

156-1460

WARRANTY DEED

Mike Hogan Development Company, a Nebraska Corporation ("Grantor") in consideration of Ten Dollars and Other Valuable Consideration received from Patterson Farms and Investments ("Grantee"), conveys to the Grantee, the following described real estate ("Real Estate") together with all easements, tenements and hereditaments benefiting the Real Estate:

SEE EXHIBIT "A"

NEBRASKA DOCUMENTARY
STAMP TAX
JUN 15 1981
\$275⁰⁰ BY L.W.

FILED FOR RECORD 6-15-81 AT 10:45 A.M. IN BOOK 156 OF Deeds
PAGE 146A Carl L. Hillel REGISTER OF DEEDS, SARPY COUNTY, NEB. 1550

The conveyance effected by this Deed is subject to (i) easements, restrictions, covenants, conditions and covenants of record, and (ii) the lien of the 1980 real estate taxes which have been apportioned between the Grantor and Grantee.

Grantor reserves for itself and its successors and assigns an exclusive easement over, under and upon certain portions of the Real Estate designated Sign Area No. 1 which is legally described on Exhibit "A" annexed and Sign Area No. 2 which is depicted on the drawing annexed as Exhibit "B" for the purpose of erecting, maintaining, installing, repairing and replacing any billboard signs presently situated or which may be constructed in the future within the portions of the Real Estate as described or depicted on Exhibits "A" and "B" respectively.

Grantor, its successors and assigns shall have the right to enter upon the Real Estate in order to gain access to Sign Area No. 1 or Sign Area No. 2 or both and shall be permitted to remain upon the Real Estate as may be reasonably necessary for the use and enjoyment of the Easement reserved herein. All income derived from any signs within the Easement area shall be the sole property of the Grantor and its successors and assigns. The Easement reserved herein shall

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156-1460A

terminate on the fifteenth anniversary of the date of this Deed. With respect to its exercise of the Easement reserved above, Grantor, for itself and its successors and assigns, agrees not to unreasonably interfere with the Grantees' use of the Real Estate.

Grantor covenants with Grantee that Grantor:

- (1) is lawfully seised of the Real Estate and that it is free from encumbrances except as noted above;
- (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.

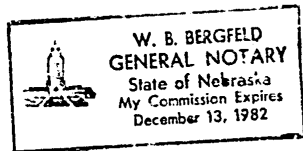
Executed as of June 11, 1981.

Mike Hogan Development Company,
a Nebraska Corporation

By: Michael G. Hogan
President

STATE OF NEBRASKA)
) ss.
County of Douglas)

The foregoing instrument was acknowledged before me on June 11, 1981, by Michael Hogan, President of Mike Hogan Development Company, on behalf of the Corporation.



W. B. Bergfeld
Notary Public

156-1460B

Part of the NW 1/4 of Section 34; T14N,R13E of the 6th P.M., Sarpy County, Nebraska, together with part of the SW 1/4 of Section 27, T14N,R13E of the 6th P.M., Sarpy County, Nebraska lying Southeast of the Union Pacific Railroad right of way, all more particularly described as follows: Commencing at the SE corner of the NW 1/4 of said Section 34; thence N 0°21'02"W (assumed bearing) on the East line of said NW 1/4, 159.40 feet to the Point of Beginning; thence S 89°38'58"W, 140.00 feet; thence S 0°21'02"E on a line 140.00 feet westerly from and parallel to the East line of said NW 1/4, 104.69 feet to the Northerly right-of-way line of State Highway #370; thence Southwesterly on a curve to the left of said State Highway right-of-way (said curve having a radius of 3884.72 feet, chord bearing S86°00'30"W, chord distance 93.54 feet) an arc distance of 93.54 feet to a point 47.00 feet Northerly from the South line of said NW 1/4; thence N89°54'57"W on a line 47.00 feet Northerly from and parallel to the South line of said NW 1/4, 1529.22 feet; thence N 55°50'00"W, 1035.89 feet to a point 33.00 feet Easterly from the West line of said NW 1/4; thence N0°18'17"W, on a line 33.00 feet Easterly from and parallel to the West line of said NW 1/4, 1918.04 feet to the Southeasterly right-of-way of the Union Pacific Railroad; thence N83°53'30"E on said Southeasterly right-of-way line, 81.92 feet; thence S50°58'17"E, 747.00 feet; thence S40°38'17"E, 212.00 feet; thence N0°18'17"W, 61.80 feet; thence N40°38'17"W, 196.40 feet; thence N50°58'17"W, 678.39 feet to the Southeasterly right-of-way line of the Union Pacific Railroad; thence N83°53'30"E on said right-of-way line 1877.30 feet to the point of curvature; thence Northeasterly on a curve to the left of said right-of-way line (said curve having a radius of 1960.00 feet, chord bearing N74°43'20"E, chord distance 624.67 feet) an arc distance of 627.34 feet to the East line of the SW 1/4 of said Section 27; thence S0°02'20"E on the East line of the SW 1/4 of said Section 27, 289.42 feet to the NE corner of the NW 1/4 of said Section 34; thence S0°21'02"E on the East line of the NW 1/4 of said Section 34, 2480.42 feet to the point of Beginning. (said tract contains 152.005 acres)

Part of the NW 1/4 of Section 34, T14N,R13E of the 6th P.M., Sarpy County, Nebraska described as follows: Commencing at the SE corner of said NW 1/4; thence N89°54'57"W (assumed bearing) on the South line of said NW 1/4; 1829.85 feet to the point of Beginning; thence continuing N89°54'57"W on said South line 374.99 feet to a point 484.80 feet Easterly from the SW corner of said NW 1/4; thence N0°18'17"W on a line 484.80 feet Easterly from and parallel to the West line of said NW 1/4, 57.58 feet; thence N34°10'00"E 162.67 feet; thence S55°50'00"E, 343.16 feet to the point of Beginning. (said tract contains 0.888 acres)

Part of the NW 1/4 of Section 34, T14N,R13E of the 6th P.M., Sarpy County, Nebraska described as follows: Commencing at the SE corner of said NW 1/4; thence N89°54'57"W (assumed bearing) on the South line of said NW 1/4; 2270.84 feet to the point of Beginning; thence continuing N89°54'57"W on said South line 378.80 feet to the SW corner of said NW 1/4; thence N0°18'17"W, on the West line of said NW 1/4, 557.24 feet; thence S55°50'00"E 585.21 feet; thence S34°10'00"W, 183.14 feet to a point 378.80 feet Easterly from the West line of said NW 1/4; thence S0°18'17"E on a line 378.80 feet Easterly from and parallel to the West line of said NW 1/4. 77.61 feet to the point of Beginning. (said tract contains 3.990 acres).

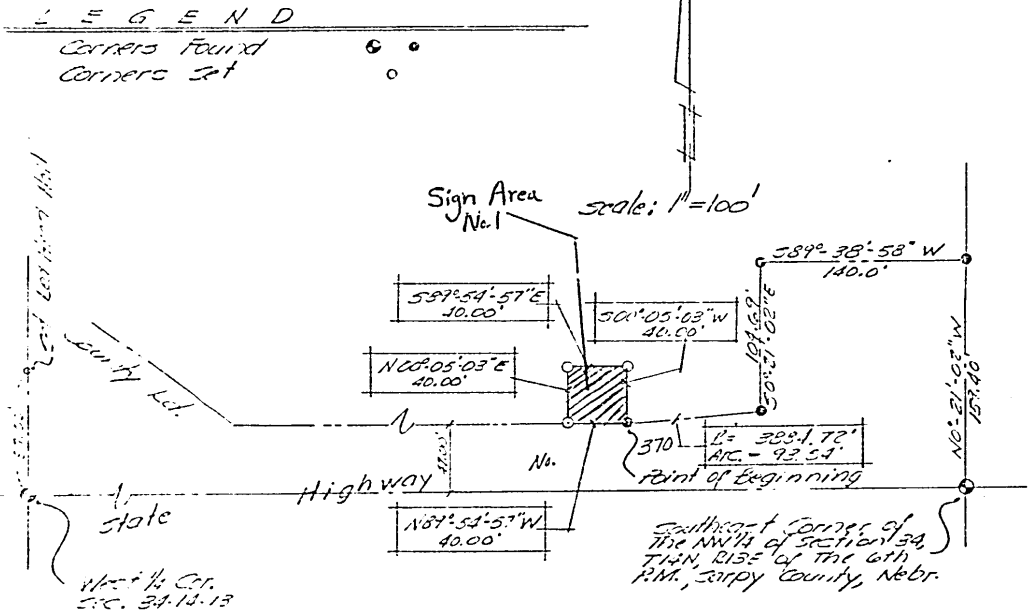
156-1460C

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description Part of the NW $\frac{1}{4}$ of Section 34, T14N, R13E of the 6th P.M., Sarpy County, Nebr. sk. described as follows: Commencing at the SE corner of the NW $\frac{1}{4}$ of said Section 34; thence N 0° 21' 02" W (assumed bearing) on the East line of said NW $\frac{1}{4}$, 159.40 feet; thence S 89° 38' 58" W, 140.00 feet; thence S 0° 21' 02" E on a line 140.00 feet Westerly from and parallel to the East line of said NW $\frac{1}{4}$, 104.69 feet to the Northerly right-of-way line of State Highway #370; thence Southwesterly on a curve to the left of said State Highway right-of-way (said curve having a radius of 3884.72 feet; chord bearing S 86° 00' 30" W, chord distance 93.54 feet) an arc distance of 93.54 feet to the point of beginning, said point being 47.00 feet Northerly from the South line of said NW $\frac{1}{4}$; thence N 89° 54' 57" W on a line 47.00 feet Northerly from and parallel to the South line of said NW $\frac{1}{4}$, 40.00 feet; thence N 0° 05' 03" E, 40.00 feet; thence S 89° 54' 57" E, on a line 87.00 feet Northerly from and parallel to the South line of said NW $\frac{1}{4}$, 40.00 feet to the point of beginning. (Containing 1600 square feet)

Field Notes and Plat to scale showing tract surveyed with all pertinent points.



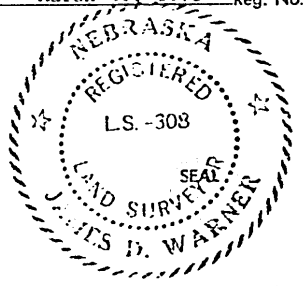
THOMPSON, DREESSEN & DORNER, INC.

James D. Warner
Signature of Land Surveyor

DATE RECEIVED: _____ Date: March 31, 1975 Reg. No. L.S. 308

OFFICIAL ADDRESS: _____

BIDG. PERMIT NO. _____



156-1460D

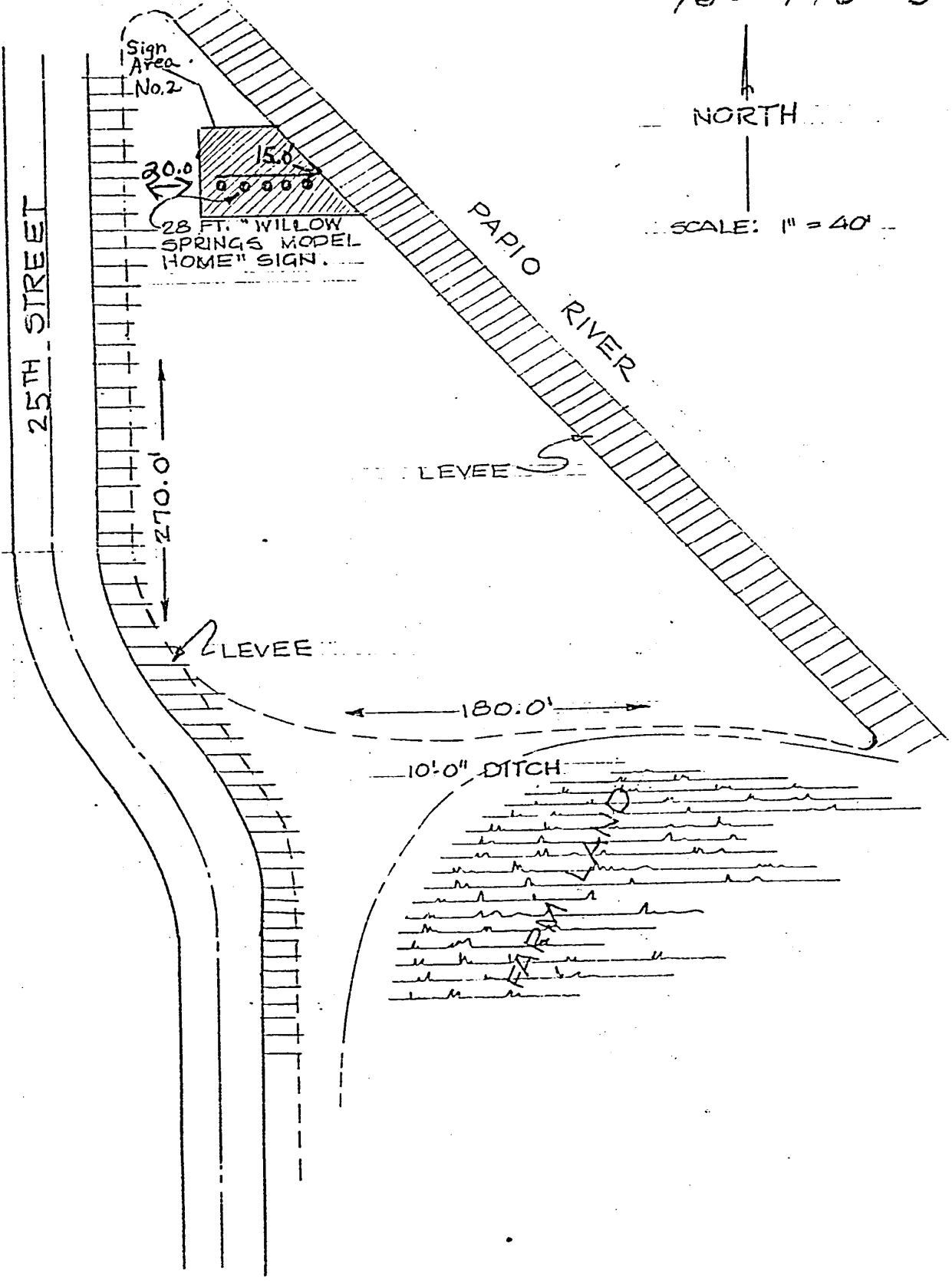


Exhibit "B"