

ENTERED AS INSTRUMENT NO
0200900187

1650

STATE OF NEBRASKA)
COUNTY OF HALL) SS

2009 JUN 12 PM 3 58

Kathy Barack
REG OF DEEDS

C
CASH 512.75

CHECK _____

REFUNDS:

CASH _____

CHECK _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-12-2009
497.35 BY 2009

G.I. ABSTRACT



200900187

CORPORATION WARRANTY DEED

Grand Island Area Economic Development Corporation., a non-profit corporation organized and existing under the laws of Nebraska, GRANTOR, in consideration of Ten Dollars and other good and valuable consideration received from GRANTEE, O'Neill Wood Resources, L.L.C., a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. ' 76-201):

See Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

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, except easements and restrictions of record, including without limitation the specific restrictions, easements and limitations set forth hereunder;
- (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 person.

Without limiting the general reservation as set forth in paragraph (1) above, the Property is conveyed by Grantor to Grantee subject to (i) the reservations, easements, restrictions and covenants of the United States of America as set forth in the Quit Claim Deeds each dated August 5, 2008 and filed of record October 30, 2008 as Instrument Nos. 0200809097, 0200809098, 0200809099 and 0200809100 in the office of the Register of Deeds of Hall County, Nebraska, whereby Grantor obtained title to the Property (collectively the "Quit Claim Deeds") as more fully disclosed in the following paragraph; (ii) holdover lease hold interest of Leon Plastics, Inc. in Building I-7 at Cornhusker Army Ammunition Plant under lease DACA45-1-97-6075, which expired October 31, 2008; (iii) holdover lease hold interest of Dennis Bonsack in Building I-1 at Cornhusker Army Ammunition Plant under lease DACA45-1-96-6108, which expired October 31, 2008; and (iv) holdover lease hold interest of B & D General Partnership in Building I-2 at Cornhusker Army Ammunition Plant under lease DACA45-1-01-6080, which expired October 31, 2008.

The Quit Claim Deeds, as defined in the preceding paragraph and incorporated herein by this reference as though fully set forth herein, sets forth certain notices of the condition of the Property (the "Environmental Disclosures") as well as reservations, restrictions and easements, related to the environmental condition of the Property (the "Environmental Conditions"). Grantee by accepting title to the Property, on behalf of itself and its successors and assigns, covenants and agrees that it acknowledges the Environmental Disclosures and the Environmental Conditions and accepts title to the Property subject to the Environmental Disclosures and Environmental Conditions and further covenants that:

200900187

EXHIBIT "A"

A tract of land comprising a part of the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point of intersection of the northerly right of way line of Old Potash Highway with the westerly right of way line of Alda Road, said point being Sixty (60.0) feet north of (measured perpendicular to) the south line of said Southeast Quarter (SE1/4), and Forty Seven and Fifty Five Hundredths (47.55) feet west of (measured perpendicular to) the east line of said Southeast Quarter (SE1/4); thence running westerly, along and upon said northerly road right of way line, which is, Sixty (60.0) feet north of (measured perpendicular to) and parallel with the south line of said Southeast Quarter (SE1/4), a distance of One Thousand Six Hundred One and Fifty Two Hundredths (1,601.52) feet to a point on the centerline of an 86 foot wide drainage easement; thence deflecting right $89^{\circ} 41' 05''$ and running northerly, along and upon the centerline of said drainage easement, a distance of Four Hundred Eighty Eight and Seventy Five Hundredths (488.75) feet to a point on the centerline of a railroad spur track; thence deflecting right $90^{\circ} 13' 13''$ and running easterly, along and upon the centerline of said railroad spur track, a distance of One Thousand Six Hundred and Thirteen Hundredths (1,600.13) feet to a point on the westerly right of way line of said Alda Road, said point being Forty Eight and Ninety Two Hundredths (48.92) feet west of the east line of said Southeast Quarter (SE1/4) (as measured along and upon the centerline of said railroad spur track); thence deflecting right $89^{\circ} 37' 05''$ and running southerly, along and upon said westerly road right of way line, a distance of Four Hundred Ninety One and Four Tenths (491.40) feet to the point of beginning