

Filed in the Office of
Rita M. Mundil
Colfax Co. Clerk/Reg of Deeds

NOV 30 2012

Inst# 2012-01713
At 1:00 p.m.
By Lisa R. Suchla

NEBRASKA DOCUMENTARY STAMP TAX	
Date	November 30, 2012
\$ 315.00	By Lisa R. Suchla

AFTER RECORDING RETURN TO:

Premier Land Title Company
9719 Giles Road
LaVista, NE 68128

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **DOWD GRAIN COMPANY, INC., a Nebraska corporation**, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto **SCHUYLER DNP VII, LLC, a Nebraska limited liability company**, herein called the Grantee whether one or more, that certain real property in Schuyler, Colfax County, Nebraska, as that property is more fully described as follows:

Lot 1, Schuyler Commercial Subdivision, a Subdivision in Colfax County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging (collectively, the "Property") unto the GRANTEE and to GRANTEE'S successors and assigns forever.

Reserving to Grantor a non-exclusive perpetual ingress and egress easement for the benefit of Lots 2, 3, and 4 of Schuyler Commercial Subdivision across a portion of the Property described as: Commencing at the Southwest corner of Lot 1 Schuyler Commercial Subdivision thence N00°38'59"E, a distance of 75.00 feet; thence N88°40'29"E, a distance of 82.30 feet; thence S01°17'43"E, a distance of 75.00 feet; thence S88°42'17"W, a distance of 84.85 feet to the point of beginning. Said reservation being further noted in the Restrictions and Easement Agreement by and between Grantor and Grantee of even date and recorded against the Property.

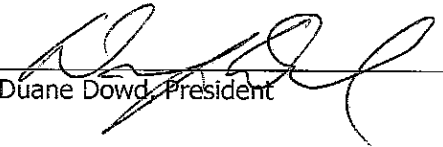
And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said Property; that they are free from encumbrance, except those easements, restrictions and covenants of record.

That GRANTOR has good right and lawful authority to convey the Property; and that GRANTOR warrants and will defend the title to said Property against the lawful claims of all persons whomsoever.

[signature(s) on following page(s)]

EXECUTED BY GRANTOR:

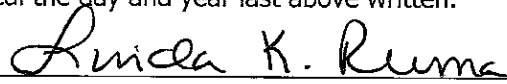
DOWD GRAIN COMPANY, INC.,
a Nebraska corporation


Duane Dowd, President

STATE OF NEBRASKA)
) ss.
COUNTY OF Sarpy)

On November 28, 2012, before me, the undersigned, a Notary Public, duly
commissioned and qualified in said County, personally came Duane Dowd, President of
Dowd Grain Company, Inc., who executed this document on behalf of such
corporation, known to be the identical person(s) whose name(s) affixed to the foregoing
instrument and acknowledged the execution thereof to be voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.


NOTARY PUBLIC

My commission expires: 12-8-13

