

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

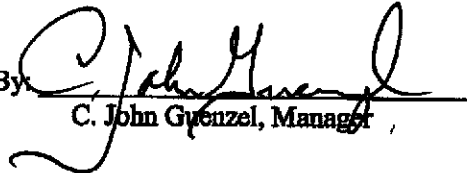
See Exhibit "A", which is attached hereto and incorporated herein by this reference.

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 1251630

**LEGAL DESCRIPTION
OVERALL PARCEL**

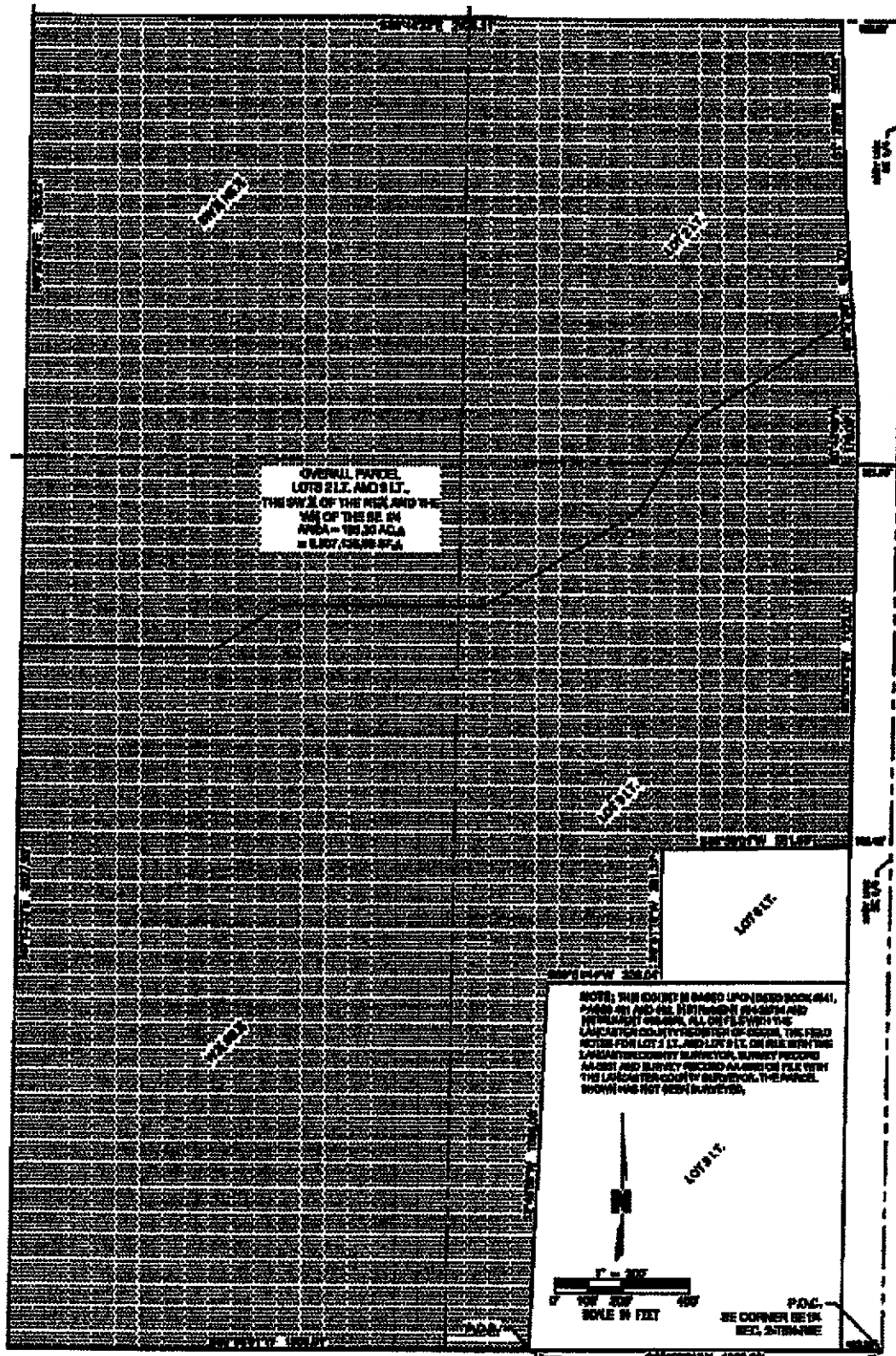
NOTE: THE FOLLOWING DESCRIPTION IS BASED UPON DEED BOOK #541, PAGES 491 AND 492, INSTRUMENT #84-28704 AND INSTRUMENT #96-5078, ALL ON FILE WITH THE LANCASTER COUNTY REGISTER OF DEEDS, THE FIELD NOTES FOR LOT 2 I.T. AND LOT 9 I.T. ON FILE WITH THE LANCASTER COUNTY SURVEYOR, SURVEY RECORD AA-5661 AND SURVEY 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



OVERALL PARCEL,
LOTS 212 AND 213.
THE SW 1/4 OF THE NW 1/4 AND THE
NE 1/4 OF THE SE 1/4 IN
AREA - THE 30 ACRES
IN 1807, 1808 & 1809

NOTE: THIS EASEMENT IS BASED UPON DEED BOOK 461,
PAGE 481 AND 482, DISTRICT 11, 1845TH AND
1846TH STS. AND 1847TH AND
1848TH STS. IN THE CITY OF
LAKEVIEW, COLORADO. THE FIELD
NOTES FOR LOT 212 AND LOT 213, ON FILE WITH THE
LAND AND CONVEYANCE DIVISION, BUREAU OF LAND
MANAGEMENT, BUREAU OF LAND MANAGEMENT,
ALBANY, AND BUREAU OF LAND MANAGEMENT, FILE WITH
THE LAND AND CONVEYANCE DIVISION, BUREAU OF LAND
MANAGEMENT, BUREAU OF LAND MANAGEMENT, THE PARCEL
BOTH HAVE NOT BEEN SURVEYED.



P.O.C.
SEE CORNER OF THE
SEC. 21 IN THE

60° 00' 00" W 1000.00'

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.

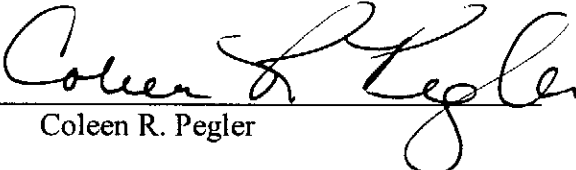
GRANTOR covenants with GRANTEE that GRANTOR:

- (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

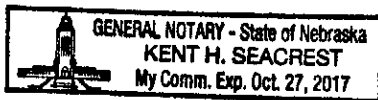
Charter Title - 151870C

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)

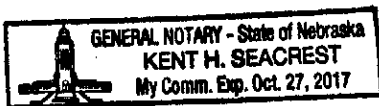


K.H. Seacrest
Notary Public

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.

