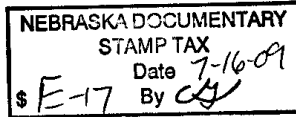


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2009 JUL 16 AM 11:14

Carol Stevens
DOUGLAS COUNTY
REGISTER OF DEEDS
COMPARE INDEX FEE \$ 27.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that VIRGIL F. WAGNER and DIANNA R. WAGNER, husband and wife, herein called the grantor whether one or more, for no consideration, do hereby convey and quitclaim unto VIRGIL F. WAGNER, Trustee of the VIRGIL F. WAGNER REVOCABLE TRUST, dated December 20, 1993, and all successors in trust, the grantee, the real property described in Exhibit A attached hereto and incorporated herein as if set forth in its entirety.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to its successors and assigns forever, subject to all easements, encumbrances, restrictions and covenants of record.

Dated this 10th day of July, 2009.

Virgil F. Wagner

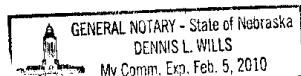
VIRGIL F. WAGNER

Dianna R. Wagner

DIANNA R. WAGNER

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this 10th day of July, 2009 by VIRGIL F. WAGNER and DIANNA R. WAGNER, husband and wife.



[Signature]

Notary Public

AFTER RECORDING, RETURN TO:

WILLS LAW OFFICE
11920 Burt Street
Suite # 145
Omaha, NE 68154

EXHIBIT A

LEGAL DESCRIPTION

The South Half of the Southeast Quarter, Section 10, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, except a tract of land 80 feet wide lying over and across the Southwest Quarter of the Southeast Quarter of Section 10, Township 19 North, East of the 6th P.M., Dodge County, Nebraska, included between lines drawn 50 feet and 130 feet respectively, Southwesterly from and parallel to the centerline of the Chicago and Northwestern Railway track, as said track is now constructed and in operation over and across said Southwest Quarter of the Southeast Quarter of said Section 10, containing 0.8815 acres, more or less; and except a tract of land located in the South Half of the Southeast Quarter of Section 10, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, described as follows: Referring to the South Quarter corner of said Section 10; thence Northerly on the West line of the South Half of the Southeast Quarter of said Section 10 a distance of 159.4 feet to the point of beginning; thence continuing Northerly on said West line a distance of 102.2 feet to a point on the Southerly right-of-way line of the Chicago and Northwestern Railway Company; thence Southeasterly $118^{\circ}18'$ right on said Southerly railroad right-of-way line a distance of 574.8 feet to a point on the South line of said South Half of the Southeast Quarter; thence Westerly on said South line a distance of 197.8 feet; thence Northwesterly $27^{\circ}04'$ right a distance of 350.3 feet to the point of beginning, containing 0.95 acres, more or less, which includes 0.87 acres, more or less, previously occupied as a public highway, the remaining 0.08 acres, more or less, being the additional acreage hereby secured; and except a tract of land located in Tax Lot 2 in the Southwest Quarter of the Southeast Quarter of Section 10, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, described as follows: Beginning at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence Northerly along the West line of said Southwest Quarter of the Southeast Quarter a distance of 47.214 meters (154.90 feet) to a point on the South right-of-way line of U.S. Highway No. 275; thence Southeasterly deflecting $117^{\circ}22'41''$ right along the South right-of-way line of said U.S. Highway No. 275 a distance of 105.845 meters (347.26 feet) to a point on the South line of said Southwest Quarter of the Southeast Quarter; thence Westerly deflecting $153^{\circ}30'43''$ right along the South line of said Southwest Quarter of the Southeast Quarter a distance of 94.001 meters (308.40 feet) to the point of beginning, containing an area of 0.222 hectare(s) (0.55 acres) more or less; and except a tract of land located in Tax Lot 1 in the Southwest Quarter of the Southeast Quarter of Section 10, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, described as follows: Referring to the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence Northerly along the West line of said Southwest Quarter of the Southeast Quarter a distance of 112.983 meters (370.68 feet) to a point on the North

right-of-way line of U.S. Highway No. 275, said point also being the point of beginning; thence Northerly deflecting 00°00'00" right a distance of 17.741 meters (58.21 feet) to a point; thence Southeasterly deflecting 117°40'00" right a distance of 290.127 meters (951.86 feet) to a point on the South line of said Southwest Quarter of the Southeast Quarter; thence Westerly deflecting 153°13'22" right along the South line of said Southwest Quarter of the Southeast Quarter a distance of 36.502 meters (119.76 feet) to a point on the North right-of-way line of said U.S. Highway; thence Northwesterly deflecting 26°56'43" right along the North right-of-way line of said U.S. Highway a distance of 249.303 meters (817.92 feet) to the point of beginning; containing an area of 0.429 hectare(s) (1.06 acres) more or less;

The Southeast Quarter of Section 21, Township 19, Range 7 East of the 6th P.M., Dodge County, Nebraska; and

The Northeast Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska; and

The Northwest Quarter (NW $\frac{1}{4}$), the West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 27, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska; and

The East One-half of the Northeast One-quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 27, Township 19 North Range 7, East of the 6th P.M., Dodge County, Nebraska; and

The North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 29, Township 19 North, Range 7 East of the 6th P.M., in Dodge County, Nebraska.

AFFIDAVIT: CERTIFICATION OF TRUST

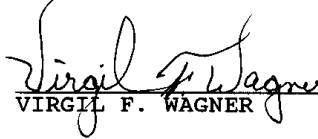
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

I, VIRGIL F. WAGNER, have executed a Revocable Trust to be known as the VIRGIL F. WAGNER REVOCABLE TRUST, dated December 20, 1993, hereinafter referred to as the "Trust". The terms of the Trust provide for the following:

1. The Trustee and the successor to the Trustee of the aforesaid trust are as follows:
 - (a) As long as I am living and not incapacitated, I shall act as Trustee of the Trust.
 - (b) Upon my death or in the event one (1) physician certifies in writing that, in such physician's opinion, I am incapacitated and therefore unable to properly administer the Trust, then the Successor Trustee shall be DIANNA R. WAGNER, if living and able and willing to serve as Successor Trustee; provided, should DIANNA R. WAGNER not be living or able and willing to serve as Successor Trustee or in the event one (1) physician states in writing that, in such physician's opinion, said Successor Trustee is unable to properly administer the Trust, then SCOTT V. WAGNER shall be the Successor Trustee.
2. The Trustees set out in Paragraph 1 above have the authority to exercise all powers and discretions in the Trust instrument and are vested with all the powers set out in the Nebraska Trustee Powers Act, as the same may be amended from time to time, and all other powers conferred upon Trustees by the laws of the State of Nebraska and of any State in which I may own real estate, including, without limitation thereby, the power to sell, transfer, assign and otherwise dispose of any asset, real or personal, held in trust and to borrow money and pledge or mortgage any trust assets as security therefor.
3. Any party dealing with the Trustee is entitled to rely upon this Certification of Trustee's Powers, shall be under no duty to investigate or inquire into any of the Trustee's powers with respect to dealing with Trust property or on behalf of the Trust and is hereby indemnified by the Grantor, the Trust and the beneficiaries against any and all harm or any loss, including attorney's fees, for any transaction entered into with Trustee relying upon representations herein provided that such claim or

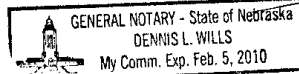
cause of action is based upon Trustee's powers to enter into the transaction on behalf of the Trust.


DATED this 10th day of July, 2009.


VIRGIL F. WAGNER

On this 10th day of July, 2009, before me, a Notary Public in and for said county and state, personally came the above-named VIRGIL F. WAGNER, who is personally known to me to be the identical person whose name is affixed to the above Affidavit and he acknowledged said instrument to be his voluntary act and deed.

Witness my hand and notarial seal the date above last aforesaid.




Notary Public