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WASHINGTON COUNTY, STATE OF NEBRASKA

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Karen A. Madsen

REGISTER OF DEEDS

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>June 21, 2010</u>
\$ Exempt	<u>\$19</u> By <u>CR</u>

KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

JOINT TENANCY QUITCLAIM DEED

Javid, LLC, a Nebraska Limited Liability Company, GRANTOR herein, in consideration of the segregation of assets as between the Members of GRANTOR as well as in consideration of One Hundred Dollars (\$100.00) received from GRANTEES, David A. Rhea and Stephanie N. Rhea, husband and wife, hereby quitclaims and conveys unto said GRANTEES, and as joint tenants and not as tenants in common, with right of survivorship, the real estate (as defined in Nebraska Revised Statutes, 76-201) described as Tract 1 on the attached Exhibit "A", said Exhibit "A" being incorporated herein by this reference, with GRANTOR further quitclaiming and conveying unto said GRANTEES an ingress and egress easement, the tract/dimensions of said easement being also described on said Exhibit "A", said easement being for purposes of GRANTEES' access to an irrigation system, with GRANTEES (along with any successors and assigns of GRANTEES) being liable for one-half (1/2) of the maintenance, electricity usage and any other operating costs regarding the use of and benefits from said irrigation system, as well as liable for one-half (1/2) of the cost of any possible replacement of said irrigation system (or the components or portions thereof).

DATED this 18th day of June, 2010.

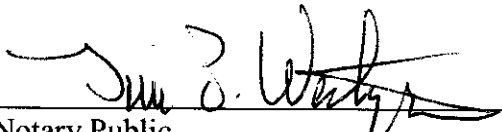
Javid, LLC, GRANTOR herein

Recorded ✓
 General ✓
 Numerical _____
 Photostat _____
 Proofed _____
 Scanned _____

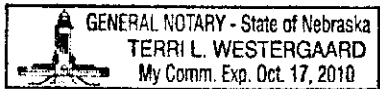
By: *David A. Rhea & James J. Rhea*
 David A. Rhea and James J. Rhea,
 its (only) Members

STATE OF NEBRASKA)
) ss.
COUNTY OF WASHINGTON)

The preceding and foregoing JOINT TENANCY QUITCLAIM DEED was acknowledged before me, a Notary Public, on this 18th day of June, 2010, by David A. Rhea and James P. Rhea, they being the two and only Members of Javid, LLC, a Nebraska Limited Liability Company and the GRANTOR herein, those two Members known to me to be the identical persons who executed/signed this JOINT TENANCY QUITCLAIM DEED, they acknowledging their signatures thereon to be their joint and several, voluntary act and deed for and on behalf of said GRANTOR.



Notary Public
My Commission Expires: 10-17-10



LEGAL DESCRIPTION:**Tract 1:**

All of the NE1/4 of the NW1/4 of Section 11, Township 17 North, Range 10 East of the 6th Principal Meridian, Washington County, Nebraska and containing 40 acres, more or less, along with part of the W1/2 of the NE1/4 of Section 11, Township 17 North, Range 10 East of the 6th Principal Meridian, Washington County, Nebraska and that part more particularly described as follows:

Beginning at the N1/4 Corner of Section 11, Township 17 North, Range 10 East; thence S 89°16'10" E (assumed bearing) along the Northerly Line of the NE1/4 of said Section 11 a distance of 991.38 feet to the Northwest Corner of the Easterly 20.00 acres of the W1/2 of the NE1/4 of said Section 11; thence S 00°43'14" E along the Westerly Line of said easterly 20.00 acres a distance of 2221.17 feet; thence S 90°00'00" W a distance of 993.64 feet to a point on the Westerly Line of said NE1/4; thence N 00°39'24" W along said westerly 1/4 section line a distance of 2233.78 feet to the Point of Beginning and containing 50.74 acres more or less.

INGRESS - EGRESS AND ELECTRICAL SERVICE FOR CENTRAL PIVOT IRRIGATION SYSTEM:

A strip of land 30.00 feet in width over and across a portion of the S1/2 of the NW1/4 of Section 11, Township 17 North, Range 10 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

From the W1/4 Corner of Section 11, Township 17 North, Range 10 East; thence N 00°38'17" W (assumed bearing) along the Westerly Line of the NW1/4 of said Section 11 a distance of 1294.24 feet to a point 30.00 feet southerly of the Northwest Corner of the S1/2 of the NW1/4 of said Section 11 and the Point of Beginning; thence continuing N 00°38'17" W along said westerly 1/4 section line a distance of 30.00 feet to the Northwest Corner of said S1/2 of the NW1/4; thence N 89°44'21" E along the Northerly Line of said S1/2 of the NW1/4 a distance of 1650.00 feet; thence S 00°38'17" E a distance of 30.00 feet; thence S 89°44'21" W parallel to and 30.00 feet southerly of the Northerly Line of said S1/2 of the NW1/4 a distance of 1650.00 feet to the Point of Beginning.