

FILED SARPY CO. NE.
 INSTRUMENT NUMBER
 2006 - 01329
 2006 JAN 13 P 4:19 PM
 REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
 STAMP TAX
 JAN 13 2006
 \$ 3960.00 By P

COUNTER P C.E. D
 VERIFY SM D.E. SM
 PROOF W
 FEES \$ 10.50
 CHECK# 2353
 CHG _____ CASH _____
 REFUND _____ CREDIT _____
 SHORT _____ NCR _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, Boyer Young Development Company

herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto The Venteicher Limited Liability Company, a Nebraska Limited Liability Company

whether one or more, the following described real property in Sarpy County, NE

See Exhibit "A" Legal Description Attached

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrances except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to the date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claim of all persons whomsoever.

Dated: 1-11-06

BOYER YOUNG DEVELOPMENT COMPANY
 By: Timothy W. Young, President

STATE OF Nebraska)
 COUNTY OF Sarpy) ss.

The foregoing instrument was acknowledged before me this 11th day of January, 2006
 by Timothy W. Young, President of Boyer Young Development Company

GENERAL NOTARY - State of Nebraska
 LINDA K. RUMA
 My Comm. Exp. Dec. 8, 2009

Linda K. Ruma
 Notary Public
12-8-09
 My Commission Expires
 05010199-1001

2006-01329A

EXHIBIT "A"

A TRACT OF LAND LOCATED IN PART OF THE EAST 1/2 OF THE NW1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT 2, A TAX LOT LOCATED IN THE WEST 1/2 OF SAID NW1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT B, A TAX LOT LOCATED IN SAID EAST 1/2 OF THE NW1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT C, A TAX LOT LOCATED IN THE WEST 1/2 OF THE WEST 1/2 OF THE NE1/4 OF SAID SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT 7, A TAX LOT LOCATED IN THE SW1/4 OF SAID SECTION 21; AND ALSO TOGETHER WITH PART OF SAID WEST 1/2 OF THE WEST 1/2 OF THE NE1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT-OF-WAY; AND ALSO TOGETHER WITH PART OF THE ABANDONED MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE CENTER OF SAID SECTION 21, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 7, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TAX LOT 8B, A TAX LOT LOCATED IN THE SE1/4 OF SAID SECTION 21; THENCE S02°45'41"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SW1/4 OF SECTION 21, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 7, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 8B, A DISTANCE OF 487.58 FEET TO A POINT ON THE NORTHERLY LINE OF PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY; THENCE N49°20'22"W ALONG SAID NORTHERLY LINE OF THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY, A DISTANCE OF 711.78 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 OF SECTION 21, SAID LINE ALSO BEING THE SOUTH LINE OF SAID NW1/4 OF SECTION 21, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 7; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY ON THE FOLLOWING DESCRIBED COURSES; THENCE N46°25'35"W, A DISTANCE OF 76.82 FEET; THENCE N39°37'35"E, A DISTANCE OF 56.17 FEET; THENCE N50°22'25"W, A DISTANCE OF 300.00 FEET; THENCE S39°37'35"W, A DISTANCE OF 51.60 FEET; THENCE N52°49'16"W, A DISTANCE OF 261.60 FEET; THENCE N50°18'16"W, A DISTANCE OF 447.67 FEET TO A POINT ON THE EAST LINE OF SAID TAX LOT 2, SAID POINT ALSO BEING ON THE EAST LINE OF SAID WEST 1/2 OF THE NW 1/4 OF SECTION 21; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY ON THE FOLLOWING DESCRIBED COURSES; THENCE N50°18'54"W, A DISTANCE OF 352.33 FEET; THENCE N53°01'49"W, A DISTANCE OF 400.20 FEET; THENCE N47°56'40"W A DISTANCE OF 399.78 FEET; THENCE N50°22'31"W, A DISTANCE OF 452.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD ON THE FOLLOWING DESCRIBED COURSES; THENCE N22°37'17"E, A DISTANCE OF 189.12 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 813.95 FEET, A DISTANCE OF 195.68 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S57°58'22"E, A DISTANCE OF 195.21 FEET; THENCE S64°51'35"E, A DISTANCE OF 1007.23 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1341.46 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S60°48'06"E, A DISTANCE OF 189.87 FEET; THENCE S56°44'36"E, A DISTANCE OF 2072.98 FEET; THENCE N33°29'12"E, A DISTANCE OF 17.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ABANDONED UNION PACIFIC RAILROAD; THENCE S56°44'36"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID ABANDONED UNION PACIFIC RAILROAD, A DISTANCE OF 166.31 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4 OF SECTION 21, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT C, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF TAX LOT D2, A TAX LOT LOCATED IN SAID SE1/4 OF SECTION 21; THENCE S87°25'21"W ALONG THE NORTH LINE OF SAID TAX LOT D2, AND ALSO THE NORTHERLY LINE OF SAID TAX LOT 8B, SAID LINE ALSO BEING THE NORTH LINE OF SAID SE1/4 OF SECTION 21, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID TAX LOT C, AND THE WESTERLY EXTENSION THEREOF, SAID LINE ALSO BEING THE SOUTH LINE OF SAID NE1/4 OF SECTION 21, A DISTANCE OF 608.87 FEET TO THE POINT OF BEGINNING.