MAR 0 3 2005

FILED SARPY CO. NE INSTRUMENT NUMBER

accs-06436

2005 MR -3 AM 10: 33

CREDIT.

NCR

REFUND.

SHORT

AFTER RECORDING RETURN TO:

REGISTER OF DEEDS

R+R E Richard L. Anderson, Esq. CROKER, HUCK, KASHER, DeWITT, ANDERSON & GONDERINGER, L.L.C. 2120 SOUTH 72ND STREET, SUITE 1250 OMAHA, NEBRASKA 68124-2356

SPECIAL WARRANTY DEED

PINK GRADING, INC., a Nebraska corporation, GRANTOR, in consideration of ONE DOLLAR and other valuable consideration received from GRANTEE, PINK INVESTMENTS, LLC, a Nebraska limited liability company

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See attached Exhibit A

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except covenants, easements, restrictions and encumbrances of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by, or under Grantor.

Executed _____, 2004.

PINK GRADING, INC., Grantor

GENERAL AGAINAY - State of Nebraska PROTORNED L. ANDERSON Comm. Exp. May 31, 2005

STATE OF NEBRASKA)) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on Acotembre 27, 2004, by Gary L. Pink, President of Pink Grading, Inc., a Nebraska corporation, on behalf of the corporation.

Notary Public

GENERAL NOTARY - State of Nebraska RICHARD L. ANDERSON My Corran. Exp. May 31, 2005

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That part of the SE 1/4 of the SE 1/4 of Section 18, T14N, R12E of the 6th P.M., Sarpy County, Nebraska described as follows; Commencing at the SE corner of the SE 1/4 of said SE 1/4, thence S87°16'34"W (assumed bearing) on the south line of the SE 1/4 of said SE 1/4, 881.61 feet, to the northerly right-of-way line of the Burlington Northern Railroad Company and the Point of Beginning; thence continuing S87"16'34"W on the south line of the SE 1/4 of said SE 1/4, 337.48 feet; thence northeasterly on a non-tangent 1113.74 foot radius curve to the left (chord bearing N48"17'43"E, chord distance 698.16 feet) an arc distance of 710.12 feet; thence N30°01'45"E 155.62 feet; thence N59°28'59"E 88.38 feet; thence N59°58'15"E 459.46 feet to the northerly right-of-way of the Burlington Northern Railroad Company right-of-way line on a 5627.09 foot radius curve to the right (chord bearing S59°15'03"W, chord distance 421.62 feet) an arc distance of 421.74 feet; thence southwesterly on the Burlington Northern Railroad Company right-of-way line on a 4659.45 foot radius curve to the right (chord bearing S63°57'19"W, chord distance 415.83 feet) an arc distance of 415.95 feet to the Point of Beginning. Containing 5.57 acres more or less.

Together with

That part of the NE 1/4 of the NE 1/4 of Section 19, T14N, R12E of the 6th P.M., Satpy County, Nebraska described as follows: Commencing at the NE corner of the NE 1/4 of said NE 1/4; thence S87°16'34"W (assumed bearing) on the north line of the NE 1/4 of said NE 1/4, 881.61 feet to the northerly right-of-way line of the Burlington Northern Railroad Company and the Point of Beginning; thence southwesterly on the Burlington Northern Railroad Company right-of-way line on a 4659.45 foot radius curve to the right (chord bearing S67°06'09"W, chord distance 95.69 feet) an arc distance of 95.69 feet; thence S87°16'34"W 283.71 feet; thence S70°27'17"W 93.30 feet; thence S87°16'34"W 105.55 feet; thence northeasterly on a non-tangent 1113.74 foot radius curve to the left (chord bearing N72°42'35"E, chord distance 238.57 feet) an arc distance of 239.02 feet to the north line of the NE 1/4 of said NE 1/4; thence N87°16'34"E on the north line of the NE 1/4 of said NE 1/4, 337.48 feet to the Point of Beginning. Containing 0.31 acres more or less.

Together with

That part of the NE 1/4 of the NE 1/4 of Section 19, T14N, R12E of the 6th P.M., Sarpy County, Nebraska described as follows; Commencing at the NE comer of the NE 1/4 of said NE 1/4; thence S87°16'34"W (assumed bearing) on the north line of the NE 1/4 of said NE 1/4, 881.61 feet to the northerly right-of-way line of the Burlington Northern Railroad Company; thence southwesterly on the Burlington Northern Railroad Company right-of-way line on a 4659.45 foot radius curve to the right (chord bearing \$67°06'09"W, chord distance 95'.69 feet) an arc distance of 95.69 feet; thence \$87°16'34"W 283.71 feet; thence \$70°27'17"W 93.30 feet; thence \$887"16'34"W 769.51 feet; thence \$78°11'09"W 75.96 feet to the Point of Beginning; thence continuing \$78°11'09"W 177.22 feet; thence N85°45'44"W 231.01 feet; thence N87°16'34"E 404.30 feet to the Point of Beginning. Containing 0.13 acres more or less.

EXHIBIT

A