Edward E. Balderson Trust, under Agreement dated February 18, 2015

[MERGEHYPERLINK "PARCEL 1:" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-859.pdf"]

The West Half of the Southwest Quarter of Section 2, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska.

[MERGEHYPERLINK "PARCEL 2:" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-859.pdf"]

The South Half of the Southeast Quarter of Section 4, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska.

EXCEPT a tract more particularly described as:

Commencing at the Southeast Corner of the Southeast Quarter of said Section 4; Thence North 800 feet; Thence West 600 feet; Thence South 800 feet to the South line of said Section 4; Thence East 600 feet to the point of beginning.

[MERGEHYPERLINK "PARCEL 3:" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-1859.pdf"]

The North Half of the Northwest Quarter of Section 9, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska.

**[MERGEHYPERLINK "Parcel 4:" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-859.pdf"]**

The South Half of the Southwest Quarter of Section 22, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska; EXCEPT those portions conveyed to the State of Nebraska more particularly described in Deed Book 190, Page 489; Deed Book 208, Page 604; and Deed Book 236, Page 593 of the Gage County Register of Deeds Office, Nebraska.

**[MERGEHYPERLINK "Parcel 5:" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-859.pdf"]**

The West Half of the Northwest Quarter of Section 18, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska.

**[MERGEHYPERLINK "Parcel 6:" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-859.pdf"]**

A tract of land located in the Northwest Quarter of Section 27, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska, described as follows:

Referring to the Northwest Corner of said Quarter Section;

Thence Easterly a distance of 1,159.36 feet along the North line of said Quarter Section to the point of beginning;

Thence Easterly deflecting 000 degrees, 00 minutes, 00 seconds, a distance of 1,029.53 feet along said line;

Thence Westerly deflecting 160 degrees, 24 minutes, 10 seconds Right, a distance of 354.67 feet;

Thence Southwesterly deflecting 009 degrees, 09 minutes, 32 seconds Left, a distance of 480.51 feet;

Thence Northwesterly deflecting 080 degrees, 41 minutes, 39 seconds Right, a distance of 444.69 feet to the point of beginning.

**[MERGEHYPERLINK "Parcel 7:" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-859.pdf"]**

A tract of land located in the Northwest Quarter of Section 10, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska, described as follows:

Commencing at the Northwest corner of said Northwest Quarter;

Thence North 89 degrees 36 minutes 43 seconds East (assumed bearing) on the North line of said Northwest Quarter a distance of 278.00 feet to the point of beginning;

Thence continuing North 89 degrees 36 minutes 43 seconds East on said North line, a distance of 399.00 feet;

Thence South 02 degrees 20 minutes 31 seconds West, a distance of 468.51 feet;

thence South 89 degrees 36 minutes 43 seconds West parallel with the North line of said Northwest Quarter a distance of 372.00 feet;

Thence North 00 degrees 57 minutes 41 seconds West, a distance of 468.00 feet to the point of beginning.

**[MERGEHYPERLINK "Parcel 8:" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-859.pdf"]**

A tract of land located in the Northwest Quarter of Section 10, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska, described as follows:

Beginning at the Northwest comer of said Northwest Quarter;

Thence North 89 degrees 36 minutes 43 seconds East (assumed bearing) on the North line of said Northwest Quarter, a distance of 278.00 feet;

Thence South 00 degrees 57 minutes 41 seconds East, a distance of 468.00 feet;

Thence South 89 degrees 36 minutes 43 seconds West parallel with the North line of said Northwest Quarter, a distance of 284.00 feet to the West line of said Northwest Quarter;

Thence North 00 degrees 13 minutes 37 seconds West on said West line, a distance of 467.98 feet to the point of beginning.

**[MERGEHYPERLINK "PARCEL 9:" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-859.pdf"]**

The North Half of the Northwest Quarter of Section 10, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska.

EXCEPT A tract of land located in the Northwest Quarter of said Section 10, described as follows:

Commencing at Northwest corner of said Northwest Quarter, thence North 89 degrees 36 minutes 43 seconds East (assumed bearing) on the North Line of said Northwest Quarter, a distance of 278.00 feet to the point of beginning; Thence continuing North 89 degrees 36 minutes 43 seconds East on said North line, a distance of 399.00 feet; Thence South 02 degrees 20 minutes 31 seconds West, a distance of 468.51 feet; Thence South 89 degrees 36 minutes 43 seconds West parallel with the North line of said Northwest Quarter, a distance of 372.00 feet; Thence North 00 degrees 57 minutes 41 seconds West, a distance of 468.00 feet to the point of beginning.

AND EXCEPT A tract of land located in the Northwest Quarter of said Section 10, described as follows:

Beginning at the Northwest corner of said Northwest Quarter; Thence North 89 degrees 36 minutes 43 seconds East (assumed bearing) on the North line of said Northwest Quarter, a distance of 278.00 feet; Thence South 00 degrees 57 minutes 41 seconds East, a distance of 468.00 feet; Thence South 89 degrees 36 minutes 43 seconds West, parallel with the North line of said Northwest Quarter, a distance of 284.00 feet to the West line of said Northwest Quarter; Thence North 00 degrees 13 minutes 37 seconds West on said West line, a distance of 467.98 feet to the point of beginning.

**[MERGEHYPERLINK "PARCEL 10:" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-859.pdf"]**

The South Half of the Northwest Quarter of Section 10, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska.

2.) Unreleased mortgages and liens of record:

* **A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Amount: $96,000.00, Dated: August 4, 2004, Trustor: Edward E. Balderson, a single person, Trustee: Duane W. Smith. Attorney, Beneficiary: Lloyd H. Balderson and Dorothy M. Balderson, husband and wife, Recorded: August 5, 2004 as [MERGEHYPERLINK "Instrument No. 2004-3542" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2004-3542.pdf"]. (Parcel 2)**
* **Deed of Trust dated April 18, 2014, recorded April 21, 2014 at [MERGEHYPERLINK "Instrument No. 2014-1113" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2014-1113.pdf"], of the Records of Gage County, NE, executed by Edward E. Balderson, a single person, in favor of United State of America acting through the Farm Service Agency, United States Department of Agriculture, Trustee, and United State of America acting through the Farm Service Agency, United States Department of Agriculture, Beneficiary, securing the sum of $300,000.00 and any other amounts payable under the terms thereof. (Parcel 5)**
* **Deed of Trust dated March 6, 2012, recorded March 14, 2012 at [MERGEHYPERLINK "Instrument No. 2012-0877" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2012-0807.pdf"], of the Records of Gage County, NE, executed by Edward E. Balderson, an unmarried individual, in favor of Security First Bank, Trustee, and Security First Bank, Beneficiary, securing the sum of $176,000.00 and any other amounts payable under the terms thereof. (Parcel 8)**
* **Deed of Trust dated September 13, 2013 and recorded October 18, 2013 as [MERGEHYPERLINK "Instrument No. 2013-3561" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2013-3561.pdf"] of the Records of Gage County, NE, executed by Edward E. Balderson, an unmarried individual, in favor of Security First Bank, Trustee, and Security First Bank, Beneficiary, securing the sum of $405,000.00 and any other amounts payable under the terms thereof; Agreement with Prior Lienholder recorded April 21, 2014 as [MERGEHYPERLINK "Instrument No. 2014-01114" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2014-1114.pdf"]; Limited Subordination to the Government recorded April 21, 2014 as [MERGEHYPERLINK "Instrument No. 2014-01115" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2014-1115.pdf"]; Request for Notice of Default and Notice of Sale recorded April 21, 2014 as [MERGEHYPERLINK "Instrument No. 2014-01116" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2014-1116.pdf"]. (Parcel 9)**

3.) Financing Statements filed in the County Register of Deeds or Recorder's Office and indexed against the

property:

* **UCC Financing Statement, recorded June 19, 2015 as [MERGEHYPERLINK "Instrument No. 2015-1792" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-1792.pdf"] in the Office of the Register of Deeds of Gage County, NE, naming Edward E. Balderson, as Debtor, and Commodity Credit Corporation, as Secured Party.**
* **UCC Financing Statement, recorded May 11, 2017 as [MERGEHYPERLINK "Instrument No. 2017-1392" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2017-1392.pdf"] in the Office of the Register of Deeds of Gage County, NE, naming Edward E. Balderson, as Debtor, and Commodity Credit Corporation, as Secured Party.**

4.) Other Liens of Record: Liens of record in the office of the Register of Deeds or Recorder

and indexed against the property, (other than those liens previously set forth):

* **Severance Agreement between Edward E. Balderson, debtor, and Commodity Credit Corporation, Secured Party, recorded June 25, 2015 as [MERGEHYPERLINK "Instrument No. 2015-1858" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-1858.pdf"]. (Parcel 2)**
* **Severance Agreement between Edward E. Balderson, debtor, and Commodity Credit Corporation, Secured Party, recorded June 25, 2015 as [MERGEHYPERLINK "Instrument No. 2015-1859" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2015-1859.pdf"]. (Parcel 2)**
* **Severance Agreement between Edward E. Balderson, debtor, and Commodity Credit Corporation, Secured Party, recorded July 28, 2017 as [MERGEHYPERLINK "Instrument No. 2017-2245" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2017-2245.pdf"]. (Parcel 2)**
* **Severance Agreement between Edward E. Balderson, debtor, and Commodity Credit Corporation, Secured Party, recorded July 28, 2017 as [MERGEHYPERLINK "Instrument No. 2017-2246" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2017-2246.pdf"]. (Parcel 2)**

5.) Easements, Covenants and Restrictions of Record:

* **Easement recorded February 5, 1949 in Miscellaneous Book W, Page 78; assigned by Assignment recorded January 6, 2000 as [MERGEHYPERLINK "Instrument No. 2000-0056" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2000-00056.pdf"]. (Parcel 1)**
* **Easement recorded February 5, 1949 in Miscellaneous Book 39, Page 676. (Parcel 1)**
* **Memorandum of Wind Energy Lease Agreement recorded January 14, 2014 as [MERGEHYPERLINK "Instrument No. 2014-0130" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2014-130.pdf"]; amended by instrument recorded April 22, 2016 as [MERGEHYPERLINK "Instrument No. 2016-01301." "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2016-1301.pdf"] (Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10)**
* **Easement Agreement recorded January 14, 2014 as [MERGEHYPERLINK "Instrument No. 2014-0131" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2014-131.pdf"]; amended by instrument recorded April 22, 2016 as [MERGEHYPERLINK "Instrument No. 2016-01302" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2016-1302.pdf"] (Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10)**
* **Lease as disclosed by Oil and Gas Lease; between Elmer G. Balderson and Ann C. Balderson, husband and wife, Lessor, and O.T. Ross, Floyd E. Leavitt and John O. Sheldahl, Lessee, for a term of 5 years and as long as oil and gas, or either of them, is produced in paying quantities, dated November 16, 1940 and recorded December 11, 1940 in [MERGEHYPERLINK "Miscellaneous Book T, Page 56" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/Misc%20T-56.pdf"]. (Parcel 2 and 3)**
* **Easement recorded January 6, 1960 in Miscellaneous Book 27, Page 190. (Parcel 2)**
* **Easement recorded November 16, 1965 in Miscellaneous Book 39, Page 396; assigned by instrument recorded August 17, 1972 in Miscellaneous Book 49. Page 466. (Parcel 2)**
* **Contract recorded July 19, 1930 in Miscellaneous Book Q, Page 43; assigned by instrument recorded October 23, Page 1941 in Miscellaneous Book U, Page 96. (Parcel 3)**
* **Lease as disclosed by Oil and Gas Lease; between Sadie Krapp, Lessor, and O.T. Ross - Floyd E. Leavitt and John C. Sheldahl, Lessee, for a term of 5 years and as long as oil or gas, or either of them is produced, dated November 13, 1940 and recorded December 11, 1940 in [MERGEHYPERLINK "Miscellaneous Book T, Page 47" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/T-47.pdf"]. (Parcel 4)**
* **Easement recorded December 22, 1961 in Miscellaneous Book 30, Page 486; assigned by instrument recorded April 23, 1974 in Miscellaneous Book 51, Page 763. (Parcel 4)**
* **Easement recorded September 13, 1991 in Miscellaneous Book 73, Page 412. (Parcel 4)**
* **Terms, Conditions, and Easements contained in QuitClaim Deed recorded March 15, 2001 as [MERGEHYPERLINK "Instrument No. 2001-0863" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2001-863.pdf"]. (Parcel 4)**
* **Terms, Conditions, and Easements contained in Warranty Deed recorded March 26, 1981 in Deed Book 222, Page 146. (Parcel 5)**
* **Terms, Conditions, and Easements contained in Return of Appraiser recorded December 17, 1991 in Miscellaneous Book 73, Page 659. (Parcel 6)**
* **Lease as disclosed by Oil and Gas Lease; between Louise Boler, Lessor, and O.T. Ross - Floyd E. Leavitt and John C. Sheldahl, Lessee, for a term of 5 years and as long as oil or gas, or either of them is produced, dated July 12, 1940 and recorded November 12, 1940 in [MERGEHYPERLINK "Miscellaneous Book T, Page 66" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/Misc%20T-66.pdf"]. (Parcel 7, 8, 9, and 10)**
* **Terms, Conditions, and Easements contained in Subdivision Approval recorded September 22, 2008 as [MERGEHYPERLINK "Instsrument No. 2008-3530" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2008-3530.pdf"]. (Parcel 7 and 8)**
* **Memorandum of Neighboring Property Easement Agreement recorded April 22, 2016 as [MERGEHYPERLINK "Instrument No. 2016-01303" "http://public.titlecorenational.com/COMMERCIAL%20FILES/28991PRC-17/2016-01303.pdf"]. (Parcel 7 and 8)**

6.) Real Estate Taxes and Special Assessments: Unpaid real estate taxes and unpaid special assessments

certified for collection in the tax offices of Gage County and indexed against the property:

**General taxes assessed under Tax Key No. 002572000 for 2017 due December 31, 2017, levied in the amount of $4,451.94; first installment is payable and becomes delinquent May 1, 2018, second installment is payable and becomes delinquent September 1, 2018. (Parcel 1)**

**General taxes assessed under Tax Key No. 002586100 for 2017 due December 31, 2017, levied in the amount of $3,307.54; first installment is payable and becomes delinquent May 1, 2018, second installment is payable and becomes delinquent September 1, 2018. (Parcel 2)**

**General taxes assessed under Tax Key No. 002591000 for 2017 due December 31, 2017, levied in the amount of $5,027.00; first installment is payable and becomes delinquent May 1, 2018, second installment is payable and becomes delinquent September 1, 2018. (Parcel 3)**

**General taxes assessed under Tax Key No. 002694000 for 2017 due December 31, 2017, levied in the amount of $4,590.96; first installment is payable and becomes delinquent May 1, 2018, second installment is payable and becomes delinquent September 1, 2018. (Parcel 4)**

**General taxes assessed under Tax Key No. 002755000 for 2017 due December 31, 2017, levied in the amount of $4,264.30; first installment is payable and becomes delinquent May 1, 2018, second installment is payable and becomes delinquent September 1, 2018. (Parcel 5)**

**General taxes assessed under Tax Key No. 002755000 for 2017 due December 31, 2017, levied in the amount of $259.88; first installment is payable and becomes delinquent May 1, 2018, second installment is payable and becomes delinquent September 1, 2018. (Parcel 6)**

**General taxes assessed under Tax Key No. 002600200 for 2017 due December 31, 2017, levied in the amount of $75.16; first installment is payable and becomes delinquent May 1, 2018, second installment is payable and becomes delinquent September 1, 2018. (Parcel 7)**

**General taxes assessed under Tax Key No. 002600000 for 2017 due December 31, 2017, levied in the amount of $2,608.98; first installment is payable and becomes delinquent May 1, 2018, second installment is payable and becomes delinquent September 1, 2018. (Parcel 8)**

**General taxes assessed under Tax Key No. 002600100 for 2017 due December 31, 2017, levied in the amount of $3,048.90; first installment is payable and becomes delinquent May 1, 2018, second installment is payable and becomes delinquent September 1, 2018. (Parcel 9)**

**General taxes assessed under Tax Key No. 002599100 for 2017 due December 31, 2017, levied in the amount of $4,350.50; first installment is payable and becomes delinquent May 1, 2018, second installment is payable and becomes delinquent September 1, 2018. (Parcel 10)**