

ENTERED AS INSTRUMENT NO
0201108570

STATE OF NEBRASKA)
COUNTY OF HALL) SS

2011 NOV 14 PM 2 14

Mitchell Clark
HALL CO. REGISTER OF DEEDS

CASH 10.50
CHECK

REFUNDS:
CASH
CHECK

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-14-2011
\$ EMENT 2 BY 221111

G.I. ABSTRACT

WARRANTY DEED

Record and return to:
Grand Island Abstract, Escrow & Title Co.
704 West 3rd Street
Grand Island, NE 68801

10.50
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KNOW ALL MEN by these presents that, **Southern Public Power District**, a public corporation and political subdivision of the State of Nebraska, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto **Coal Chute Park, L.L.C.**, herein called the grantee whether one or more, the following described real property in Hall County, Nebraska:

A tract of land being part of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) and part of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Eight (8), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of Section 8 and assuming the South line of the Southwest Quarter of said Section 8, as bearing N 89° 29' 58" W and all bearing contained herein are relative thereto; Thence N 89° 29' 58" W on the South line of the Southwest Quarter of said Section 8 a distance of 831.67 feet to a point on the East line of a tract of land (if extended southerly) as described on Warranty Deed filed at Instrument No. 200909800, recorded December 14, 2009 in the Office of the Register of Deeds of Hall County, Nebraska; thence leaving the South line of the Southwest Quarter N 00° 59' 40" E on the East line of said tract of land (if extended southerly) as described on Warranty Deed filed at Instrument No. 200909800, a distance of 678.43 feet to the Northeast Corner of said tract of land as described on Warranty Deed filed at Instrument No. 200909800, said point being on the southerly line of a 30 foot wide railroad track easement; thence S 89° 01' 17" E on the southerly line of said 30 foot wide railroad track easement a distance of 998.86 feet; thence S 86° 39' 34" E and continuing on the southerly line of said 30 foot wide railroad track easement a distance of 78.01 feet to a point of curvature; thence on a 562.80 foot radius curve to the right forming a central angle of 47° 28' 14" and continuing on said 30 foot wide railroad tract easement an arc distance of 466.29 feet to a point of non-tangency, said point being S 62° 18' 10" E a chord distance of 453.06 feet from the previously described point, said point also being on the westerly line of a tract of land as described on Special Warranty Deed filed at Instrument No. 201008262, recorded on November 5, 2010; thence leaving the southerly line of said 30 foot wide railroad track easement, non-tangent S 00° 37' 07" W on the westerly line of said tract of land as described on Special Warranty Deed filed at Instrument No. 201008262, a distance of 458.94 feet to a point on the South line of the Southeast Quarter of said Section 8; thence leaving the westerly line of said tract of land as described on Special Warranty Deed filed at Instrument No. 201008262, N 89° 30' 09" W on the South line of the Southeast Quarter of said Section 8, a distance of 652.94 feet to the place of beginning



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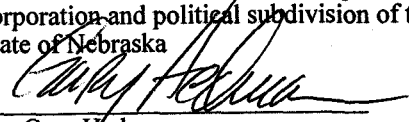
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To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

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 **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;** 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.

Executed this November 10, 2011.

Southern Public Power District, a public corporation and political subdivision of the State of Nebraska



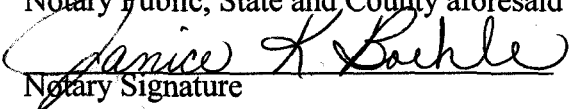
By: Gary Hedman
Its: President and CEO

STATE OF Nebraska

COUNTY OF Hall

The foregoing instrument was acknowledged before me this 10 day of November, 2011 by Gary Hedman, President and CEO of Southern Public Power District, a public corporation and political subdivision of the State of Nebraska.

Notary Public, State and County aforesaid



Notary Signature



My commission expires:

3-27-2013