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WHEN RECORDED MAIL TO:

PINNACLE BANK
BEATRICE MAIN OFFICE
523 COURT ST
PO BOX 100
BEATRICE, NE 68310

FOR RECORDER'S USE ONLY

PREFACE TO DEED OF TRUST
Written Acknowledgment of Waiver of Homestead Rights and
Written Disclaimer of Homestead - Multiple Parcels

GRANTOR: BRUCE A TOPP, Trustee of BRUCE A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99 under the provisions of a trust agreement dated February 11, 1999 and KIMBERLY A TOPP, Trustee of KIMBERLY A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99 under the provisions of a trust agreement dated February 11, 1999

LENDER: PINNACLE BANK

LENDER'S ADDRESS: BEATRICE MAIN OFFICE, 523 COURT ST, PO BOX 100, BEATRICE, NE 68310

PROPERTY LEGAL DESCRIPTION: Located in GAGE County, State of Nebraska:

PARCEL 1: THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SIX (6) NORTH, RANGE SEVEN (7) EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, EXCEPT COMMENCING 53 RODS 12 1/2 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 7 EAST OF THE 6TH P.M., THENCE NORTH 10 RODS, THENCE WEST 14 RODS, THENCE SOUTH 10 RODS, THENCE EAST 14 RODS TO THE PLACE OF BEGINNING. PARCEL 2: THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 6 EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, EXCEPT THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 6 EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, THENCE IN A WESTERLY DIRECTION ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1438.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING IN A WESTERLY DIRECTION ON THE LAST DESCRIBED COURSE A DISTANCE OF 495.0 FEET, THENCE DEFLECTING RIGHT 90 DEGREES 00 MINUTES 00 SECONDS IN A NORTHERLY DIRECTION ON A LINE PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 473.0 FEET, THENCE DEFLECTING RIGHT 90 DEGREES 00 MINUTES 00 SECONDS IN AN EASTERLY DIRECTION ON A LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 495.0 FEET, THENCE DEFLECTING RIGHT 90 DEGREES 00 MINUTES 00 SECONDS IN A SOUTHERLY DIRECTION ON A LINE PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 473.0 FEET TO THE POINT OF BEGINNING.

NTR 0318023

The Real Property or its address is commonly known as NE.

GRANTOR'S PARCEL 1 - HOMESTEAD PROPERTY:

PARCEL 1: THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SIX (6) NORTH, RANGE SEVEN (7) EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, EXCEPT COMMENCING 53 RODS 12 1/2 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 7 EAST OF THE 6TH P.M., THENCE NORTH 10 RODS, THENCE WEST 14 RODS, THENCE SOUTH 10 RODS, THENCE EAST 14 RODS TO THE PLACE OF BEGINNING. PARCEL 2: THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 6 EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, EXCEPT THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 6 EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, THENCE IN A WESTERLY DIRECTION ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1438.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING IN A WESTERLY DIRECTION ON THE LAST DESCRIBED COURSE A DISTANCE OF 495.0 FEET, THENCE DEFLECTING RIGHT 90 DEGREES 00 MINUTES 00 SECONDS IN A NORTHERLY DIRECTION ON A LINE PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 473.0 FEET, THENCE DEFLECTING RIGHT 90 DEGREES 00 MINUTES 00 SECONDS IN AN EASTERLY DIRECTION ON A LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 495.0 FEET, THENCE DEFLECTING RIGHT 90 DEGREES 00 MINUTES 00 SECONDS IN A SOUTHERLY DIRECTION ON A LINE PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 473.0 FEET TO THE POINT OF BEGINNING.

Undersigned, BRUCE A TOPP, Trustee of BRUCE A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99 under the provisions of a trust agreement dated February 11, 1999 and KIMBERLY A TOPP, Trustee of KIMBERLY A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99 under the provisions of a trust agreement dated February 11, 1999, GRANTORS, prior to signing the attached Deed of Trust as Grantor (whether one or more), in consideration of the extension of credit by PINNACLE BANK, BENEFICIARY, hereby state:

APPLICABLE TO PARCEL 1 - HOMESTEAD: Undersigned understands that Undersigned, the GRANTOR, has the right to make a designation of homestead in the attached Deed of Trust as it relates to Parcel 1 referred to in the Deed of Trust, and that the execution of this Document constitutes the waiver of rights otherwise available for the purpose of

FARM HOMESTEAD PROTECTION ACT DOCUMENT
(Continued)

affording Undersigned the opportunity to retain Undersigned's homestead in the event of a default upon the Deed of Trust. This Document includes a waiver of any right to designate a homestead interest in Parcel 1 described in the attached Deed of Trust.

APPLICABLE TO OTHER DESCRIBED PARCELS: Undersigned hereby states that no part of Undersigned's homestead is presently, or in the future will be, situated upon the real estate described in the attached Deed of Trust EXCEPT that real estate referred to as Parcel 1.

Undersigned also understands that if Undersigned establishes a homestead on any part of the real estate, except Parcel 1, during the time the Deed of Trust remains unsatisfied and a lien upon the real estate, there will be no right to make a designation of homestead in the event of a trustee's sale upon such Deed of Trust

APPLICABLE TO ALL PARCELS: Undersigned acknowledges this Document as Undersigned's voluntary act and deed. Undersigned further acknowledges that this Document constitutes a written waiver under the Nebraska Farm Homestead Protection Act and waive and disclaim any right to defer selection of homestead rights.

Further, Undersigned acknowledges that Undersigned has had an opportunity to read the proposed Deed of Trust and that Undersigned is signing this Document first before signing the Deed of Trust, and Undersigned understands and agrees that this Document will be filed as a preface to the Deed of Trust.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS FARM HOMESTEAD PROTECTION ACT DOCUMENT. THIS DOCUMENT IS EXECUTED ON DECEMBER 18, 2014.

GRANTOR:

X Bruce A. Topp, Trustee

BRUCE A TOPP, Trustee of BRUCE A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99 under the provisions of a Trust Agreement dated February 11, 1999

X Kimberly A. Topp, Trustee

KIMBERLY A TOPP, Trustee of KIMBERLY A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99 under the provisions of a Trust Agreement dated February 11, 1999

TRUST ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
COUNTY OF GARRETT)

On this 18 day of December, 2014, before me, the undersigned Notary Public, personally appeared **BRUCE A TOPP, Trustee of BRUCE A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99**, and known to me to be an authorized trustee or agent of the trust that executed the Farm Homestead Protection Act Document and acknowledged the Document to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Document and in fact executed the Document on behalf of the trust.



By [Signature]
Printed Name: STAN J. WIRTH
Notary Public in and for the State of NEBRASKA
Residing at _____
My commission expires _____

TRUST ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
COUNTY OF GARKE)

On this 18 day of DECEMBER, 2014, before me, the undersigned Notary Public, personally appeared **KIMBERLY A TOPP**, Trustee of **KIMBERLY A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99**, and known to me to be an authorized trustee or agent of the trust that executed the Farm Homestead Protection Act Document and acknowledged the Document to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Document and in fact executed the Document on behalf of the trust.

By Stan J. Wirth
Printed Name: STAN J. WIRTH
Notary Public in and for the State of NEBRASKA
Residing at SEATTLE, NE
My commission expires 8/17/2015



WHEN RECORDED MAIL TO:

PINNACLE BANK
BEATRICE MAIN OFFICE
523 COURT ST
PO BOX 100
BEATRICE, NE 68310

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated December 18, 2014, among BRUCE A TOPP, not personally but as Trustee on behalf of BRUCE A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99, and KIMBERLY A TOPP, not personally but as Trustee on behalf of KIMBERLY A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99, whose address is 1820 ASH ROAD, CORTLAND , NEBRASKA, 68331. ("Trustor"); PINNACLE BANK, whose address is BEATRICE MAIN OFFICE, 523 COURT ST, PO BOX 100, BEATRICE, NE 68310 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and PINNACLE BANK, whose address is PO BOX 100, BEATRICE, NE 68310 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor conveys to Trustee in trust, WITH POWER OF SALE, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in GAGE County, State of Nebraska:

PARCEL 1: THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SIX (6) NORTH, RANGE SEVEN (7) EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, EXCEPT COMMENCING 53 RODS 12 1/2 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 7 EAST OF THE 6TH P.M., THENCE NORTH 10 RODS, THENCE WEST 14 RODS, THENCE SOUTH 10 RODS, THENCE EAST 14 RODS TO THE PLACE OF BEGINNING. **PARCEL 2: THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 6 EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, EXCEPT THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 6 EAST OF THE 6TH P.M., GAGE COUNTY, NEBRASKA, THENCE IN A WESTERLY DIRECTION ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1438.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING IN A WESTERLY DIRECTION ON THE LAST DESCRIBED COURSE A DISTANCE OF 495.0 FEET, THENCE DEFLECTING RIGHT 90 DEGREES 00 MINUTES 00 SECONDS IN A NORTHERLY DIRECTION ON A LINE PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 473.0 FEET, THENCE DEFLECTING RIGHT 90 DEGREES 00 MINUTES 00 SECONDS IN AN EASTERLY DIRECTION ON A LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 495.0 FEET, THENCE DEFLECTING RIGHT 90 DEGREES 00 MINUTES 00 SECONDS IN A SOUTHERLY DIRECTION ON A LINE PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 473.0 FEET TO THE POINT OF BEGINNING.**

FUTURE ADVANCES. In addition to the Note, this Deed of Trust secures all future advances made by Lender to Trustor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Deed of Trust secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Trustor, together with all interest thereon.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND

**DEED OF TRUST
(Continued)**

PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Trustor agrees that Trustor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Trustor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Trustor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Hazardous Substances. Trustor represents and warrants that the Property never has been, and never will be so long as this Deed of Trust remains a lien on the Property, used for the generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance in violation of any Environmental Laws. Trustor authorizes Lender and its agents to enter upon the Property to make such inspections and tests as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Trustor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Trustor becomes liable for cleanup or other costs under any such laws, and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims and losses resulting from a breach of this paragraph of the Deed of Trust. This obligation to indemnify and defend shall survive the payment of the Indebtedness and the satisfaction of this Deed of Trust.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Nebraska law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

Payment. Trustor shall pay when due (and in all events prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Trustor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due and except as otherwise provided in this Deed of Trust.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Deed of Trust.

Maintenance of Insurance. Trustor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all Improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Trustor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Trustee and Lender being named as additional insureds in such liability insurance policies. Additionally, Trustor shall maintain such other insurance, including but not limited to hazard, business interruption, and boiler insurance, as Lender may reasonably require. Policies shall be written in form, amounts, coverages and basis reasonably acceptable to Lender and issued by a company or companies reasonably acceptable to Lender. Trustor, upon request of Lender, will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender, including stipulations that coverages will not be cancelled or diminished without at least ten (10) days prior written notice to Lender. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Trustor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Trustor agrees to obtain and maintain Federal Flood Insurance, if available, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Trustor fails to comply with any provision of this Deed of Trust or any Related Documents, including but not limited to Trustor's failure to discharge or pay when due any amounts Trustor is required to discharge or pay under this Deed of Trust or any Related Documents, Lender on Trustor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Trustor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Deed of Trust:

Title. Trustor warrants that: (a) Trustor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust, and (b) Trustor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

Defense of Title. Subject to the exception in the paragraph above, Trustor warrants and will forever defend the title to the Property against the lawful claims of all persons.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Deed of Trust:

Payment Default. Trustor fails to make any payment when due under the Indebtedness.

Other Default. Trustor fails to comply with any other term, obligation, covenant or condition contained in this Deed

of Trust or in any of the Related Documents.

Compliance Default. Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note or in any of the Related Documents.

Default on Other Payments. Failure of Trustor within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Default in Favor of Third Parties. Should Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or Grantor's ability to repay the Indebtedness or Grantor's ability to perform Grantor's obligations under this Deed of Trust or any related document.

Insolvency. The dissolution or termination of the Trust, the insolvency of Trustor, the appointment of a receiver for any part of Trustor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Trustor.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the Indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Trustor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default under any indebtedness, or should Trustor fail to comply with any of Trustor's obligations under this Deed of Trust, Trustee or Lender may exercise any one or more of the following rights and remedies:

Acceleration Upon Default; Additional Remedies. If any Event of Default occurs as per the terms of the Note secured hereby, Lender may declare all Indebtedness secured by this Deed of Trust to be due and payable and the same shall thereupon become due and payable without any presentment, demand or protest of any kind. Thereafter, Lender may:

- (a) Either in person or by agent, with or without bringing any action or proceeding, or by a receiver appointed by a court and without regard to the adequacy of its security, enter upon and take possession of the Property, or any part thereof, in its own name or in the name of Trustee, and do any acts which it deems necessary or desirable to preserve the value, marketability or rentability of the Property, or part of the Property or interest in the Property; increase the income from the Property or protect the security of the Property; and, with or without taking possession of the Property, sue for or otherwise collect the rents, issues and profits of the Property, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection attorneys' fees, to any indebtedness secured by this Deed of Trust, all in such order as Lender may determine. The entering upon and taking possession of the Property, the collection of such rents, issues and profits, and the application thereof shall not cure or waive any default or notice of default under this Deed of Trust or invalidate any act done in response to such default or pursuant to such notice of default; and, notwithstanding the continuance in possession of the Property or the collection, receipt and application of rents, issues or profits, Trustee or Lender shall be entitled to exercise every right provided for in the Note or the Related Documents or by law upon the occurrence of any event of default, including the right to exercise the power of sale;
- (b) Commence an action to foreclose this Deed of Trust as a mortgage, appoint a receiver or specifically enforce any of the covenants hereof; and
- (c) Deliver to Trustee a written declaration of default and demand for sale and a written notice of default and election to cause Trustor's interest in the Property to be sold, which notice Trustee shall cause to be duly filed for record in the appropriate offices of the County in which the Property is located; and
- (d) With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Nebraska Uniform Commercial Code.

Foreclosure by Power of Sale. If Lender elects to foreclose by exercise of the Power of Sale herein contained, Lender shall notify Trustee and shall deposit with Trustee this Deed of Trust and the Note and such receipts and evidence of expenditures made and secured by this Deed of Trust as Trustee may require.

- (a) Upon receipt of such notice from Lender, Trustee shall cause to be recorded, published and delivered to Trustor such Notice of Default and Notice of Sale as then required by law and by this Deed of Trust. Trustee shall, without demand on Trustor, after such time as may then be required by law and after recordation of such Notice of Default and after Notice of Sale having been given as required by law, sell the Property at the time and place of sale fixed by it in such Notice of Sale, either as a whole, or in separate lots or parcels or items as Trustee shall deem expedient, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States payable at the time of sale. Trustee shall deliver to such purchaser or purchasers thereof its good and sufficient deed or deeds conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including without limitation Trustor, Trustee, or Lender, may purchase at such sale.
- (b) As may be permitted by law, after deducting all costs, fees and expenses of Trustee and of this Trust, including costs of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of (i) all sums expended under the terms of this Deed of Trust or under the terms of the Note not then repaid, including but not limited to accrued interest and late charges, (ii) all other sums then secured hereby, and (iii) the remainder, if any, to the person or persons legally entitled thereto.
- (c) Trustee may in the manner provided by law postpone sale of all or any portion of the Property.

Remedies Not Exclusive. Trustee and Lender, and each of them, shall be entitled to enforce payment and performance of any indebtedness or obligations secured by this Deed of Trust and to exercise all rights and powers under this Deed of Trust, under the Note, under any of the Related Documents, or under any other agreement or any laws now or hereafter in force; notwithstanding, some or all of such indebtedness and obligations secured by this Deed of Trust may now or hereafter be otherwise secured, whether by mortgage, deed of trust, pledge, lien, assignment or otherwise. Neither the acceptance of this Deed of Trust nor its enforcement, whether by court action or pursuant to the power of sale or other powers contained in this Deed of Trust, shall prejudice or in any manner affect Trustee's or Lender's right to realize upon or enforce any other security now or hereafter held by Trustee or Lender, it being agreed that Trustee and Lender, and each of them, shall be entitled to enforce this Deed of Trust and any other security now or hereafter held by Lender or Trustee in such order and manner as they or either of them may in their absolute discretion determine. No remedy conferred upon or reserved to Trustee or Lender, is intended to be exclusive of any other remedy in this Deed of Trust or by law provided or permitted, but each shall be cumulative and shall be in addition to every other remedy given in this Deed of Trust or now or hereafter existing at law or in equity or by statute. Every power or remedy given by the Note or any of the Related

Documents to Trustee or Lender or to which either of them may be otherwise entitled, may be exercised, concurrently or independently, from time to time and as often as may be deemed expedient by Trustee or Lender, and either of them may pursue inconsistent remedies. Nothing in this Deed of Trust shall be construed as prohibiting Lender from seeking a deficiency judgment against the Trustor to the extent such action is permitted by law. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Trustor under this Deed of Trust, after Trustor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Request for Notice. Trustor, on behalf of Trustor and Lender, hereby requests that a copy of any Notice of Default and a copy of any Notice of Sale under this Deed of Trust be mailed to them at the addresses set forth in the first paragraph of this Deed of Trust.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Trustor also will pay any court costs, in addition to all other sums provided by law.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Deed of Trust:

Governing Law. This Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Nebraska without regard to its conflicts of law provisions. This Deed of Trust has been accepted by Lender in the State of Nebraska.

Time is of the Essence. Time is of the essence in the performance of this Deed of Trust.

Waive Jury. All parties to this Deed of Trust hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Homestead Exemption. Trustor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Nebraska as to all Indebtedness secured by this Deed of Trust.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

Beneficiary. The word "Beneficiary" means PINNACLE BANK, and its successors and assigns.

Borrower. The word "Borrower" means BRUCE A TOPP, Trustee of BRUCE A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99 under the provisions of a trust agreement dated February 11, 1999 and KIMBERLY A TOPP, Trustee of KIMBERLY A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99 under the provisions of a trust agreement dated February 11, 1999 and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Trustor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Trustor's obligations or expenses incurred by Trustee or Lender to enforce Trustor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust. Specifically, without limitation, Indebtedness includes the future advances set forth in the Future Advances provision of this Deed of Trust, together with all interest thereon.

Lender. The word "Lender" means PINNACLE BANK, its successors and assigns.

Note. The word "Note" means the promissory note dated December 18, 2014, in the original principal amount of \$533,653.44 from Trustor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security

DEED OF TRUST
(Continued)

deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Trustee. The word "Trustee" means PINNACLE BANK, whose address is PO BOX 100, BEATRICE, NE 68310 and any substitute or successor trustees.

Trustor. The word "Trustor" means BRUCE A TOPP, Trustee of BRUCE A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99 under the provisions of a trust agreement dated February 11, 1999 and KIMBERLY A TOPP, Trustee of KIMBERLY A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99 under the provisions of a trust agreement dated February 11, 1999.

EACH TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND EACH TRUSTOR AGREES TO ITS TERMS.

TRUSTOR:

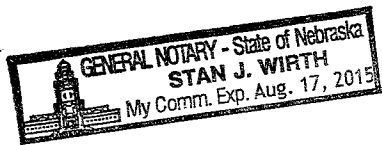
x Bruce A Topp trustee
BRUCE A TOPP, Trustee of BRUCE A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99 under the provisions of a Trust Agreement dated February 11, 1999

x Kimberly A Topp Trustee
KIMBERLY A TOPP, Trustee of KIMBERLY A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99 under the provisions of a Trust Agreement dated February 11, 1999

TRUST ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
COUNTY OF GARRETT)

On this 18th day of DECEMBER, 2014, before me, the undersigned Notary Public, personally appeared BRUCE A TOPP, Trustee of BRUCE A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99, and known to me to be an authorized trustee or agent of the trust that executed the Deed of Trust and acknowledged the Deed of Trust to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Deed of Trust and in fact executed the Deed of Trust on behalf of the trust.



By Stan J. Wirth
Printed Name: STAN J. WIRTH
Notary Public in and for the State of NEBRASKA
Residing at BEATRICE, NE
My commission expires 8/17/2015

TRUST ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
COUNTY OF EMMETT)

On this 18 day of DECEMBER, 2014, before me, the undersigned Notary Public, personally appeared KIMBERLY A TOPP, Trustee of KIMBERLY A TOPP REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 02/11/99, and known to me to be an authorized trustee or agent of the trust that executed the Deed of Trust and acknowledged the Deed of Trust to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Deed of Trust and in fact executed the Deed of Trust on behalf of the trust.



By Stan J. Wirth
Printed Name: STAN J. WIRTH
Notary Public in and for the State of NEBRASKA
Residing at BEATRICE, NE
My commission expires 8/17/2015

REQUEST FOR FULL RECONVEYANCE

(To be used only when obligations have been paid in full)

To: _____, Trustee

The undersigned is the legal owner and holder of all Indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: _____

Beneficiary: _____

By: _____

Its: _____