



DEED 2014048454



JUN 26 2014 11:20 P 2

Nebr Doc Stamp Tax
06-26-2014 Date
\$ 675.00
By AH

Fee amount: 16.00
FB: 91-60000
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
06/26/2014 11:20:01.00



2014048454

AFTER RECORDING RETURN TO:

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

WARRANTY DEED

Sachs Farms, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Degan Holdings, LLC, 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.

Sachs Farms, LLC, A Nebraska
Limited Liability Company

by Charles A. Sachs
Charles A. Sachs, Member

by Corrine K. Sachs
Corrine K. Sachs, Member

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, Both Members of Sachs Farms, L.L.C. , a Nebraska Limited Liability Company.

Tyler Pacas
Notary Public

My Commission Expires: 2/23/2015

File No. C14-0120

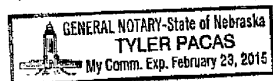


EXHIBIT "A"

File # C14-0120

.Parcel B:

orig legl for 59 ac pcl
being pcl 2 as in QCD
2176-287 to Sachs Farms

That part of the Southwest Quarter of the Southeast Quarter and 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:

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 EXCEPT 2010035836 E14 W39 SWSE 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:

2010035836 E14 W39 SWSE
brown pcl

commencing at the Southwest Corner of said Southeast Quarter of Section 24; thence N00°06'50"E (assumed bearings) for 33.00 feet along the West line of said South Half of the Southeast Quarter to the North right of way line of State Street; thence S89°59'37"E for 25.00 feet along said North right of way line to the true point of beginning; thence N00°06'50"E for 756.49 feet parallel with and 25.00 feet East of said West line of the South Half of the Southeast Quarter; thence N56°41'11"E for 16.77 feet; thence S00°06'50"W for 765.71 feet parallel with and 39.00 feet East of said West line of the South Half of the Southeast Quarter to the said North right of way line of State Street; thence N89°59'37"W for 14.00 feet to the point of beginning ALSO EXCEPT

2012113269-addl pcl in NW
corner of orange/westernmost pcl

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

from the South Quarter Corner of Section 24, Township 16 North, Range 10 East; thence N00°06'53"E (assumed bearings) along the Westerly line of the Southwest Quarter of the Southeast Quarter 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: N56°42'12"E, a distance of 46.72 feet to a point 39.00 feet Easterly of the Westerly line of said Southwest Quarter of the Southeast Quarter and the point of beginning; thence continuing along said Westerly surveyed line N56°42'12"E, a distance of 129.55 feet to an iron found; thence N33°55'37"E, a distance of 127.20 feet to an iron found; thence N10°34'22"E, a distance of 83.43 feet to an iron found; thence N00°36'53"E, a distance of 229.84 feet to the Southerly line of a 1.2515 acre tract of land as surveyed by Gary D. Tinkham, LS-365 and dated October 8, 1980; thence N89°13'13"E along said Southerly surveyed line, a distance of 178.32 feet; thence departing said Southerly line S28°03'58"E, a distance of 303.71 feet; thence S11°51'31"W, a distance of 85.45 feet; thence S57°10'07"W, a distance of 596.30 feet to a point 39.00 feet Easterly on the Westerly line of said Southwest Quarter of the Southeast Quarter; thence N00°06'53"E parallel to and 39.00 feet Easterly of said Westerly Quarter Quarter Section line, a distance of 183.99 feet to the point of beginning ALSO EXCEPT

have survey

a parcel of land lying in the Southeast Quarter of the Southeast Quarter of Section 24, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, being more particularly described as follows:

2013117824 to DC
SESE

Commencing at the Southeast Corner of the Southeast Quarter of said Section 24; thence S87°37'15"W (assumed bearing) along the South line of said Southeast Quarter, 395.70 feet; thence N2°22'45"W perpendicular to said South line, 33.00 feet to a point on the North right of way line of State Street, being the point of beginning; thence S87°37'15"W along a line 33.00 feet North of and parallel to the South line of said Southeast Quarter, also being the North right of way line of State Street, 125.92 feet; thence N2°22'45"W perpendicular to the South line of said Southeast Quarter, 17.00 feet; thence N87°37'15"E along a line 50.00 feet North of and parallel to the South line of said Southeast Quarter, 125.92 feet to a point on the North right of way line of State Street; thence S2°22'45"E perpendicular to the South line of said Southeast Quarter, also being the North right of way line of State Street, 17.00 feet to the point of beginning, subject to County Road right of way.

missing exceptions: the pc within 314-253-pg 5 (Neu), being pt of State st & 2238-44, being the W 25' of SWSE pcl

S-- 314-253 is for Hwy 31 & pt of State St- our legl goes to row of Hwy 31, but did not omit the part lying in State St, being the 335 x 28' strip of the legl on page 5- see survey in maps which shows-

S--2238-44 see above

and exc county rd &/or hwy-(33')