

NEBRASKA DOCUMENTARY
STAMP TAX
May 03, 2017
\$10125.00 By JN

State of Nebraska Gage County ss. Entered
Numerical Index and filed for record the
03 day of May, 2017
at 01:54 o'clock PM, and recorded as
INSTRUMENT NO. **2017-01295**

TRACT INDEX _____
COMPUTER _____
COMPARED _____
PAGED _____

Emma S. Murray
Register of Deeds

Pages 1 By JN
Recording Fees \$10.00
Totals Fees \$10135.00

CORPORATE WARRANTY DEED

THE GRANTOR, Beatrice Ford Lincoln, Inc., a Delaware corporation formerly known as Beatrice Ford Lincoln Mercury, Inc., a Delaware corporation, in consideration of **One Dollar and other valuable consideration,** receipt of which is hereby acknowledged, hereby conveys to **RGH Properties, LLC, a Nebraska limited liability company,** the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Gage County, Nebraska:**

Lot One (1), Burnham Addition to the City of Beatrice, Gage County, Nebraska; and A portion of Lot One (1) of the North Commerce Addition to the City of Beatrice, Gage County, Nebraska more completely described as follows: Beginning at the Northwest corner of Lot 1, thence East along the North line of Lot 1 a distance of 425.90 feet to the Northwest corner of Burnham Addition; thence South along the West line of Burnham Addition a distance of 300.00 feet to the Southwest corner of Burnham Addition; thence West on a bearing of N89°31'50"W a distance of 425.90 feet more or less to the West line of the North Commerce Addition; thence North along the West line of the North Commerce Addition to the point of beginning.

THE GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seized 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 against the lawful claims of all persons.

Executed May 1, 2017

Beatrice Ford Lincoln, Inc., a
Delaware Corporation formerly
known as Beatrice Ford Lincoln
Mercury, Inc., a Delaware Corporation

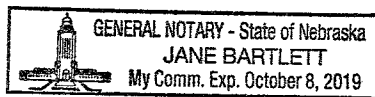
Raymond Hernandez
By Raymond Hernandez, President

State of Nebraska

County of Lancaster §

The foregoing instrument was acknowledged before me this 15th day of May, 2017, by **Raymond Hernandez, President of Beatrice Ford Lincoln, Inc., a Delaware corporation f/k/a Beatrice Ford Lincoln Mercury, Inc., a Delaware corporation,** on behalf of the corporation.

Jane Bartlett
Notary Public



0322758

Please Return recorded document to:
Nebraska Title Company
629 Court Street
Beatrice, NE 68310