

ENTERED AS INSTRUMENT NO
201601043

STATE OF NEBRASKA)
COUNTY OF HALL) SS

2016 FEB 22 AM 11:28

Janet Randall

REG OF DEEDS
ELECTRONICALLY RECORDED
RECORDING FEE \$22.00

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-22-2016
\$ EXEMPT 021 By JG



201601043

WARRANTY DEED

Coal Chute Park, L.L.C., a Nebraska limited liability company ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys to Ron C. Blessing, a married person ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate located in Hall County, State of Nebraska:

PARCEL 1: A tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 8, Township 11 North, Range 10 West of the 6th P.M., Hall County, Nebraska, more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of Section 8 and assuming of the South line of the Southwest Quarter of said Section 8, as bearing N 89⁰ 29' 58" W and all bearing contained herein are relative thereto; Thence N 89⁰ 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 00⁰ 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 aid 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 89⁰ 01' 17" E pm the southerly line of said 30 foot wide railroad track easement a distance of 998.86 feet; thence S 86⁰ 39' 34" E and continuing on the southerly line of said 30 foot wide railroad tract 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 47⁰ 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 62⁰ 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 6, 2010; thence leaving the southerly line of said 30 foot wide railroad tract easement, non-tangent S00⁰ 37' 07" 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 89⁰ 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.

Grantor hereby covenants with Grantee that Grantor:

1. is lawfully seised of such real estate and that it is free from encumbrances subject to easement, reservations, covenants and restrictions of records;
2. has legal power and lawful authority to convey the same; and
3. warrant and will defend the title to real estate against the lawful claims of all persons claiming the same or any part thereof.

This transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(21).

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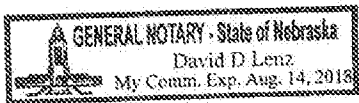
Executed this 16 day of February, 2016.

Coal Chute Park, L.L.C., a Nebraska limited liability company, Grantor

By: [Signature]
Ron C. Blessing, Member

STATE OF NEBRASKA)
) SS.
COUNTY OF Buffalo)

The foregoing was acknowledged before me on this 16 day of February, 2016, by Ron C. Blessing, as the Member of Coal Chute Park, L.L.C., a Nebraska limited liability company, as Grantor.



[Signature]
Notary Public

2016 FEB 22 PM 12:27

Janet Pelland

REG OF DEEDS
ELECTRONICALLY RECORDED
RECORDING FEE \$22.00

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2 - 22 - 2016
\$ EXEMPT 005 By BZ



201601053

WARRANTY DEED

Ron C. Blessing, a married person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys to Blessing Premier Property, LLC, a Nebraska limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate located in Hall County, State of Nebraska:

PARCEL 1:

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 track 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.

Grantor hereby covenants with Grantee that Grantor:

1. is lawfully seised of such real estate and that it is free from encumbrances subject to easement, reservations, covenants and restrictions of records;
2. has legal power and lawful authority to convey the same; and
3. warrant and will defend the title to real estate against the lawful claims of all persons claiming the same or any part thereof.

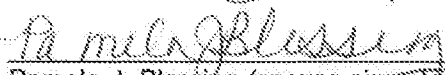
This transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(5)(b).

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Executed this 16 day of February, 2016.



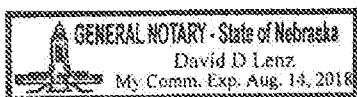
Ron C. Blessing, Grantor



Pamela J. Blessing (spouse signs to convey any marital interest)

STATE OF NEBRASKA)
) SS.
COUNTY OF Buffalo)

The foregoing was acknowledged before me on this 16 day of February, 2016, by Ron C. Blessing as Grantor and by Pamela J. Blessing as Spouse of Grantor.





Notary Public