



DEED 2014048453



JUN 26 2014 11:20 P 3

Nebr Doc Stamp Tax
06-26-2014 Date
\$1912.50
By AH

Fee amount: 22.00  
FB: 01-60000  
COMP: AH

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
06/26/2014 11:20:00.00



2014048453

**AFTER RECORDING RETURN TO:**

Title Services of the Plains  
P.O. Box 85  
Wahoo, NE 68066

**WARRANTY DEED**

Charles A. Sachs and Corrine K. Sachs, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Degan Holdings, L.L.C., a Nebraska Limited Liability Company, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

SEE ATTACHED EXHIBIT "A"

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

1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: 6-19, 2014.

Charles A. Sachs

Corrine K. Sachs

STATE OF NEBRASKA        )  
  )  
COUNTY OF Douglas    )

The foregoing instrument was acknowledged before me this 19 day of June, 2014 by Charles A. Sachs and Corrine K. Sachs, husband and wife.

Notary Public

My Commission Expires: 2/03/2015

File No. C14-0120

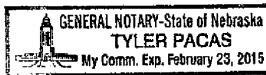


EXHIBIT "A"

File # C14-0120

Parcel A:

That part of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 24, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, described as follows:

That part of the Southeast Quarter of Section 24, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Commencing at the Southeast Corner of the said Southeast Quarter of Section 24; thence N89°59'37"W (assumed bearings) for 1480.70 feet along the South line of the said Southeast Quarter of Section 24 to the true point of beginning; thence N89°59'37"W for 544.50 feet continuing along said South line; thence N00°00'25"E for 433.50 feet; thence S89°59'37"E for 544.50 feet parallel with and 433.00 feet North of the South line of the Southeast Quarter of said Section 24; thence S00°00'25"W for 433 feet to the point of beginning EXCEPT

that part of the South Half of the Southeast Quarter of Section 24, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

commencing at the Southwest Corner of the South Half of the Southeast Quarter said Section 24; thence East on the South line of said Southeast Quarter 885.0 feet to the point of beginning; thence continuing East on the South line of said Southeast Quarter 200.0 feet; thence North 200.0 feet; thence West on a line 200.0 feet North of and parallel to the south line of said Southeast Quarter 200.0 feet; thence South 200.0 feet to the point of beginning

AND

That part of the South Half of the Southeast Quarter of Section 24, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

commencing at the Southwest Corner of the South Half of the Southeast Quarter of said Section 24; thence East on the South line of the Southeast Quarter 885.0 feet to the point of beginning; thence continuing East on the South line of said Southeast Quarter 200.0 feet; thence North 200.0 feet; thence West on a line 200.0 feet North of and parallel to the South line of said Southeast Quarter 200.0 feet; thence South 200.0 feet to the point of beginning

AND

that part of the Southeast Quarter of Section 24, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, described as follows:

commencing at the Southeast Corner of the said Southeast Quarter of Section 24; thence N89°59'37"W (assumed bearings) for 60.80 feet along the South line of the said Southeast Quarter of Section 24 to the West right of way line of Nebraska State Highway 31 and the true point of beginning; thence N89°59'37"W for 1419.90 feet along said South line; thence N00°00'25"E for 433.00 feet; thence N89°59'36"W for 544.50 feet; thence N00°00'25"E for 710.40 feet; thence N89°18'39"E for 126.24 feet; thence N01°51'14"W for 151.24 feet; thence N89°18'28"E for 1411.85 feet to a found monument (1/2" open top pipe) at an angle point in the West line of a parcel as surveyed on April 13, 1992 by Gerald Roger L.S. #222 and filed at the Douglas County Surveyor's Office; thence along said parcel for the following (3) courses: 1) thence S00°01'26"E for 475.50 feet to a found monument (5/8" rebar); 2) thence S63°40'19"E for 67.55 feet to a found monument (1" pinched top pipe); 3) thence S89°59'23"E for 347.13 feet to a found monument (1/2" open top pipe) and the West right of way of Nebraska State Highway 31; thence S01°39'13"E for 808.17 feet to the point of beginning

AND

that part of the south Half of the Southeast Quarter of Section 24, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, described as follows:

beginning at the Southwest Corner of the said South Half of the Southeast Quarter of Section 24; thence N00°06'50"E (assumed bearings) for 773.04 feet along the West line of the said South Half of the Southeast Quarter of Section 24; thence N56°41'11"E for 176.21 feet; thence N33°54'55"E for 127.14 feet; thence N10°35'06"E for 83.37 feet; thence N00°36'53"E for 231.47 feet to an existing fence; thence N89°11'51"E for 519.46 feet along said fence; thence S01°51'14"E for 151.24 feet; thence S89°18'39"W for 126.24 feet; thence S00°00'25"W for 1143.40 feet to the south line of the said South Half of the Southeast Quarter of Section 24; thence N89°59'33"W for 635.46 feet to the point of beginning, subject to the County Road right of way EXCEPT

that part of the South Half of the Southeast Quarter of Section 24, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, described as follows:

beginning at the Southwest Corner of the South Half of the Southeast Quarter of Section 24; thence N00°06'50"E (assumed bearings) for 773.04 feet along the West line of the said South Half of the Southeast Quarter of Section 24; thence N56°41'11"E for 176.21 feet; thence N33°54'55"E for 127.14 feet; thence N10°35'06"E for 83.37 feet; thence N00°36'53"E for 231.47 feet to an existing fence line; thence N89°11'51"E for 519.46 feet along said fence line; thence N89°18'28"E for 1411.85 feet along said fence line; thence S00°01'26"E for 475.50 feet; thence S63°40'19"E for 67.55 feet; thence S89°59'23"E for 347.13 feet to the West right of way of Nebraska State Highway #31; thence S01°39'13"E for 808.17 feet along the West right of way of Nebraska State Highway #31 to the South line of the said South Half of the Southeast Quarter of Section 24; thence N89°59'37"W for 747.40 feet along the South line of the said South Half of the Southeast Quarter of Section 24; thence N49°11'19"W

for 1360.75 feet; thence S00°13'11"E for 614.64 feet; thence S41°25'46"W for 15.15 feet; thence S89°59'35"W for 8.34 feet; thence S00°52'40"W for 76.05 feet; thence S89°45'28"W for 66.23 feet; thence S00°00'23"W for 186.91 feet to the South line of the said South Half of the Southeast Quarter of Section 24; thence N89°59'37"W for 739.14 feet to the point of beginning.