

ENTERED AS INSTRUMENT NO

0201009819

STATE OF NEBRASKA )  
COUNTY OF HALL ) SS

2010 DEC 29 PM 3 08

*Kathy Beach*  
REG. OF DEEDS

CASH 2484.35  
CHECK \_\_\_\_\_

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

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-29-2010  
2484.35 BY MMW

G.I. ABSTRACT

WARRANTY DEED

HERITAGE DISPOSAL AND STORAGE, LLC, A Nebraska Limited Liability Company, Grantor, in consideration of -----TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION----- receipt of which is hereby acknowledged, conveys to GIAET, L.L.C., A Nebraska Limited Liability Company, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Hall County, Nebraska:

A tract of land as more particularly described on Exhibit A attached hereto incorporated herein by reference.

It is mutually agreed by the Grantor and Grantee that the following restrictions, conditions and covenants shall be binding upon the parties hereto and their respective Successors, Grantees and Assigns:

- a. The use of the real estate being conveyed in this deed will be limited to the use of production of agricultural row crops, hay meadow or pasture only; no building will be erected on the real estate for commercial use nor will the real estate be used as a commercial feed lot.
- b. Grantee will be required to maintain a fifteen foot setback along the east boundary line of the real estate within which setback no obstructions will be allowed including placement of pivot irrigation equipment or planting of crops.
- c. Grantee will not sell, transfer or convey the real estate subject to the within Deed to any party without having first given Grantor or Grantor's Successors and Assigns written notice of the intended sale. Grantor or Grantor's Successors or Assigns shall have 10 days after the receipt of Notice of Intended Sale to exercise its right to purchase the real estate upon the same terms and conditions that Grantee may negotiate with a third party. After giving Grantee written notice that Grantor desires to purchase the real estate upon the same terms and conditions as contained in the Notice of Intended Sale within 10 days of the receipt of said Notice of Intended Sale, Grantor must close on the purchase of the real estate within 60 days thereafter. Grantor's right of first refusal shall continue to survive subsequent closings as long as Grantor is the owner of the contiguous tract to the east of the real estate being conveyed by this Deed.

Any breach or threatened breach of the above and foregoing conditions, covenants or restrictions may be enjoined upon the application of the Grantor, its Successors or Assigns.

Grantor covenants with the 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;
- (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.




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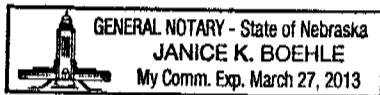
EXECUTED this 28 day of December, 2010.

HERITAGE DISPOSAL AND STORAGE, LLC,  
GRANTOR

  
\_\_\_\_\_  
BONNIE BILDERBACK-VESS,  
PRESIDENT/MANAGING MEMBER  
*Heritage Disposal & Storage LLC*

STATE OF NEBRASKA    )  
                                  ) ss.  
COUNTY OF HALL        )

The foregoing instrument was acknowledged before me this 28 day of December, 2010,  
by Bonnie Bilderback-Vess, President of Heritage Disposal and Storage, LLC, Grantor.




  
\_\_\_\_\_  
Notary Public

EXHIBIT "A"

A tract of land comprising a part of the Northwest Quarter (NW1/4) and a part of the Southwest Quarter (SW1/4) in Section Twenty Four (24), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., and a part of the Northwest Quarter (NW1/4) of Section Twenty Five (25), 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 Southwest Quarter (SW1/4) of said Section Twenty Four (24); thence running northerly, along and upon the west line of the Southwest Quarter (SW1/4) of said Section Twenty Four (24), a distance of Two Thousand Six Hundred Fifty Six and Two Tenths (2656.20) feet to the southwest corner of the Northwest Quarter (NW1/4) of said Section Twenty Four (24); thence deflecting right  $00^{\circ} 02' 10''$  and running northerly, along and upon the west line of the Northwest Quarter (NW1/4) of said Section Twenty Four (24), a distance of One Thousand Nine Hundred Three and Seventy Three Hundredths (1,903.73) feet to a point which is Seven Hundred Forty Seven (747.0) feet south of the northwest corner of the Northwest Quarter (NW1/4) of said Section Twenty Four (24); thence deflecting right  $90^{\circ} 30' 25''$  and running easterly, parallel with the north line of the Northwest Quarter (NW1/4) of said Section Twenty Four (24), a distance of Four Hundred (400.0) feet; thence deflecting left  $90^{\circ} 30' 25''$  and running northerly, parallel with the west line of the Northwest Quarter (NW1/4) of said Section Twenty Four (24); a distance of Seven Hundred Forty Seven (747.0) feet to a point on the north line of the Northwest Quarter (NW1/4), said point being Four Hundred (400.0) feet east of the northwest corner of the Northwest Quarter (NW1/4) of said Section Twenty Four (24); thence deflecting right  $90^{\circ} 30' 25''$  and running easterly, along and upon the north line of the Northwest Quarter (NW1/4) of said Section Twenty Four (24), a distance of One Thousand Six Hundred Sixteen and Forty Two Hundredths (1,616.42) feet; thence deflecting right  $89^{\circ} 40' 55''$  and running southerly, a distance of One Thousand Nine Hundred Seventy Five and Seven Hundredths (1,975.07) feet; thence deflecting right  $89^{\circ} 53' 25''$  and running westerly, a distance of One Hundred Fifty Two and Eight Tenths (152.80) feet; thence deflecting left  $89^{\circ} 59' 15''$  and running southerly, a distance of One Thousand Seven Hundred Eighteen and Eighty Five Hundredths (1,718.85) feet; thence deflecting right  $29^{\circ} 52' 20''$  and running southwesterly, a distance of Four Hundred Twenty Nine and Sixty Four Hundredths (429.64) feet; thence deflecting left  $29^{\circ} 51' 55''$  and running southerly, a distance of One Thousand Five Hundred Twenty Nine and Twenty Eight Hundredths (1,529.28) feet; thence running westerly, along and upon the arc of a curve to the right whose radius is 360.56 feet, a distance of Three Hundred Twenty Two and Eighty Five Hundredths (322.85) feet (long chord distance = 312.17' - long chord deflecting right  $115^{\circ} 38' 43''$  from the previously described course); thence deflecting right  $25^{\circ} 38' 45''$  from the chord of the previously described curve and running northwesterly, a distance of Eighty Five and Six Tenths (85.60) feet; thence running northwesterly, along and upon the arc of a curve to the left whose radius is 257.73 feet, a distance of Two Hundred Twenty Nine and Fifty Nine Hundredths (229.59) feet (long chord distance - 222.07' - long chord deflecting left  $25^{\circ} 31' 10''$  from the previously described course) to a point on the south line of the Southwest Quarter (SW1/4) of said Section Twenty Four (24); thence deflecting left  $25^{\circ} 31' 40''$  from the chord of the previously described curve and running westerly, along and upon the south line of the Southwest Quarter (SW1/4) of said Section Twenty Four (24), a distance of One Thousand One Hundred One and Seventeen Hundredths (1,101.17) feet to the point of beginning EXCEPTING A Tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Twenty Four (24), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows: First to ascertain the point of beginning, start 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 Sixteen and Forty Two Hundredths (2,016.42) feet to the ACTUAL point of beginning, said point also being the northeast corner of a parcel referred to as "CAAP TRACT NO. 45B"; thence deflecting right  $89^{\circ} 40' 55''$  and running southerly, along and upon the east line of said "CAAP TRACT NO. 45B", a distance of One Thousand Nine Hundred Seventy Five and Seven Hundredths (1,975.07) feet to the southeast corner of said "CAAP TRACT NO. 45B"; thence deflecting right  $89^{\circ} 53' 25''$  and running westerly, along and upon the south line of said "CAAP TRACT NO. 45B", a distance of Thirty Two and Sixty Five Hundredths (32.65) feet; thence deflecting right  $90^{\circ} 01' 18''$  and running northerly, a distance of One Thousand Nine Hundred Seventy Five and Thirty Three Hundredths (1,975.33) feet to a point on the north line of said Northwest Quarter (NW1/4), and also being a point on the north line of said "CAAP TRACT NO. 45B"; thence deflecting right  $90^{\circ} 24' 22''$  and running easterly, along and upon the north line of said Northwest Quarter (NW1/4), and also being along and upon the north line of said "CAAP TRACT NO. 45B", a distance of Thirty Five and Sixty Nine Hundredths (35.69) feet to the ACTUAL point of beginning.

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11.00

STATE OF NEBRASKA )  
COUNTY OF HALL ) SS

2011 MAR 11 PM 3 05

*Michelle Clark*  
HALL CO. REGISTER OF DEEDS

CASH CHECK 11.00  
*Greenline*  
REFUNDS:  
CASH \_\_\_\_\_  
CHECK \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 03-11-2011  
\$ Exempt By MM

G.I. ABSTRACT

SPECIAL WARRANTY DEED

GIAET, L.L.C., a limited liability company organized and existing under the laws of the State of Nebraska, GRANTOR, pursuant to the terms and conditions of a certain Exchange Agreement between Grantor and Grantee dated December 20, 2010 conveys to GRANTEE, PETERSEN FARMS, INC., a Nebraska corporation, the following described real estate (as defined in NEB. REV. STAT. 76-201) in Hall County, Nebraska:

A tract of land as more particularly described on Exhibit A attached hereto and incorporated herein by reference,

subject to the restrictions, conditions and covenants contained in that certain Warranty Deed dated December 28, 2010 and recorded on December 29, 2010 as Document No. 201009819 in the Office of the Hall County Register of Deeds.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (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 claiming the same or any part hereof through, by or under Grantor.

Executed March 9<sup>th</sup>, 2011.

GIAET, L.L.C., A Nebraska Limited Liability Company

By GRAND ISLAND ABSTRACT, ESCROW & TITLE, CO., A Nebraska Corporation, Manager

By *Hal Schager*  
Hal Schager, President

STATE OF NEBRASKA )  
  )ss:  
COUNTY OF HALL )

The foregoing instrument was acknowledged before me on March 9, 2011 by Hal Schager, President of Grand Island Abstract, Escrow & Title, Co., A Nebraska Corporation, on behalf of the corporation, as Manager of GIAET, L.L.C., a Nebraska limited liability company.

GENERAL NOTARY - State of Nebraska  
BRUCE I. SMITH  
My Comm. Exp. July 7, 2014

*Bruce I. Smith*  
Notary Public

My commission expires: July 7, 2014



EXHIBIT "A"

A tract of land comprising a part of the Northwest Quarter (NW1/4) and a part of the Southwest Quarter (SW1/4) in Section Twenty Four (24), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., and a part of the Northwest Quarter (NW1/4) of Section Twenty Five (25), 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 Southwest Quarter (SW1/4) of said Section Twenty Four (24); thence running northerly, along and upon the west line of the Southwest Quarter (SW1/4) of said Section Twenty Four (24), a distance of Two Thousand Six Hundred Fifty Six and Two Tenths (2656.20) feet to the southwest corner of the Northwest Quarter (NW1/4) of said Section Twenty Four (24); thence deflecting right  $00^{\circ} 02' 10''$  and running northerly, along and upon the west line of the Northwest Quarter (NW1/4) of said Section Twenty Four (24), a distance of One Thousand Nine Hundred Three and Seventy Three Hundredths (1,903.73) feet to a point which is Seven Hundred Forty Seven (747.0) feet south of the northwest corner of the Northwest Quarter (NW1/4) of said Section Twenty Four (24); thence deflecting right  $90^{\circ} 30' 25''$  and running easterly, parallel with the north line of the Northwest Quarter (NW1/4) of said Section Twenty Four (24), a distance of Four Hundred (400.0) feet; thence deflecting left  $90^{\circ} 30' 25''$  and running northerly, parallel with the west line of the Northwest Quarter (NW1/4) of said Section Twenty Four (24); a distance of Seven Hundred Forty Seven (747.0) feet to a point on the north line of the Northwest Quarter (NW1/4), said point being Four Hundred (400.0) feet east of the northwest corner of the Northwest Quarter (NW1/4) of said Section Twenty Four (24); thence deflecting right  $90^{\circ} 30' 25''$  and running easterly, along and upon the north line of the Northwest Quarter (NW1/4) of said Section Twenty Four (24), a distance of One Thousand Six Hundred Sixteen and Forty Two Hundredths (1,616.42) feet; thence deflecting right  $89^{\circ} 40' 55''$  and running southerly, a distance of One Thousand Nine Hundred Seventy Five and Seven Hundredths (1,975.07) feet; thence deflecting right  $89^{\circ} 53' 25''$  and running westerly, a distance of One Hundred Fifty Two and Eight Tenths (152.80) feet; thence deflecting left  $89^{\circ} 59' 15''$  and running southerly, a distance of One Thousand Seven Hundred Eighteen and Eighty Five Hundredths (1,718.85) feet; thence deflecting right  $29^{\circ} 52' 20''$  and running southwesterly, a distance of Four Hundred Twenty Nine and Sixty Four Hundredths (429.64) feet; thence deflecting left  $29^{\circ} 51' 55''$  and running southerly, a distance of One Thousand Five Hundred Twenty Nine and Twenty Eight Hundredths (1,529.28) feet; thence running westerly, along and upon the arc of a curve to the right whose radius is 360.56 feet, a distance of Three Hundred Twenty Two and Eighty Five Hundredths (322.85) feet (long chord distance = 312.17' - long chord deflecting right  $115^{\circ} 38' 43''$  from the previously described course); thence deflecting right  $25^{\circ} 38' 45''$  from the chord of the previously described curve and running northwesterly, a distance of Eighty Five and Six Tenths (85.60) feet; thence running northwesterly, along and upon the arc of a curve to the left whose radius is 257.73 feet, a distance of Two Hundred Twenty Nine and Fifty Nine Hundredths (229.59) feet (long chord distance - 222.07' - long chord deflecting left  $25^{\circ} 31' 10''$  from the previously described course) to a point on the south line of the Southwest Quarter (SW1/4) of said Section Twenty Four (24); thence deflecting left  $25^{\circ} 31' 40''$  from the chord of the previously described curve and running westerly, along and upon the south line of the Southwest Quarter (SW1/4) of said Section Twenty Four (24), a distance of One Thousand One Hundred One and Seventeen Hundredths (1,101.17) feet to the point of beginning EXCEPTING A Tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Twenty Four (24), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows: First to ascertain the point of beginning, start 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 Sixteen and Forty Two Hundredths (2,016.42) feet to the ACTUAL point of beginning, said point also being the northeast corner of a parcel referred to as "CAAP TRACT NO. 45B"; thence deflecting right  $89^{\circ} 40' 55''$  and running southerly, along and upon the east line of said "CAAP TRACT NO. 45B", a distance of One Thousand Nine Hundred Seventy Five and Seven Hundredths (1,975.07) feet to the southeast corner of said "CAAP TRACT NO. 45B"; thence deflecting right  $89^{\circ} 53' 25''$  and running westerly, along and upon the south line of said "CAAP TRACT NO. 45B", a distance of Thirty Two and Sixty Five Hundredths (32.65) feet; thence deflecting right  $90^{\circ} 01' 18''$  and running northerly, a distance of One Thousand Nine Hundred Seventy Five and Thirty Three Hundredths (1,975.33) feet to a point on the north line of said Northwest Quarter (NW1/4), and also being a point on the north line of said "CAAP TRACT NO. 45B"; thence deflecting right  $90^{\circ} 24' 22''$  and running easterly, along and upon the north line of said Northwest Quarter (NW1/4), and also being along and upon the north line of said "CAAP TRACT NO. 45B", a distance of Thirty Five and Sixty Nine Hundredths (35.69) feet to the ACTUAL point of beginning.