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JENNIFER L MCALLISTER, RECORDER
FREMONT COUNTY IOWA

Prepared by: Shelley A. Dugan, Easement Specialist, Phone (515) 284-4222
Natural Resources Conservation Service, 210 Walnut Street, Room 693, Des Moines, IA 50309

Return to: Rick D. Crowl, Attorney at Law, Stuart Tinley Law Firm, 310 W. Kanesville Blvd.,
Second Floor, Council Bluffs, IA 51503

Legal description on Exhibit A.

Address for tax statement: No change of ownership – easement only. Current landowners will still be responsible for property taxes.

EXEMPT FROM TRANSFER TAX -- EASEMENT-- IOWA CODE SECTION 428A.2 (17)

U.S. Department of Agriculture
Natural Resources Conservation Service
12/2009

NRCS-LTP-30
01/2010

**WARRANTY EASEMENT DEED
IN PERPETUITY**

**WETLANDS RESERVE PROGRAM
EASEMENT NO. 66-6114-13-01DCK**

THIS WARRANTY EASEMENT DEED is made by and between **J. Boyd Farms, Ltd., a Nebraska Corporation, c/o Inez M. Boyd, President, 230 N. Bellevue Blvd., Bellevue, Nebraska 68005** (hereafter referred to as the "Landowner"), Grantor(s), and **the UNITED STATES OF AMERICA**, by and through the Commodity Credit Corporation (CCC) (hereafter referred to as the "United States"), Grantee. The Landowner and the United States are jointly referred to as the "Parties." The acquiring agency of the United States is the Natural Resources Conservation Service (NRCS), United States Department of Agriculture.

Witnesseth:

Purposes and Intent. The purpose of this easement is to restore, protect, manage, maintain, and enhance the functional values of wetlands and other lands, and for the conservation of natural values including fish and wildlife and their habitat, water quality improvement, flood water retention,

groundwater recharge, open space, aesthetic values, and environmental education. It is the intent of NRCS to give the Landowner the opportunity to participate in the restoration and management activities on the easement area. By signing this deed, the Landowner agrees to the restoration of the Easement Area and grants the right to carry out such restoration to the United States.

Authority. This easement deed acquisition is authorized by Title XII of the Food Security Act of 1985, as amended (16 U.S.C. §3837), for the Wetlands Reserve Program.

NOW THEREFORE, for and in consideration of the sum of **One Million, Six Hundred Eighty Thousand, Two Hundred Ninety Dollars (\$1,680,290.00)**, the Grantor(s), hereby grants and conveys with general warranty of title to UNITED STATES OF AMERICA and its assigns, (the Grantee), in perpetuity, all rights, title and interest in the lands comprising the easement area described in Part I and appurtenant rights of access to the easement area, but reserving to the Landowner only those rights, title, and interest expressly enumerated in Part II. It is the intention of the Landowner to convey and relinquish any and all other property rights not so reserved. This easement shall constitute a servitude upon the land so encumbered; shall run with the land for the duration of the easement; and shall bind the Landowner, (the Grantor(s)), their heirs, successors, assigns, lessees, and any other person claiming under them.

SUBJECT, however, to all valid rights of record, if any.

PART I. Description of the Easement Area. The lands encumbered by this easement deed, referred to hereafter as the easement area, are described on a Plat of Survey by Troy L. Hayes, P.L.S., recorded on February 24, 2014, in Book 2014, Page 0233, as Document Number 20140233, in the office of the Fremont County Recorder. A reduced copy of said Plat of Survey is attached hereto as EXHIBIT A and incorporated herein by this reference.

TOGETHER with a right of access for ingress and egress to the easement area across adjacent or other properties of the Landowner. Such a right-of-way for access purposes is described in EXHIBIT A as a 30' wide Access Easement.

PART II. Reservations in the Landowner on the Easement Area. Subject to the rights, title, and interest conveyed by this easement deed to the United States, including the restoration, protection, management, maintenance, enhancement, and monitoring of the wetland and other natural values of the easement area, the Landowner reserves:

- A. Title. Record title, along with the Landowner's right to convey, transfer, and otherwise alienate title to these reserved rights.
- B. Quiet Enjoyment. The right of the Landowner to enjoy the rights reserved on the easement area without interference from others.

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- C. Control of Access. The right to prevent trespass and control access by the general public subject to the operation of State and Federal law.
- D. Recreational Uses. The right to undeveloped recreational uses, including undeveloped hunting and fishing and leasing of such rights for economic gain, pursuant to applicable State and Federal regulations that may be in effect at the time. Undeveloped recreational uses must be consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. Undeveloped recreational use may include hunting equipment, such as, tree stands and hunting blinds that are rustic and customary for the locale as determined by NRCS.
- E. Subsurface Resources. The right to oil, gas, minerals, and geothermal resources underlying the easement area, provided that any drilling or mining activities are to be located outside the boundaries of the easement area, unless activities within the boundaries are specified in accordance with the terms and conditions of EXHIBIT C which is appended to and made a part of this easement deed, if applicable. **NONE**
- F. Water uses and water rights. The right to water uses and water rights identified as reserved to the Landowner in EXHIBIT D which is appended to and made a part of this easement deed, if applicable. **NONE**

PART III. Obligations of the Landowner. The Landowner shall comply with all terms and conditions of this easement, including the following:

- A. Prohibitions. Without otherwise limiting the rights of the United States acquired hereunder, it is expressly understood that the rights to carry out the following activities and uses have been acquired by the United States and, unless authorized by the United States under Part IV, are prohibited on the easement area:
1. haying, mowing, or seed harvesting for any reason;
 2. altering of grassland, woodland, wildlife habitat or other natural features by burning, digging, plowing, disking, cutting or otherwise destroying the vegetative cover;
 3. dumping refuse, wastes, sewage, or other debris;
 4. harvesting wood products;
 5. draining, dredging, channeling, filling, leveling, pumping, diking, impounding, or related activities, as well as altering or tampering with water control structures or devices, except as specifically set forth in EXHIBIT D, if applicable;
 6. diverting or causing or permitting the diversion of surface or underground water into, within, or out of the easement area by any means, except as specifically set forth in EXHIBIT D, if applicable;
 7. building, placing, or allowing to be placed structures on, under, or over the easement area, except for structures for undeveloped recreational use;
 8. planting or harvesting any crop;

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9. grazing or allowing livestock on the easement area;
 10. disturbing or interfering with the nesting or brood-rearing activities of wildlife including migratory birds;
 11. use of the easement area for developed recreation. These uses include but are not limited to, camping facilities, recreational vehicle trails and tracks, sporting clay operations, skeet shooting operations, firearm range operations and the infrastructure to raise, stock, and release captive raised waterfowl, game birds and other wildlife for hunting or fishing;
 12. any activities which adversely impact or degrade wildlife cover or other habitat benefits, water quality benefits, or other wetland functions and values of the easement area; and
 13. any activities to be carried out on the Landowner's land that is immediately adjacent to, and functionally related to, the land that is subject to the easement if such activities will alter, degrade, or otherwise diminish the functional value of the eligible land.
- B. Noxious Plants and Pests. The Landowner is responsible for noxious weed control and emergency control of pests as required by all Federal, State, and local laws. A plan to control noxious weeds and pests must be approved in writing by the NRCS prior to implementation by the Landowner.
- C. Fences. Except for establishment cost incurred by the United States and replacement cost not due to the Landowner's negligence or malfeasance, all other costs involved in maintenance of fences and similar facilities to exclude livestock shall be the responsibility of the Landowner. The installation or use of fences which have the effect of preventing wildlife access and use of the easement area are prohibited on the easement or easement boundary.
- D. Use of water for easement purposes. The landowner shall use water for easement purposes as set forth in EXHIBIT D, which is appended to and made a part of this easement deed, if applicable.
- E. Protection of water uses and water rights. As set forth in EXHIBIT D, if applicable, the Landowner shall undertake actions necessary to protect any water rights and water uses for easement purposes.
- F. Taxes. The Landowner shall pay any and all real property and other taxes and assessments, if any, which may be levied against the land.
- G. Reporting. The Landowner shall report to the NRCS any conditions or events which may adversely affect the wetland, wildlife, and other natural values of the easement area.

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- H. Survival. Irrelevant of any violations by the Landowner of the terms of this deed, this easement survives and runs with the land for its duration.

PART IV. Compatible Uses by the Landowner.

- A. General. The United States may authorize, in writing and subject to such terms and conditions the NRCS may prescribe at its sole discretion, the use of the easement area for compatible economic uses, including, but not limited to, managed timber harvest, periodic haying, or grazing.
- B. Limitations. Compatible use authorizations will only be made if, upon a determination by NRCS in the exercise of its sole discretion and rights, that the proposed use is consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. The NRCS shall prescribe the amount, method, timing, intensity, and duration of the compatible use.

PART V. Rights of the United States. The rights of the United States include:

- A. Management activities. The United States has the right to enter the easement area to undertake, on a cost-share basis with the Landowner or other entity as determined by the United States, any activities to restore, protect, manage, maintain, enhance, and monitor the wetland and other natural values of the easement area. The United States may apply to or impound additional waters, in accordance with State water law, on the easement area in order to maintain or improve wetland and other natural values.
- B. Access. The United States has a right of reasonable ingress and egress to the easement area over the Landowner's property, whether or not the property is adjacent or appurtenant to the easement area, for the exercise of any of the rights of the United States under this easement deed. The authorized representatives of the United States may utilize vehicles and other reasonable modes of transportation for access purposes. To the extent practical, the United States shall utilize the access identified in Part I.
- C. Easement Management. The Secretary of Agriculture, by and through the NRCS, may delegate all or part of the management, monitoring or enforcement responsibilities under this easement to any entity authorized by law that the NRCS determines to have the appropriate authority, expertise and resources necessary to carry out such delegated responsibilities. State or federal agencies may utilize their general statutory authorities in the administration of any delegated management, monitoring or enforcement responsibilities for this easement. The authority to modify or terminate this easement (16 U.S.C. §3837e(b)) is reserved to the Secretary of Agriculture in accordance with applicable law.

D. Violations and Remedies - Enforcement. The Parties, Successors, and Assigns, agree that the rights, title, interests, and prohibitions created by this easement deed constitute things of value to the United States and this easement deed may be introduced as evidence of same in any enforcement proceeding, administrative, civil or criminal, as the stipulation of the Parties hereto. If there is any failure of the Landowner to comply with any of the provisions of this easement deed, the United States or other delegated authority shall have any legal or equitable remedy provided by law and the right:

1. To enter upon the easement area to perform necessary work for prevention of or remediation of damage to wetland or other natural values; and,
2. To assess all expenses incurred by the United States (including any legal fees or attorney fees) against the Landowner, to be owed immediately to the United States.

PART VI. General Provisions.

- A. Successors in Interest. The rights granted to the United States shall accrue to any of its agents or assigns. All obligations of the Landowner under this easement deed shall also bind the Landowner's heirs, successors, agents, assigns, lessees, and any other person claiming under them. All the Landowners who are parties to this easement deed shall be jointly and severally liable for compliance with its terms.
- B. Rules of Construction and Special Provisions. All rights in the easement area not reserved by the Landowner shall be deemed acquired by the United States. Any ambiguities in this easement deed shall be construed in favor of the United States to effect the wetland and conservation purposes for which this easement deed is being acquired. The property rights of the United States acquired under this easement shall be unaffected by any subsequent amendments or repeal of the Wetlands Reserve Program. If the Landowner receives the consideration for this easement in installments, the Parties agree that the conveyance of this easement shall be totally effective upon the payment of the first installment.
- C. Environmental Warranty. "Environmental Law" or "Environmental Laws" means any and all Federal, State, local or municipal laws, orders, regulations, statutes, ordinances, codes, guidelines, policies, or requirements of any governmental authority regulating or imposing standards of liability or standards of conduct (including common law) concerning air, water, solid waste, hazardous materials or substance, worker and community right-to-know, hazard communication, noise, radioactive material, resource protection, subdivision, inland wetlands and watercourses, health protection and similar environmental health, safety, building and land use as may now or at any time hereafter be in effect.

"Hazardous Materials" means any petroleum, petroleum products, fuel oil, waste oils, explosives, reactive materials, ignitable materials, corrosive materials, hazardous chemicals, hazardous wastes, hazardous substances, extremely hazardous substances, toxic substances,

toxic chemicals, radioactive materials, infectious materials, and any other element, compound, mixture, solution or substance which may pose a present or potential hazard to human health or the environment.

Landowner warrants that it is in compliance with, and shall remain in compliance with, all applicable Environmental Laws. Landowner warrants that there are no notices by any government authority of any violation or alleged violation of, non-compliance or alleged non-compliance with or any liability under any Environmental Law relating to the operations or conditions of the Property. Landowner further warrants that it has no actual knowledge of a release or threatened release of Hazardous Materials, as such substance and wastes are defined by applicable Federal and State law.

- D. General Indemnification. Landowner shall indemnify and hold harmless the United States, its employees, agents, and assigns for any and all liabilities, claims, demands, losses, expenses, damages, fines, fees, penalties, suits, proceedings, actions, and cost of actions, sanctions asserted by or on behalf of any person or government authority, and other liabilities (whether legal or equitable in nature and including, without limitation, court costs, and reasonable attorneys' fees and attorneys' fees on appeal) to which the United States may be subject or incur relating to the easement area, which may arise from, but is not limited to, Landowner's negligent acts or omissions or Grantor's breach of any representation, warranty, covenant, agreements contained in this easement deed, or violations of any Federal, State, or local laws, including all Environmental Laws.

TO HAVE AND TO HOLD, this Warranty Easement Deed is granted to the United States of America and its assigns forever. The Landowner covenants that he, she, or they are vested with good title to the easement area and will warrant and defend the same on behalf of the United States against all claims and demands. The Landowner covenants to comply with the terms and conditions enumerated in this document for the use of the easement area and adjacent lands for access, and to refrain from any activity not specifically allowed or that is inconsistent with the purposes of this easement deed.

Dated this 70/ 23 day of October, 2014.

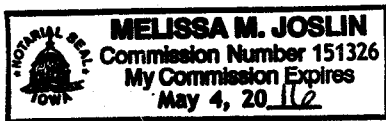
Landowner(s):) Inez M Boyd
) J. Boyd Farms, Ltd., a Nebraska corporation,
) by: Inez M. Boyd, President

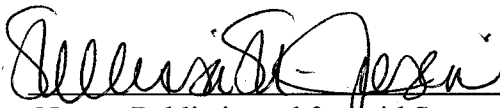
Notarial acknowledgement in accordance with Iowa Code is required. See next page.

ACKNOWLEDGMENT

State of Iowa)
County of Pottawattamie)ss.

This instrument was acknowledged before me on October 23, 2014, by Inez M. Boyd, as President of J. Boyd Farms, Ltd., a Nebraska corporation.

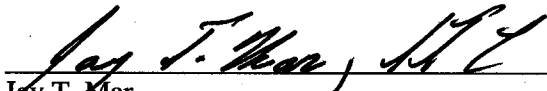



Notary Public in and for said State

See next page for NRCS Acceptance

ACCEPTANCE BY GRANTEE:

I, Jay T. Mar, being the duly authorized representative of the United States Department of Agriculture, Natural Resources Conservation Service, do hereby accept this Warranty Easement Deed with respect to the rights and duties of the United States.

) 
) Jay T. Mar
) State Conservationist

This instrument was drafted by the Office of the General Counsel, U.S. Department of Agriculture, Washington, D.C. 20250-1400.

NONDISCRIMINATION STATEMENT

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its program and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (1202) 720-2600 (voice and TDD). To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 705-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

PRIVACY ACT STATEMENT

The above statements are made in accordance with the Privacy Act of 1974 (U.S.C. 522a). Furnishing this information is voluntary; however, failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other State or Federal Law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

Exhibit A - Page 2 of 2
(Enlarged from Page 1)

WPR Easement Description

Commencing at the East Quarter Corner of Section 31, Township 70 North, Range 43 West, Fremont County, Iowa; thence with the North Line of the South One Half of said Section 31, North 88 degrees 19 minutes 06 seconds West 2545.12 feet to the Point of Beginning, said point being at the riverside toe of United States Army Corps of Engineers Missouri River Levee Unit L-594; thence with the toe of said Levee Unit the following courses and distances: South 05 degrees 48 minutes 34 seconds West 195.73 feet; thence South 17 degrees 38 minutes 12 seconds West 215.12 feet; thence South 30 degrees 27 minutes 03 seconds West 234.13 feet; thence South 36 degrees 53 minutes 55 seconds West 248.42 feet; thence South 34 degrees 35 minutes 49 seconds West 245.19 feet; thence South 33 degrees 20 minutes 36 seconds West 210.27 feet; thence South 21 degrees 46 minutes 48 seconds West 1000.08 feet; thence South 18 degrees 44 minutes 31 seconds West 248.77 feet; thence South 15 degrees 36 minutes 42 seconds West 248.02 feet; thence South 12 degrees 54 minutes 19 seconds West 249.51 feet; thence South 10 degrees 53 minutes 57 seconds West 249.59 feet; thence South 08 degrees 47 minutes 14 seconds West 175.37 feet; thence South 04 degrees 37 minutes 11 seconds West 174.57 feet; thence South 53 degrees 57 minutes 15 seconds East 75.18 feet; thence South 01 degrees 15 minutes 00 seconds East 229.96 feet; thence South 10 degrees 22 minutes 41 seconds East 230.31 feet; thence South 11 degrees 08 minutes 21 seconds East 249.22 feet; thence South 19 degrees 33 minutes 26 seconds East 192.99 feet; thence South 31 degrees 02 minutes 44 seconds East 249.82 feet; thence South 47 degrees 00 minutes 10 seconds East 146.51 feet; thence South 69 degrees 24 minutes 40 seconds East 247.47 feet; thence South 69 degrees 58 minutes 36 seconds East 208.41 feet; thence departing the toe of said Levee Unit, South 36 degrees 46 minutes 38 seconds East 535.45 feet to the northerly boundary of Lot 4 of Section 8, Township 69 North, Range 43 West, Fremont County, Iowa; thence with said line, North 89 degrees 00 minutes 57 seconds East 685.72 feet to the easterly bank of Plum Creek; thence with said bank the following courses and distances: South 60 degrees 08 minutes 03 seconds West 225.39 feet; thence South 62 degrees 51 minutes 03 seconds West 248.29 feet; thence South 50 degrees 58 minutes 15 seconds West 224.00 feet; thence South 50 degrees 18 minutes 30 seconds West 248.47 feet; thence South 46 degrees 16 minutes 08 seconds West 127.28 feet; thence South 55 degrees 24 minutes 59 seconds West 249.16 feet; thence South 60 degrees 07 minutes 04 seconds West 252.48 feet to the South Line of the North 858 feet of said Lot 4; thence with said line, South 89 degrees 00 minutes 57 seconds West 2533.08 feet to the easterly or left high bank of the Missouri River; thence with said bank the following courses and distances: North 08 degrees 02 minutes 36 seconds East 129.09 feet; thence North 00 degrees 58 minutes 47 seconds East 109.63 feet; thence North 34 degrees 57 minutes 24 seconds West 143.07 feet; thence North 12 degrees 27 minutes 38 seconds West 215.79 feet; thence North 20 degrees 50 minutes 59 seconds East 151.09 feet; thence North 32 degrees 05 minutes 32 seconds West 159.00 feet; thence North 04 degrees 41 minutes 04 seconds West 207.99 feet; thence North 19 degrees 15 minutes 35 seconds East 149.28 feet; thence North 30 degrees 39 minutes 50 seconds West 167.21 feet; thence North 00 degrees 50 minutes 39 seconds East 197.23 feet; thence North 08 degrees 09 minutes 56 seconds East 134.45 feet; thence North 19 degrees 11 minutes 20 seconds West 159.06 feet; thence North 06 degrees 00 minutes 41 seconds West 238.47 feet; thence North 16 degrees 15 minutes 52 seconds East 144.93 feet; thence North 16 degrees 41 minutes 51 seconds West 197.09 feet; thence North 06 degrees 28 minutes 28 seconds West 198.86 feet; thence North 06 degrees 04 minutes 28 seconds East 177.74 feet; thence North 10 degrees 03 minutes 28 seconds West 126.29 feet; thence North 00 degrees 55 minutes 40 seconds West 202.99 feet; thence North 25 degrees 11 minutes 36 seconds East 141.54 feet; thence North 00 degrees 53 minutes 55 seconds East 180.23 feet; thence North 39 degrees 13 minutes 54 seconds East 95.84 feet; thence North 52 degrees 33 minutes 24 seconds East 111.44 feet; thence North 70 degrees 09 minutes 16 seconds East 159.21 feet; thence North 12 degrees 10 minutes 36 seconds East 73.96 feet; thence North 07 degrees 19 minutes 39 seconds West 131.88 feet; thence North 58 degrees 23 minutes 55 seconds West 103.21 feet; thence North 27 degrees 14 minutes 47 seconds East 130.30 feet; thence North 27 degrees 14 minutes 20 seconds East 185.02 feet; thence North 25 degrees 36 minutes 05 seconds East 164.66 feet; thence North 07 degrees 18 minutes 31 seconds East 165.54 feet; thence North 40 degrees 43 minutes 51 seconds West 101.09 feet; thence North 17 degrees 14 minutes 57 seconds East 171.27 feet; thence North 27 degrees 07 minutes 23 seconds East 129.78 feet; thence North 31 degrees 36 minutes 17 seconds East 248.01 feet; thence North 29 degrees 11 minutes 59 seconds East 217.22 feet; thence North 30 degrees 10 minutes 53 seconds East 230.38 feet; thence North 29 degrees 59 minutes 26 seconds East 248.32 feet; thence North 28 degrees 25 minutes 26 seconds East 232.14 feet; thence North 28 degrees 15 minutes 34 seconds East 242.70 feet; thence North 27 degrees 16 minutes 27 seconds East 223.79 feet to the North Line of the South One Half of said Section 31; thence with said line, South 88 degrees 19 minutes 22 seconds East 2146.62 feet to the point of beginning, containing 348.65 acres, more or less.

30' Wide Access Easement

Commencing at the East Quarter Corner of Section 31, Township 70 North, Range 43 West, Fremont County, Iowa; thence with the North line of the South one half of said Section 31 North 88 degrees 19 minutes 06 seconds West, 1485.41 feet to the Point of Beginning said point being the centerline of a public road; thence departing said centerline South 25 degrees 10 minutes 08 seconds West, 37.71 feet; thence South 23 degrees 01 minutes 02 seconds West, 81.24 feet; thence South 79 degrees 09 minutes 14 seconds West, 113.04 feet; thence North 64 degrees 41 minutes 14 seconds West, 82.58 feet; thence North 52 degrees 18 minutes 49 seconds West, 147.42 feet; thence North 86 degrees 19 minutes 06 seconds West, 730.96 feet to the point of terminus for said centerline.