

|                            |                     |
|----------------------------|---------------------|
| NEBRASKA DOCUMENTARY       |                     |
| STAMP TAX                  |                     |
| Date <u>April 15, 2008</u> | By <u>B &amp; V</u> |
| \$ <u>292.50</u>           |                     |

FILED CUMING CO. NE  
INSTRUMENT NUMBER  
**20080631**

2008 APR 15 PM 4:14

*Bonnie Vortance*  
CUMING COUNTY CLERK  
FEE \$ 16.50  
CK ☒ CASH ☐ CHG ☐

## WARRANTY DEED

-----**Barry L. Meyer and Roxanne D. Meyer, Husband and Wife**-----GRANTORS-----in consideration of \$1.00 and other valuable consideration-----received from GRANTEE-----  
-**Riverside Hunters, LLC, A Nebraska Limited Liability Company**-----conveys to GRANTEE-----the following described real estate (as defined in Neb. Rev. Stat. 76-201):

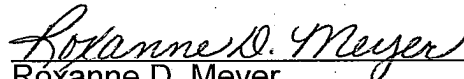
See attached Exhibit "A" for the full legal descriptions.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except easements, restrictions and covenants of record.
- (2) have 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.

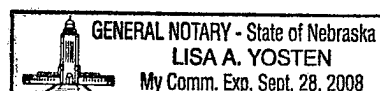
Executed this 11<sup>th</sup> day of April, 2008.

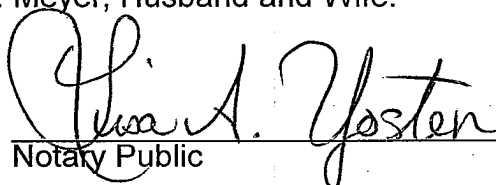
  
\_\_\_\_\_  
Barry L. Meyer

  
\_\_\_\_\_  
Roxanne D. Meyer

STATE OF NEBRASKA     )  
                                  ) ss.  
COUNTY OF Cuming     )

The foregoing instrument was acknowledged before me on this 11<sup>th</sup> day of April, 2008, by Barry L. Meyer and Roxanne D. Meyer, Husband and Wife.



  
\_\_\_\_\_  
Notary Public

tin/TC08-018CU.wd

## **Exhibit "A"**

### **"Parcel A"**

Two tracts of land located in the East Half of the Southeast Quarter (E½SE¼) of Section 12, Township 23 North, Range 4, East of the 6<sup>th</sup> P.M., Cuming County, Nebraska, more particularly described as follows:

Commencing at the East Quarter corner of said Section 12; thence South on the Section line a distance of 1,397.73 feet to the point of beginning; thence continuing South on Section line on an assumed bearing of South 00 degrees 11 minutes 10 seconds East a distance of 808.01 feet to a point 434.0 feet North of the SE corner of said Section 12; thence South 86 degrees 45 minutes 35 seconds West a distance of 473.47 feet; thence North 35 degrees 43 minutes West a distance of 262.33 feet; thence North 58 degrees 41 minutes 05 seconds West a distance of 543.68 feet; thence North 12 degrees 31 minutes 05 seconds West a distance of 77.47 feet; thence North 50 degrees 57 minutes 55 seconds East a distance of 87.25 feet; thence North 28 degrees 54 minutes 35 seconds East a distance of 78.83 feet; thence South 69 degrees 55 minutes 15 seconds West a distance of 240.99 feet; thence South 86 degrees 13 minutes 05 seconds West a distance of 83.51 feet to a point on the 1/16th line, said point being 576.80 feet North of a witness corner found; thence North 00 degrees 04 minutes 10 seconds West a distance of 189.48 feet; thence North 88 degrees 19 minutes 10 seconds East a distance of 1309.0 feet to the point of beginning;

and

That part of the Southeast Quarter of the Southeast Quarter (SE¼SE¼) of Section 12, All in Township 23 North, Range 4 East of the 6<sup>th</sup> P.M., Cuming County, Nebraska, said tract being more particularly described as follows: Beginning at the Southeast corner of said Section 12; thence North, on Section line, on an assumed bearing of North 00 degrees 11 minutes 10 seconds West a distance of 434.0 feet; thence South 86 degrees 45 minutes 35 seconds West a distance of 473.47 feet; thence North 35 degrees 43 minutes West a distance of 262.33 feet; thence North 58 degrees 41 minutes 05 seconds West a distance of 543.68 feet; thence North 12 degrees 31 minutes 05 seconds West a distance of 77.47 feet; thence North 50 degrees 57 minutes 55 seconds East a distance of 87.25 feet; thence North 28 degrees 54 minutes 35 seconds East a distance of 78.83 feet; thence South 69 degrees 55 minutes 15 seconds West a distance of 240.99 feet; thence South 86 degrees 13 minutes 05 seconds West a distance of 83.51 feet to a point on the 1/16th line; thence South 00 degrees 04 minutes 10 seconds East on the 1/16th line a distance of 576.80 feet to a witness corner; thence continuing South 00 degrees 04 minutes 10 seconds East on the 1/16th line a distance of 446.9 feet to the South 1/16th corner of the SE¼ of said Section 12; thence North 89 degrees 35 minutes East a distance of 1311.15 feet to the point of beginning.

**Parcel "B"**

Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 13, Township 23 North, Range 4, East of the 6<sup>th</sup> P.M., Cuming County, Nebraska, more particularly described as follows: Beginning at the NW corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$  thence East along the north line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  to the Northeast Corner thereof; thence South along the East line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  to the Southeast Corner thereof; thence Northwest along a line to the point of beginning.

**together with**

An easement providing non-exclusive ingress-egress from Feller East 1<sup>st</sup> Subdivision to Highway No. 275, more particularly described as follows: A 60.00 foot easement for road purposes located in the West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section 7, Township 23 North, Range 5, East of the 6<sup>th</sup> P.M., Cuming County, Nebraska, described as follows: Commencing at the southeast corner of Lot 1, Feller 1st Subdivision, located in the East Half of the Southeast Quarter of Section 12, Township 23 North, Range 4, East of the 6<sup>th</sup> P.M., in Cuming County, Nebraska; thence south and on the East line of said subdivision 30.00 feet, to the point of beginning; the centerline of said easement is thence easterly into said W $\frac{1}{2}$ SW $\frac{1}{4}$  at a deflection angle to the left 91°35'29", 105.88 feet; thence northerly at a deflection angle to the left, 88°34'19", 168.62 feet; thence northeasterly at a deflection angle to the right, 36°40'15", to the southerly right-of-way line of Highway #275, where it terminates.