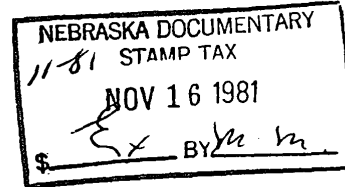


CORPORATION WARRANTY DEED

Miller Land & Cattle Co., Inc., a Nebraska Corporation organized and existing under the laws of the State of Nebraska, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration DOLLARS received from GRANTEE, Ed Miller & Sons Holding Company, a Nebraska corporation conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit "A" attached hereto and made a part hereof



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

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements 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.

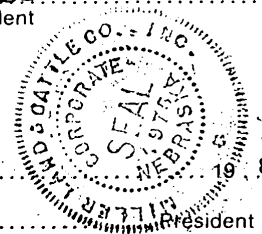
Executed October 31, 19 81

MILLER LAND & CATTLE CO., INC. Grantor

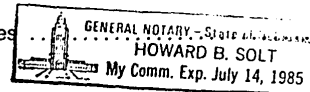
By Edward Miller, President

STATE OF NEBRASKA )
COUNTY OF DOUGLAS ) SS.

The foregoing instrument was acknowledged before me on October 31, 19 81 by Edward Miller, President of Miller Land & Cattle Co., Inc. a Nebraska Corporation, on behalf of the Corporation.



Notary Public
My commission expires



STATE OF NEBRASKA, County of

Filed for record and entered in Numerical Index on 19 at o'clock M., and recorded in Deed Record Page

County or Deputy County Clerk
Register or Deputy Register of Deeds

## EXHIBIT "A"

TRACT 1:

17-16-10  
 The Southeast Quarter (SE1/4) of Section Seventeen (17), in Township Sixteen (16) North, Range Ten (10), East of the Sixth (6th) Principal Meridian except that part described as follows: Beginning at the Southeast Corner of said Section Seventeen (17); thence Northerly on the East line of the Southeast Quarter (SE1/4) of said Section Seventeen (17), a distance of 2644.2 feet to the Northeast corner of said Southeast Quarter (SE1/4); thence Westerly on the North line of said Southeast Quarter (SE1/4) a distance of Thirty-eight and five tenths (38.5) feet; thence Southerly a distance of 2644.3 feet to a point on the South line of said Southeast Quarter (SE1/4); thence Easterly on said South line a distance of Forty (40) feet to the point of beginning, in Douglas County, Nebraska.

TRACT 2:

30-16-10  
 East One half (E1/2) of the Southeast Quarter (SE1/4) of Section 30, Township 16, North, Range 10 East of the 6th P.M. in Douglas County, Nebraska.

TRACT 3:

30-16-10  
 The East Seventy Acres of the South West Quarter of Section Thirty (30), Township Sixteen (16) North, Range Ten (10) East, of the 6th P.M. in Douglas County, Nebraska, excluding therefrom the following described property:

Beginning at a point on the South line of Sec. 30-16-10, at a point 18.0 feet West of the South 1/4 Corner; thence N 00°00' W (assumed bearing) for a distance of 160.14 feet; thence N 90°00' W for a distance of 272.0 feet; thence S 00°00' W for a distance of 160.14 feet to a point on the South line of said Section 30; thence N 90°00' E along said South section line for a distance of 272.0 feet to the point of beginning containing 1.0 acres more or less.

TRACT 4:

30-16-10  
 The Northeast Quarter of Section Thirty (30), Township Sixteen (16) North, Range Ten (10), East of the 6th P.M., Douglas County, Nebraska, excepting therefrom a tract of land more particularly described as follows and containing 1.03 acres more or less:

Commencing at the Northeast Corner of said Sec. 30 and going thence S 0°00' W along the East line of said Section for a distance of 1263.0' to the point of beginning; thence continuing S 0°00' W for a distance of 177.0'; thence N 90°00' W for a distance of 254.0'; thence N 0°00' E for a distance of 177.0'; thence S 90°00' E for a distance of 254.0' to the point of beginning and subject to a public road on the East.

TRACT 5:

30-16-10  
 The West One-half (W1/2) of the Southeast One-Quarter (SE1/4) of Section Thirty (30), Township Sixteen (16) North, Range Ten (10) East of the 6th P.M., in Douglas County, Nebraska.

TRACT 6:

3-2-16-10  
 North Half (N1/2) of the Southeast Quarter (SE1/4) and South Half (S1/2) of the South Half (S1/2) of Northeast Quarter (NE1/4), Section 32, Township 16, Range 10, East of the 6th P.M. Douglas County, Nebraska, and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) and the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 32, Township 16, Range 10, East of the 6th P.M., in Douglas County, Nebraska, except those parts deeded to the State of Nebraska.

TRACT 7:

30-16-10  
 31-16-10  
 The West 71.14 acres of the Southwest Quarter of the Southwest Quarter of Section 30; and Tax Lot 2, being all of the Northwest Quarter of the Northwest Quarter, lying North of the U.P. Railroad Co. right of way, of Section 31, all in Township 16 North, Range 10 East of the 6th P.M. in Douglas County, Nebraska, except tracts described as follows:

Tract No. 1: The property conveyed to the State of Nebraska by warranty deed recorded in Book 793, Book 655 and described as follows: Referring to the Southwest corner of the North Half of the Northwest Quarter of Section 31, Township 16 North, Range 10 East of the 6th P.M., thence Northerly on the West line of said North Half of the Northwest Quarter, a distance of 464.6 feet; thence Southeasterly on an 11,399.16 foot radius curve to the left (initial tangent of which forms an angle of 125 degrees 47 minutes right with said West line) a distance of 80.6 feet to the point of beginning; thence continuing southeasterly on the last described course produced a distance of 242.7 feet to a point of tangency; thence continuing southeasterly, tangent, a distance of 160.4 feet to property line; thence westerly 145 degrees 43 minutes right and on said property line a distance of 40.1 feet; thence northwesterly 37 degrees 57 minutes right and on a line 66.0 feet northeasterly from the parallel to the northeastern 100 foot right of way line of the Union Pacific Railroad (as said Railroad was constructed and now in operation in said North 1/2 of NW1/4) a distance of 353.6 feet to point of curvature; thence continuing northwesterly on a 117.0 foot radius curve to the right (initial tangent of which coincides with the last described course) a distance of 20.6 feet to the point of beginning.

Tract No. 2: The property conveyed to Tom B. Putnam by warranty deed recorded in Book 798, Page 500, and described as follows: Beginning at a point 359.3 feet West of Southeast corner of NW1/4 of NW1/4 of said Sec. 31, and running thence West 57.5 feet to the Lincoln Highway, thence Northwesterly along the Lincoln Highway 320.4 feet, thence East 316.0 feet to a point 188 feet North and 356.4 feet West of Southeast corner of said Northwest 1/4 of Northwest 1/4 of Sec. 31 and thence South 188 feet to the place of beginning, except the strip of land containing 0.126 acres along the southerly boundary thereof, sold to the State of Nebraska for road purposes, as more particularly described in the deed thereto.

Tract No. 3: Property conveyed to Hugh M. Rhea by warranty deed recorded in Book 737, Page 748 and described as follows: Commencing at the Southeast corner of NW1/4 of NW1/4 of said Sec. 31, and running thence North 188 feet, thence West 356.4 feet, thence South 188 feet to a point 359.3 feet West of place of beginning,

thence Southeasterly along the Lincoln Highway 288.5 feet to the Westerly line of Walnut Street in the Village of Valley, thence Northeasterly along the Westerly line of Walnut Street 214.2 feet to the place of beginning.

Tract No. 4: The property conveyed to Herbert W. Harris and Ruby M. Harris by warranty deed recorded in Book 1233, Page 13, more particularly described as follows: From the center of the Northwest Quarter of Section 31, Township 16 North, Range 10 East, and assuming the 1/4 1/4 line East of the West line of said Section to be due North and South; thence North 188.0 feet; thence North 87°34' West a distance of 455.77 feet to the point of beginning; thence continuing North 87°34' West a distance of 177.53 feet to the Northeasterly Highway R.O.W.; thence North 53°17' West along said R.O.W. a distance of 100.0 feet; thence North 36°43' East a distance of 100.0 feet; thence South 53°17' East a distance of 246.69 feet to the point of beginning, lying in the Northwest Quarter of the Northwest Quarter of Section 31, Township 16 North, Range 10, East of the 6th P.M., Douglas County, Nebraska.

Tract No. 5: From the Northwest Corner of Section 31, Township 16 North, Range 10 East, and assuming the West line of Section 31 to bear South 00°00'51" West; thence South 00°00'31" West a distance of 372.25 feet; thence South 89°59'09" East a distance of 33.0 feet to the point of beginning; thence South 00°00'51" West a distance of 458.11 feet; thence Southeasterly on a 117.0 foot radius curve to the left a distance of 83.60 feet; thence South 55°07'59" East a distance of 242.05 feet; thence South 55°50'39" East a distance of 48.95 feet; thence North 36°18'26" East a distance of 104.22 feet; thence North 00°00'51" East a distance of 615.15 feet; thence North 89°59'09" West a distance of 333.19 feet to the point of beginning, lying in the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska; and containing 4.70 acres, more or less.

Tract No. 6: Property conveyed to the State of Nebraska by Warranty Deed recorded in Book 811, Page 435 of the Deed Records of the Register of Deeds, Douglas County, Nebraska.

Tract No. 7: The West 7 feet of Tax Lot 2 of Section 31, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska. Contains 0.06 acres more or less. (Said tract being the East 7 feet of the West 40 feet of that part of said Section 31.)

Tract No. 8: The East 7 feet of the West 40 feet of the North 40 acres of the West 71.14 acres of the Southwest 1/4 of Section 30, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, except that part already taken for public roads. Contains 0.21 acres more or less.

Tract No. 9: The East 7 feet of the West 40 feet of the South 31.14 acres of the West 71.14 acres of the Southwest 1/4 of Section 30, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, except that part already taken for public roads. Contains 0.21 acres more or less.

Tract No. 10: 0.48 acres situated in Sections 30 and 31, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, conveyed to the State of Nebraska.

TRACT 8:

6-15-10

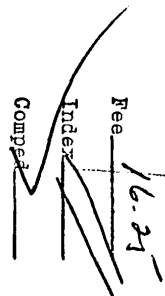
The Northeast Quarter (NE1/4) and the East One-Half (E1/2) of the West One-Half (W1/2) of Section Six (6), Township Fifteen North (15N), Range Ten East (10E) of the Sixth (6th) P.M., Douglas County, Nebraska, except that part in the eastern part of the East One-Half (E1/2) of the Northwest Quarter (NW1/4) of Section Six (6), Township Fifteen North (15N), Range Ten East (10E) of the Sixth (6th) P.M., Douglas County, Nebraska, described as follows: Referring to the Northeast corner of said Section Six (6); thence Westerly on the North line of the East Half of the Northwest Quarter (NW1/4) of said Section Six (6), a distance of 33.0 feet; thence Southerly on a line 33.0 feet Westerly from and parallel to the East line of said East Half of the Northwest Quarter a distance of 1447.4 feet to the point of beginning; thence continuing Southerly on the last described course produced a distance of 700.0 feet; thence Westerly 90 degrees right a distance of 12.0 feet to a point 45.0 feet Westerly from said East line; thence Northerly on a line 45.0 feet Westerly from and parallel to said East line a distance of 700.0 feet; thence Easterly 90 degrees right a distance of 12.0 feet to the point of beginning, containing 0.19 acre, more or less, and that part from a point in the North margin of the Northeast Quarter of the Northwest Quarter of Section Six (6), Township Fifteen (15) North, Range Ten (10) East of the 6th P.M., and 626.05 feet West of the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence West on said North margin 400.0 feet; thence South 440.0 feet; thence East 400.0 feet; thence North 440.0 feet to point of beginning, said tract containing 4 acres, more or less, subject to a 33 foot road easement on the North, in Douglas County, Nebraska, less conveyance to the State of Nebraska for highway purposes and subject to easements, covenants and restrictions of record.

TRACT 9:

6-15-10

A tract of land located in the East Half of the Northwest Quarter of Section Six (6), Township Fifteen (15) North, Range Ten (10), East of the Sixth Principal Meridian, more particularly described as follows: Commencing at the center of said Section 6; going thence West along the South margin of said East Half of the Northwest Quarter on an assumed bearing of South 88°32'27" West for a distance of 33 feet to the point of beginning, thence going North 0°00' East along a line 33 feet West of and parallel to the East margin of said East Half of the Northwest Quarter for a distance of 479.63 feet; thence North 90°00' West for a distance of 12 feet; thence North 0°00' East for a distance of 700 feet; thence North 90°00' East for a distance of 12 feet; thence North 0°00' East for a distance of 1414.4 feet to a point 33 feet West of the East margin and 33 feet South of the North margin of said East Half of the Northwest Quarter; thence South 88°54'06" West along a line 33 feet South of and parallel to the North margin of said East Half of the Northwest Quarter for a distance of 592.42 feet; thence South 1°05'54" East for a distance of 407 feet; thence South 88°54'06" West for a distance of 400 feet; thence North 1°05'54" West for a distance of 407 feet; thence South 88°54'06" West for a distance of 298.91 feet to a point on the West margin of said East Half of the Northwest Quarter and 33 feet South of the Northwest corner of said East Half of the Northwest Quarter; thence South 0°03'17" West along said West margin for a distance of 2602.14 feet to the Southwest corner of said East Half of the Northwest Quarter; thence North 88°32'27" East along the South margin of said East Half of the Northwest Quarter for a distance of 1294.01 feet to the point of beginning.

- 17-16-10
- 30-16-10
- 32-16-10
- 31-16-10
- 6-5-10



Book 1678  
 Page 538  
 of *Acres*

RECEIVED  
 1981 NOV 16 AM 10:59  
 C. HAROLD OSTLER  
 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NEBR.

59 Acres.