



DEED 2012113269



NOV 06 2012 13:25 P 2

Met. Rec.
Stamp tax
11-6-12
Date
\$65.25
By <i>CS</i>

*Deed 2/1*  
 Fee *10.50* PR *01.60000*  
 BAP *24.670 MB* SCMP  
 DEL. SCARV. FV.

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 11/6/2012 13:25:07.98  
 2012113269

### WARRANTY DEED

Record and return to:  
**Blair Abstract & Title Company**  
**1904 South Street, Suite 105**  
**Blair, NE 68008**

KNOW ALL MEN by these presents that, **Sachs Farms, LLC, a Nebraska limited liability company**, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto **H.A. & D. Limited Partnership**, herein called the grantee whether one or more, the following described real property in **Douglas County, Nebraska**:

**SEE EXHIBIT "A", HERETO ATTACHED.**

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof**; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed this **1st day of November, 2012**.

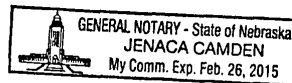
Sachs Farms, LLC, a Nebraska  
 limited liability company  
  
 by Charles Sachs, Managing Member

STATE OF **Nebraska**  
 COUNTY OF **Douglas**

The foregoing instrument was acknowledged before me this 1st day of November, 2012 by Charles Sachs, Managing Member of Sachs Farms, LLC, a Nebraska limited liability company.

Notary Public, State and County aforesaid

Notary Signature  
**JENACA CAMDEN**  
 Notary Printed Signature



My commission expires:  
2-26-2015

**LEGAL DESCRIPTION:**

Part of the SW1/4 of the SE1/4 of Section 24, Township 16 North, Range 10 East of the 6th Principal Meridian, Douglas County, Nebraska and more particularly described as follows:

From the S1/4 Corner of Section 24, Township 16 North, Range 10 East; thence N 00°06'53" E (assumed bearing) along the Westerly Line of the SW1/4 of the SE1/4 of said Section 24, Westerly Line of a 64.80 acre tract of land as surveyed by Frank A. Kohl, LS-545 and dated October 12, 1999, a distance of 773.10 feet; thence continuing along said westerly surveyed line as follows N 56°42'12" E a distance of 46.72 feet to a point 39.00 feet easterly of the Westerly Line of said SW1/4 of the SE1/4 and the Point of Beginning; thence continuing along said westerly surveyed line N 56°42'12" E a distance of 129.55 feet to an iron found; thence N 33°55'37" E a distance of 127.20 feet to an iron found; thence N 10°34'22" E a distance of 83.43 feet to an iron found; thence N 00°36'53" E a distance of 229.84 feet to the Southerly Line of a 1.2515 acres tract of land as surveyed by Gary D. Tinkham, LS-365 and dated October 8, 1980; thence N 89°13'13" E along said southerly surveyed line a distance of 178.32 feet; thence departing said southerly line S 28°03'58" E a distance of 303.71 feet; thence S 11°51'31" W a distance of 85.45 feet; thence S 57°10'07" W a distance of 596.30 feet to a point 39.00 feet easterly of the Westerly Line of said SW1/4 of the SE1/4; thence N 00°06'53" E parallel to and 39.00 feet easterly of said westerly 1/4 1/4 Section line a distance of 183.99 feet to the Point of Beginning

**EXHIBIT "A"**