

98-20838

FILED SARPY CO. NE.
INSTRUMENT NUMBER
98-020838
98 JUL 30 PM 3:37
Glenn J. Waddington
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
STAMP TAX
JUL 30 1998
\$140.50 BY *STEVE*

Counter STEVE S
Verify [initials]
D.E. DY
Proof [initials]
Fee \$ 11.50
Chk Cash Chg

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, Drella, Inc., General Partner of Tiburon Limited Partnership, a Nebraska Limited Partnership, 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 Farm Land Partners of Iowa, herein called the grantee whether one or more, the following described real property in Sarpy County, Nebraska:

See Attached Legal Description.

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 encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to 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 claims of all persons whomsoever.

Dated: July 29, 1998

Drella, Inc., General Partner of
Tiburon Limited Partnership, a
a Nebraska Limited Partnership
Eric B. Waddington President
by: Eric B. Waddington, President

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 29th day of July, 1998 by Eric B. Waddington, President of Drella, Inc., General Partner of Tiburon Limited Partnership, a Nebraska Limited Partnership.

DAKOTA TITLE & ESCROW CO.

Virginia M. Quinn
Notary Public
GENERAL NOTARY State of Nebraska
VIRGINIA M. QUINN
My Comm. Exp. Oct. 27, 1999

98-20838A

LEGAL DESCRIPTION

That Part of Lots 400, 401 and 402, Tiburon, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; More particularly described as follows: Beginning at the Northeast corner of said Lot 402, thence S 00°03'14" E, (assumed bearing) along the East line of Lot 402, 735.00 feet to the Northeast corner of Lot 401; thence continuing S 00°03'14" E, along the East line of Lot 401, 200.00 feet; thence N 89°56'46" W, parallel to the North line said Lot 401, 452.39 feet to the East line of Lot 400; thence continuing N89°56'46" W, 80.51 feet; thence N 06°30'08" W, parallel and 80 foot distant to the East line of said Lot 400, 218.61 feet to the South line of Fairway Pointe II, a Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; thence along the South and East line of said Fairway Pointe II, the following course's: S 78°15'05" E, 84.24 feet; thence N 11°44'55" E, 191.73 feet; thence N 22°02'27" W, 100.31 feet; thence N 41°20'25" W, 108.29 feet; thence N 14°00'01" W, 150.00 feet; thence N 11°25'41" E, 104.96 feet; thence N 00°00'09" W, 125.00 feet to the North line of said Lot 402; thence N 89°59'51" E, 560.00 feet to the point of beginning.
