

201205419
WASHINGTON COUNTY, STATE OF NEBRASKA

RECORDED December 26, 2012 AT 12:12 P.M.

BOOK 597 PAGE(S) 1125-1127

Karen A. Madsen

REGISTER OF DEEDS

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>December 26 2012</u>
\$ Exempt #	<u>5</u> By <u>OK</u>

FILED

2012 DEC 26 PM 12:12

KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

Return to:
Anna L. Stehlik
P.O. Box 609
Hastings, NE 68902-0609
Quitclaim Deed

Recorded	_____
General	_____
Numerical	_____
Photostat	_____
Proofed	_____
Scanned	_____

QUITCLAIM DEED

24 Carrot Ranch, LLC, a Nebraska limited liability company, GRANTOR, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from GRANTEE, Brett A. Gottsch, quitclaims and contributes to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

TRACT A:

THE E1/2 OF THE SW1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 11 EAST AND ASSUMING THE WESTERLY LINE OF THE SW 1/4 OF SAID SECTION 16 TO BEAR N 00 DEGREES 28' 41" E; THENCE S 90 DEGREES 00' 00" E ALONG THE SOUTHERLY LINE OF SAID SW 1/4 A DISTANCE OF 1318.62 FEET TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE SW 1/4 OF SAID SECTION 16 AND THE POINT OF BEGINNING; THENCE N 00 DEGREES 26' 46" E ALONG THE WESTERLY LINE OF THE E 1/2 OF SAID SW 1/4 A DISTANCE OF 2645.39 FEET TO THE NORTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 16; THENCE S 89 DEGREES 52' 17" E ALONG THE NORTHERLY LINE OF SAID SW 1/4 A DISTANCE OF 1317.12 FEET TO THE CENTER OF SAID SECTION 16; THENCE S 00 DEGREES 24' 51" W ALONG THE EASTERLY LINE OF SAID SW 1/4 A DISTANCE OF 2642.43 FEET TO THE S 1/4 CORNER OF SAID SECTION 16; THENCE N 90 DEGREES 00' 00" W ALONG THE SOUTHERLY LINE OF SAID SW 1/4 A DISTANCE OF 1318.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 79.99 ACRES, MORE OR LESS

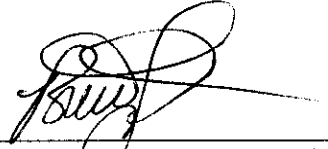
TRACT B:

PART OF TAX LOTS 2 AND 16 LYING IN THE W1/2 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 11 EAST AND ASSUMING THE WESTERLY LINE OF THE SW 1/4 TO BEAR N 00 DEGREES 28' 41" E; THENCE S 90 DEGREES 00' 00" E ALONG THE SOUTHERLY LINE OF SAID SW 1/4 A DISTANCE OF 1219.37 FEET TO THE SOUTHEAST CORNER OF A PREVIOUSLY ACQUIRED COUNTY ROAD RIGHT-OF-WAY; THENCE N 00 DEGREES 00' 00" E ALONG THE EASTERLY LINE OF SAID PREVIOUSLY ACQUIRED COUNTY ROAD RIGHT-OF-WAY A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PREVIOUSLY ACQUIRED COUNTY ROAD RIGHT-OF-WAY AS FOLLOWS: N 00 DEGREES 00' 00" E A DISTANCE OF 6.37 FEET; THENCE N 90 DEGREES 00' 00" W A DISTANCE OF 164.04 FEET; THENCE N 75 DEGREES 04' 07" W A DISTANCE OF 50.93 FEET; THENCE N 90 DEGREES 00' 00" W A DISTANCE OF 163.94 FEET TO A POINT IN THE CENTERLINE OF BIG PAPIO CREEK, AS IS NOW EXISTS; THENCE DEPARTING SAID PREVIOUSLY ACQUIRED NORTHERLY COUNTY ROAD RIGHT-OF-WAY AND ALONG SAID CREEK CENTERLINE AS FOLLOWS: N 21 DEGREES 37' 56" W A DISTANCE OF 326.98 FEET; THENCE N 20 DEGREES 23' 07" W A DISTANCE OF 154.27 FEET; THENCE N 17 DEGREES 21' 17" W A DISTANCE OF 267.15 FEET; THENCE N 06 DEGREES 39' 46" W A DISTANCE OF 453.08 FEET; THENCE N 02 DEGREES 49' 26" E A DISTANCE OF 370.58 FEET; THENCE N 07 DEGREES 06' 46" E A DISTANCE OF 457.82 FEET; THENCE N 06 DEGREES 40' 07" E A DISTANCE OF 620.50 FEET TO THE NORTHERLY LINE OF SAID SW 1/4; THENCE S 89 DEGREES 52' 17" E A DISTANCE OF 656.56 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16; THENCE S 00 DEGREES 26' 46" W ALONG THE EASTERLY LINE OF THE W 1/2 OF SAID SW 1/4 A DISTANCE OF 2612.39 FEET TO A POINT 33.00 FEET NORTHERLY OF THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16; THENCE N 90 DEGREES 00' 00" W PARALLEL TO AND 33.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SW 1/4 A DISTANCE OF 99.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.15 ACRES, MORE OR LESS

The real estate described above is conveyed "as is", without warranties or representations as to suitability for intended use, the existence of any apparent or non-apparent defect, or the presence of any hazardous substances.

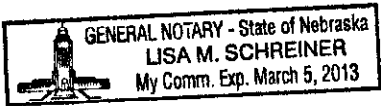
Executed December 24, 20012.

24 CARROT RANCH, LLC

By: 
Brett A. Gottsch, Sole Member

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 24th day of December, 2012 by Brett A. Gottsch, Sole Member of 24 Carrot Ranch, LLC, a Nebraska limited liability company.




Notary Public