

STATE OF NEBRASKA )  
COUNTY OF HALL ) SS

2013 SEP 16 PM 3 20

*Michael Platte*  
HALL CO. REGISTER OF DEEDS

*16.00*  
*234.00*  
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~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
REFUND:  
CASH

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date *9-16-13*  
\$ *234.00* BY *96*



201307584

### WARRANTY DEED

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

KNOW ALL MEN by these presents that, **Grand Island Area Economic Development Corporation**, 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 **Platte River Industrial Park, LLC**, a Nebraska Limited Liability Company Grantee whether one or more, the following described real property in **Hall County, Nebraska**:

*C*  
*16.00*

**A tract of land comprising a part of the Southwest Quarter (SW1/4) and a part of the Southeast Quarter (SE1/4) of Section Thirteen (13), 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 southeast corner of said Southwest Quarter (SW1/4); thence running westerly, along and upon the south line of said Southwest Quarter (SW1/4), a distance of One Thousand Four Hundred Fifty Two and Fifty Five Hundredths (1,452.55) feet to a point on the centerline of an 86' wide drainage easement; thence deflecting right 89° 45' 07" and running northerly, along and upon said drainage easement centerline, a distance of Four Hundred Sixty Nine and Fourteen Hundredths (469.14) feet to a point, said point being (40.0) feet south of (measured perpendicular to) the centerline of existing railroad tract; thence deflecting right 89° 49' 17" and running easterly, parallel with and Forty (40.0) feet south of (measured perpendicular to) said existing railroad track centerline, a distance of Two Thousand Six Hundred Eighty Three and Forty Three Hundredths (2,683.43) feet to a point, said point being on the southerly prolongation of a line which is Forty (40.0) feet east of (measured perpendicular to) the centerline of an existing north-south (tangent) railroad spur track; thence deflection right 89° 59' 46" and running southerly, along and upon said southerly prolonged line, a distance of Four Hundred Eighty Eight and Seventy Seven Hundredths (488.77) feet to a point on the south line of said Southeast Quarter (SE1/4); thence deflecting right 90° 24' 49" and running westerly, along and upon the south line of said Southeast Quarter (SE1/4), a distance of One Thousand Two Hundred Thirty Two and Forty Four Hundredths (1,232.44) feet to the point of beginning together with, a parcel lying north of and adjacent to, the aforementioned tract. Said parcel being Eighty (80.0) feet wide (north and south, measured perpendicular to) from the north line of said aforementioned tract, with the east and west boundary lines of said parcel being the northerly prolongation of the east and west boundary lines of the aforementioned tract.**

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,**

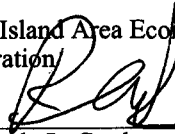
G.I. ABSTRACT

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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 September 13, 2013

Grand Island Area Economic Development Corporation



By: Randy L. Gard  
Its: President

STATE OF Nebraska

COUNTY OF Hall

The foregoing instrument was acknowledged before me this 13 day of September, 2013 by Randy L. Gard, President of Grand Island Area Economic Development Corporation.

Notary Public, State and County aforesaid

Sarah M. Wiles  
Notary Signature



My commission expires:

June 19, 2015