

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2007-07860  
2007 MAR 20 P 5:00 PM

Glenn J. Dowd  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX  
MAR 20 2007  
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COUNTER g C.E. SM  
VERIFY g D.E. LM  
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## WARRANTY DEED

EA Titleholder, L.L.C., a Nebraska limited liability company, GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, Duane J. Dowd as to an undivided three-quarters (3/4) interest, and Dowd Grain Company, Inc., as to an undivided one-quarter (1/4) interest, conveys to GRANTEE, in the proportions stated above, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The South 1/2 of the Southeast 1/4 and Tax Lot 8 of Section 34, Township 14 North, Range 11, East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, EXCEPTING THEREFROM a parcel legally described as follows: Beginning at a point 818.4 feet West of the Southeast corner of Section 34; thence North 917.4 feet; thence West 475.2 feet; thence South 917.4 feet; thence East 475.2 feet to the point of beginning, ALSO EXCEPTING THEREFROM that portion if any taken or used for roads, and that portion conveyed to the State of Nebraska, Department of Roads by Warranty Deed filed August 9, 2002, as Instrument No. 2002-30491.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- a. is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- b. has legal power and lawful authority to convey the same; and
- c. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: July 16, 2004

EA TITLEHOLDER, L.L.C.

By: Jack Hosking  
Jack Hosking, Its Manager

State of Nebraska, County of Douglas -- ss.

The foregoing Warranty Deed was acknowledged before me on July 16, 2004 by Jack Hosking, Manager of EA Titleholder, L.L.C., a Nebraska limited liability company, on behalf of said company.

GENERAL NOTARY - State of Nebraska  
RAY L. GUSTAFSON  
My Comm. Exp. Oct. 8, 2007

Ray L. Gustafson  
Notary Public

Ray  
Duane J. Dowd  
220 N. 89th St  
Omaha, NE 68114