

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 (N½) of the Northeast Quarter (NE¼) 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] Reg. of Deeds Deputy

Fee: \$ 3.25 paid

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 21<sup>st</sup> day of October, 1968.



Larry G. Shafer  
Notary Public

Commission expires the 26<sup>th</sup> 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

\*\*\*\*\*  
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 - RUFFALO & 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/<sup>name and</sup>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

\*\*\*\*\*

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 1<sup>ST</sup> day of MARCH, 1986.

ATTEST:



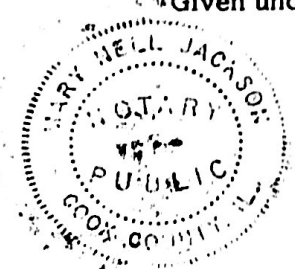
CHICAGO PACIFIC CORPORATION

[Signature]  
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 1<sup>ST</sup> day of MARCH, 1986.



[Signature]  
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

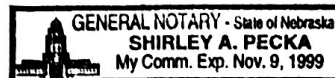
Willard H. Waldo  
Willard H. Waldo  
Beulah E. Waldo  
Beulah E. Waldo

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**

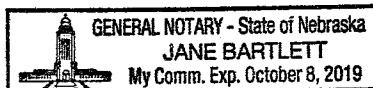
*Max Waldo Pres.*  
By: **Max Waldo, President**

State of Nebraska

County of Cage §

The foregoing instrument was acknowledged before me this 25<sup>th</sup> 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)

*[Signature]*  
dk

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):

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;

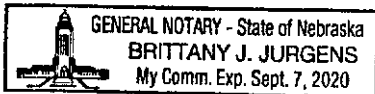
(3) warrants and will defend title to the real estate against the lawful claims of all persons.  
Executed as of this 16th day March, 2017.

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.

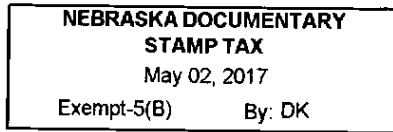


Brittany J. Jurgens  
Notary Public

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.

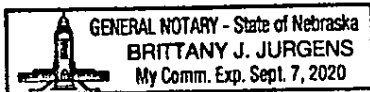
Executed as of this 16th day March, 2017.

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