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WASHINGTON COUNTY, STATE OF NEBRASKA

RECORDED December 11, 2007 AT 10:21AM.

BOOK 519 PAGE(S) 424-425

Karen A. Madsen
REGISTER OF DEEDS

FILED

2007 DEC 11 AM 10:21

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>December 11, 2007</u>
\$ Exempt #	<u>5</u> By <u>CV</u>

KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

Prepared by: Robert J. Luebbert, Attorney At Law, 11440 West Center Road, Suite A; Omaha, NE 68144-4421

WARRANTY DEED

KAREN M. BALDWIN, Trustee of the Karen M. Baldwin Revocable Trust under Trust Agreement dated September 25, 2007, her successors and assigns, Grantor, in consideration of Ten and 00/100 (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, sell, convey and demise unto K & BB FARMS, LLC, a Nebraska limited liability company, as Grantee, all of her/its right, title and interest, without reservation, in and to the following described real property located in Washington County, Nebraska:

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

DEED IS EXEMPT FROM STAMP TAX UNDER SECTION 76-902(5)(b).

Grantor hereby covenants with Grantee and successors in interest, that: (i) Grantor holds the real estate by title in fee simple; (ii) Grantor has good and lawful authority to sell and convey the real estate; (iii) the real estate is free and clear of all liens and encumbrances except for liens and encumbrances of record or as stated above; (iv) Grantor warrants to covenant and defend the real estate against the lawful claims of all persons, except as stated above.

DATED this 6th day of December, 2007.

KAREN M. BALDWIN REVOCABLE TRUST,
Grantor

Karen M. Baldwin
KAREN M. BALDWIN, Trustee

Recorded	<u>1</u>
General	<u>1</u>
Numerical	_____
Photostat	_____
Proofed	_____
Scanned	_____

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me by KAREN M. BALDWIN, Trustee of the Karen M. Baldwin Revocable Trust under Trust Agreement dated September 25, 2007, Grantor on the 6th day of December, 2007.

Robert J. Luebbert
Notary Public

Please Return To:
Robert J. Luebbert, Attorney At Law
11440 West Center Road; Suite A
Omaha, NE 68144-4421

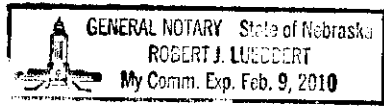


Exhibit "A"

Tax Lot 8 in the East Half of the Southwest Quarter of Section 28, Township 17 North, Range 11, East of the 6th P.M. in Washington County, Nebraska; and

West Half of Southwest Quarter of Section 28, Township 17 North, Range 11, East of the 6th P.M., in Washington County, Nebraska; and

The North Half of Section 33, Township 17 North, Range 11, East of the 6th P.M., Washington County, Nebraska, and containing 320 acres more or less; and

Tax Lot 11, in Section 24, Township 18 North, Range 10 East of the 6th P.M., in Washington County, Nebraska, f/k/a:

All of Tax Lot 10 lying in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ along with part of Tax Lot 2 lying in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and all lying in Section 24, Township 18 North, Range 10 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows:

Beginning at the S $\frac{1}{4}$ corner of Section 24, Township 18 North, Range 10 East; thence S $89^{\circ}58'12''$ W (assumed bearing) along the south line of the SW $\frac{1}{4}$ of said Section 24 a distance of 1282.53 feet to the southeast corner of a tract of land described in a deed recorded in deed book 58, page 256 at the Washington County Clerk's office said point being 33.00 feet east of the southwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 24; thence N $00^{\circ}32'38''$ W parallel to and 33.00 feet east of the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 1323.48 feet to the northeast corner of said deeded tract of land, said point lying on the north line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N $89^{\circ}59'06''$ E along the north lines of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 24 a distance of 1777.76 feet to the northwest corner of Tax Lot 9 in said Section 24 as said Tax Lot 9 was surveyed by Richard L. Hansen, LS-382 and dated October 8, 1996; thence S $00^{\circ}22'45''$ E along the west line of said surveyed Tax Lot 9 a distance of 1322.99 feet to the southwest corner of said surveyed Tax Lot 9; thence S $89^{\circ}58'13''$ W a distance of 491.42 feet to the Point of Beginning, and containing 53.94 Acres, more or less.