

PARTNERSHIP WARRANTY DEED

OFFUTT PARTNERS, a North Dakota general partnership, Grantor, organized and existing under and by virtue of the laws of the State of Nebraska, in consideration of One Dollar (\$1.00) and Other Good and Valuable Consideration receipt of which is hereby acknowledged, conveys to ELKHORN RIVER HOLDINGS, LLC, Grantee, an undivided 50% interest in the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201):

SEE ATTACHED EXHIBIT A

Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to mortgages, 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 arising by, through, or under Grantor following its acquisition of said property.

Effective: November 30, 2011

OFFUTT PARTNERS

By: *Keith T. McGovern*  
Keith T. McGovern  
Its: Partner

NEDRASKA DOCUMENTARY
STAMP TAX
Date <u>December 13, 2011</u>
Exempt <u>5(B)</u> by <u>JAS</u>

STATE OF MINNESOTA, County of Hubbard:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of November, 2011, by Keith T. McGovern, Partner of OFFUTT PARTNERS, a North Dakota general partnership, on behalf of the Partnership.

Virginia L. Stevens  
Notary Public

STATE OF NEBRASKA )  
 ) ss. 4787  
COUNTY OF ROCK )



Filed for record and entered in Numerical Index on the 13 day of December, 2011 at 10:30 o'clock A M, and recorded in Deed Record Book 44, Page 361.

BY: [Signature]  
County or Deputy County Clerk  
Register of Deeds or Deputy  
Register of Deeds.

**IN TOWNSHIP 30, RANGE 20, WEST OF THE 6TH P.M., ROCK COUNTY, NEBRASKA  
SECTION 13:**

A tract of land located in part of the Southeast Quarter (SE1/4), more particularly described as follows: Commencing at the corner common to Sections 13, 18, 19 and 24, Township 30 North, Range 19 and 20, West of the 6th P.M., thence North  $0^{\circ}20'20''$  West (record) on the East line of said SE $\frac{1}{4}$  of Section 13, 369.00 feet (record) to the true point of beginning, thence South  $88^{\circ}34'39''$  West 533.00 feet (record); thence South  $88^{\circ}54'48''$  West 37.00 feet; thence North  $00^{\circ}19'23''$  West 626.49 feet; thence South  $88^{\circ}54'48''$  West 840.35 feet to the Southerly right-of-way of U.S. Highway No. 20; thence North  $68^{\circ}09'40''$  East on said Southerly right-of-way 1,515.42 feet to said East line of the SE $\frac{1}{4}$  of said Section 13; thence South  $0^{\circ}20'20''$  East (record) on said East line of the SE $\frac{1}{4}$  of said Section 13, 1,160.34 feet to the point of beginning.

**EXHIBIT A**