

ENTERED AS INSTRUMENT NO

0200906114

15.50

STATE OF NEBRASKA)
COUNTY OF HALL) SS

2009 JUL 24 PM 4 09

Kathy Baasch
REG OF DEEDS

CASH 15.50
CHECK _____

REFUNDS:
CASH _____
CHECK _____

RESERVED FOR REGISTER OF DEEDS RECORDING SPACE
(Sec. 23-1503.01)
HALL COUNTY, NE

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-24-2009
\$ EXEMPT 2 By J/K

G. I. ABSTRACT



200906114

CORPORATE WARRANTY DEED

THE Grantor, SOUTHERN PUBLIC POWER DISTRICT, a public corporation and political subdivision of the State of Nebraska in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, conveys to **HOOKER BROTHERS CONSTRUCTION COMPANY, a Nebraska Corporation,** Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Hall County, Nebraska:

A tract of land comprising a part of the Southwest Quarter (SW1/4) of Section Eight (8), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at the southwest corner of said Southwest Quarter (SW1/4), said point also being the southwest corner of a parcel surveyed and platted by Lee D. Wagner, L.S. No. 557, dated January 13, 2003 (revised February 4, 2003 and February 27, 2003) and known as "TRACT NO.26A"; thence N90°00'00" E (assumed bearing), along and upon the south line of said Southwest Quarter (SW1/4) and also being along and upon the south line of said "TRACT NO. 26A" and its easterly prolongation, a distance of Eight Hundred Sixty Eight and Fifty Four Hundredths (868.54) feet to a point on the westerly line of a 30' wide railroad track easement, the centerline of said 30' wide easement intended to be the approximate centerline of the existing railroad track; thence N00°24'42"E, along and upon the westerly line of said railroad track easement a distance of One Hundred Eleven and Seventy One Hundredths (111.71) feet; thence running northeasterly, along and upon the westerly (to northerly) line of said railroad track easement, and being along and upon the arc of a curve to the right whose radius is 595.32 feet, a distance of Seven Hundred Fifty Five and Three Hundredths (755.03) feet (long chord=705.43', long chord bearing = N35°50'41" E) to a point on the southerly line of a 30' wide railroad track easement, the center line of said 30' wide easement intended to be the approximate centerline of the existing railroad track; thence N89°30'42" W, along and upon the southerly line of said railroad track easement, a distance of Sixty Nine and Forty Four Hundredths (69.44) feet; thence running northwesterly along and upon the southerly (to westerly) line of said railroad track easement, and being along and upon the arc of a curve to the right whose radius is 597.54 feet, a distance of Eight Hundred Seventy Nine and Thirty Five Hundredths (879.35) feet (long chord =802.12'-long chord bearing = N46°27'48"W); thence N07°00'52" W, along and upon the westerly line of said railroad track easement, a distance of One Hundred Four and Forty Nine Hundredths (104.49) feet; thence N01°10'59"E, along and upon the westerly line of said railroad track easement, a distance of Thirty Two and Twenty Three Hundredths (32.23) feet; thence running northwesterly, along and upon the westerly line of said railroad track easement, and being along and upon the arc of curve to the left whose radius is 565.20 feet, a distance of Four Hundred Sixty Four and Thirty Three Hundredths (464.33) feet (long chord = 451.38, long chord bearing = N21°08'41"W) thence N44°38'46"W, along and upon the westerly line of said railroad track easement , a distance of Three Hundred Two and Five Tenths (302.50) feet; thence running northwesterly, along and upon the westerly line of said railroad track easement, and being along and upon the arc of a curve to the right whose radius is 621.33 feet, a distance of Four Hundred and Nine Hundredths (400.09) feet (long chord = 393.22', long chord bearing = N26°45'23W) to a point on a north line of said "TRACT NO. 26A", thence N89°36'07" W, along and upon a north line of said "TRACT NO. 26A", a distance of Fifty and Nine Tenths (50.90) feet to the northwest corner of said "TRACT NO. 26A", said point also being on the west line of said Southwest Quarter (SW1/4); thence S00°23'27"W, along and upon the west line of said "TRACT

NO. 26A", and also being along and upon the west line of said Southwest Quarter (SW1/4), a distance of Two Thousand Three Hundred Sixty and Three Tenths (2,360.30) feet to the point of beginning.

THE Grantor covenants with Grantee 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;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed this 23rd day of July, 2009

SOUTHERN PUBLIC POWER DISTRICT, a public corporation and political subdivision of the State of Nebraska

By: *Gary Hedman*
Gary Hedman, President

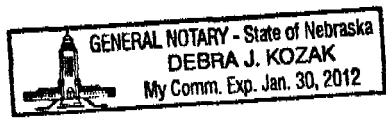
STATE OF NEBRASKA

COUNTY OF HALL

The foregoing instrument was acknowledged before me this 23rd day of July, 2009 by Gary Hedman, President of Southern Public Power District, a public corporation and political subdivision of the State of Nebraska on behalf of the public corporation and political subdivision.

Notary Public, State and County aforesaid

Debra J. Kozak
Notary Signature



My commission expires: 1/30/2012