

NEBRASKA DOCUMENTARY
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APR 26 2017

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2017 APR 26 AM 11:18

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#1859 \$28⁰⁰

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WARRANTY DEED

Mary Ann Fedde, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Fedde Acres, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit A

GRANTOR covenants with GRANTEE that GRANTOR:

- a. is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- b. has legal power and lawful authority to convey the same; and
- c. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: April 20, 2017.

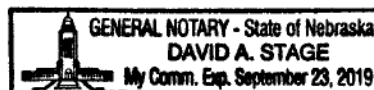
Mary Ann Fedde
Mary Ann Fedde, Grantor

STATE OF NEBRASKA)
) ss
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me on April 20, 2017 by Mary Ann Fedde, Grantor.

David A. Stage
Notary Public

Record and Return to:
David Stage
PO Box 520
Gretna, NE 68028



TM

Exhibit A

LEGAL DESCRIPTION – WEST PARCEL

THAT PART OF THE NE 1/4 OF SECTION 9, T12N, R10E OF THE 6TH P.M., CASS COUNTY, NEBRASKA, LYING NORTH OF THE BURLINGTON NORTHERN RAILROAD COMPANY RIGHT-OF-WAY, EAST OF PLATTEVALE POINT, A PLAT IN SAID CASS COUNTY, SOUTH OF THE CENTERLINE OF THE PLATTE RIVER AND WEST OF INTERSTATE 80, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NE 1/4;

THENCE N00°22'29"E (ASSUMED BEARING) 1161.67 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE NORTH RIGHT-OF-WAY LINE OF SAID RAILROAD;

THENCE S42°58'51"E 114.76 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID RAILROAD TO THE SOUTHEAST CORNER OF SAID PLATTEVALE POINT AND THE POINT OF BEGINNING;

THENCE CONTINUING S42°58'51"E 832.16 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID RAILROAD TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 80 AS DESCRIBED IN "RETURN OF APPRAISERS" RECORDED IN MISC. BOOK 62 AT PAGE 384 OF THE CASS COUNTY RECORDS;

THENCE NORTHEASTERLY ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 80 ON THE FOLLOWING DESCRIBED SIX COURSES;

THENCE N35°37'56"E 49.53 FEET;

THENCE N05°05'42"E 58.13 FEET;

THENCE N38°15'00"E 298.54 FEET;

THENCE N28°14'00"E 77.65 FEET;

THENCE N32°52'16"E 311.31 FEET;

THENCE N35°38'01"E 910.35 FEET TO THE CENTERLINE OF THE PLATTE RIVER;

THENCE N51°38'27"W 1042.22 FEET ON THE CENTERLINE OF THE PLATTE RIVER;

THENCE S38°21'33"W 896.88 FEET TO THE NORTHEAST CORNER OF SAID PLATTEVALE POINT;

THENCE S11°23'00"W 751.90 FEET ON THE EAST LINE OF SAID PLATTEVALE POINT TO THE POINT OF BEGINNING.

CONTAINING 37.56 ACRES MORE OR LESS
21.20 ACRES MORE OR LESS IN RIVER
16.36 ACRES MORE OR LESS EXCLUDING RIVER

LEGAL DESCRIPTION – EAST PARCEL

THAT PART OF THE EAST 1/2 OF SECTION 9 LYING NORTH OF THE BURLINGTON NORTHERN RAILROAD COMPANY RIGHT-OF-WAY, EAST OF INTERSTATE 80 AND SOUTH OF THE CENTERLINE OF THE PLATTE RIVER, TOGETHER WITH PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOGETHER WITH PART OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 10 LYING NORTH OF THE OF THE BURLINGTON NORTHERN RAILROAD COMPANY RIGHT-OF-WAY, ALL IN T12N, R10E OF THE 6TH P.M., CASS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 9;

THENCE N00°22'29"E (ASSUMED BEARING) 1161.67 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE NORTH RIGHT-OF-WAY LINE OF SAID RAILROAD;

THENCE SOUTHEASTERLY ON THE NORTH RIGHT-OF-WAY LINE OF SAID RAILROAD ON THE FOLLOWING DESCRIBED SEVEN COURSES;

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THENCE CONTINUING S42°58'51"E 167.54 FEET;
THENCE SOUTHEASTERLY ON A LINE 50.00 FEET NORTHEASTERLY OF THE CENTERLINE SPIRAL CURVE CHORD BEARING S44°01'00"E CHORD DISTANCE 247.24 FEET;
THENCE SOUTHEASTERLY ON A 2242.01 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S63°51'21"E, CHORD DISTANCE 1367.04 FEET AN ARC DISTANCE OF 1389.15 FEET;
THENCE EASTERLY ON A LINE 50.00 FEET NORTHERLY OF THE CENTERLINE SPIRAL CURVE CHORD BEARING S83°41'42"E CHORD DISTANCE 247.24 FEET;
THENCE S84°43'51"E 385.12 FEET;
THENCE SOUTHEASTERLY ON A 34427.48 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S84°42'56"E, CHORD DISTANCE 18.44 FEET AN ARC DISTANCE OF 18.44 FEET TO THE WEST LINE OF LOT 10, A SUBDIVISION OF GOVERNMENT LOT 5 IN SAID SECTION 10;
THENCE N00°54'52"E 43.95 FEET ON THE WEST LINE OF SAID LOT 10 TO THE NORTHWEST CORNER THEREOF;
THENCE N33°18'08"E 1406.97 FEET TO THE CENTERLINE OF THE PLATTE RIVER;
THENCE N56°41'52"W 1028.33 FEET ON THE CENTERLINE OF THE PLATTE RIVER;
THENCE N55°24'48"W 737.49 FEET ON THE CENTERLINE OF THE PLATTE RIVER;
THENCE N62°42'47"W 477.50 FEET ON THE CENTERLINE OF THE PLATTE RIVER TO THE EAST LINE OF INTERSTATE 80;
THENCE S35°38'01"W 1790.28 FEET ON THE EAST LINE OF INTERSTATE 80 TO THE POINT OF BEGINNING.

CONTAINING 95.48 ACRES MORE OR LESS
39.50 ACRES MORE OR LESS IN RIVER
55.98 ACRES MORE OR LESS EXCLUDING RIVER

LEGAL DESCRIPTION – ROAD EASEMENT

A 64 FOOT WIDE STRIP OF LAND LYING WITHIN THE SW 1/4 OF THE SE 1/4 AND WITHIN GOVERNMENT LOT 4, ALL IN SECTION 9, T12N, R10E OF THE 6TH P.M., CASS COUNTY, NEBRASKA, THE EASTERLY LINE OF SAID 64 FOOT WIDE STRIP OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SE 1/4 OF SAID SECTION 9;
THENCE N89°57'28"E (ASSUMED BEARING) 33.15 FEET ON THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING, SAID POINT BEING APPROXIMATELY 32 FEET EASTERLY OF THE CENTERLINE OF A GRAVEL ROAD;
THENCE NORTHERLY ON A LINE APPROXIMATELY 32 FEET EASTERLY OF THE CENTERLINE OF SAID ROAD ON THE FOLLOWING DESCRIBED TEN (10) COURSES;
THENCE N15°05'23"E 88.31 FEET;
THENCE N22°01'59"E 229.87 FEET;
THENCE NORTHEASTERLY ON A 424.98 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N51°48'44"E, CHORD DISTANCE 422.14 FEET, AN ARC DISTANCE OF 441.76 FEET;
THENCE NORTHEASTERLY ON A 272.00 FOOT RADIUS CURVE TO THE LEFT CHORD BEARING N54°05'28"E, CHORD DISTANCE 251.19 FEET, AN ARC DISTANCE OF 261.10 FEET;
THENCE NORTHEASTERLY ON A 679.57 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N17°28'24"E, CHORD DISTANCE 215.37 FEET, AN ARC DISTANCE OF 216.28 FEET;
THENCE N08°21'21"E 245.42 FEET;
THENCE N01°13'58"E 235.43 FEET;
THENCE N03°24'16"E 357.92 FEET;

THENCE N07°37'14"E 577.85 FEET;
THENCE N09°43'53"E 229.23 FEET TO THE SOUTHERLY LINE OF THE BURLINGTON
NORTHERN RAILROAD RIGHT-OF-WAY AND THE POINT OF TERMINATION, WITH THE
OUTER LIMITS OF SAID 64 FOOT WIDE STRIP OF LAND BEING EXTENDED TO MEET THE
SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY AND THE
SOUTH AND WEST LINES OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 9.

LEGAL DESCRIPTION – ACCRETION LAND

PART OF LOT 10, A SUBDIVISION OF GOVERNMENT LOT 5 IN SECTION 10, T12N, R10E OF
THE 6TH P.M., CASS COUNTY, NEBRASKA, AND ACCRETIONS THERETO LYING
NORTH OF THE BURLINGTON NORTHERN RAILROAD COMPANY RIGHT-OF-WAY AND
SOUTH OF THE SOUTH BANK OF THE PLATTE RIVER, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 10 AND THE NORTH
LINE OF THE BURLINGTON NORTHERN RAILROAD COMPANY RIGHT-OF-WAY;
THENCE N00°54'52"E (ASSUMED BEARING) 43.95 FEET ON THE WEST LINE OF SAID LOT 10
TO THE NORTHWEST CORNER THEREOF;
THENCE N33°18'08"E 460 FEET MORE OR LESS TO THE SOUTH BANK OF THE PLATTE
RIVER;
THENCE SOUTHEASTERLY 795 FEET MORE OR LESS ON THE SOUTH BANK OF THE
PLATTE RIVER TO THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD
COMPANY RIGHT-OF-WAY;
THENCE WESTERLY ON THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD
COMPANY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 4.6 ACRES MORE OR LESS

Real Estate Transfer Statement

#1859

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Cass		2 County Number SARPY-77 13		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>20</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>4</u> Day <u>20</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary Fedde Street or Other Mailing Address 12002 S 216th City Gretna State NE Zip Code 68028				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Fedde Acres, LLC Street or Other Mailing Address 12002 S 216 Street City Gretna State NE Zip Code 68028			
Phone Number (402) 332-4382		Phone Number (402) 332-4382		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) <u>Family LLC</u>

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input checked="" type="checkbox"/> Self	<input type="checkbox"/> Other <u>Family LLC</u>
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$590,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
Rural Cass County
Includes Fedde Land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Mary Fedde
12002 S 216th Street
Gretna, NE 68028

18a No address assigned **18b** Vacant land

20 Legal Description
Attached Exhibit A (Current Parcels 130391885; 130115118 and 130115452)

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(b)

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Mary Fedde** (402) 332-4382
 Print or Type Name of Grantee or Authorized Representative Phone Number

Mary Ann Fedde Member/Owner
 Signature of Grantee or Authorized Representative Title Date 4/20/17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>A</u> Day <u>26</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>EX# 5b</u>	28 Recording Data <u>114.921</u>

Exhibit A

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THENCE WESTERLY ON THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD
COMPANY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 4.6 ACRES MORE OR LESS