

NEBRASKA DOCUMENTARY
STAMP TAX

MAR 21 2000

\$2,161²⁵ BY *MC*

Dan Jolte

REGISTER OF DEEDS

2000 MAR 21 P 12: 28

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INST. NO 2000

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QUITCLAIM DEED

Large Partnership, Ltd., a Nebraska limited partnership ("Grantor"), in consideration of One Dollar (\$1.00) received from **Wilderness Ridge, L.L.C.**, a Nebraska limited liability company ("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 ("Property").

Reserving unto Grantor, its heirs, successors and assigns, the sole and exclusive right and liberty at all times hereafter of using the water which may be located on or under the Property, regardless of whether the water is classified or characterized as subterranean water, groundwater, artesian water, percolating water, surface water, navigable or non-navigable water, and regardless of whether such rights to use the water are riparian, or result from prior appropriation or reasonable use (herein "Water").

In extension of the right to the use of the Water, Grantor reserves unto itself, its heirs, successors and assigns, the sole and exclusive right to use existing wells and to construct new wells on that portion of the Property described and shown on Exhibit "B", which is attached hereto and incorporated herein by this reference ("Identified Property") for the purpose of obtaining access to Water which may be located below the Property.

And further reserving unto the Grantor, its heirs, successors and assigns, the sole and exclusive right and liberty at all times hereafter of using the Water from any well which may be located on the Identified Property for any purpose whatsoever, including for irrigating a golf course, and reserving an easement unto Grantor, its heirs, successors and assigns, for the purposes of entering upon said Identified Property to repair, clean, maintain and otherwise keep any such well, and the equipment which constitutes a part of the well, in good operation and repair.

Grantor further reserves unto itself, its heirs, successors and assigns, and does not convey all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to Grantor or Grantor's successors and assigns; provided that the right to explore for, remove and dispose of said minerals on that portion of the Property described on Exhibit "C", which is attached hereto and incorporated herein by this reference ("Limited Property") shall be done without entering upon or using the surface of the Limited Property, and in such manner as not to damage the surface of said Limited Property or to interfere with the use thereof by Grantee or Grantee's successors and assigns.

Executed this 18th day of May, 1999.

LARGE PARTNERSHIP, LTD., a
Nebraska limited partnership

By: *Richard L. Large*
Richard L. Large
General Partner

X

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 18th day of May, 1999 by
Richard L. Large, General Partner of **Large Partnership, Ltd.**, a Nebraska limited partnership,
on behalf of the limited partnership.

Danay A. Kalkowski
Notary Public

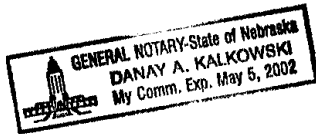


EXHIBIT "A"

Lots 1 through 70, Block 1;
Lots 1 through 65, Block 2;
Lots 1 through 40, Block 3;
Lot 1, Block 4; and
Outlots A, B, C, D, E, F, G, H, J, K, L and M;
all located in Wilderness Ridge Addition, Lincoln, Lancaster County, Nebraska

EXHIBIT "B"

Outlots A, B, C, D, F, G, H, K and M, all located in Wilderness Ridge Addition, Lincoln, Lancaster County, Nebraska

Lot 1, Block 4, Wilderness Ridge Addition, Lincoln, Lancaster County, Nebraska

EXHIBIT "C"

Lots 1 through 70, Block 1;
Lots 1 through 65, Block 2;
Lots 1 through 40, Block 3;
and Outlot E;
all located in Wilderness Ridge Addition, Lincoln, Lancaster County, Nebraska