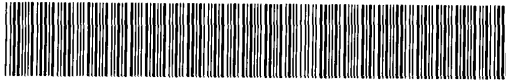




DEED 2012131350



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12/26/12
Date

\$ 3962.²⁵

By JB

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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/26/2012 09:54:45.74



2012131350

RETURN TO: CLW Valley Farms Holdings, LLC c/o ONTE 12100 W. Center Rd. Suite 501, Omaha NE 68144

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I OR WE, Janice C. Allen, a single person, herein called the grantor whether one or more, in consideration of One Dollar and other good and valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto CLW Valley Farms Holdings, LLC, a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

A TRACT OF LAND LOCATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE SIXTH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00°11'35"E (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2643.76 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S89°51'17"W ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 316.44 FEET TO THE SOUTHEAST CORNER OF THE STATE OF NEBRASKA DEPARTMENT OF ROADS RIGHT-OF-WAY LINE AS PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 2092, PAGES 502-505; THENCE WESTERLY ON SAID RIGHT-OF-WAY LINE AS FOLLOWS: N31°48'21"W 199.28 FEET, S89°59'04"W 82.02 FEET, S68°10'59"W 123.69 FEET, N86°48'46"W 293.60 FEET, S00°19'25"W 59.06 FEET, N84°07'47"W 191.87 FEET, N80°07'37"W 224.57 FEET, N89°43'00"W 197.21 FEET, N43°41'48"W 1628.87 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE N00°15'22"W ON SAID WEST LINE, A DISTANCE OF 1321.38 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE N89°52'31"E ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2643.42 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND LOCATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE SIXTH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER AND ASSUMING THE EAST LINE OF SAID SOUTHEAST QUARTER TO HAVE A BEARING OF S00°11'35"E; THENCE N00°15'22"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 948.79 FEET TO A POINT ON THE STATE OF NEBRASKA DEPARTMENT OF ROADS RIGHT-OF-WAY LINE AS PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 2092, PAGES 502-505; THENCE SOUTHERLY AND WESTERLY ON SAID RIGHT-OF-WAY LINE AS FOLLOWS: S44°22'08"E 1151.76 FEET, S80°37'47"W 341.86 FEET, S86°42'49"W 345.05 FEET, S00°00'57"E 49.70 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE S89°51'17"W ON SAID SOUTH LINE, A DISTANCE OF 119.39 FEET TO THE POINT OF BEGINNING.

THE GRANTOR covenants with Grantee(s) that Grantor:

- (1) Is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record and **subject to all regular taxes and special assessments.**
- (2) Has legal power and lawful authority to convey the same;
- (3) Warrants and will defend the title to the real estate against the lawful claims of all persons.

①

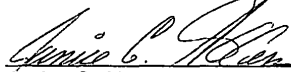
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Revised 8-21-2012,CJ

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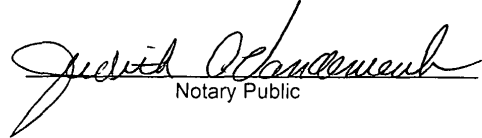
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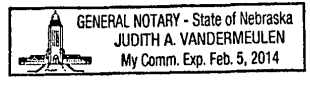


Janice C. Allen

STATE OF NEBRASKA)
COUNTY OF Douglas)SS:

The foregoing instrument was acknowledged before me on 12/21/12, by **Janice C. Allen**,
a **single person**.


Notary Public



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