

FILED

2013 Dec-31 AM 09:04

Karen A. Madsen
REGISTER OF DEEDS

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

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/31/13
\$9517.50 By CR

WARRANTY DEED

Percheron Holdings, LLC, a Nebraska limited liability company, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Rhea Cattle Company, a Nebraska corporation, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

TR 7 The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Ten (10), Township Seventeen (17) North, Range Ten (10), East of the 6th P.M.

TR 8 The South Half of the East Half of the Northeast Quarter (S $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Nine (9), Township Seventeen (17) North, Range Ten (10), East of the 6th P.M.

TR 5 The East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 3, Township 17, Range 10

Tax Lot Sixteen (16) in Section Three (3), Township Seventeen (17), North, Range Ten (10), East of the 6th P.M., same being more particularly described on the Exhibit "A," attached hereto and incorporated herein by this reference

PT TR 7 The West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Ten (10), Township Seventeen (17), Range Ten (10), East of the 6th P.M.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- a. is lawfully seised of such real estate and that it is free from encumbrances, except easements, reservations, covenants, restrictions, and except real estate taxes and special assessments, mortgages, security interests, and other encumbrances of record which Grantee assumes and agrees to pay, and except any existing leases;

- b. has legal power and lawful authority to convey the same; and
- c. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: Dec 27, 2013.

PERCHERON HOLDINGS, LLC
a Nebraska limited liability company,
Grantor

By: *William H. Rhea II*
William H. Rhea II, Manager

State of Nebraska, County of Douglas -- ss.

The foregoing instrument was acknowledged before me on Dec. 27
2013, by William H. Rhea II as manager on behalf of Percheron Holdings, LLC, a
Nebraska limited liability company.



Linda R. Hess
Notary Public

My commission expires: July 29, 2017

EXHIBIT A

Tax Lot 16 in Section 3, Township 17 North, Range 10 East of the 6th. P.M., Washington County, Nebraska, as described on Survey done by Ronald W. Nissen LS #427 on September 25, 1987, which was formerly referred to as Tax Lot 14 in the Northwest Quarter of the Southwest Quarter of Section 3, Township 17 North, Range 10 East of the 6th Principal Meridian, Washington County, Nebraska, as shown on Page 4 of Book 3 of the Washington County Cadastral Maps in the office of the County Surveyor of said County, and is legally described as follows:

Commencing at the west quarter corner of said section; thence easterly along the east-west quarter section line of said section, on an assumed bearing of North 89°47'49" East 377.00 feet to the point of beginning, said point also being the northeast corner of Tax Lot 13 of said section; thence continuing easterly along said line North 89°47'49" East 943.88 feet to the centerwest sixteenth corner of said section; thence southerly along the north-south sixteenth line of said southwest quarter, South 00°00'57" West 1322.24 feet to the southwest sixteenth corner of said section; thence westerly along the east-west sixteenth line of southwest quarter, South 89°48'27" West 1320.50 feet to the south sixteenth corner on the west line of said section; thence northerly along said west line, North 00°00'03" West 1107.00 feet to the southwest corner of said Tax Lot 13; thence easterly along the south line of said Tax Lot 13, North 89°47'49" East 374.58 feet to the southeast corner of said Tax Lot 13; thence northerly along the east line of said Tax Lot 13, North 00°38'37" East 215.02 feet to the point of beginning, containing 38.23 acres, which includes 0.72 acres of county road right of way.