

NEBRASKA DOCUMENTARY STAMP TAX  
 NOVEMBER 30, 2010  
 By: CG \$ E-5B

201006092  
 Filed:  
 November 30, 2010 3:10 PM  
 Register of Deeds Fee \$15.50  
 DODGE COUNTY, NE EXEMPT FROM DEED TAX

**QUITCLAIM DEED**

Christensen Limited Partnership, a Nebraska limited partnership, Grantor, whether one or more, in consideration of \$1.00 and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Christensen Group, LLC, Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Dodge County, Nebraska:

See Exhibit A attached hereto and incorporated herein by reference as if fully set forth.

Dated: November 30, 2010

Christensen Limited Partnership

By: Thomas B. Christensen  
 Managing Partner

STATE OF NEBRASKA )  
 ) ss.  
 COUNTY OF DODGE )

On this 30th day of November, 2010, before me, the undersigned Notary Public, duly commissioned and qualified for and in said county, personally came Thomas B. Christensen, of Christensen Limited Partnership, a Nebraska limited partnership, known to me to be the Managing Partner and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such partner and the voluntary act and deed of said partnership.

WITNESS, my hand and official seal the day and year last above written.

Dorene D. Kaspar  
 Notary Public



EXHIBIT A

The South 22 feet of Lots 5 & 6, Block 144, Original Town, Fremont, Dodge County, Nebraska.

Lot 1, Block 5, Deerfield 3<sup>rd</sup> Addition to the City of Fremont, Dodge County, Nebraska.

Lots 2R, 3R, 4R, 5R, Block 5, Deerfield 3<sup>rd</sup> Addition Replat to the City of Fremont, Dodge County, Nebraska.

Lots 3, 4, 8, 10, 13, 14, 15, 16, 17, Block 4, Deerfield 3<sup>rd</sup> Addition to the City of Fremont, Dodge County, Nebraska.

Lots 5, 9, 13, 15, 16R, 18R, Block 1, Deerfield 3<sup>rd</sup> Addition to the City of Fremont, Dodge County, Nebraska.

Lots 1 and 2, Deerfield 2<sup>nd</sup> Addition to the City of Fremont, Dodge County, Nebraska.

The N1/2NE1/4 of Section 21, Township 18, Range 6, East of the 6<sup>th</sup> P.M., Dodge County, Nebraska.

All that part of the Northeast Quarter of Section 25, Township 17 North, Range 8 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, lying north and east of the hard surfaced road formerly known as the Lincoln Highway and also as Military Road, except:

- (1) A triangular tract of ground deeded to Dodge County, Nebraska, for highway purposes described in the deed recorded in Book 55 at Page 225 of the Deed Records of Dodge County, Nebraska, and except;
- (2) A parcel of land in the Northwest Quarter of said Northeast Quarter described as follows: From the North quarter corner of Section 25, Township 17 North, Range 8 East of the 6<sup>th</sup> P.M.; thence east on the Section line 141.0 feet; thence at right angle south 141.3 feet; thence west parallel to the north margin of the section 141.0 feet; thence North to the point of beginning together with a right-of-way 10 feet in width and extending the length of the above described tract and adjacent to it on the east to be used as a driveway in common with the adjoining property owners, and except;
- (3) A tract of land located in the Northwest One Quarter of the Northeast One-Quarter of Section 25, Township 17 North, Range 8 East of the 6<sup>th</sup> P.M., containing 0.63 acres more or less and being more particularly described as follows: Commencing at the north one-quarter corner of said Section 25 and going thence North 90°00' East along the north margin of said Section 25, for a distance of 341.0 feet; thence South 0°20' East, parallel to the west margin of said Northwest One Quarter of the Northeast One Quarter for a distance of 4.26 feet to a point on the South R.O.W. margin of a public road, said point being the point of beginning; thence continuing South 0°20' East parallel to said west margin for a distance of 137.04 feet; thence South 90°00' West parallel to the North margin of said Northwest One Quarter of the Northeast One Quarter for a distance of 200.0 feet; thence North 0°20' West parallel to the West margin of said Northwest One Quarter of the Northeast One Quarter for a distance of 139.54 feet to a point on the South R.O.W. margin of a public road 1.76 feet south of the North margin of said Northwest One Quarter of the Northeast One Quarter; thence South 89°17' East along said south R.O.W. margin of a public road for a distance of 200.02 feet to the point of beginning.

That part of the SW1/4NW1/4 and the NW1/4SW1/4 of Section 16, Township 17 North, Range 8 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, lying North and East of the Northeasterly row of Military Road.

A tract of land located in the N1/2NW1/4 of Section 17, Township 17 North, Range 8 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, containing 30.38 acres more or less and being more particularly described as follows: Commencing at the NW corner of said N1/2NW1/4 of Section 17 and thence S00°00'00"W along the west margin of said N1/2NW1/4 for a distance of 266.00 ft.; thence S89°42'29"E for a distance of 40.00 ft. to the point of beginning; thence S00°00'00"W, parallel to and 40.00 ft. distant from the West margin of said N1/2NW1/4 for a distance of 707.31 ft.; thence S85°59'34"E for a distance of 1273.45 ft.; thence N80°45'46"E for a distance of 96.50 ft.; thence N54°00'33"E for a distance of 94.00 ft.; thence N23°58'33"E for a distance of 94.00; thence N00°00'00"E, parallel to the West margin of said N1/2NW1/4 for a distance of 815.14 ft.; thence N89°42'29"W, parallel to the North margin of said N1/2NW1/4 for a distance of 7.00 ft.; thence N00°00'00"E, parallel to the West margin of said N1/2NW1/4 for a distance of 50.00 ft. to a point on the South margin of U.S. Highway No. 30 R.O.W. 33.00 ft. South of the North margin of said N1/2NW1/4; thence N89°42'29"W along said R.O.W. and parallel to the North margin of said N1/2NW1/4 for a distance of 918.86 ft.; thence S00°00'00"W, parallel to the West margin of said N1/2NW1/4 for a distance of 233.00 ft.; thence N89°42'29"W, parallel to the North margin of said N1/2NW1/4 for a distance of 554.00 ft. to the point of beginning, EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE: A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 17, Township 17 North, Range 8 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, more particularly described as follows: Commencing at the Northwest Corner of said NW1/4 NW1/4 and going thence S00°00'00"W on an assumed bearing along the West Margin of said NW1/4 NW1/4 for a distance of 266.00 feet; thence S89°42'29"E parallel to the North Margin of said NW1/4 NW1/4, for a distance of 40.0 feet to the point of beginning; thence continuing S89°42'29"E, parallel to said North Margin, for a distance of 554.00 feet; thence S00°00'00"W, parallel to the West Margin of said NW1/4 NW1/4 for a distance of 743.30 feet; thence N85°59'34"W for a distance of 555.35 feet to a point 40.00 feet East of the West Margin of said NW1/4 NW1/4; thence N00°00'00"E, parallel to said West Margin, for a distance for 707.31 feet to the point of beginning.