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Submitted Electronically by: Chicago Title Insurance - Commercial	

NEBRASKA DOCUMENTARY STAMP TAX	
Jan 27, 2017	
\$ Ex011	By NG

00412 ✓

THE STATE OF NEBRASKA }
MADISON COUNTY } SS

This instrument filed for record
the 27 day of January 2017
at 01:35 PM and recorded in
Book 2017 Page 00412

Nancy J. Elton

Register of Deeds

MINERAL INTEREST DEED

THIS DEED is made as of the 27 day of January, 2017, by Colby 2016, LLC, a Kansas limited liability company ("Grantor") to and for the benefit of TSODG Surplus I, LLC, a Kansas limited liability company ("Grantee"), whose address is 13356 Metcalf Avenue, Overland Park, Kansas 66213.

For and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, Grantor does by these presents, sell and convey unto Grantee, the "Mineral Interests" on, in, within and below the surface of the following described land ("Property"), to wit:

See Exhibit A attached hereto and incorporated herein by this reference

Subject to easements, reservations, restrictions, and covenants, if any of record.

This Deed intends to convey, and is for the purpose of severing, the Mineral Interests from the fee title surface rights. For purposes of this Deed, "Mineral Interests" shall be defined as follows:

All oil, gas and all other minerals, that are in and under the Property, to be construed in the broadest sense to include all oil, gas, and associated liquid or gaseous hydrocarbons, all sulfur, coal, uranium, lignite, and all other minerals, whether similar or dissimilar to those named above, regardless of how such mineral may be produced, subject however to the restriction on use of the surface estate of the Property set forth herein.

Grantee, on its own behalf and on behalf of its successors, transferees, assigns, and/or lessees, hereby expressly releases and waives all rights of ingress and egress and all other rights of every kind and character whatsoever to enter upon or otherwise utilize all or any portion of the surface of the Property in the exploration, drilling, production or marketing of oil, gas and other minerals or otherwise; provided, however, Grantee and its lessees shall have the right to produce oil, gas and other minerals in and under the Property below the surface but only by directional drilling from lands other than the Property or by horizontal drilling, pooling or other techniques (whether presently known or later developed) which do not require entry or use of the surface of the Property, or any area below the surface of the Property at depths less than 1,000 feet beneath the surface of the Property.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anywise appearing unto said Grantee, and unto their heirs and assigns forever; said Grantor hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by it, except as shown above; and that it will warrant and defend the title to said premises unto said Grantee and unto their heirs and assigns forever, against the lawful claims and demands of all persons claiming under Grantor, but none other.

Chicago Title Company, LLC

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the date shown above.

Colby 2016, LLC
a Kansas limited liability company

By [Signature]
Name Tyler S. Oliver
Title Member
Tyler S. Oliver

STATE OF Kansas

COUNTY OF Johnson

On this 17th day of January, 2017 before me, the undersigned notary public, personally appeared Tyler Oliver as Member of Colby 2016, LLC, a Kansas limited liability company, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public
Print Name: Jean Whitpack
Jean Whitpack

My Commission expires: 4/19/17

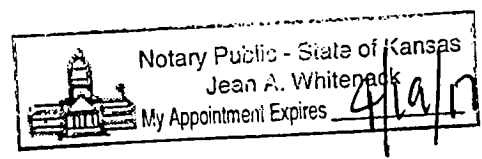


Exhibit A

A Tract of land within Lot 6 of Fielden J. Hale's Suburban Lots to the Village of Battle Creek, Madison County, Nebraska, in the Southwest Quarter of Section 31, Township 24 North, Range 2 West of the 6th Principal Meridian, Madison County, Nebraska, more particularly described as: Commencing at the West quarter corner of Section 31, Township 24 North, Range 2 West of the 6th Principal Meridian, Madison County, Nebraska; Thence S01 °08'06"E along the West line of the Southwest Quarter of said Section 31 a distance of 660.91'; thence N89 °09'56" a distance of 72.28' to a point on the East right of way line of State Highway No. 121 being the Point of Beginning; thence N89 °09'56"E along the North property line a distance of 240.00'; thence S00°50'04"E along the East property line a distance of 180.00'; thence S44°14'24"W along the East property line a distance of 148.00'; thence N51 °49'43"W along the South property line a distance of 174.00' to a point on the East right of way line of State Highway No. 121; thence N0024850'04"W along the East right of way line of State Highway No. 121 a distance of 175.00' to the Point of Beginning.