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Ivan D. Nisley and Beverly F. Nisley, Trustees of The Nisley Family Trust Agreement, dated April 8, 2003, Grantors, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to Ronald D. Dawson and Laura A. Dawson, Grantees, as joint tenants with right of survivorship the following described real estate in Lancaster County, Nebraska:

A parcel in Lots 1 and 2, irregular tracts, in the Northeast Quarter of Section 31, Township 9 North, Range 8 East of 6<sup>th</sup> P.M., Lancaster County, Nebraska and more particularly described as Parcel 1 on the attached Exhibit A.

It is acknowledged that this deed is taking area from said Lot 2 and adding it to said Lot 1 in order to even out boundaries, and will leave the Grantors from said Lot 2 the fee title in the tract described as Parcel 2 in Exhibit B to this instrument. Conveyance to the Grantees shall only be of the real estate described as Parcel 1 in the attached Exhibit A and Grantors hereby retain all right, title and interest in the Parcel described as number 2 on Exhibit B.

Grantors covenant with the Grantee that Grantor is lawfully seized of that part of lot 2 being added to Grantees' Lot 1, and that such part of lot 2:

- (1) is free from encumbrances, except easements, reservations and covenants and restrictions of record;
- (2) that Grantors have legal power and lawful authority to convey the same; and
- (3) warrant and will defend the title to that part of lot 2 against the lawful claims of all persons.

Executed this 8 day of December, 2003.

Ivan D. Nisley  
Ivan D. Nisley, Trustee

Beverly F. Nisley  
Beverly F. Nisley, Trustee

STATE OF Montana )Stillwater COUNTY )

ss:

The foregoing instrument was acknowledged before me on the 8<sup>th</sup> day of December, 2003, by Ivan D. And Beverly F. Nisley, Trustees of The Nisley Family Trust Agreement, dated April 8, 2003.

Kyme L. Noble  
Notary Public  
Residing in Columbus  
Comm Expires November 1, 2005

Morris & Titus  
121 S 13th  
PO Box 81849  
Lincoln NE 68501

504/025

# Exhibit A

## LEGAL DESCRIPTION

### PARCEL #1

Description of a 18.77 acre tract of land located in the North One-Half of Section 31, Township 9 North, Range 8 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska and more particularly described as follows:

Beginning at the East 1/4 corner of said Section 31; thence in a Westerly direction, along the South line of the North One-Half of said Section 31, on an assumed bearing North 89 degrees 55 minutes 26 seconds West for a distance of 918.85 feet

THENCE North 01 degrees 35 minutes 35 seconds East for a distance of 1022.95 feet

THENCE North 89 degrees 16 minutes 16 seconds East for a distance of 804.32 feet to a point on the Westerly Right of Way line of South 120<sup>th</sup> Street

THENCE along a curve to the left having a radius of 1195.91 feet and an arc length of 67.04 feet, being subtended by a chord of South 13 degrees 07 minutes 13 seconds East for a distance of 67.03 feet

THENCE South 14 degrees 41 minutes 03 seconds East for a distance of 113.92 feet to a point on the Northwestern Right of Way line of the Omaha Public Power District Railroad

THENCE along a curve to the right having a radius of 2914.93 feet and an arc length of 62.25 feet, being subtended by a chord of North 42 degrees 30 minutes 53 seconds East for a distance of 62.25 feet to a point on the East line of the North One-Half of said Section 31

THENCE South 00 degrees 00 minutes 00 seconds East, along the East line of the North One-Half of said Section 31, for a distance of 904.41 feet to the Point of Beginning

EXCEPT the Omaha Public Power District Railroad Right of Way lying within this parcel.

Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 18.77 acres more or less.

## LEGAL DESCRIPTION

## PARCEL #2

Description of a 50.70 acre tract of land located in the North One-Half of Section 31, Township 9 North, Range 8 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska and more particularly described as follows:

Referring to the East 1/4 corner of said Section 31; thence in a Westerly direction, along the South line of the North One-Half of said Section 31, on an assumed bearing North 89 degrees 55 minutes 26 seconds West for a distance of 918.85 feet to the **Point of Beginning**

THENCE North 01 degrees 35 minutes 35 seconds East for a distance of 1022.95 feet

THENCE North 89 degrees 16 minutes 16 seconds East for a distance of 804.32 feet to a point on the Westerly Right of Way line of South 120<sup>th</sup> Street

THENCE in a Northerly direction, along the Westerly Right of Way line of South 120<sup>th</sup> Street, on a curve to the right having a radius of 1195.91 feet and an arc length of 398.78 feet, being subtended by a chord of North 01 degrees 57 minutes 38 seconds West for a distance of 396.94 feet

THENCE North 07 degrees 36 minutes 07 seconds East, along the Westerly Right of Way line of South 120<sup>th</sup> Street, for a distance of 252.49 feet

THENCE in a Northerly direction, along the Westerly Right of Way line of South 120<sup>th</sup> Street, along a curve to the left having a radius of 1859.86 feet and an arc length of 159.98 feet, being subtended by a chord of North 05 degrees 08 minutes 13 seconds East for a distance of 159.93 feet

THENCE North 06 degrees 40 minutes 41 seconds West, along the State of Nebraska Right of Way line, for a distance of 239.18 feet

THENCE North 52 degrees 16 minutes 01 seconds West, along the State of Nebraska Right of Way line, for a distance of 770.63 feet

THENCE North 83 degrees 48 minutes 23 seconds West, along the State of Nebraska Right of Way line, for a distance of 128.85 feet

THENCE North 74 degrees 43 minutes 05 seconds West, along the State of Nebraska Right of Way line, for a distance of 178.20 feet

THENCE North 00 degrees 08 minutes 17 seconds West, along the State of Nebraska Right of Way line, for a distance of 33.00 feet to a point on the North Line of said Section 31

THENCE South 89 degrees 55 minutes 23 seconds West, along the North Line of said Section 31, for a distance of 329.18 feet to the Northeast corner of Government Lot 1

THENCE South 00 degrees 08 minutes 39 seconds West for a distance of 2641.12 feet to the Southeast corner of Government Lot 2

THENCE South 89 degrees 55 minutes 26 seconds East, along the South line of the North One-Half of said Section 31, for a distance of 406.36 feet to the Point of Beginning

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 50.70 acres more or less.