

WASHINGTON COUNTY, STATE OF NEBRASKA  
Instrument Number 2017-00193

*Karen A. Madsen*  
REGISTER OF DEEDS

FILED

2017 Jan-17 PM 12:41

KAREN A. MADSEN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
BLAIR, NE

Recorded \_\_\_\_\_  
General \_\_\_\_\_  
Numerical \_\_\_\_\_  
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NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 01/17/17  
\$ Ex004 By CS

Return to. TitleCore National, LLC, 9140 West Dodge Road, Suite 380, Omaha, NE 68114

## CORPORATE WARRANTY DEED

THE GRANTOR, Paxton-Mitchell Company, a Nebraska corporation, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Culpeper County Associates LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Washington County, Nebraska:

Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, Block 51, City of Blair, Washington County, Nebraska.

THE GRANTOR covenants with GRANTEES that GRANTOR:

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

This Deed is recorded to correct the spelling of the grantees name in a Corporate Warranty Deed dated December 30, 2016 and recorded January 3, 2017 as Instrument Number 2017-00020.

Executed : 1-13-2017

Paxton-Mitchell Company, a Nebraska corporation

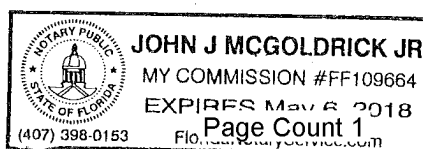
By: *Alvin D. Campbell*  
Alvin D. Campbell, President

STATE OF ~~NEBRASKA~~ FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 13 day of January, 2017 by Alvin D. Campbell, President of Paxton-Mitchell Company, a Nebraska corporation, for and on behalf of the corporation.

*John J. McGoldrick Jr.*  
Notary Public  
My Commission expires on 05/06/2018

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2017-00193