

\$10.50

DEC 23 4 24 PM '96

INST. NO 96

050789

BLOCK

CODE

BT
CHECKED

ENTERED

EDITED

WARRANTY DEED

Suzaine B. Weingarten, formerly known as Suzaine B. Guenzel, and John L. Weingarten, husband and wife GRANTOR, in consideration of one dollar and other good and valuable consideration received from GRANTEE, FOG Limited Partnership, a Nebraska limited partnership, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

West One-half of Southeast Quarter and Lot 9 of Irregular Tracts in the Southeast Quarter, all in Section 2, Township 8 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska;

Southwest Quarter of the Northeast Quarter and Lot 2 of Irregular Tracts in the Northeast Quarter, all in Section 2, Township 8 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

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

(1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record.

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED December 21, 1996.

Suzaine B. Weingarten
Suzaine B. Weingarten

John L. Weingarten
John L. Weingarten

NEBRASKA DOCUMENTARY
STAMP TAX

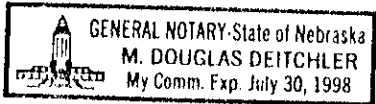
DEC 23 1996

Baylor, Evnen
206 S 13th
\$1200 (08)

\$ 46 BY CC

STATE OF NEBRASKA)
)SS:
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on the
21 day of December 1996 by Suzaine B. Weingarten and
John L. Weingarten, husband and wife.



M. Douglas Deitchler
Notary Public

I:\DATA\WP50\MDD\FOG-D1

Inst # 2013000418 Fri Jan 04 11:48:42 CST 2013
Filing Fee \$28 00 Stamp Tax \$0 00 Exempt 4 cpotsc QCDEED
Lancaster County, NE Assessor/Register of Deeds Office Pages 4



Return to:

Kent Seacrest
Seacrest & Kalkowski, PC, LLO
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508

QUITCLAIM DEED

FOG Limited Partnership, a Nebraska limited partnership, Grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from FOG Limited Partnership, a Nebraska limited partnership, Grantee, , quitclaims and conveys to Grantee the following-described real estate (as defined in Neb. Rev. Stat. §76-201):

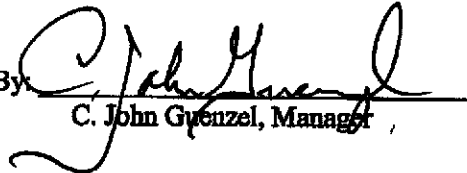
See Exhibit "A", which is attached hereto and incorporated herein by this reference.

Dated: December 31, 2012.

"Grantor"

FOG Limited Partnership, a Nebraska
limited partnership

By: CJG, LLC, a Nebraska limited liability
company, General Partner


By: 
C. John Guenzel, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 31st day of December, 2012, by C. John Guenzel, Manager of CJG, LLC, a Nebraska limited liability company, as General Partner of FOG Limited Partnership, a Nebraska limited partnership, on behalf of the limited partnership.

(Seal)




Notary Public

Charter Title 125163C

**LEGAL DESCRIPTION
OVERALL PARCEL**

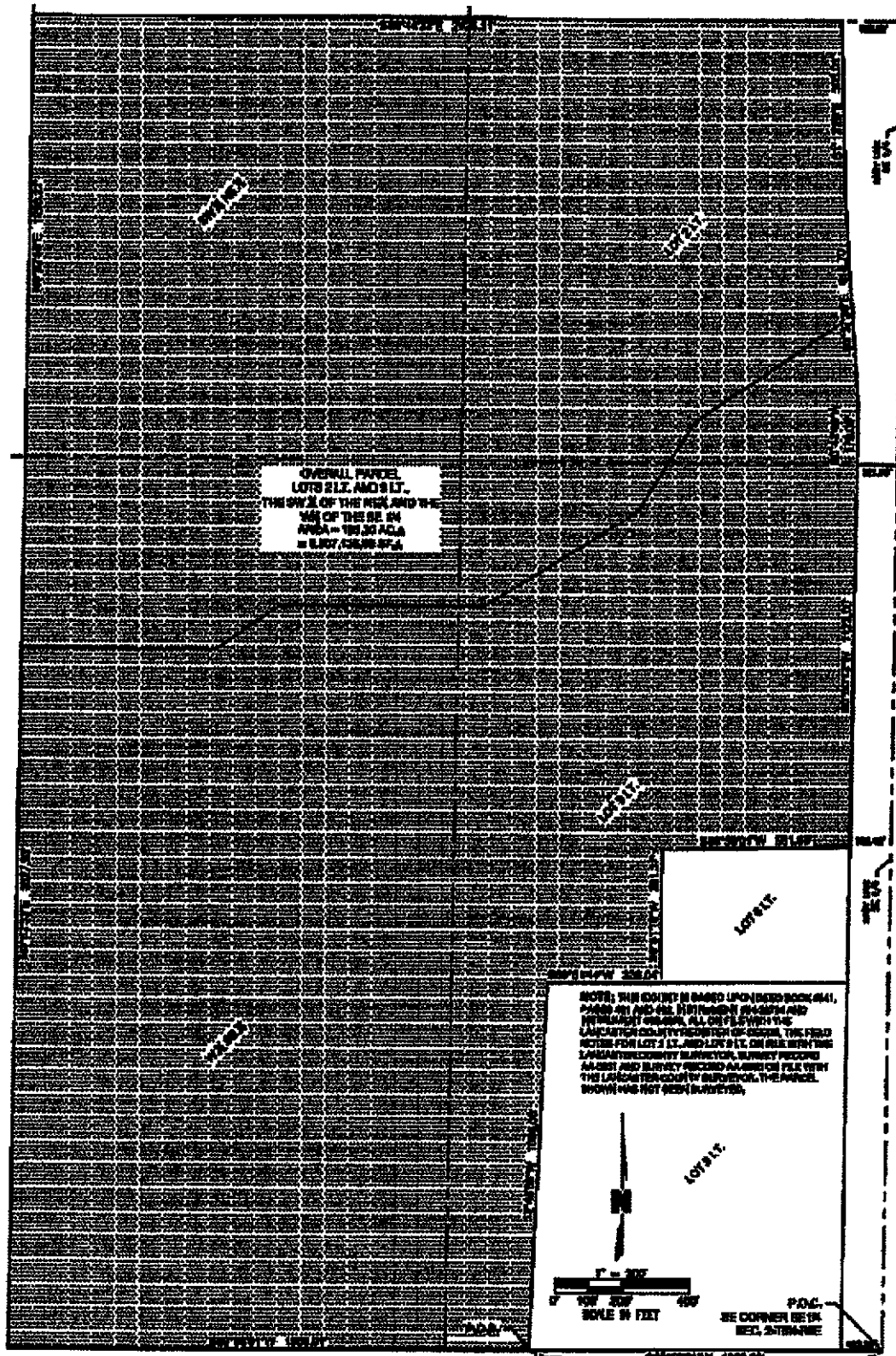
NOTE: THE FOLLOWING DESCRIPTION IS BASED UPON DEED BOOK #541, PAGES 491 AND 492, INSTRUMENT #84-28704 AND INSTRUMENT #96-5078, ALL ON FILE WITH THE LANCASTER COUNTY REGISTER OF DEEDS, THE FIELD NOTES FOR LOT 2 I.T. AND LOT 9 I.T. ON FILE WITH THE LANCASTER COUNTY SURVEYOR, SURVEY RECORD AA-5661 AND SURVEY RECORD AA-5663 ON FILE WITH THE LANCASTER COUNTY SURVEYOR. THE LAND DESCRIBED BELOW HAS NOT BEEN SURVEYED.

A TRACT OF LAND COMPOSED OF LOTS 2 I.T. AND 9 I.T., THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 2, TOWNSHIP 8 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S89°56'01"W, A DISTANCE OF 1,060.20' TO THE SOUTHEAST CORNER OF SAID LOT 9 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF LOT 8 I.T. AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°56'01"W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE BEING THE SOUTH LINE OF SAID LOT 9 I.T. AND THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1,559.01' TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE N00°52'53"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,627.93' TO THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE CONTINUING N00°52'53"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 1,296.27' TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S89°44'32"E, ALONG THE NORTH LINE OF SOUTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 2,426.11' TO THE NORTHEAST CORNER OF LOT 2 I.T., SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #77, SAID POINT BEING 188.10' WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S01°13'20"E, ALONG AN EAST LINE OF SAID LOT 2 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 505.01' TO A POINT; THENCE S03°37'20"E, ALONG AN EAST LINE OF SAID LOT 2, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 618.70' TO A POINT; THENCE S00°42'40"W, ALONG AN EAST LINE OF SAID LOT 2 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 179.00' TO THE SOUTHEAST CORNER OF SAID LOT 2 I.T., SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 9 I.T.; THENCE S00°50'12"W, ALONG AN EAST LINE OF SAID LOT 9 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 1,123.00' TO AN EAST CORNER OF SAID LOT 9 I.T., SAID POINT BEING THE NORTHEAST CORNER OF LOT 6 I.T.; THENCE S88°59'01"W, ALONG A SOUTH LINE OF SAID LOT 9 I.T., SAID LINE BEING A NORTH LINE OF SAID LOT 6 I.T., A DISTANCE OF 561.55' TO AN EAST CORNER OF SAID LOT 9 I.T., SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT

6 I.T.; THENCE S00°51'16"W, ALONG AN EAST LINE OF SAID LOT 9 I.T., SAID LINE BEING THE WEST LINE OF SAID LOT 6 I.T., A DISTANCE OF 391.37' TO AN EAST CORNER OF SAID LOT 9 I.T., SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 6 I.T., SAID POINT BEING ON A NORTH LINE OF LOT 8 I.T.; THENCE S89°51'44"W, ALONG A SOUTH LINE OF SAID LOT 9 I.T., SAID LINE BEING A NORTH LINE OF SAID LOT 8 I.T., A DISTANCE OF 338.04' TO AN EAST CORNER OF SAID LOT 9 I.T., SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 8 I.T.; THENCE S02°48'58"W, ALONG AN EAST LINE OF SAID LOT 9 I.T., SAID LINE BEING A WEST LINE OF SAID LOT 8 I.T., A DISTANCE OF 1,086.00' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA 8,507,135.99 SQUARE FEET OR 195.30 ACRES, MORE OR LESS.

Wednesday, December 19, 2012
C:\Users\johnson\Documents\My Drawings\FOGI\Overall.doc





Return to:

Kent Seacrest
Seacrest & Kalkowski, PC, LLO
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508

CORRECTIVE WARRANTY DEED

FOG Limited Partnership, a Nebraska limited partnership, ("Grantor"), executed and delivered to **Donald H. Pegler III** and **Coleen R. Pegler**, husband and wife (collectively "Grantee"), a Warranty Deed, dated December 31, 2012, and filed of record with the Lancaster County Register of Deeds Office on January 4, 2013 as Instrument Number 2013000419 ("Instrument Number 2013000419"). Said Instrument Number 2013000419 upon review by the Lancaster County Surveyor had an incorrect legal description as shown on Exhibit "A" of Instrument Number 2013000419. Grantor and Grantee acknowledge that a mutual mistake was made and that the correct legal description (88.93 acres, more or less) of the subject real estate to be conveyed from Grantor to Grantee is shown on Exhibit "A" of this Corrective Warranty Deed, which is attached hereto and incorporated herein by this reference. The Grantor and Grantee hereby wish to correct said mistake.

Grantee hereby quitclaims and conveys to Grantor as of December 31, 2012 the real estate (as defined in Neb. Rev. Stat. §76-201) described on Exhibit "A" of Instrument Number 2013000419.

Grantor in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, do convey unto Grantee as of December 31, 2012 the real estate as defined on the attached Exhibit "A" (as defined in Neb. Rev. Stat. § 76-201).

Grantor covenants with Grantee that Grantor:

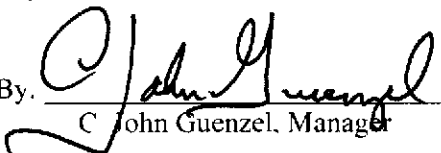
- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements, covenants, and restrictions of record;
- (2) has legal power and lawful authority to convey the same, and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed as of December 31, 2012

"Grantor"

FOG Limited Partnership, a Nebraska limited partnership

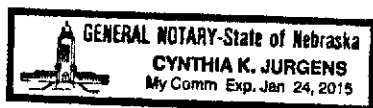
By: CJG, LLC, a Nebraska limited liability company, General Partner

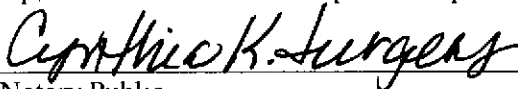
By: 
C. John Guenzel, Manager

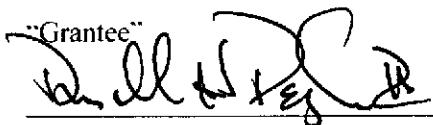
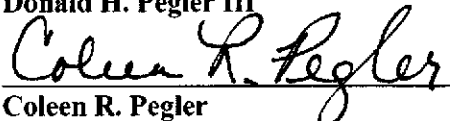
STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 31 day of December, 2013, by C. John Guenzel, Manager of CJG, LLC, a Nebraska limited liability company, as General Partner of **FOG Limited Partnership**, a Nebraska limited partnership, on behalf of the limited partnership.

(Seal)



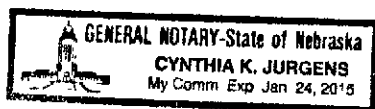

Notary Public

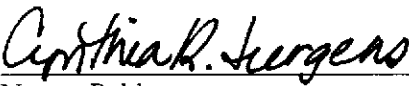
"Grantee"

Donald H. Pegler III

Coleen R. Pegler

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 30 day of December, 2013, by **Donald H. Pegler III**, a married person.

(Seal)




Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 30 day of December, 2013,
by **Coleen R. Pegler**, a married person



(Seal) Cynthia K. Jurgens
Notary Public

Exhibit "A"

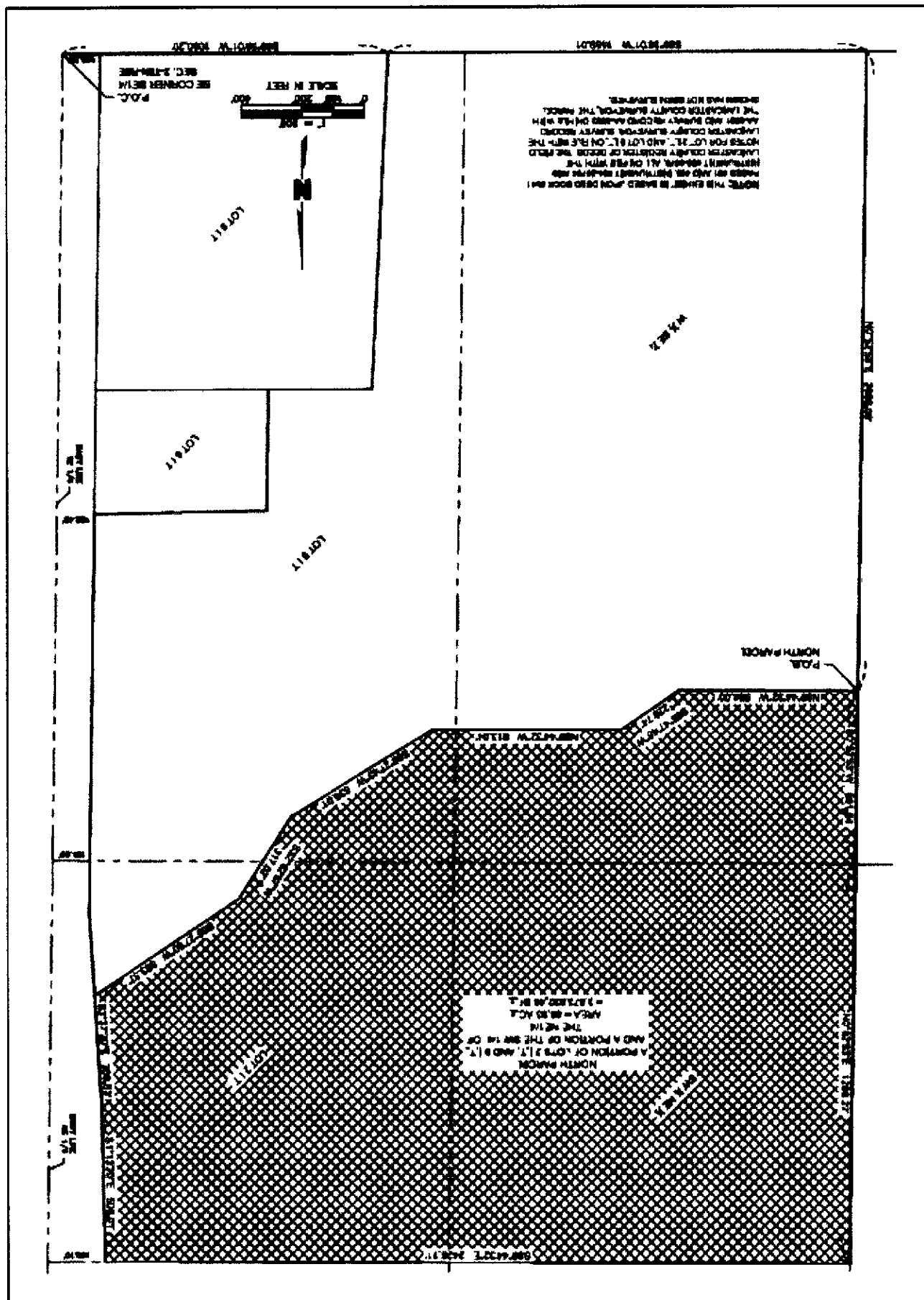
Corrective Legal Description
NORTH PARCEL

NOTE: THE FOLLOWING DESCRIPTION IS BASED UPON DEED BOOK #541, PAGES 491 AND 492, INSTRUMENT #84-28704 AND INSTRUMENT #96-5078, ALL ON FILE WITH THE LANCASTER COUNTY REGISTER OF DEEDS, THE FIELD NOTES FOR LOT 2 I.T. AND LOT 9 I.T. ON FILE WITH THE LANCASTER COUNTY SURVEYOR, SURVEY RECORD AA-5661 AND SURVEY RECORD AA-5663 ON FILE WITH THE LANCASTER COUNTY SURVEYOR. THE LAND DESCRIBED BELOW HAS NOT BEEN SURVEYED.

14
A TRACT OF LAND COMPOSED OF A PORTION OF LOT 2 I.T., AND A PORTION OF LOT 9 I.T., A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL LOCATED IN THE SECTION 2, TOWNSHIP 8 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, THENCE S89°56'01"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,060.20' TO THE SOUTHWEST CORNER OF LOT 8 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 9 I.T.; THENCE, CONTINUING, S89°56'01"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE BEING THE SOUTH LINE OF SAID LOT 9 I.T., AND THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1,559.01' TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE N00°52'53"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,066.09' TO **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING N00°52'53"E ALONG THE WEST LINE OF WEST HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 561.84' TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE CONTINUING N00°52'53"E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 1,296.27' TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE S89°44'32"E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH LINE OF SAID LOT 2 I.T., A DISTANCE OF 2,426.11' TO THE NORTHEAST CORNER OF SAID LOT 2 I.T., SAID POINT BEING ON A WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #77, SAID POINT BEING 188.10' WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, THENCE S01°13'20"E, ALONG AN EAST LINE OF SAID LOT 2 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 505.01' TO AN EAST CORNER OF SAID LOT 2 I.T., THENCE S03°37'20"E, ALONG AN EAST LINE OF SAID LOT 2 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 359.63' TO A POINT; THENCE S56°27'50"W, A DISTANCE OF 563.37' TO A POINT, THENCE S32°52'57"W, A DISTANCE OF 317.02' TO A POINT; THENCE S58°27'43"W, A DISTANCE OF 539.01' TO A POINT; THENCE N89°44'32"W, A DISTANCE OF 613.04' TO A POINT, THENCE S55°47'48"W, A DISTANCE OF 229.74' TO A POINT; THENCE N89°44'32"W, A DISTANCE OF 584.03' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA 3,873,632.46 SQUARE FEET OR 88.93 ACRES, MORE OR LESS

Monday, January 21, 2013



Inst # 2015028733 Fri Jul 10 15:56:01 CDT 2015
Filing Fee: \$1335.25 Stamp Tax: \$1307.25 cpodal
Lancaster County, NE Assessor/Register of Deeds Office WDEED
Pages 4



Return to:

Kent Seacrest
Seacrest & Kalkowski, PC, LLO
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508

WARRANTY DEED

Donald H. Pegler III and **Coleen R. Pegler**, husband and wife, as joint tenants with right of survivorship, (collectively "GRANTOR"), in consideration of One Dollar (\$1.00) and other valuable consideration received from **FOG Limited Partnership**, a Nebraska limited partnership ("GRANTEE"), conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit "A", which is attached hereto and incorporated herein by this reference.

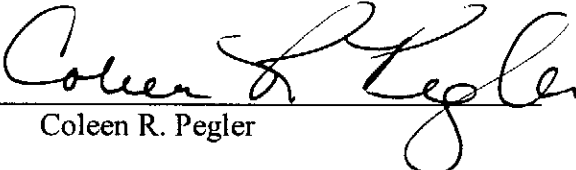
GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements, covenants, and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: As June 29, 2015

"GRANTOR"


Donald H. Pegler III


Coleen R. Pegler

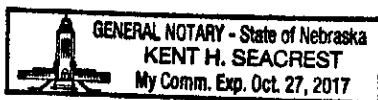
Charter Title - 151870C

Long & 725

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 29th day of June, 2015, by Donald H. Pegler III, a married person.

(Seal)

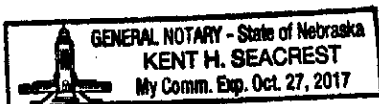


K. H. Seacrest
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 29th day of June, 2015, by Coleen R. Pegler, a married person

(Seal)



Kent Seacrest
Notary Public

Exhibit "A"

Legal Description

Lot 16, Irregular Tracts, located in the East Half of fractional Section 2, Township 8 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE S89°56'01"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,060.20' TO THE SOUTHWEST CORNER OF LOT 8 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 9 I.T.; THENCE, CONTINUING, S89°56'01"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE BEING THE SOUTH LINE OF SAID LOT 9 I.T., AND THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1,559.01' TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE N00°52'53"E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,066.09' TO **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING N00°52'53"E ALONG THE WEST LINE OF WEST HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 561.84' TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE CONTINUING N00°52'53"E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 1,296.27' TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S89°44'32"E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH LINE OF SAID LOT 2 I.T., A DISTANCE OF 2,426.11' TO THE NORTHEAST CORNER OF SAID LOT 2 I.T., SAID POINT BEING ON A WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #77, SAID POINT BEING 188.10' WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE S01°13'20"E, ALONG AN EAST LINE OF SAID LOT 2 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 505.01' TO AN EAST CORNER OF SAID LOT 2 I.T.; THENCE S03°37'20"E, ALONG AN EAST LINE OF SAID LOT 2 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 359.63' TO A POINT; THENCE S56°27'50"W, A DISTANCE OF 563.37' TO A POINT; THENCE S32°52'57"W, A DISTANCE OF 317.02' TO A POINT; THENCE S58°27'43"W, A DISTANCE OF 539.01' TO A POINT; THENCE N89°44'32"W, A DISTANCE OF 613.04' TO A POINT; THENCE S55°47'48"W, A DISTANCE OF 229.74' TO A POINT; THENCE N89°44'32"W, A DISTANCE OF 584.03' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA 3,873,632.46 SQUARE FEET OR 88.93 ACRES, MORE OR LESS.

