

DEED BOOK

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Deed Record No. 357

Signed this 31st day of January, A.D., 1945.

In the Presence of:



HOME OWNERS' LOAN CORPORATION

By F. E. Della
*F. E. Della
Omaha Assistant Regional Treasurer.

STATE OF NEBRASKA)
DOUGLAS COUNTY) ss.

On this 31 day of January A.D. 1945, before me a Notary Public in and for said County, personally appeared F. E. Della, the Omaha Assistant Regional Treasurer of Home Owners' Loan Corporation, personally known to me to be the Omaha Assistant Regional Treasurer of said Corporation and the identical person whose name is affixed to the above instrument and acknowledged the execution thereof to be his voluntary act and deed, and the voluntary act and deed of said Home Owners' Loan Corporation.

WITNESS my hand and Notarial seal the date aforesaid.

Edith O'Donnell
*Edith O'Donnell - Notary Public

My commission expires Aug. 12, 1949



Conveyance)
Iowa-Nebraska Light and)
Power Company)
To)
Central Electric & Gas Company)
Filed for Record)
March 5, 1945 at 10:15 A.M.)
J. G. Vaughan)
Register of Deeds)
By A. L. Kenney, Deputy)
Fee \$7.45)

Conveyance
BY
IOWA-NEBRASKA LIGHT AND POWER COMPANY
TO
CENTRAL ELECTRIC AND GAS COMPANY
NEBRASKA PROPERTIES

Conveyance
IOWA-NEBRASKA LIGHT AND POWER COMPANY, a Delaware corporation, Grantor (hereinafter called the "Company"), of 144 South 12th Street, Lincoln, County of Lancaster, and State of Nebraska, for and in consideration of One Dollar (\$1) and other good and valuable considerations, has given, granted, bargained, sold, transferred, assigned, warranted and conveyed, and by these presents does hereby grant, bargain, sell, transfer, assign, warrant and convey to CENTRAL ELECTRIC & GAS COMPANY, a Delaware corporation, Grantee, of Sioux Falls Gas Building, Sioux Falls, County of Minnehaha, and State of South Dakota, its successors and assigns, all and singular its properties now owned or hereafter acquired, of whatever nature and wherever located, real, personal and mixed, together with all structures, plants, tenements, hereditaments, appurtenances, rights, permits, franchises, privileges and easements belonging or appertaining thereto or to any part thereof and the reversion and reversions, remainder and remainders, and all the rents, issues and profits thereof, including, but without in any way limiting the generality of the foregoing description, the following:

A.
REAL ESTATE
I.

All of the following described real estate situate in the County of Cass, Nebraska, to-wit:

- (1) Lots 9, 10, 11 and 12, Block 48, except the West 30 Feet of Lot 9, Original Town of Plattsmouth, Cass County, Nebraska.

II.

All of the following described real estate situate in the County of Fillmore, Nebraska,

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to-wit:

(1) A Tract of land 24 Feet by 50 Feet in the South Half ($S\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 36, Township 7,-Range 3,-Fillmore County, Nebraska.

(2) That Part of Lot Eight (8), in Ira Gilbert's Second Addition to Exeter, Nebraska, beginning at the Southeast Corner of said Lot Eight (8) and running thence North Fifty (50) Feet on the East One half Line of said Lot Eight (8), thence West Twenty-five (25) Feet, thence South Fifty (50) Feet, thence East on the South Line of said Lot Eight (8) Twenty-five (25) Feet to the Place of beginning, Fillmore County, Nebraska.

III.

All of the following described real estate situate in the County of Gage, Nebraska, to-wit:

(1) Commencing at the Northwest Corner of Lot Eleven (11), Block Sixty-one (61) in the Original Town, now City of Beatrice, Nebraska, thence South on the West Line of said Lot Eleven (11) Twenty-two (22) Feet, thence East parallel with the North Line of said Lot Eleven (11) Eighteen (18) Feet, thence North parallel with the West Line of said Lot Eleven (11) Twenty-two (22) Feet to the North Line of said Lot Eleven (11), thence due West on the North Line of said Lot Eleven (11) Eighteen (18) Feet to the place of beginning, containing in all 396 square feet, Gage County, Nebraska.

(2) Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), in Block Seventy-one (71), in the Original Town, now City, of Beatrice, Nebraska, according to the recorded plat thereof.

IV.

All of the following described real estate situate in the County of Hamilton, Nebraska, to-wit:

(1) A Parcel of real estate Fifty (50) Feet square and located at a point Thirty (30) Rods South of the Northwest Corner of the South Half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Ten (10), Township Ten (10) North, Range Six (6), West of the 6th P.M., Hamilton County, Nebraska.

(2) A Parcel of real estate described as Twenty (20) Feet by Twenty (20) Feet, located in the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Thirty-three (33), Township Eleven (11) North, Range Five (5), West of the 6th P.M., Hamilton County, Nebraska.

(3) A Parcel of real estate located upon the Southeast Quarter ($SE\frac{1}{4}$) of Section Four (4), Township Ten (10) North, Range Five (5), West of the 6th P.M., Hamilton County, Nebraska.

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V.

All of the following described real estate situate in the County of Lancaster, Nebraska, to-wit:

(1) West 12 Feet of South 10 Feet of Lot 4, Maxwell's Addition to Lincoln, Nebraska.

(2) East 3 Feet of Lot 26 and the West 7 Feet of the South 12 Feet of East 10 Feet of Lot 26, Elmwood Park addition to Lincoln, Nebraska.

(3) West 12 Feet of the South 10 Feet of Lot 12, Block 1, Ellendale Addition to the City of Lincoln, Nebraska.

(4) West 12 Feet of South 10 Feet of Lot 5, Block 3, Northside Addition to Lincoln, Nebraska.

(5) East 10 Feet of South 12 Feet of Lot "C", Byer's Subdivision of Lots 1,2,3,4 and 5, Block 4, Arlington Heights, Resubdivision of Lots 11,12,13 and 14, Perkins Subdivision of the East Half ($E\frac{1}{2}$) of The Northwest Quarter ($NW\frac{1}{4}$) and Southwest Quarter

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(SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 31, Township 10 North, Range 7, East of the 6th P.M., Lancaster County, Nebraska.

(6) That Part of Lot 12, Block 5, Engleside Addition to Lincoln, Nebraska, described as follows: Commencing at a point 113 Feet South of the Northwest Corner of said Lot 12, Block 5, Engleside Addition to the City of Lincoln, thence East 12 Feet, thence South 16 Feet to the South Line of said Lot 12, thence West 6 Feet, thence Northwesterly to a point 10 Feet, South of place of beginning, thence South to place of beginning on Part of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-four (24), Township Ten (10) North, Range Six (6), East of the 6th P.M.

(7) West 10 Feet of South 12 Feet of Lot Four (4), Block-5, Ridgeway Addition to Lincoln, Nebraska.

(8) A Part of Lot Three (3), Block Ten (10), Sheridan Park Addition, on the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 31, Township 10 North, Range 7, East, described as follows: Commencing on the South Line of said Lot 3 Twenty (20) Feet East of the Southwest Corner thereof, thence West on the South Line of said Lot 3 Twelve (12) Feet, thence North at right angles to the South Line of said Lot 3 Twelve (12) Feet, thence East parallel to the South Line of said Lot 3 Twelve (12) Feet, thence South 12 Feet to the place of beginning, Lancaster County, Nebraska.

(9) West 12 Feet of South 10 Feet of Lot 2, Block 22, South Lincoln, Lancaster County, Nebraska.

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(10) All that Part of Lot 16 lying North of the North Line of the Right-of-Way granted to Sanitary District No. 1, except the North 170.87 Feet thereof, in Block 29, Mill's Second Addition to University Place, situated on that part of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), embraced in plat of said addition in Section 17, Township 10 North, Range 7, East, Lancaster County, Nebraska.

(11) Lot 4, Block 34, University Place, situated upon the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 17, Township 10 North, Range 7, East of the 6th P.M., Lancaster County, Nebraska.

(12) Lot 12, Block 78, located on the Northwest Quarter (NW $\frac{1}{4}$) of Section 26, Township 10 North, Range 6, East of the 6th P.M., Lancaster County, Nebraska.

(13) Lots 1 and 2, and all of Lot 3 except the West 18 Feet of the North 25 Feet, together with vacated 'W' Street and Third Street, and the alley adjacent thereto, Block 79, Lincoln, Lancaster County, Nebraska.

(14) The West 8 Feet of the South 15 Feet of Lot 5 and the South 15 Feet of Lot 6, and all of Lot 7, and the vacated alley adjacent thereto, Block 79, Lincoln, Lancaster County, Nebraska.

(15) All of Lot 8, Except the East 35 Feet of the North 25 Feet, and the vacated alley adjacent thereto, Block 79, Lincoln, Lancaster County, Nebraska.

(16) Lots 9,10,11 and 12, and the vacated alley adjacent thereto, Block 79, Lincoln, Lancaster County, Nebraska.

(17) Lots 6 and 7, Subdivisions of Lots 16 and 17, Block 85, Original City of Lincoln, Nebraska.

(18) Lots 1,2 and 3, and all of Lot 4, except the South 9 Feet thereof, Block 102, Lincoln, Lancaster County, Nebraska.

VI.

All of the following described real estate situate in the County of Madison, Nebraska, to-wit:

(1) Tax Lot 5 and Tax Lot 8 in the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter

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(SE $\frac{1}{4}$) of Section 22, Township 24, --- Range 1, West of the 6th P.M., Madison County, Nebraska.

(2) Lots 1 and 2 of Chas. B. Durland's Subdivision of Lots 1, 2 and 3, in Block 1 of Koenigstein's Third Addition to Norfolk, Nebraska, and Lot 4, Block 1, Koenigstein's Third Addition to Norfolk, Madison County, Nebraska.

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VII.

All of the following described real estate situate in the County of Washington, Nebraska, to-wit:

(1) Lots Five (5) and Six (6) in Block Eighty-two (82), in the Third Addition to the City of Blair, except Railroad-Right-of-Way, Washington County, Nebraska.

VIII.

All of the following described real estate situate in the County of York, Nebraska, to-wit:

(1) A Tract of land Twenty-five (25) Feet by Twenty-five (25) Feet, and containing 625 square feet in all, and situated and located in the exact Southwest Corner of Lot Seven (7), Block Sixty-four (64) of the Original Town, now City, of York, York County, Nebraska.

(2) A Part of the north Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2) in Township Ten (10) North, Range Four (4), West of the 6th P.M., and more particularly described as follows: Beginning at a point on the East side of the highway 139 Feet South and 33 Feet East of an iron pin set at the Northwest Corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section 2, thence South 6 Feet along the East Line of said highway, thence East 10 Feet, thence North 6 Feet, thence West 10 Feet to place of beginning, York County, Nebraska.

(3) A Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 1 in Township 10 North, Range 3, West of the 6th P.M., and more particularly described by metes and bounds as follows: Commencing at a point 20 Feet East of the Northwest Corner of the above described 40 acre tract of land and upon the South Line of the public highway running East and West along the north side thereof; running thence due South 75 Feet, thence due East 50 Feet, thence due North 75 Feet to the South Line of said highway, thence West along the South Line of said highway 50 Feet to the point of beginning, York County, Nebraska.

(4) A Part of irregular tract, Lot No. 17 in the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 35 in Township 11 North, Range 4, West of the 6th P.M., to wit: A tract of land 20 Feet by 20 Feet and containing 400 square feet at the Northwest Corner of said irregular tract No. 17, immediately South of the Chicago, Burlington & Quincy Railroad Right-of-Way and immediately East of the Public Roadway running North and South along the West side of said Section 35, York County, Nebraska.

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B.

GAS GENERATING PLANTS AND/OR DISTRIBUTION SYSTEMS

Those certain gas generating plants and/or distribution systems of the Company situate in the State of Nebraska, as follows:

- (1) In Burt County, serving the Village of Craig, the City of Oakland and the City of Tekamah;
- (2) In Butler County, serving the City of David City, the Village of Rising City and the Village of Ulysses;
- (3) In Cass County, serving the City of Plattsmouth;
- (4) In Cuming County, serving the City of West Point;
- (5) In Fillmore County, serving the Village of Exeter, the City of Fairmont, the City

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of Geneva and the Village of Grafton;

(6) In Gage County, serving the Village of Adams, the City of Beatrice, the Village of Clatonia and the Village of Cortland;

(7) In Hamilton County, serving the City of Aurora and the Village of Hampton;

(8) In Jefferson County, serving the Village of Plymouth;

(9) In Lancaster County, serving the City of Crete, the Village of Hallam and the City of Lincoln;

(10) In Madison County, serving the City of Norfolk;

(11) In Polk County, serving the City of Osceola, the Village of Shelby and the City of Stromsburg;

(12) In Saline County, serving the Village of DeWitt, the Village of Dorchester, the City of Friend and the City of Wilber;

(13) In Saunders County, serving the City of Wahoo;

(14) In Seward County, serving the Village of Bee, the Village of Milford, the City of Seward and the Village of Staplehurst;

(15) In Washington County, serving the Village of Arlington and the City of Blair; and

(16) In York County, serving the Village of Bradshaw and the City of York.

C.

Also all other plants and systems, appertaining to the above described property, for the generation, storage, furnishing and/or distribution of gas now owned or hereafter constructed or acquired by the Company, and any additions to or extensions of all such plants and/or systems or to those

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heretofore specifically referred to; together with the buildings, erections, structures, generating, purifying and compressing apparatus, holders, benches, retorts, tanks, pipe lines, mains, connections, service pipes, heaters, meters, appliances, instruments, apparatus, appurtenances, maps, records, easements, contracts, permits, facilities and other property or equipment used or provided for use in connection with the construction, maintenance, repair and operation of all such plants and/or systems both now owned or which may hereafter be acquired by the Company; and together also with all of the rights, privileges, rights of way, franchises, licenses, grants, liberties, immunities, ordinances, permits, and easements of the Company howsoever conferred or acquired and whether now owned or hereafter acquired with respect to the construction, maintenance, repair and operation of all such plants and/or systems, and any additions thereto and extensions thereof.

D.

All leasehold estates appertaining to the above described property (excepting the last day thereof) by virtue of which the Company occupies properties used in its business, including offices, storerooms, workrooms, warehouses and garages, and all renewals, extensions or modifications of any of the foregoing leaseholds which may be from time to time made between the Company and the respective owners of such properties so used.

E.

ICE MANUFACTURING PLANT AND EQUIPMENT

That certain ice manufacturing plant and distribution equipment of the Company situated in Cass County, serving the City of Plattsmouth, Nebraska, together with the buildings, erections, structures, manufacturing and compressing apparatus and equipment, appliances, instruments, apparatus, appurtenances, contracts, permits, facilities and other property or equipment used or provided for use in connection with the construction, maintenance, repair and operation of

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such plant, both now owned or which may hereafter be acquired by the Company, including all leasehold estates pertaining to the above described property (except the last day thereof) by virtue of which the Company occupies any property used in such business.

IN WITNESS WHEREOF, said IOWA-NEBRASKA LIGHT AND POWER COMPANY has caused this deed to be executed in its corporate name by its President or one of its Vice Presidents and its corporate seal to

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be hereunto affixed and to be attested by its Secretary or one of its Assistant Secretaries, all as of this 27th day of February, 1945.

IOWA-NEBRASKA LIGHT AND POWER COMPANY

By R. A. Phillips Vice President



ATTEST:

Judson Large Assistant Secretary

STATE OF ILLINOIS } ss. COUNTY OF COOK }

On this twenty-seventh day of February, 1945, before me, a Notary Public in and for said county, personally came the above named vice president and assistant secretary of IOWA-NEBRASKA LIGHT AND POWER COMPANY, who are personally known to me to be the identical persons whose names are affixed to the above deed as vice president and assistant secretary of said corporation and acknowledged the instrument to be their voluntary act and deed and the voluntary act and deed of said corporation.



Witness my hand and notarial seal the date last aforesaid.

My commission expires on the 14th day of July, 1947.

Louise Walterbach Notary Public

United States Internal Revenue stamps in the amount required by law have been affixed to an executed copy of this conveyance and have been cancelled.

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Warranty Deed) SELF-WARRANTY DEED Fred I. Hudson and wife) Know all Men by these Presents: To) That Fred I. Hudson and Mary Hudson, each in their own right and Fred I. Hudson) as husband and wife, of the County of Lancaster and State or Filed for Record) Nebraska for and in consideration of the sum of - - One Dollar March 7, 1945 at 8:40 A.M.) & Other Valuable Consideration DOLLARS, in hand paid, do here- J. G. Vaughan) by GRANT, BARGAIN, SELL, CONVEY, AND CONFIRM unto Fred I. Hudson Register of Deeds) of the County of Lancaster and State of Nebraska the following By A. L. Kenney, Deputy) described premises situated in Lincoln in the County of Lancaster Fee \$1.00) and State of Nebraska to-wit:

Lot Eleven (11), Block Seventeen (17), Pitcher and Baldwin's Second Addition to University Place, Lincoln, Lancaster County, Nebraska, known as 413 1/2 St. Paul.

Subject to all taxes and liens of record.

and they do hereby covenant with the said Fred I. Hudson and his heirs and assigns, that they are lawfully seized of said premises; that they are free from incumbrance except as above stated that they have good right and lawful authority to convey the same; and they do hereby covenant to warrant and defend the said premises against the lawful claims of all persons