

\$23.⁰⁰

DEC 11 2001

Dan Jaltz

REGISTER OF DEEDS

INST. NO 2001

unto/wel 1995 Northhills/IT

2001 DEC 11 P 45

074460

LANCASTER COUNTY, NE

BLOCK

CHECKED

ENTERED

EDITED

WARRANTY DEED

ELLA LOIS PEGRAM, aka LOIS PEGRAM, aka ELLA L. PEGRAM, individually, as an unmarried person, ELLA LOIS PEGRAM, as Trustee of the Amended and Restated Ella Lois Pegram Trust Dated August 13, 1975, aka Lois Pegram Trust, and DANJA PEGRAM-SIDERS, formerly known as DANJA MIA PEGRAM, DANJA M. PEGRAM, and DANJA PEGRAM, joined by her spouse, MICHAEL SIDERS, singularly and collectively, the "GRANTOR", in consideration of ONE DOLLAR (\$1.00) received from GRANTEE, AGINVEST LLC, a Nebraska limited liability company, convey to GRANTEE Grantors' entire interests, respectively, in and to the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

The North Half of the Southeast Quarter (N1/2SE1/4) of Section 3, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

The West Half of the Northwest Quarter (W1/2NW1/4) of Section 2, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, except that part conveyed to Lancaster County in the Warranty Deed filed as Instrument No. 92-40761 in the office of the Register of Deeds of Lancaster County, Nebraska

Lot 22, Southwest Quarter (S1/2SW1/4) of Section 35, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

The Southwest Quarter (SW1/4) of Section 34, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, except those portions thereof described as follows: The South 50.0 feet of the Southwest Quarter of Section 34, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska; and Commencing at the southwest corner of said Section 34, thence northerly with the west line of said Section 34, a distance of 50.0 feet to the point of beginning, thence continuing northerly with the said west line to the northwest corner of the Southwest Quarter of said Section 34, thence easterly with the north line of the said Southwest Quarter of Section 34 a distance of 59.28 feet, thence southeasterly to a point located 2,300.42 feet north of the said southwest corner and 65.0 feet east of the said west line, thence southerly and parallel with said west line of Section 34 to a point 50.0 feet northerly from and perpendicular to the south line of the said Southwest Quarter, thence westerly to the point of beginning; and Commencing at the Southwest corner of said Section 34, thence easterly along the south line of said Southwest Quarter a distance of 65.0 feet, thence northerly parallel to and 65.0 feet east of the west line of said Southwest Quarter 50.0 feet to the point of beginning, thence along following courses and distances: North 00 degrees 00 minutes 00 seconds east, 660.5 feet parallel and 65.0 feet east from west line Southwest Quarter, South 89 degrees 27 minutes 53 seconds east, 660.5 feet, South 00 degrees 00 minutes 00 seconds west, 660.5 feet to a point 50.0 feet north from south line said Southwest Quarter, north 89 degrees 27 minutes 53 seconds west, 660.5 feet parallel and 50.0 feet north from said south line Southwest Quarter to point of beginning, containing 436,241 square feet of 10.01 acres more or less

The South Half of the Southwest Quarter (S1/2SW1/4) of Section 4, except 1.50 +/- acres in East Part for road (00-61732), Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

The North Half of the Southwest Quarter (N1/2SW1/4) of Section 4, except 1.50 +/- acres in West Part for road (00-61732), Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

Lot 14, Irregular Tract in the Northeast Quarter (NE1/4) and the South Half of the Northeast Quarter (S1/2NE1/4) of Section 34, Township 11 North, Range 5 East of the 6th P.M., Lancaster County, Nebraska

The Southeast Quarter (SE1/4) of Section 34, Township 11 North, Range 5 East of the 6th P.M., Lancaster County, Nebraska

* Unit 702, University Towers Condominium Property Regime, Lancaster County, Nebraska [128 North 13th Street, Unit 702, Lincoln, Nebraska

3.00 acres in the Northwest of Lot 8 in the Northwest Quarter (NW1/4) of Section 25, Township 12 North, Range 5 East of the 6th P.M., Lancaster County, Nebraska, described as follows: referring to the northeast corner of the Northwest Quarter, thence in a westerly direction on the north line of the Northwest Quarter 562.93 feet to the point of beginning, said point being the northwest corner of Lot 8, thence in a southerly direction 500 degrees 17 minutes 24 seconds west on the East line of Lot 8 836.8 feet, thence south 88 degrees 39 minutes 25 seconds west 293.91 feet to a point 30 feet east of the west line of said Lot 8, thence north 00 degrees 17 minutes 24 seconds east on a line 30 feet east of the west line of said Lot 8 451.17 feet to a point 36 feet south of the north line of the Northwest Quarter, thence easterly north 89 feet 25 minutes 59 seconds 89.99 feet to a point 33 feet south of the north line of the Northwest Quarter, thence westerly north 88 degrees 39 minutes 25 seconds west on the north line 120 feet to the point of beginning

Lot 10 and Lot 8 in the Northwest Quarter of Section 25, Township 12 North, Range 5 East of the 6th P.M., except 3.00 acres described as: referring to the northeast corner of the Northwest Quarter, thence in a westerly direction on the north line of the Northwest Quarter 562.93 feet to the point of beginning, said point being the northwest corner of Lot 8, thence in a southerly direction 500 degrees 17 minutes 24 seconds west on the East line of Lot 8 836.8 feet, thence south 88 degrees 39 minutes 25 seconds west 293.91 feet to a point 30 feet east of the west line of said Lot 8, thence north 00 degrees 17 minutes 24 seconds east on a line 30 feet east of the west line of said Lot 8 451.17 feet to a point 36 feet south of the north line of the Northwest Quarter, thence easterly north 89 feet 25 minutes 59 seconds 89.99 feet to a point 33 feet south of the north line of the Northwest Quarter, thence westerly north 88 degrees 39 minutes 25 seconds west on the north line 120 feet to the point of beginning

* Lots 7, 8 and 9, Block 24, West Lincoln, Lancaster County, Nebraska commonly known as 616 West Cornhusker Highway, Lincoln, Nebraska

Lot 25, Southeast Quarter (SE1/4) of Section 19, Township 11 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska

The East Half of the West Half of the Northeast Quarter (E1/2W1/2NE1/4) of Section 33, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

The East Half of the Northeast Quarter, except the North 33' and except a portion in the East Part for road (exception described in 91-726), Section 33, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

21.89+/- acres lying in the South Part of Lot 12 and the West Part of Lot 14 (00-48412), Southwest Quarter of Section 2, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

20.78+/- acres lying in the North Part of Lot 12 and the West Part of Lot 14 (00-48412), Southwest Quarter of Section 2, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

* Lot 1, Block 9, North Hills Addition to Lincoln, Lancaster County, Nebraska

Lots 25, 26, 27 and 28 in the Southwest Quarter (SW1/4) of Section 1, Township 8 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska

The Northwest Quarter of the Southeast Quarter (NW1/4NE1/4) and Lot 1 Southeast Quarter (SE1/4), all located in Section 26, Township 11 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska

The Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section 26, Township 11 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska

subject to conditions, restrictions, covenants and easements of record, if any.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrance;
- (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: Oct. 19, 2001.

Ella Lois Pegram
Ella Lois Pegram, individually

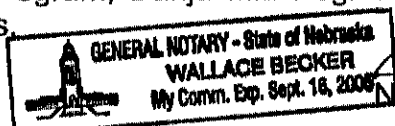
Danja Pegram-Siders
Danja Pegram-Siders

Ella Lois Pegram
Ella Lois Pegram, as trustee of the Amended and Restated Ella Lois Pegram Trust Dated August 13, 1975

Michael Siders
Michael Siders

STATE OF NEBRASKA)
)ss:
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me on October 19, 2001 by Ella Lois Pegram, aka Lois Pegram, aka Ella L. Pegram, individually as an unmarried person, and as trustee of the Amended and Restated Ella Lois Pegram Trust Dated August 13, 1975, aka Lois Pegram Trust, and Danja Pegram-Siders, formerly known as Danja M. Pegram, Danja Mia Pegram, and Danja Pegram, joined by her spouse, Michael Siders.



Wallace Becker
Notary Public