

# DEED RECORD No. 149

—FROM—

John H. Jurgens & wife

—TO—

Walter E. Hoyle

**Warranty Deed**  
E COMPARED EV

THE STATE OF NEBRASKA, GAGE COUNTY, ss.

File for Record and Entered in Numerical Index

May 17, A. D. 1939, at 11:45 o'clock A. M.

*Walter E. Hoyle*

Register of Deeds.

Deputy.

## Know All Men by These Presents:

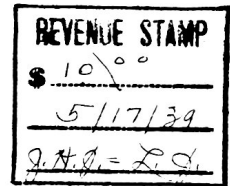
That We, John H. Jurgens and Lena Jurgens, husband and wife

of the County of Gage and State of Nebraska for and in consideration of the sum of Ten Thousand (\$10,000.00)----- DOLLARS,

and Assumption of Mortgage in hand paid/do hereby GRANT, BARGAIN, SELL, CONVEY and CONFIRM unto Walter E. Hoyle

of the County of Gage, and State of Nebraska, the following described real estate situated in \_\_\_\_\_ in Gage County, and State of Nebraska, to-wit:

The Southeast quarter of Section Sixteen (16), Township Four (4) North, Range Six (6) East of the Sixth Principal Meridian. Subject to a mortgage to The Phoenix Mutual Life Insurance Company, upon which there is an unpaid balance of principal in the sum of \$10,000.00.



And we do hereby covenant with the said Walter E. Hoyle

and his heirs and assigns; that we are lawfully seized of said premises; that they are free from incumbrance except as above stated

that we have good 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 except as above stated.

And the said Lena Jurgens

hereby relinquishes all her right of dower, homestead and all marital rights in and to the above described premises.

Signed this 17th day of May A. D. 1939.

In Presence of

H. E. Sackett

John H. Jurgens

Lena Jurgens

STATE OF NEBRASKA, }  
Gage County, } ss.

On this 17th day of May A. D. 1939

before me H. E. Sackett, a Notary Public, duly commissioned and qualified for and residing in said County, personally came John H. Jurgens and Lena Jurgens, Husband and Wife,

to me known to be the identical person described in and who executed the foregoing conveyance as grantor and acknowledged said instrument to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

H. E. Sackett

Notary Public.

My Commission Expires Sept. 3 -1942



QUIT CLAIM DEED.

KNOW ALL MEN BY THESE PRESENTS, That We, John Luther Hoyle and Hermine L. Hoyle, his wife; Ermina Elizabeth Hoyle Johnston and Robert Johnston, her husband; all of Gage County, State of Nebraska, for the consideration of One Dollar (\$1.00) and for the purpose of clearing the title to the real estate hereinafter described to show full satisfaction of all obligations under the Will of Walter E. Hoyle, deceased, hereby quit claim to Ralph E. Hoyle of Gage County, Nebraska the following described real estate situated in the County of Gage, and State of Nebraska to-wit:

All our right, title and interest in and to:

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Sixteen (16) in Township Four (4) North, Range Six (6) East of the Sixth Principal Meridian in Gage County, Nebraska subject to pipeline easements granted to Continental Construction Company by deed recorded in Book "O", page 504 and to Natural Gas Pipeline Company of America (formerly Continental Construction Company) by instrument recorded in Book "U" Page 367, and subject also to all encumbrances of record,

to have and to hold the same unto the said Ralph E. Hoyle, (also Known as Ralph Edwin Hoyle) and to his heirs and assigns forever.

IN WITNESS WHEREOF, we have set our hands this 8th day of May, 1963.

In the Presence of:

Lynette Thomas

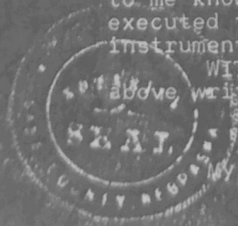
1. John Luther Hoyle  
John Luther Hoyle
2. Hermine L. Hoyle  
Hermine L. Hoyle
3. Ermina Elizabeth Hoyle Johnston  
Ermina Elizabeth Hoyle Johnston
4. Robert Johnston  
Robert Johnston

STATE OF NEBRASKA }  
COUNTY OF GAGE } SS.

BE IT REMEMBERED, that on the 8 day of May, 1963, before the undersigned, a notary public, in and for said County, personally came John Luther Hoyle and Hermine L. Hoyle, his wife; Ermina Elizabeth Hoyle Johnston and Robert Johnston, her husband; to me known to be the identical persons described in and who executed the foregoing deed as grantors and acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and official seal the day and year last above written.

Lynette Thomas  
Notary Public.



My commission expires: April 13, 1968

STATE OF NEBRASKA, COUNTY OF GAGE SS: Filed for record and entered in Numerical Index May 17, 1963 at 8:00 o'clock A. M., and duly recorded in Book 192 of Deeds, at Page 688.  
Ronald B. Hawkey By \_\_\_\_\_ DEPUTY  
REGISTER OF DEEDS

9

KNOW ALL MEN BY THESE PRESENTS:

THAT We, Ralph Edwin Hoyle and Elaine R. Hoyle, husband and wife

of the County of Gage and State of Nebraska for and in consideration of the sum of - - - - Four Hundred Forty-five and 50/100 - - - - (\$445.50) - - - - DOLLARS

in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA the following described real estate situated in Gage County, and State of Nebraska, to-wit:

A tract of land located in the Southeast Quarter of Section 16, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, described as follows:

Beginning at the southeast corner of said Section 16; thence northerly on the East line of the Southeast Quarter of said Section 16 a distance of 2,652.9 feet to the northeast corner of said Southeast Quarter; thence westerly on the North line of said Southeast Quarter a distance of 70.0 feet; thence southerly a distance of 2,652.9 feet to a point on the South line of said Southeast Quarter; thence easterly on said South line a distance of 60.0 feet to the point of beginning, containing 3.65 acres, more or less, which includes 2.03 acres, more or less, previously occupied as a public highway, the remaining 1.62 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 successors and assigns forever.

And I do hereby covenant with the said Grantee and with its successors and assigns that I am lawfully seized of said premises; that they are free from encumbrance

that I have good right and lawful authority to sell the same; and I do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said Elaine R. Hoyle hereby relinquishes all her rights of every name and kind in and to the above described premises.

Signed this 10 day of March

A.D. 19 64

In Presence of

X Ralph Edwin Hoyle
X Elaine R. Hoyle

STATE OF Nebraska }  
Loge County } ss.

On this 10<sup>th</sup> day of March, A.D. 1964, before me, the undersigned Marjorie M. Tappin a Notary Public, duly commissioned and qualified for and residing in said county, personally came

Ralph Edwin Hoyle and Elaine R. Hoyle,  
husband and wife

to me known to be the identical person(s) whose name(s) are affixed to the foregoing instrument as grantor(s) and acknowledged the same to be their voluntary act and deed.

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

Marjorie M. Tappin Notary Public  
My Commission expires the 7<sup>th</sup> day of August, 1965

STATE OF \_\_\_\_\_ }  
County } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, before me, the undersigned \_\_\_\_\_ a Notary Public, duly commissioned and qualified for and residing in said county, personally came \_\_\_\_\_

to me known to be the identical person \_\_\_\_\_ whose name \_\_\_\_\_ affixed to the foregoing instrument as grantor \_\_\_\_\_ and acknowledged the same to be \_\_\_\_\_ voluntary act and deed.

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

\_\_\_\_\_  
Notary Public  
My Commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

RECEIVED

MAR 13 1964

R.O.W. DIVISION

Project F-18(0) AF 82794

Indexed General  
Compared Paged 988

WARRANTY DEED

Ralph Edwin Hoyle  
Elaine R. Hoyle

TO

The State of Nebraska

STATE OF NEBRASKA }  
Loge County } ss.

Entered in Numerical Index and filed for record in the office of the Register of Deeds of said County, the 16th day of April, 1964, at 1 o'clock and 15 minutes P.M., and duly recorded in Book 194 of

Deeds on page 415  
Bonnie D. Hawley  
Register of Deeds.

Deputy.  
Fee \$3.25 chg.

NUMER  
ALPHA  
PAGED  
COMP'D

1595

see #986

STATE OF NEBRASKA, County of Gage  
Filed for record and entered in Numerical Index  
on January 11, 1973 at 8:30 o'clock A. M.,  
and recorded in Deed Record 208, Page 569

NEBRASKA DOCUMENTARY  
STAMP TAX  
JAN 11 1973  
\$ 125.40 BY JH

Chas E Mann By James M. Quackenbush  
~~County Clerk~~ ~~Deputy County Clerk~~  
Register of Deeds Deputy Register of Deeds

NUMBER ✓  
ALPHA  
PAGED  
COMP'D

### WARRANTY DEED

RALPH E. HOYLE and ELAINE R. HOYLE, husband and wife, each in his own and her own right and as spouse of the other

, herein called the grantor whether one or more,

in consideration of One Hundred Thirteen Thousand Six Hundred Forty-seven & 50/100 (\$113,647.50)..... DOLLARS received from grantee, does grant, bargain, sell, convey and confirm unto

J. M. QUACKENBUSH, TRUSTEE,

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

Gage County, Nebraska:

The Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Four (4) North, Range Six (6), East of the 6th P. M., Gage County, Nebraska, except a tract of 3.65 acres previously conveyed to the State of Nebraska and described in Book 194, at Page 415, of the Deed Records in the Register of Deeds Office of Gage County, Nebraska, and except 4.82 acres located in the Southeast corner of the Southeast Quarter of said Section 16, more particularly described as follows: commencing at a point where the West right of way line of U. S. Highway #77 intersects the North right of way line of the section line road that is south of and adjacent to the Southeast Quarter of said section, thence West 40 ft. on the North right of way line on said section line road to the point of beginning, thence West on the North right of way line of said section line road a distance of 600 ft., thence North 350 ft., thence East 600 ft., thence South 350 ft. to the place of beginning

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 seized of said premises; that they are free from encumbrance

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 September 4, 1969.

Ralph E. Hoyle  
RALPH E. HOYLE

Elaine R. Hoyle  
ELAINE R. HOYLE

STATE OF NEBRASKA, County of Gage:

Before me, a notary public qualified for said county, personally came  
Ralph E. Hoyle and Elaine R. Hoyle, husband and  
wife,



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 September 4, 1969

James M. Quackenbush Notary Public

My commission expires Feb 2, 1971

Fee - \$3.25 Chg. & Return to:  
J. M. Quackenbush, Trustee  
Box 489, Beatrice, Neb 68310

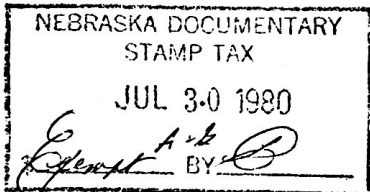
J. M. QUACKENBUSH, trustee, and ELLA L. QUACKENBUSH, his wife, GRANTORS, in consideration of change of trustee and One DOLLAR received from GRANTEE, hereby convey to THE BEATRICE NATIONAL BANK AND TRUST COMPANY, BEATRICE, NEBRASKA, TRUSTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Four (4) North, Range Six (6), East of the 6th P. M., Gage County, Nebraska, except a tract of 3.65 acres previously conveyed to the State of Nebraska and described in Book 194, at Page 415, of the Deed Records in the Register of Deeds Office of Gage County, Nebraska, and except 4.82 acres located in the Southeast corner of the Southeast Quarter of said Section 16, more particularly described as follows: commencing at a point where the West right of way line of U. S. Highway #77 intersects the North right of way line of the section line road that is south of and adjacent to the Southeast Quarter of said section, thence West 40 ft. on the North right of way line on said section line road to the point of beginning, thence West on the North right of way line of said section line road a distance of 600 ft., thence North 350 ft., thence East 600 feet, thence South 350 ft. to the place of beginning, and further except the West 1494.2 feet of said Southeast Quarter previously deeded to the City of Beatrice in Book 220, at Page 799, of the Deed Records of Gage County, Nebraska.

Subject to right-of-way, roads, restrictions, and easements of record, but including all rights of reverter pertaining thereto. GRANTORS covenant with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed June 25, 1980.

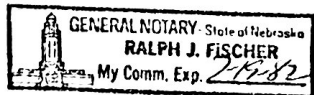


*[Signature]*  
J. M. Quackenbush

*[Signature]*  
Ella L. Quackenbush

STATE OF NEBRASKA )  
                                  ) SS.  
COUNTY OF GAGE     )

The foregoing instrument was acknowledged before me on June 25, 1980 by J. M. Quackenbush and Ella L. Quackenbush, husband and wife.



*[Signature]*  
Notary Public  
My commission expires 7-19-82

STATE OF NEBRASKA, County of Gage

Filed for record and entered in Numerical Index on July 30, 1980 at 11:00 o'clock A. M. and recorded in Deed Record 221, Page 260.

NUMERICAL INDEX PAGED

*[Signature]*  
Register of Deeds

Fee: \$3.25 Paid & Return: Beatrice Nat'l Bank & Trust Co., ATTN: June Seitz Box 100, Beatrice, Ne 68310

1594  
4-523

**JOINT TENANCY WARRANTY DEED**

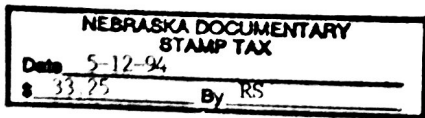
The Beatrice National Bank and Trust Company, Beatrice, Nebraska, Trustee, GRANTOR, in consideration of Eighteen Thousand Five Hundred Dollars (\$18,500.00) received from GRANTEES, Steven P. Burnham and Marlene J. Burnham, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate:

Lot One (1), Burnham Addition to Beatrice, Gage County Nebraska. The conveyance herein is subject, however, to the reserved and retained perpetual right, privilege and easement of and to Grantor and its successors and assigns to locate, bury, lay construct, reconstruct, maintain, operate, inspect, replace, protect and remove pipes, lines, conduits, cables, guys, poles, anchors and other equipment and appurtenances for the purpose of providing and conveying water, sewer, electric, gas, telephone, cable television and other utilities and services facilities in, over, upon and under the east 20 feet of the real estate conveyed herein. The conveyance herein is further subject to the reserved and retained perpetual right, privilege and easement of and to Grantor and its successors and assigns to ingress and egress and to construct, reconstruct, maintain, improve, use, operate, protect and remove a public or private road or street and appurtenances thereto over, upon and across the east 50 feet of the real estate conveyed herein, subject, however, to the utilities easement reserved above as to the east 20 feet of said east 50 feet; and the owner of the servient estate shall not construct upon, nor carry on any activity upon these easement areas that would interfere with the exercise of these easement rights or increase the cost of exercising such rights.

GRANTOR covenants with GRANTEES that GRANTOR:

1. is lawfully seised of such real estate and that it is free from encumbrances;
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 this 12<sup>th</sup> day of May, 1994.



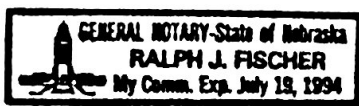
The Beatrice National Bank and Trust Company,  
Beatrice, Nebraska, Trustee

By: [Signature]  
Vice President and Trust Officer

BOOK 241 PAGE 406

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF GAGE )

The foregoing instrument was acknowledged before me on the 12<sup>th</sup> day of MAY, 1994 by STEVE HOVEN DICK, Vice President and Trust Officer of The Beatrice National Bank and Trust Company, Beatrice, Nebraska, Trustee, and on behalf of the corporation.



Ralph J. Fischer  
Notary Public

My Commission expires: 7-19-94

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 12th day of May, 1994 at 3:00 o'clock P. M., and recorded in Book 241 of DEEDS on page 405 thru 406  
Guth C. Sieme  
Register of Deeds



FEE: \$10.50 Paid by Steven Burnham & Stephen J Kraviec & Return to Stephen J Kraviec, Atty., P O Box 681, Beatrice, Ne 68310



**JOINT TENANCY WARRANTY DEED**

The Beatrice National Bank and Trust Company, Beatrice, Nebraska, Trustee, GRANTOR, in consideration of Two Thousand Six Hundred Ten Dollars (\$2,610.00) received from GRANTEES, Steven P. Burnham and Marlene J. Burnham, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate:

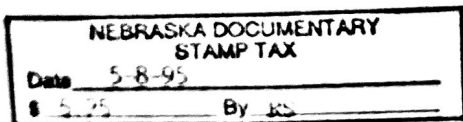
A portion of Lot 1 of the North Commerce Addition more completely described as follows:

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 N 89° 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.

GRANTOR covenants with GRANTEES that GRANTOR:

1. is lawfully seised of such real estate and that it is free from encumbrances;
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 this 8th day of May, 1995.



The Beatrice National Bank and Trust Company,  
Beatrice, Nebraska, Trustee

By: Steve J. LeWall  
Vice President and Trust Officer







Pages 2 Doc Tax \$ 1925.00 EX# \_\_\_\_\_

Fee Amt \$ 11.00 Ck Pd \$ 1,936.00

Cash Pd \$ \_\_\_\_\_ Refund \$ \_\_\_\_\_

Paid by ABST & TITLE Ck # 1760

\_\_\_\_\_ Ck # \_\_\_\_\_

CUSTOMER CODE \_\_\_\_\_

RETURN TO ABSTRACT & TITLE

413 D ST

FAIRBURY NE 68352

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 15th day of Dec., 2003 at 4:20 o'clock P.M., and recorded as INSTRUMENT NO. \_\_\_\_\_

2003-6709  
*Ruth E. Heime*  
Register of Deeds

By \_\_\_\_\_ Deputy

2003- 6709

*A-523*  
*A-530*

TRACT INDEX   
COMPUTER   
COMPARED   
PAGED

SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA)

**PARTNERSHIP WARRANTY DEED**

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-15-2003  
\$ 1,925.00 By JS

BURNHAM FAMILY LIMITED PARTNERSHIP, a Colorado limited partnership (GRANTOR), in consideration of One Dollar (\$1.00) and Other Good and Valuable Consideration, received from GRANTEE, BEATRICE FORD LINCOLN MERCURY, INC., a Delaware corporation, conveys to GRANTEE, the following described real estate (as defined in Neb.Rev.Stat. § 76-201):

Parcel 1: Lot One (1), Burnham Addition to the City of Beatrice, Gage County, Nebraska; and

Parcel 2: A portion of Lot One (1) of the North Commerce Addition 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.

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

1. Is lawfully seized of such real estate and that it is free from encumbrances;
2. Has legal power and lawful authority to convey the same; and
3. Warrants and will defend title to the real estate against the lawful claims of all persons.

2003- 6709

845

2003-6709

BURNHAM FAMILY LIMITED PARTNERSHIP,  
a Colorado limited partnership (GRANTOR)

By: Steven P. Burnham  
Steven P. Burnham, General Partner

By: Marlene J. Burnham  
Marlene J. Burnham, General Partner

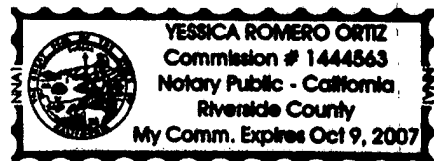
STATE OF California )  
COUNTY OF Riverside ) ss.

On this 12 day of December, 2003, before me, a Notary Public, personally appeared Steven P. Burnham, who is personally known to me to be a General Partner of BURNHAM FAMILY LIMITED PARTNERSHIP, a Colorado limited partnership (GRANTOR), and he acknowledged the execution of the above and foregoing Warranty Deed to be his and its voluntary act and deed for the purposes set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last written above.

Jessica Romero Ortiz  
Notary Public

STATE OF California )  
COUNTY OF Riverside ) ss.

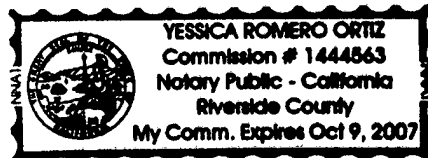


On this 12 day of December, 2003, before me, a Notary Public, personally appeared Marlene J. Burnham, who is personally known to me to be a General Partner of BURNHAM FAMILY LIMITED PARTNERSHIP, a Colorado limited partnership (GRANTOR), and she acknowledged the execution of the above and foregoing Warranty Deed to be her and its voluntary act and deed for the purposes set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last written above.

Jessica Romero Ortiz  
Notary Public

Y:\WDOX\CLIENTS\115894\000\real\LAL7878.DOC



846

2003-6709

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

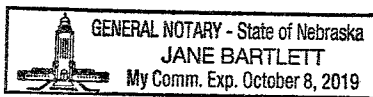
*Raymond Hernandez*  
By Raymond Hernandez, President

State of Nebraska

County of Lancaster §

The foregoing instrument was acknowledged before me this 1<sup>st</sup> 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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Nov 26, 2019  
\$ Ex003 By DJS

TRACT INDEX \_\_\_\_\_  
COMPUTER \_\_\_\_\_  
COMPARED \_\_\_\_\_  
PAGED \_\_\_\_\_

State of Nebraska Gage County ss. Entered  
Numerical Index and filed for record the  
26 day of Nov, 2019  
at 02:17 o'clock PM, and recorded as

INSTRUMENT NO. **2019-03138**



Register of Deeds

Pages 2 By DJS  
Recording Fees \$16.00  
Totals Fees \$16.00

Upon Recording Return to:  
Andrew R. Willis  
Cline Williams Wright Johnson & Oldfather, L.L.P.  
233 S. 13th Street, Suite 1900  
Lincoln, NE 68508

### **DEED IN LIEU OF FORECLOSURE**

RGH Properties, LLC, a Nebraska limited liability company ("Grantor"), in receipt of valuable consideration received from NGRE Beatrice, LLC, a Nebraska limited liability company ("Grantee"), conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

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

To have and hold the above-described real property, together with all tenements, hereditaments, and appurtenances thereto belonging unto Grantee and to Grantee's heirs and assigns forever.

The conveyance hereby is made subject to (1) that certain Deed of Trust dated May 1, 2017 made by RGH Properties, LLC, in which Frontier Bank is named as beneficiary and trustee, and filed with the Register of Deeds of Gage County, Nebraska, on May 3, 2017 as Instrument No. 2017-01296; and (2) that certain Assignment of Deed of Trust dated July 19, 2019 made by Frontier Bank as Assignor, in which NG Real Estate, LLC is named as Assignee, and filed for record with the Register of Deeds of Gage County, Nebraska on August 23, 2019 as Instrument No. 2019-02159 in the records of the Register of Deeds of Gage County, Nebraska (collectively, the "Deed of Trust"). The title conveyed hereunder shall not merge with the Grantee's interest previously conveyed to Grantee under the Deed of Trust, and any assignment thereof, and the lien of the

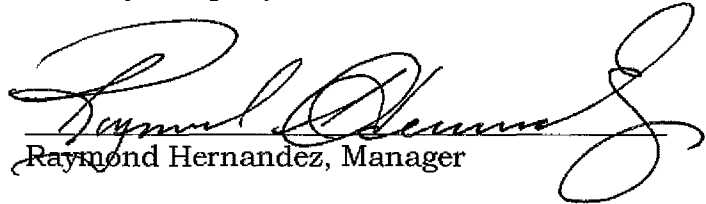
INSTRUMENT NO. **2019-03138**



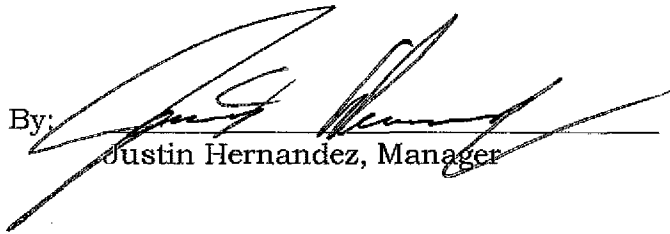
Deed of Trust shall remain on the real estate following delivery and recording hereof.

Executed this 21 day of November, 2019.

RGH Properties, LLC, a Nebraska  
limited liability company

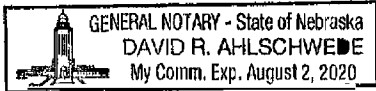
By:   
Raymond Hernandez, Manager

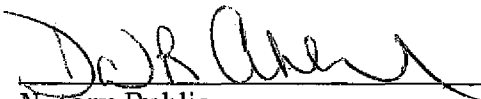
By: DIV Investments, LLC, Manager

By:   
Justin Hernandez, Manager

STATE OF NEBRASKA             )  
   ) ss.  
COUNTY OF LANCASTER       )

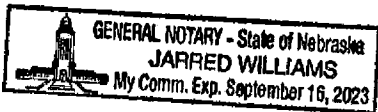
The foregoing instrument was acknowledged before me this 21 day of November, 2019, by Raymond Hernandez, Manager of RGH Properties, LLC, a Nebraska limited liability company, on behalf of the Company.



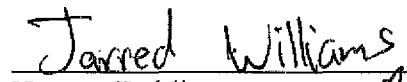
  
Notary Public

STATE OF NEBRASKA             )  
   ) ss.  
COUNTY OF LANCASTER       )

The foregoing instrument was acknowledged before me this 26th day of November, 2019, by Justin Hernandez, Manager of DIV Investments, LLC, Manager of RGH Properties, LLC, a Nebraska limited liability company, on behalf of the Company.



4835-0236-7138, v. 1

  
Notary Public  
