

STATE OF NEBRASKA )  
COUNTY OF HALL ) S&S

2013 DEC 19 PM 4 08

*Mitchell Clark*  
HALL CO. REGISTER OF DEEDS

*C*  
~~40.00~~  
CHECK 5933.35

REFUNDS:  
CASH \_\_\_\_\_  
CHECK \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date *12-19-2013*  
\$ *5933.25* By *MLC*



201309831

CORPORATION WARRANTY DEED  
WITH RESTRICTIONS

GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION, a Nebraska non-profit corporation, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, PANOWICZ LAND COMPANY, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

*C*  
*40.00*

(Real Estate Described on Attached Exhibit A)

Grantor acquired the real estate from the United States of America ("USA") pursuant to: (i) the Quitclaim Deed dated August 5, 2008, and recorded with the Hall County Register of Deeds on October 30, 2008 as Instrument No. 0200809097, (ii) the Quitclaim Deed dated August 5, 2008, and recorded with the Hall County Register of Deeds on October 30, 2008 as Instrument No. 0200809098, (iii) the Quitclaim Deed dated August 5, 2008, and recorded with the Hall County Register of Deeds on October 30, 2008 as Instrument No. 0200809099 (iv) the Quitclaim Deed dated August 5, 2008 and recorded with the Hall County Register of Deeds on October 30, 2008 as Instrument No. 0200809100 (the above-described Quitclaim Deeds shall be collectively referred to herein as the "CHAAP Deed"), and are incorporated herein as though set forth verbatim. The CHAAP Deed set forth certain notices of the condition of the Real Estate (the "Environmental Disclosures") as well as reservations, restrictions and easements, related to the environmental condition of the Real Estate (the "Environmental Conditions"). Grantor conveys the Real Estate subject the Environmental Disclosures and the Environmental Conditions and Grantee shall take possession of the Real Estate subject to the Environmental Disclosures and Environmental Conditions. Grantor further discloses and this conveyance is subject to the following:

- a.) The United States of America is a third party beneficiary of the Environmental Disclosures and Environmental Conditions; and

G.I. ABSTRACT

201309831

b.) Grantee and its successors or assigns, shall neither transfer, lease nor grant any interest, privilege or license whatsoever in connection with the Real Estate without inclusion of the Environmental Disclosures and Environmental Conditions and shall require the inclusion of such Environmental Disclosures and Environmental Conditions in all future deeds, transfers, leases, or grants of any interest, privilege or license in the Real Estate.

GRANTOR covenants 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 and as specifically set forth above;
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.

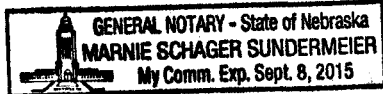
Executed December 18, 2013.

GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION, A Nebraska non-profit corporation

By: *Randy Gard*  
Randy Gard, Its President

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF HALL        )

The foregoing instrument was acknowledged before me on this 18 day of December, 2013 by Randy Gard, President of Grand Island Area Economic Development Corporation, a Nebraska non-profit corporation, on behalf of the corporation.



*Marnie Schager Sundermeier*  
Notary Public

**Exhibit A****LEGAL DESCRIPTION**

Parcel 1: A tract of land comprising all of the Northwest Quarter (NW1/4), a part of the Northeast Quarter (NE1/4), a part of the Southeast Quarter (SE1/4), and a part of the Southwest Quarter (SW1/4), all being in 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 the northwest corner of said Northwest Quarter (NW1/4); thence running easterly, along and upon the north line of said Northwest Quarter (NW1/4), a distance of Two Thousand Six Hundred Four and Twenty Six Hundredths (2,604.26) feet to the northeast corner of said Northwest Quarter (NW1/4); thence deflecting right 00° 00' 28" and running easterly, along and upon the north line of said Northeast Quarter (NE1/4), a distance of One Hundred Fifty Nine and Forty Four Hundredths (159.44) feet; thence deflecting right 89° 51' 00" and running southerly, a distance of Four Thousand Seven Hundred Six and Forty Six Hundredths (4,706.46) feet to a point, said point being Forty (40.0) feet north of (measured perpendicular to) the centerline of an existing railroad track; thence deflecting right 90° 01' 46" and running westerly, parallel with and forty (40.0) feet north of (measured perpendicular to) said railroad track centerline, a distance of Two Thousand Seven Hundred Sixty Eight and Ninety Four Hundredths (2,768.94) feet to a point on the west line of said Southwest Quarter (SW1/4), said point being Five Hundred Seventy Eight and Eighty Four Hundredths (578.84) feet north of the southwest corner of said Southwest Quarter (SW1/4); thence deflecting right 90° 01' 44" and running northerly, along and upon the west line of said Southwest Quarter (SW1/4), a distance of Two Thousand Sixty Six and Fifty One Hundredths (2,066.51) feet to the southwest corner of said Northwest Quarter (NW1/4); thence deflecting right 00° 00' 40" and running northerly, along and upon the west line of said Northwest Quarter (NW1/4), a distance of Two Thousand Six Hundred Forty Five and Forty One Hundredths (2,645.41) feet to the point of beginning.

Parcel 2: A tract of land comprising a part of the Southeast Quarter (SE1/4) and a part of the Southwest Quarter (SW1/4) of Section Twelve (12), Township Eleven (11) North Range Eleven (11) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at the southwest corner of said Southeast Quarter (SE1/4); thence running easterly, along and upon the south line of said Southeast Quarter (SE1/4), a distance of One Thousand One Hundred Thirty One and Seventy Three Hundredths (1,131.73) feet to a point which is, Forty

(40.0) feet west of (measured perpendicular to) the centerline of an existing north-south railroad track; thence deflecting left  $90^{\circ} 27' 36''$  and running northerly, parallel with and Forty (40.0) feet west of (measured perpendicular to) said existing north-south railroad track centerline, a distance of One Hundred Six and Ninety Five Hundredths (106.95) feet to a point of curvature; thence running northeasterly, along and upon the arc of a curve to the right whose radius is 620 foot, said curve being Forty (40.0) feet northwest of (measured radial to) the centerline of an existing railroad track curve to the right, a distance of Seven Hundred Ten and Seventy Seven Hundredths (710.77) feet (long chord = 672.48', long chord deflecting right  $32^{\circ} 50' 26''$  from the previously described course) to a point which is, fifteen (15.0) feet south of (measured perpendicular to) the centerline of an existing east-west railroad tract; thence deflecting left  $122^{\circ} 50' 32''$  from the chord of the previously described curve and running westerly, parallel with and fifteen (15.0) feet south of (measured perpendicular to) said existing east-west railroad track centerline, a distance of One Thousand Nine Hundred Thirty Five and Seventy Three Hundredths (1,935.73) feet; thence deflecting left  $89^{\circ} 58' 26''$  and running southerly, a distance of Six Hundred Fifty Nine and Twenty Nine Hundredths (659.29) feet to a point on the south line of said Southwest Quarter (SW1/4); thence deflecting left  $89^{\circ} 33' 52''$  and running easterly, along and upon the south line of said Southwest Quarter (SW1/4), a distance of Four Hundred Thirty Nine and Sixty five Hundredths (439.65) feet to the point of beginning.

Parcel 3: A tract of land comprising a part of the Southeast Quarter (SE1/4) and a part of the Southwest Quarter (SW1/4) of Section Seven (7), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., and a part of the Southeast Quarter (SE1/4) of Section Twelve (12), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., all being in Hall County, Nebraska, and more particularly described as follows:

Beginning at the southwest corner of the Southeast Quarter (SE1/4) of said Section Seven (7); thence running easterly, along and upon the south line of the Southeast Quarter (SE1/4) of said Section Seven (7), a distance of Eight and Twenty Five Hundredths (8.25) feet to the southwest corner of the Waste Water Treatment Plant property; thence deflecting left  $89^{\circ} 43' 43''$  and running northerly, along and upon the westerly boundary of said Waste Water Treatment property, a distance of Six Hundred Eighty Nine and Thirty Eight Hundredths (689.38) feet to a point, said point being Fifteen (15.0) feet south of (measured perpendicular to) the centerline of an existing east-west railroad track; thence deflecting left  $90^{\circ} 23' 51''$  and running westerly, parallel with and Fifteen (15.0) feet south of (measured perpendicular to) said existing east-west railroad tract centerline, a distance of Two Thousand Six Hundred Seventeen and Thirty Four Hundredths (2,617.34) feet to a point on the east line of the Southeast Quarter (SE1/4) of said Section Twelve (12); thence deflecting

left 00° 00' 00" and running westerly, along and upon the previously described course, a distance of Eight Hundred Seventy Three and Two Hundredths (873.02) feet; thence deflecting left 90° 00' 00" and running southerly, a distance of Twenty Five (25.0) feet to a point, said point being Forty (40.0) feet south of (measured perpendicular to) said existing east-west railroad track centerline, and Forty (40.0) feet south of (measured radial to) the centerline of an existing railroad track curve to the left; thence running southwesterly, along and upon the arc of a curve to the left whose radius is 540 foot, said curve being Forty (40.0) feet southeast of (measured radial to) said existing railroad track centerline curve to the left, a distance of Eight Hundred Forty Eight and Twenty Five Hundredths (848.25) feet (long chord = 763.69', long chord deflecting right 45° 00' 03" from the previous described course) to a point of tangency; thence deflecting left 44° 59' 57" from the chord of the previously described curve and running southerly, parallel with and Forty (40.0) feet east of (measured perpendicular to) the centerline of an existing north-south railroad track, a distance of One Hundred Seven and Fifty Nine Hundredths (107.59) feet to a point on the south line of the Southeast Quarter (SE1/4) of said Section Twelve (12); thence deflecting left 89° 32' 24" and running easterly, along and upon the south line of the Southeast Quarter (SE1/4) of said Section Twelve (12), a distance of One Thousand Four Hundred Thirteen and Fourteen Hundredths (1,413.14) feet to the southwest corner of the Southwest Quarter (SW1/4) of said Section Seven (7); thence deflecting left 00° 20' 36" and running easterly, along and upon the south line of the Southwest Quarter of said Section Seven (7), a distance of Two Thousand Six Hundred Four and Twenty Six Hundredths (2,604.26) feet to the point of beginning.

Parcel 4: A tract of land comprising a part of the Southwest Quarter (SW1/4) 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 the southwest corner of said Southwest Quarter (SW1/4); thence running easterly, along and upon the south line of said Southwest Quarter (SW1/4), a distance of Two Thousand Six Hundred Eleven and Twenty Eight Hundredths (2,611.28) feet to a point on the approximate centerline of an existing road; thence deflecting left 90° 17' 36" and running northerly, along and upon said approximate existing road centerline, a distance of Five Hundred Six and Ninety Nine Hundredths (506.99) feet to a point, said point being (40.0) feet south of (measured perpendicular to) the centerline of existing railroad track; thence deflecting right left 89° 53' 07" and running westerly, parallel with and forty (40.0) feet south of (measured perpendicular to) said existing railroad track centerline, a distance of Two Thousand Six Hundred Ten (2,610.0) feet to a point on the west line of said Southwest Quarter (SW1/4); thence deflecting left 89° 58' 16" and running southerly, along and upon the west

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line of said Southwest Quarter (SW1/4), a distance of Four Hundred  
Ninety Eight and Eighty Four Hundredths (498.84) feet to the point of  
beginning.