek
Norma K. Ryan County Clerk
From, Chg. & Ret. to:
State of Nebraska
Dept. of Roads
Right of Way Engineer, Lincoln, NB.

Chg. \$3.25

NEBRASKA QUITCLAIM DEED
(Corporation to Individual)



The grantor, CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Delaware, in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations, received from grantee, does quitclaim, grant, bargain, sell, convey and confirm, subject to the reservations hereinafter designated, unto WILLARD H. WALDO and BEULAH E. WALDO, as joint tenants and not as tenants in common -

herein called the grantee whether one or more, the following described real property in the City of DeWitt, Saline County, Nebraska:

PARCEL NO. 1

All that part of the Chicago, Rock Island and Pacific Railroad Company's right-of-way in the Northeast Quarter of the Southeast Quarter of Section 24, Township 5 North, Range 4 East, more particularly described as follows:

Beginning at the point of intersection of the northwesterly line of said Railroad Company's right-of-way and the south line of the Northeast Quarter of the Southeast Quarter of said Section 24; thence northeasterly along the northwesterly line of said right-of-way a distance of 520 feet, more or less, to a point on the east line of the Southeast Quarter of said Section 24; thence southerly along the east line of the Southeast Quarter of said Section 24 a distance of 360 feet, more or less, to a point on a line being 60 feet northwesterly of and parallel with the center-line of the Chicago, Rock Island and Pacific Railroad Company's main track; thence southwesterly along said parallel line a distance of 100 feet, more or less, to a point on the south line of the Northeast Quarter of the Southeast Quarter of said Section 24; thence westerly along the south line of the Northeast Quarter of the Southeast Quarter of said Section 24 a distance of 220 feet, more or less, to the point of beginning.

PARCEL NO. 2

All that part of the Chicago, Rock Island and Pacific Railroad Company's right-of-way in the Southeast Quarter of the Southeast Quarter of Section 24, Township 5 North, Range 4 East, more particularly described as follows:

Beginning at the point of intersection of the northwesterly line of said Railroad Company's right-of-way and the south line of the Southeast Quarter of said Section 24; thence northeasterly along the northwesterly line of said right-of-way a distance of 1600 feet, more or less, to a point on the north line of the Southeast Quarter of the Southeast Quarter of said Section 24; thence easterly along the north line of the Southeast Quarter of the Southeast Quarter of said Section 24 a distance of 160 feet, more or less, to a point on a line being 60 feet northwesterly of and parallel with the center-line of the Chicago, Rock Island and Pacific Railroad Company's main

track; thence southwesterly along said parallel line a distance of 1600 feet, more or less, to a point on the south line of the Southeast Quarter of said Section 24; thence westerly along the south line of the Southeast Quarter of said Section 24 a distance of 165 feet, more or less, to the point of beginning.

PARCEL NO. 3

All that part of the Chicago, Rock Island and Pacific Railroad Company's right-of-way in the Southeast Quarter of the Southeast Quarter of Section 24, Township 5 North, Range 4 East, more particularly described as follows:

Beginning at the point of intersection of the southeasterly line of said Railroad Company's right-of-way and the south line of the Southeast Quarter of said Section 24; thence northeasterly along the southeasterly line of said right-of-way a distance of 1325 feet, more or less, to a point on the east line of the Southeast Quarter of said Section 24; thence northerly along the east line of the Southeast Quarter of said Section 24 a distance of 80 feet, more or less, to a point on a line being 60 feet southeasterly of and parallel with the centerline of the Chicago, Rock Island and Pacific Railroad Company's main track; thence southwesterly along said parallel line a distance of 1420 feet, more or less, to a point on the south line of the Southeast Quarter of said Section 24; thence easterly along the south line of the Southeast Quarter of said Section 24 a distance of 50 feet, more or less, to the point of beginning.

PARCEL NO. 4

All that part of the Chicago, Rock Island and Pacific Railroad Company's right-of-way in the North Half of the Northeast Quarter of Section 25, Township 5 North, Range 4 East, more particularly described as follows:

Beginning at the point of intersection of the northwesterly line of said Railroad Company's right-of-way and the north line of the Northeast Quarter of said Section 25; thence southwesterly along the northwesterly line of said right-of-way a distance of 400 feet, more or less, to a corner in said right-of-way; thence southeasterly at right angles a distance of 125 feet, more or less, to a corner in said right-of-way; thence southwesterly along the northwesterly line of said right-of-way a distance of 1040 feet, more or less, to a point on the south line of the North Half of the Northeast Quarter of said Section 25; thence easterly along the south line of the North Half of the Northeast Quarter of said Section 25 a distance of 30 feet, more or less, to a point on a line being 50 feet northwesterly of and parallel with the centerline of the Chicago, Rock Island and Pacific Railroad Company's main track; thence northeasterly along said parallel line a distance of 1720 feet, more or less, to a point on the north line of the Northeast Quarter of said Section 25; thence westerly along the north line of the Northeast Quarter of said Section 25 a distance of 180 feet, more or less, to the point of beginning.

PARCEL NO. 5

All that part of the Chicago, Rock Island and Pacific Railroad Company's right-of-way in the North Half of the Northeast Quarter of Section 25, Township 5 North, Range 4 East, more particularly described as follows:

Beginning at the point of intersection of the southeasterly line of said Railroad Company's right-of-way and the north line of the Northeast Quarter of said Section 25; thence southwesterly along the southeasterly line of said right-of-way a distance of 595 feet, more or less, to a corner in said right-of-way; thence northwesterly at right angles a distance of 25 feet, more or less, to a corner in said right-of-way; thence southwesterly along the southeasterly line of said right-of-way a distance of 945 feet, more or less, to a point on the south line of the North Half of the Northeast Quarter of said Section 25; thence westerly along the south line of the North Half of the Northeast Quarter of said Section 25 a distance of 30 feet, more or less, to a point on a line being 50 feet southeasterly of and parallel with the centerline of the Chicago, Rock Island and Pacific Railroad Company's main track; thence northeasterly along said parallel line a distance of 1530 feet, more or less, to a point on the north line of the Northeast Quarter of said Section 25; thence easterly along the north line of the Northeast Quarter of said Section 25 a distance of 60 feet, more or less, to the point of beginning.

Grantee, their heirs and assigns, at their sole cost, shall construct a barricade or fence along the southeasterly line of Parcel Nos. 1, 2 and 4 herein conveyed and also along the northwesterly line of Parcel Nos. 3 and 5 herein conveyed of a type or form acceptable to and approved by Grantor's Division Superintendent at Des Moines, Iowa; said barricade or fence shall thereafter be repaired, maintained and renewed at the sole cost of Grantee, their heirs and assigns.

Grantee agrees for themselves, their heirs and assigns, to forever release and discharge Grantor, its successors and assigns, from any and all damages or claims for damages of every kind or nature whatsoever which may arise by reason of drainage of surface waters upon the land herein conveyed.

Grantee, their heirs and assigns, shall forever maintain an unobstructed sight zone over the following described portion of the premises herein conveyed:

All that part of the premises herein conveyed being described as lying in the Southeast Quarter of said Section 24 lying easterly of a straight line which begins at a point on the centerline of the Chicago, Rock Island and Pacific Railroad Company's main track, 300 feet southwesterly of its intersection with the east line of Southeast Quarter of said Section 24 and terminated at a point on the east line of the Southeast Quarter of said Section 24, 300 feet southerly of its intersection with the centerline of the Chicago, Rock Island and Pacific Railroad Company's main track.

Also, all that part of the premises herein conveyed being described as lying in the Southeast Quarter of the Southeast Quarter of said Section 24 lying northerly of a straight line which begins at a point on the centerline of the Chicago, Rock Island and Pacific Railroad Company's main track, 300 feet southwesterly of its intersection with the east line of the Southeast Quarter of said Section 24 and terminates at a point on the east line of the Southeast Quarter of said Section 24, 300 feet southerly of its intersection with the centerline of said Railroad Company's main track.

Also, all that part of the premises herein conveyed being described as lying in the Southeast Quarter of the Southeast Quarter of said Section 24 and the North Half of the Northeast Quarter of said Section 25, all within the following described boundaries: Beginning at a point on the north line of the Northeast Quarter of said Section 25, 100 feet westerly of its intersection with the centerline of the Chicago, Rock Island and Pacific Railroad Company's main track; thence southeasterly to a point on the centerline of said main track, 100 feet southwesterly of its intersection with the north line of the Northeast Quarter of said Section 25; thence northeasterly to a point on the north line of the Northeast Quarter of said Section 25, 100 feet easterly of its intersection with the centerline of said main track; thence northwesterly to a point on the centerline of said main track, 100 feet northeasterly of its intersection with the north line of the Northeast Quarter of said Section 25; thence southwesterly to the point of beginning.

Said sight zone shall be maintained in such a manner as to provide an unobstructed view between rail, pedestrian and vehicular traffic approaching the railroad crossings in Highway 82 and in County road, the centerline of which is the south line of Section 24 and the north line of Section 25. This covenant shall run with the land conveyed and be binding upon the Grantee, their heirs and assigns.

Grantee covenants and agrees that they shall not do, nor cause to be done, any act that will unreasonably impede the flow of drainage water over the premises herein conveyed, as to cause such drainage water to accumulate on the premises of the Grantor located adjacent to the southeasterly boundary of Parcel Nos. 1, 2 and 4 and the northwesterly boundary of Parcel Nos. 3 and 5 to the detriment of Grantor's use and enjoyment of such premises, provided that this covenant shall in no way be construed to prohibit Grantee from erecting buildings, or other improvements, on the premises herein conveyed, provided that drainage equivalent to that existing at the time of this conveyance is maintained, whether naturally or by other means. This covenant shall run with the land herein conveyed and be binding on the Grantee, their heirs and assigns.

Grantor reserves an easement for the continued maintenance, operation and use of all existing communication lines, conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities and easements of any kind whatsoever on said premises, whether owned, operated, used or maintained by the grantor, grantor's licensees or others, and whether or not of record, with reasonable right of entry for the purpose of repairing, reconstructing and replacing same; and

Reserves unto itself, its successors and assigns, all coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of said premises, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of said premises.

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.

In witness whereof, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its Vice President.

Dated June 16, 1970.

ATTEST
CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY
P. A. Kacurak
Assistant Secretary
STATE OF ILLINOIS
COUNTY OF COOK)
SS

CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY

By William J. Dixon
Vice President
William J. Dixon

Before me, a notary public qualified for said county, personally came William J. Dixon, Vice President of Chicago, Rock Island and Pacific Railroad Company, a corporation, known to me to be the Vice President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on June 16, 1970.

Audrey E. Wians
Notary Public
Audrey E. Wians

My Commission Expires:

December 1, 1973

COOK COUNTY, ILL.
PUBLIC

NO.	APPR.	PAGE	COMP.	
12	✓	✓	✓	

J. Registrar of Deeds

NEBRASKA QUIT CLAIM DEED

Chicago, Rock Island and Pacific
Railroad Company

to

Willard H. Waldo & Beulah E.
Waldo

THE STATE OF NEBRASKA }
SALINE COUNTY } ss

Entered in numerical index and filed for record
in the County Clerk's Office of said County,

the 1 day of

July 1970 at

3 o'clock and - minutes

P.M., and Recorded in Book 122 of

Deeds on page 235

Levon Walsh

County Clerk

From: Jill Rettig

Charge & return:

Steinacher & Vosoba

Attorneys at law

Wilber, Nebraska 68465

Chg Doc. Stamp \$2.20

Chg Record fee \$15.50

KNOW ALL MEN BY THESE PRESENTS:

THAT I or We, Max L. Waldo and Patricia J. Waldo, husband and wife

, herein called the grantor whether one or more,

in consideration of One Dollar (\$1.00) and other valuable consideration

received from grantee, do hereby grant, bargain, sell, convey and confirm unto Max Waldo, Inc.

herein called the grantee whether one or more, the following described real property in

Saline County, Nebraska

North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-five (25), Township Five (5) North, Range Four (4), East of the 6th P.M., except that portion owned by the Chicago, Rock Island and Pacific Railroad for right-of-way purposes

NEBRASKA DOCUMENTARY STAMP TAX SEP 3 - 1976 \$52-315 BY Emd

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 seised of said premises; that they are free from encumbrance except easements and restrictions of record, if any.

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 August 23 1976

Max L. Waldo Patricia J. Waldo

STATE OF Nebraska, County of Saline

Before me, a notary public qualified for said county, personally came

Max L Waldo and Patricia J Waldo, husband and wife

Mahlon L. Sorensen GENERAL NOTARIAL STATE OF NEBRASKA EXPIRES SEP 21, 1976

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on August 23, 1976

Mahlon L. Sorensen Notary Public My commission expires September 21, 1976

STATE OF Nebraska County Saline

Table with 5 columns and 1 row, containing checkmarks and numbers.

Entered on numerical index and filed for record in the Register of Deeds Office of said County the 3 day of September 1976 at 9 o'clock and -- minutes A.M., and recorded in Book 133 of Deeds at page 68.

From: Harold Schwabauer Ret. to: Mahlon L. Sorensen, 3130 O Street, Lincoln, Nebraska 68510

By [Signature] Deputy

Fee: \$ 3.25 paid

NEBRASKA DOCUMENTARY STAMP TAX	
Date	7/2/86
\$	1.50 By [Signature]

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS That CHICAGO PACIFIC CORPORATION, a Delaware corporation, whose principal place of business is 200 South Michigan Avenue, Chicago, Illinois 60604 ("Grantor"), in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby QUITCLAIM, subject to the terms, conditions, reservations and exceptions hereinafter set forth, unto JOSEPH A. KNEIB, whose address is 3131 Frederick Boulevard, St. Joseph, Missouri 64502, herein designated as "Grantee," all of Grantor's right, title and interest, estate, claim and demand, if any, in the parcels of land situated in the County of SALINE, State of Nebraska, legally described on Exhibit A, attached hereto and made a part hereof.

The descriptions contained herein notwithstanding, the intent of this document is to convey all right, title and interest of the Grantor wherever evidenced, monumented or located in the County aforesaid, less and except any prior conveyances.

For a period of one hundred twenty (120) days following the date of closing, the Grantor reserves for itself, its successors and assigns, an easement for the continued maintenance, operation and use of all existing driveways, roads, conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities and easements of any kind whatsoever on said premises, whether or not of record, whether owned, operated, used or maintained by Grantor, the Grantor's licensees or others, with the reasonable right of entry for the purpose of repairing, reconstructing and replacing same; and the Grantor further reserves unto itself, its successors and assigns, the right and privilege to convert existing licenses, leases and agreements, for driveways, roads, conduits, sewers, water mains, gas lines, electric power lines, wire and other utilities to permanent easements by issuance of a suitable grant in recordable form.

The Grantor further reserves unto itself, its successors, grantees and assigns, exclusive perpetual easements, together with a reasonable right of entry over the property herein conveyed, for the construction, erection, installation, operation and maintenance of transportation and transmission systems for all and every type of energy by whatever means, except by railroad, including but not limited to, pipelines, telephone, radio, radar or laser transmission systems wires, fibers, conduits, utility and energy transmission lines of every

kind and character together with all necessary supporting devices which may be constructed, erected or installed in, on, under, above, across, and along any portion of the premises lying within fifty (50) feet of the centerline of Grantor's former main railroad track(s), including the right to reconstruct, re-erect, and to reinstall each and every transportation or transmission facility herein contemplated. The exercise of the rights hereby reserved shall continue forever, whether or not exercised, unless expressly relinquished in writing by the Grantor, its successors or assigns.

Notwithstanding any other provision of this instrument, the Grantor shall in no event incur liability to the Grantee for failure of or defect in the title or estate of the Grantor in and to the property herein described.

This conveyance is made pursuant to the terms of a Purchase Agreement dated February 28, 1986 and the terms thereof shall survive delivery of this Quitclaim Deed.

IN WITNESS WHEREOF, this instrument is executed by the Grantor this 1ST day of MARCH, 1986.

ATTEST:



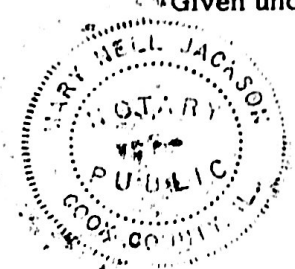
CHICAGO PACIFIC CORPORATION

A. Steven Crown
A. Steven Crown, Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that A. STEVEN CROWN, personally known to me to be the Vice President of CHICAGO PACIFIC CORPORATION, a Delaware corporation, and NANCY A. NORMAN, personally known to me to be the ASSISTANT Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President and ASSISTANT Secretary they signed and delivered the said instrument as Vice President and ASSISTANT Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and seal this 1ST day of MARCH, 1986.



Mary Nell Jackson
Notary Public

My Commission Expires:

November 1, 1987

EXHIBIT "A"

A strip of land of varying widths constituting the former line of railroad of the Chicago, Rock Island and Pacific Railroad Company and adjoining and adjacent lands and including, but not limited to, associated industrial parks, spur track lands, station grounds, yards, depots, stock pens, coaling and watering sites, and borrow pits as same are evidenced, monumented and located through the following described areas in Saline County, Nebraska, the centerline of said strip of land being described as follows:

That interest acquired by the Chicago, Rock Island and Pacific Railway Company (Grantor's predecessor in title) commencing at the intersection of the centerline of the former main track right-of-way of said railroad with the East line of Section 24, Township 5 North, Range 4 East of the Sixth Principal Meridian, said line also being the East line of Saline County; thence Southwesterly along said centerline of the former main track right-of-way through said Section 24 and Sections 25, 36 and 35, all Township 5 North, Range 4 East to the point of intersection of said centerline with the South line of said Section 35, said line also being the South line of Saline County, being that interest conveyed in part to Grantor's predecessors by Deeds recorded in the records of the Saline County Recorder's Office in the following books and pages:

<u>BOOK</u>	<u>PAGE</u>
38	560
38	501
38	514
38	506
40	116
38	505
38	463
40	464
40	462
40	465
40	478

5	✓	✓	✓		
---	---	---	---	--	--

JK

From & Return to:
 Martin M. Bauman, Atty at Law
 P. O. Box 565
 St Joseph, Missouri 64502
 Fee: \$17.00 Paid

STATE OF NEBRASKA }
 SALINE COUNTY } ss
 Entered in numerical index and filed
 for record, the 2 day of July
 1986 at 9 o'clock A. M. and record-
 ed in Book 229 of Records, Page 360-362
Martin M. Bauman
 County Clerk

WARRANTY DEED

Willard H. Waldo and Beulah E. Waldo, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Max Waldo, Inc., conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201), all in Saline County, Nebraska:

PARCEL NO. 1

All that part of the Chicago, Rock Island and Pacific Railroad Company's right-of-way in the Southeast Quarter of the Southeast Quarter of Section 24, Township 5 North, Range 4, East, more particularly described as follows:

Beginning at the point of intersection of the northwesterly line of said Railroad Company's right-of-way and the south line of the Southeast Quarter of said Section 24; thence northeasterly along the northwesterly line of said right-of-way a distance of 1600 feet, more or less, to a point on the north line of the Southeast Quarter of the Southeast Quarter of said Section 24; thence easterly along the north line of the Southeast Quarter of the Southeast Quarter of said Section 24 a distance of 160 feet, more or less, to a point on a line being 60 feet northwesterly of and parallel with the centerline of the Chicago, Rock Island and Pacific Railroad Company's main track; thence southwesterly along said parallel line a distance of 1600 feet, more or less, to a point on the south line of the Southeast Quarter of said Section 24; thence westerly along the south line of the Southeast Quarter of said Section 24 a distance of 165 feet, more or less, to the point of beginning.

PARCEL NO. 2

All that part of the Chicago, Rock Island and Pacific Railroad Company's right-of-way in the Southeast Quarter of the Southeast Quarter of Section 24, Township 5 North, Range 4, East, more particularly described as follows:

Beginning at the point of intersection of the southeasterly line of said Railroad Company's right-of-way and the south line of the Southeast Quarter of said Section 24; thence northeasterly along the southeasterly line of said right-of-way a distance of 1325 feet, more or less, to a point on the east line of the Southeast Quarter of said Section 24; thence northerly along the east line of the Southeast Quarter of said Section 24 a distance of 80 feet, more or less, to a point on a line being 60 feet southeasterly of and parallel with the centerline of the Chicago, Rock Island and Pacific Railroad Company's main track; thence southwesterly along said parallel line a distance of 1420 feet, more or less, to a point on the south line of the Southeast Quarter of said Section 24; thence easterly along the south line of the Southeast Quarter of said Section 24 a distance of 50 feet, more or less, to the point of beginning.

PARCEL NO. 3

All that part of the Chicago, Rock Island and Pacific Railroad Company's right-of-way in the North Half of the Northeast Quarter of Section 25, Township 5 North, Range 4, East, more particularly described as follows:

Beginning at the point of intersection of the northwesterly line of said Railroad Company's right-of-way and the north line of the Northeast Quarter of said Section 25; thence southwesterly along the northwesterly line of said right-of-way a distance of 400 feet, more or less, to a corner in said right-of-way; thence southeasterly at right angles a distance of 125 feet, more or less, to a corner in said right-of-way; thence southwesterly along the northwesterly line of said right-of-way a distance of 1040 feet, more or less, to a point on the south line of the North Half of the Northeast Quarter of said Section 25; thence easterly along the south line of the North Half of the Northeast Quarter

of said Section 25 a distance of 30 feet, more or less, to a point on a line being 50 feet northwesterly of and parallel with the centerline of the Chicago, Rock Island and Pacific Railroad Company's main track; thence northeasterly along said parallel line a distance of 1720 feet, more or less, to a point on the north line of the Northeast Quarter of said Section 25; thence westerly along the north line of the Northeast Quarter of said Section 25 a distance of 180 feet, more or less, to the point of beginning.

PARCEL NO. 4

All that part of the Chicago, Rock Island and Pacific Railroad Company's right-of-way in the North Half of the Northeast Quarter of Section 25, Township 5 North, Range 4 East, more particularly described as follows:

Beginning at the point of intersection of the southeasterly line of said Railroad Company's right-of-way and the north line of the Northeast Quarter of said Section 25; thence southwesterly along the southeasterly line of said right-of-way a distance of 595 feet, more or less, to a corner in said right-of-way; thence northwesterly at right angles a distance of 25 feet, more or less, to a corner in said right-of-way; thence southwesterly along the southeasterly line of said right-of-way a distance of 945 feet, more or less, to a point on the south line of the North Half of the Northeast Quarter of said Section 25; thence westerly along the south line of the North Half of the Northeast Quarter of said Section 25 a distance of 30 feet, more or less, to a point on a line being 50 feet southeasterly of and parallel with the centerline of the Chicago, Rock Island and Pacific Railroad Company's main track; thence northeasterly along said parallel line a distance of 1530 feet, more or less, to a point on the north line of the Northeast Quarter of said Section 25; thence easterly along the north line of the Northeast Quarter of said Section 25 a distance of 60 feet, more or less, to the point of beginning.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except lawful and valid restrictions of record and except for lawful and valid easements whether of record or not;
- (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 November 26, 1996

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-23-96
875 By HW

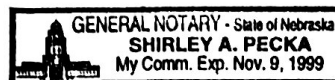
Willard H. Waldo
Willard H. Waldo
Beulah E. Waldo
Beulah E. Waldo

STATE OF NEBRASKA)
) ss.
COUNTY OF SALINE)

The foregoing instrument was acknowledged before me on November 26, 1996, by Willard H. Waldo and Beulah E. Waldo, husband and wife.

Shirley A. Pecka
Notary Public

STATE OF NEBRASKA }
SALINE COUNTY } ss



Entered in numerical index and filed for record, the 23 day of December, 1996 at 9:19 clock A.M. and recorded in Book 271 of Records Page 7-8

Shyllia Pippa
County Clerk

From and Return to:
Steinacher, Vosoba & Hanson
Matt Hanson, Atty.
P. O. Box 626
Wilber, NE 68465
Fee: \$11.00 Paid: \$12.00
Bal. \$1.00 Returned within
Doc. Stamp: \$8.75 Paid

#5
JK

No.	Gen.	Num.	Paged	

Submitted by: Nebraska Title Company-Beatrice 210
\$10.00

2016-00625
STATE OF NEBRASKA } SS
SALINE COUNTY

Entered in numerical index and filed on record, the 27 day of April 2016 at 03:08 o'clock PM and recorded in Book 416 of REC Page 883

Karyl A. Jirka
County Clerk
Electronically Recorded By: drk

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/27/16
\$ 308.25 By drk

CORPORATE WARRANTY DEED

THE GRANTOR, Max Waldo, Inc., a Nebraska corporation, in consideration of **One Dollar and other valuable consideration,** receipt of which is hereby acknowledged, hereby conveys to **Michael Kopf Jr. and Megan Kopf, a married couple,*** the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Saline County, Nebraska:** *ME MV*

*as joint tenants with right of survivorship and not as tenants in common

Lot One (1), Waldo Subdivision, located in the N1/2 of the NE1/4 of Section 25, T5N, R4E, Saline County, Nebraska, and 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 N02°09'27"W.

Referring to the East Sixteenth Corner of the Northeast Quarter of said Section 25; thence northerly N02°09'27"W, on the East line of the North Half of the Northeast Quarter of said Section 25, 20.00 feet; thence westerly S87°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 296, said point also being the Point of Beginning; thence continuing westerly S87°36'52"W, 307.07 feet; thence northerly N01°10'15"W, 287.46 feet; thence easterly N87°36'52"E, 302.26 feet, to a point of intersection on said West Highway Right of Way line; thence southerly S02°07'44"E, on said West Highway Right of Way line, 287.40 feet, to the True Point of Beginning.

THE GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seised of such real estate 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;
- (3) warrants and will defend the title to the real estate the lawful claims of all persons.

Executed April 25, 2016.

Max Waldo, Inc., a Nebraska corporation

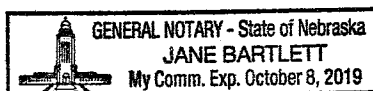
Max Waldo Pres.
By: **Max Waldo, President**

State of Nebraska

County of Cage §

The foregoing instrument was acknowledged before me this 25th day of April, 2016, by **Max Waldo, President of Max Waldo, Inc., a Nebraska corporation,** on behalf of the corporation.

Jane Bartlett
Notary Public



0321007

Please Return recorded document to:
Nebraska Title Company
629 Court Street

Beatrice, NE 68310

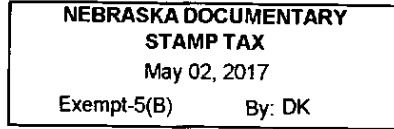
No.	Gen.	Num.	Paged	ROD	
#6	✓	✓	✓	✓	
dk		Register of Deeds			

STATE OF NEBRASKA } ss
SALINE COUNTY

Index No. 2017-00831
Entered in numerical index and filed on
record, the 2 day of July
2017 at 1:08 o'clock P.M. and recorded
in Book 424 of Records Page 239-240

Fee: \$ 16.00 paid (check)

Robert M. Schafer
dk



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

(Space Above This Line for Recording Purposes)

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):

The foregoing Subdivision of 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, these basis of bearings is the West line of the North Half of the Northeast Quarter of said Section 25, having an assumed reference bearing of S 02°03'00" E.

Beginning at the North Quarter Corner of said Section 25; thence southerly S 02°03'00" E, on the West line of the North Half of the Northeast Quarter of said Section 25, 1313.00 feet, to the West Sixteenth Corner 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, 964.16 feet, to a point of intersection on the Northwest line of the Union Pacific Railroad Right of Way; thence Northeasterly N 29°32'23" E, on said Northwest Railroad Right of Way line, 382.34 feet; thence westerly S 87°36'52" W, 1149.44 feet; thence northerly N 02°03'00" W, 988.52 feet, to a point of intersection on the North line of the North half of the Northeast Quarter of said Section 25, thence westerly S 87°30'01" W, on the North line of the North half of the Northeast Quarter of said Section 25, 15.00 feet, to the North Quarter Corner of said Section 25, said Corner also being the True Point of Beginning.

Containing a calculated area of 8.269 acres more or less, of which 0.011 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;

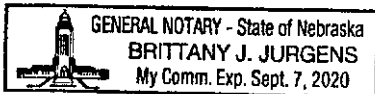
(3) warrants and will defend title to the real estate against the lawful claims of all persons.
Executed as of this 16th day March, 2017.

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.

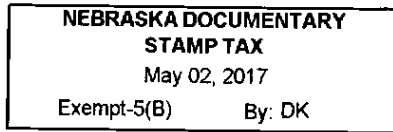


Brittany J. Jurgens
Notary Public

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)



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