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PROJECT: RS-67-2(103)

WARRANTY DEED-CORPORATION(page 1)  
AFE: R-556

TRACT: 46 OPTION "B"

KNOW ALL MEN BY THESE PRESENTS:

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 19 September 1986  
\$ Exempt By ALB

THAT WOLPH FARMS, INC

organized and existing under and by virtue of the laws of the State of NEBRASKA hereinafter known as the Grantor, for and in consideration of the sum of SEVEN THOUSAND NINE HUNDRED TWENTY AND NO/100 --(\$7,920.00)-- DOLLARS in hand paid, does hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, the following described real property situated in CASS County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 327.20 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 48 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 85.10 FEET ALONG THE PROPERTY LINE OF THE GRANTOR(S); THENCE WESTERLY DEFLECTING 095 DEGREES, 43 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 255.97 FEET ALONG THE NORTHERLY EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 005 DEGREES, 46 MINUTES, 27 SECONDS RIGHT, A DISTANCE OF 39.50 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE EASTERLY COUNTY ROAD RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 089 DEGREES, 56 MINUTES, 51 SECONDS RIGHT, A DISTANCE OF 25.08 FEET; THENCE EASTERLY DEFLECTING 089 DEGREES, 55 MINUTES, 14 SECONDS RIGHT, A DISTANCE OF 61.33 FEET; THENCE NORTHERLY DEFLECTING 108 DEGREES, 12 MINUTES, 28 SECONDS LEFT, A DISTANCE OF 78.93 FEET; THENCE NORTHERLY DEFLECTING 010 DEGREES, 21 MINUTES, 52 SECONDS RIGHT, A DISTANCE OF 504.69 FEET; THENCE SOUTHERLY DEFLECTING 172 DEGREES, 04 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 660.65 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 1.09 ACRES, MORE OR LESS, WHICH INCLUDES 0.89 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

AND ALSO:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2645.51 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 10 MINUTES, 20 SECONDS RIGHT, A DISTANCE OF 74.50 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 084 DEGREES, 47 MINUTES, 16 SECONDS RIGHT, A DISTANCE OF 344.90 FEET ALONG THE NORTHERLY EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 005 DEGREES, 30 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 2226.29 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 082 DEGREES, 51 MINUTES, 50 SECONDS LEFT, A DISTANCE OF 579.43 FEET; THENCE SOUTHERLY DEFLECTING 172 DEGREES, 29 MINUTES, 46 SECONDS RIGHT, A DISTANCE OF 660.65 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 6.24 ACRES, MORE OR LESS, WHICH

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INCLUDES 6.08 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2645.51 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 10 MINUTES, 20 SECONDS RIGHT, A DISTANCE OF 74.50 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 084 DEGREES, 47 MINUTES, 16 SECONDS RIGHT, A DISTANCE OF 344.90 FEET ALONG THE NORTHERLY EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 005 DEGREES, 30 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 2268.96 FEET TO THE POINT OF TERMINATION; EXCEPT, OVER THREE CONDITIONAL RESTRICTED ACCESS(ES). SUCH ACCESS IS TO BE PERMITTED ONLY IF IT DOES NOT EXCEED 40 FEET IN WIDTH, AND ONLY SO LONG AS TRAFFIC UPON SUCH ACCESS(ES) DOES NOT EXCEED 10 VEHICLE MOVEMENTS PER HOUR AS DETERMINED BY THE DEPARTMENT OF ROADS IN ACCORDANCE WITH THE PROCEDURES INDICATED BELOW. THE CENTERLINE(S) OF THE ACCESS(ES) (IS, ARE) LOCATED 900.02, 1972.02, AND 2609.02 FEET FROM THE EAST LINE OF SAID QUARTER SECTION AS MEASURED ALONG THE CENTERLINE OF THE HIGHWAY.

AND ALSO:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 2646.30 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 089 DEGREES, 52 MINUTES, 52 SECONDS RIGHT, A DISTANCE OF 74.51 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 05 MINUTES, 59 SECONDS RIGHT, A DISTANCE OF 907.08 FEET; THENCE NORTHERLY DEFLECTING 001 DEGREES, 19 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 1080.29 FEET; THENCE NORTHERLY DEFLECTING 007 DEGREES, 44 MINUTES, 26 SECONDS LEFT, A DISTANCE OF 475.95 FEET; THENCE WESTERLY DEFLECTING 069 DEGREES, 45 MINUTES, 45 SECONDS LEFT, A DISTANCE OF 537.72 FEET; THENCE WESTERLY DEFLECTING 011 DEGREES, 12 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 619.90 FEET; THENCE WESTERLY DEFLECTING 005 DEGREES, 44 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 329.25 FEET; THENCE WESTERLY DEFLECTING 012 DEGREES, 16 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 251.36 FEET; THENCE WESTERLY DEFLECTING 008 DEGREES, 20 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 745.90 FEET ALONG THE SOUTHERLY EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 091 DEGREES, 56 MINUTES, 35 SECONDS RIGHT, A DISTANCE OF 110.50 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 089 DEGREES, 49 MINUTES, 40 SECONDS RIGHT, A DISTANCE OF 2645.51 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 11.85 ACRES, MORE OR LESS, WHICH INCLUDES 7.81 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

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THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2645.51 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 49 MINUTES, 40 SECONDS LEFT, A DISTANCE OF 110.50 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 091 DEGREES, 56 MINUTES, 35 SECONDS LEFT, A DISTANCE OF 745.90 FEET ALONG THE SOUTHERLY EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 008 DEGREES, 20 MINUTES, 38 SECONDS RIGHT, A DISTANCE OF 251.36 FEET; THENCE EASTERLY DEFLECTING 012 DEGREES, 16 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 329.25 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 44 MINUTES, 34 SECONDS RIGHT, A DISTANCE OF 619.90 FEET; THENCE EASTERLY DEFLECTING 011 DEGREES, 12 MINUTES, 37 SECONDS RIGHT, A DISTANCE OF 537.72 FEET; THENCE SOUTHERLY DEFLECTING 069 DEGREES, 45 MINUTES, 45 SECONDS RIGHT, A DISTANCE OF 475.95 FEET TO THE POINT OF TERMINATION; EXCEPT, OVER THE EXISTING PUBLIC ROAD ALONG THE WEST LINE OF SAID QUARTER SECTION. EXCEPT, OVER ONE CONDITIONAL RESTRICTED ACCESS(ES). SUCH ACCESS IS TO BE PERMITTED ONLY IF IT DOES NOT EXCEED 40 FEET IN WIDTH, AND ONLY SO LONG AS TRAFFIC UPON SUCH ACCESS(ES) DOES NOT EXCEED 10 VEHICLE MOVEMENTS PER HOUR AS DETERMINED BY THE DEPARTMENT OF ROADS IN ACCORDANCE WITH THE PROCEDURES INDICATED BELOW. THE CENTERLINE(S) OF THE ACCESS(ES) (IS, ARE) LOCATED 1972.02 FEET FROM THE EAST LINE OF SAID QUARTER SECTION AS MEASURED ALONG THE CENTERLINE OF THE HIGHWAY.

FOR THE PURPOSE OF THIS INSTRUMENT, THE 10 VEHICLE MOVEMENTS PER HOUR WILL BE MEASURED AND DETERMINED BY THE FOLLOWING PROCEDURE: UPON ITS OWN DETERMINATION OR WHENEVER TRAFFIC CONGESTION OCCURS AT A RESTRICTED ACCESS, THE DEPARTMENT MAY MAKE A TRAFFIC COUNT, SUCH COUNT TO BE FOR A MINIMUM 8-HOUR PERIOD DURING THE HOURS OF 7 AM TO 9 AM, 10 AM TO 1 PM, 3 PM TO 6 PM, AND, IN ADDITION, FOR ANY OTHER PEAK HOURS PECULIAR TO THE HIGHWAY. THE AVERAGE HOURLY TRAFFIC WILL BE DETERMINED BY DIVIDING THE TOTAL NUMBER OF VEHICLE MOVEMENTS RECORDED DURING THE TIME PERIODS BY THE LENGTH OF THE TIME PERIODS IN HOURS. IN THE EVENT ANY OF THE PEAK HOUR VEHICLE COUNTS EXCEEDS THE AVERAGE BY A FACTOR OF 1.5, THE HIGHER FIGURE MAY BE USED TO DETERMINE THE NUMBER OF VEHICLE MOVEMENTS FOR THE ACCESS POINT.

PROVIDED THAT THE GRANTOR DOES COVENANT AND AGREE THAT SHOULD HE OR HIS SUCCESSORS IN TITLE FAIL AND REFUSE TO KEEP OR PERFORM THE PROVISIONS LIMITING TRAFFIC IN SUCH ACCESS TO 10 VEHICLE MOVEMENTS PER HOUR, BY EXCEEDING THIS AMOUNT ON FIVE OR MORE SEPARATE OCCASIONS WITHIN A CONTINUOUS THREE-MONTH PERIOD, HE, OR HIS SUCCESSORS IN TITLE, WILL BE CONSIDERED IN VIOLATION OF THE TERMS OF THIS INSTRUMENT AND SUBJECT TO APPROPRIATE PROCEEDINGS AT LAW OR IN EQUITY FOR ITS ENFORCEMENT.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS

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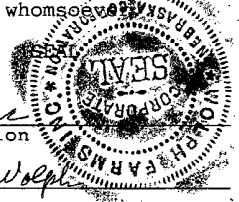
NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

To have and to hold said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto said STATE OF NEBRASKA, DEPARTMENT OF ROADS, and to its successors and assigns forever.

Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; that said Grantor warrants and will defend that title unto said real property against the lawfull claims of all persons, whomsoever.

Duly executed this 4<sup>th</sup> day of MARCH, 1986.

Wolph Farms Inc  
Corporation

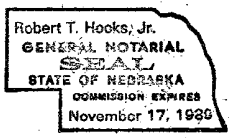


ATTEST: \_\_\_\_\_

BY: Arthur L. Wolph

STATE OF Nebraska )  
                                  ) ss.  
Cass County)

On this 4<sup>th</sup> day of MARCH, A.D., 1986, before me, a General Notary Public, duly commissioned and qualified, personally came ARTHUR L. WOLPH the duly authorized representatives of WOLPH FARMS, INC



who acknowledged that he, she or they held the position or title set forth in the instrument, that he, she or they signed the instrument on behalf of the corporation by proper authority and that the instrument was the act of the corporation and are to me known to be said duly authorized representative or representatives and and the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.

Robert T. Hooks Jr. Notary Public.

My commission expires the 17<sup>th</sup> day of Nov, 1989.