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Rod Johnson

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Carol Hinens  
DODGE COUNTY  
REGISTER OF DEEDS  
COMPARE INDEX FEE \$ 45.50

**CORPORATION WARRANTY DEED**

Pioneer LLC, a Nebraska Limited Liability Company, Grantor, a corporation organized and existing under and by virtue of the State of Nebraska, in consideration of One Dollar and Other Valuable Consideration, receipt of which is hereby acknowledged, conveys to Pioneer Lake Homeowners Association, a Nebraska Non-Profit Corporation, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

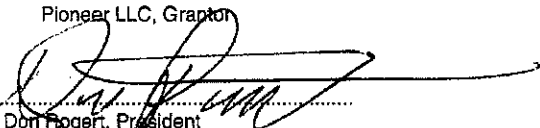
Tax Lots 52, 78, 79, 80, 81, 85, Part of Tax Lot 94, Outlot B, and North Shore Drive in Pioneer Lake Subdivision located in the SW 1/4 of Section 7, Township 17 North, Range 6 and the NE 1/4 SE 1/4 of Section 12, Township 17 North Range 5, East of the 6<sup>th</sup> P.M., Dodge County, Nebraska more particularly described on the attached "Exhibit A" and "Exhibit B"

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances for which Grantee will be responsible, subject to easements, reservations, covenants and restrictions of record and subject to the Grantee granting a permanent easement back to the Grantor and to Don Rogert;
- (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.

Executed: December 13, 2005

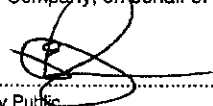
Pioneer LLC, Grantor

By:   
Don Rogert, President

STATE OF NEBRASKA, County of Dodge:

The foregoing was acknowledged before me December 13, 2005 by Don Rogert, President of Pioneer LLC, a Nebraska Limited Liability Company, on behalf of the corporation.

GENERAL NOTARY - State of Nebraska  
RODNEY A. JOHNSON  
My Comm. Exp. Aug. 9, 2008

  
Notary Public

45.50

"Exhibit A"

Tax Lot 78

A tract of land located in Pioneer Lake Subdivision located in the SW1/4 of Section 7, Township 17 North, Range 6 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NW corner of said SW1/4 and going thence S00°00'00"E, on an assumed bearing, on the extension of the West margin of the NW1/4 of Section 7 extended South, for a distance of 175.00 ft.; thence N88°30'00"E for a distance of 33.01 ft. to a point on the Easterly R.O.W. margin of a public road, said point being the point of beginning; then continuing N88°30'00"E for a distance of 50.00 ft.; thence S00°00'00"E for a distance of 50.00 ft.; thence S88°30'00"W for a distance of 50.00 ft.; thence N00°00'00"W for a distance of 50.00 ft. to the point of beginning. Tax Lot 78 contains 0.06 Acres, more or less.

Tax Lot 79

A tract of land located in Pioneer Lake Subdivision located in the SW1/4 of Section 7, Township 17 North, Range 6 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, being designated as Private Road, and being more particularly described as follows: Commencing at the NW corner of said SW1/4 and going thence S00°00'00"E, on an assumed bearing, on the extension of the West margin of the NW1/4 of said Section 7 extended South, for a distance of 225.00 ft.; thence N88°30'00"E for a distance of 33.01 ft. to a point on the Easterly R.O.W. margin of a public road, said point being the point of beginning; thence continuing N88°30'00"E for a distance of 651.34 ft., to a point of curvature; thence on a 433.65 ft radius curve to the right, initial tangent being an extension of the last described course, for a distance of 177.86 ft., chord bearing and distance S79°45'00"E 176.62 ft.; thence S68°00'00"E for a distance of 180.00 ft. to a point of curvature; thence on a 446.54 ft. radius curve to the right initial tangent being an extension of the last described course for a distance of 227.96 ft., chord bearing and distance S53°22'30"E 225.50 ft.; thence S38°45'00"E for a distance of 185.05 ft., more or less, to a point on the East margin of a tract of land as described in Book 204 Page 90; thence S03°29'12"E, along said East margin for a distance of 167.63 ft.; thence S01°22'55"E, along said East margin for a distance of

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201.08 ft.,; thence S00°11'27"E along said East margin for a distance of 255.45 ft.; thence S02°55'14"E, along said East margin for a distance of 129.74 ft.; thence S07°04'11"E, along said East margin for a distance of 90.11 ft.; thence S00°00'00"E. along said East margin for a distance of 202.26 ft.; thence S01°30'56"E, along said East margin for a distance of 600.00 ft.; thence S88°07'00"W for a distance of 50.00 ft. to a point of curvature; thence on a 50.00ft. radius curve to the right, initial tangent being an extension of the last described course, for a distance of 157.08 ft., chord bearing and distance N01°53'00"W 100.00 ft.; thence N01°53'00"W for a distance of 921.74 ft.; thence N01°33'00"W for a distance of 517.02 ft. to the point of curvature; thence on a 272.14 ft. radius curve to the left, initial tangent being an extension of the last described course for a distance of 176.69 ft., chord bearing and distance N20°09'00"W 173.60 ft.; thence N38°45'00"W for a distance of 75.00 ft. to a point of curvature; then on a 396.54 ft. curve to the left, initial tangent being an extension of the last described course, for a distance of 202.44 ft., chord bearing and distance N53°22'30"W 200.25 ft.; thence N68°00'00"W for a distance of 180.00 ft. to the point of curvature; thence on a 383.65 ft. radius curve to the left, initial tangent being an extension of the last described course, for a distance of 157.36 ft., chord bearing and distance N79°45'00"W 156.25 ft.; thence S88°30'00"W for a distance of 652.64 ft.; thence N00°00'00"W for a distance of 50.02 ft. to the point of beginning. Tax Lot 79 contains 3.73 Acres, more or less.

Tax Lot 80

A tract of land located in Pioneer Lake Subdivision located in the SW1/4 of Section 7, Township 17 North, Range 6 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, being designated as Private Road and being more particularly described as follows: Commencing at the NW corner of said SW1/4 and going thence S00°00'00"E, on an assumed bearing, on the extension of the West margin of the NW1/4 of said Section 7 extended South for a distance of 550.00 ft. to the point of the beginning; thence continuing S00°00'00"E along said extension for a distance of 85.51 ft., thence S17°00'00"E for a distance of 388.23 ft. to a point of curvature; thence on a 155.00 ft. radius curve to the left, the initial tangent being an extension of the last described course, for a distance of 243.47 ft. chord bearing S62°00'00"E 219.20 ft.; thence N73°00'00"E for a distance

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of 243.72 ft. to a point of curvature; thence on a 75.00 ft. radius curve to the right, initial tangent being an extension of the last described course, for a distance of 135.15 ft., chord bearing and distance, S55°22'30"E 117.59 ft.; thence S03°45'00"E for a distance of 338.72 ft. to a point of curvature; thence on a 292.16 ft. radius curve to the right., initial tangent being an extension of the last described course, for a distance of 178.47 ft., chord bearing and distance, S13°45'00"W 175.71 ft.; then S31°15'00"W for a distance of 110.00 ft. to a point of curvature; thence on a 382.56 ft. radius curve to the left, initial tangent being an extension of the last described course for a distance of 208.65 ft., chord bearing and distance S15°35'30"W 206.08 ft.; thence S00°00'00"W for a distance of 32.00 ft. to a point of curvature; thence on a 50.00 ft. radius culdesac curve to the left for a distance of 261.80 ft., bearing and distance to swing point S30°00'00"E 50.00 ft.; bearing and distance to the end of curve S90°00'00"E 50.00 ft.; thence N00°00'00"E for a distance of 32.00 ft. to a point of curvature; thence on a 332.56 ft radius curve to the right, initial tangent being an extension of the last described course, for a distance of 181.38 ft., chord bearing and distance N15°35'30"E 179.14 ft.; thence N31°15'00"E for a distance of 110.00 ft. to a point of curvature; thence on a 342.16 ft. radius curve to the left, initial tangent being an extension of the last described course, for a distance of 209.01 ft., chord bearing and distance N13°45'00"E 205.78 ft., thence N03°45'00"W for a distance of 338.72 ft. to a point of curvature; thence on a 125.00 ft. radius curve to the left, initial tangent being as extension of the last described course, for a distance of 225.26 ft., chord bearing and distance N55°22'30"W 195.99 ft.; thence S73°00'00"W for a distance of 243.72 ft. to a point of curvature; thence on a 105.00 ft. radius curve to the right, initial tangent being an extension of the last described course, for a distance of 164.93 ft., chord bearing and distance N62°00'00"W, 148.49 ft.; thence N17°00'00"W for a distance of 367.50 ft. to a point of curvature; thence on a 660.84 ft. curve to the right initial tangent being an extension of the last described course, for a distance of 93.16 ft., chord bearing and distance N12°57'41"W 93.08 ft.; thence N90°00'00"W for a distance of 33.00 ft. to the point of beginning. Tax Lot 80 contains 2.42 Acres, more or less.

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Tax Lot 81

A tract located in Pioneer Lake Subdivision in the SW1/4 of Section 7, Township 17 North, Range 6 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, and being more particularly described as follows: All that part of Pioneer Lake Subdivision designated as lake or island. Tax Lot 81 contains 24.5 Acres, more or less.

Tax Lot 85

A tract of land located in the N1/2 SW1/4 of Section 7, Township 17 North, Range 6 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, being more particularly described as follows: Commencing at the W ¼ corner of Section 7; thence S00°00'00"W on an assumed bearing, on an extension of the West margin of the NW1/4 of said Section 7 extended South for a distance of 149.97 ft. to the point of beginning; thence N88°30'00"E for a distance of 682.39 ft. to a point of curvature; thence on a 508.65 ft. radius curve to the right, initial tangent being an extension of the last described course, for a distance of 208.63 ft., chord bearing and distance, S79°45'00"E, 207.16 ft.; thence S68°00'00"E for a distance of 180.00 ft. to a point of curvature; thence on a 521.54 ft. radius curve to the right, initial tangent being an extension of the last described course, for a distance of 266.25 ft., chord bearing and distance, S53°22'30"E, 263.37 ft.; thence S38°45'00"E for a distance of 94.88 ft.; thence S02°29'56"W for a distance of 88.04 ft.; thence S03°29'12"E along an existing fence line for a distance of 29.36 ft.; thence N38°45'00"W for a distance of 185.05 ft. to a point of curvature; thence on a 446.54 radius curve to the left, initial tangent being an extension of the last described course, for a distance of 227.96 ft., chord bearing and distance, N53°22'30"W, 225.50 ft.; thence N68°00'00"W for a distance of 180.00 ft. to a point of curvature; thence on a 433.65 ft. radius to the left, initial tangent being an extension of the last described course, for a distance of 177.86 ft., chord bearing and distance, N79°45'00"W, 176.62 ft.; thence S88°30'00"W for a distance of 601.34 ft.; thence N00°00'00"E for a distance of 50.00 ft.; thence S88°30'00"W for a distance of 50.00 ft.; thence S00°00'00"W for a distance of 375.86 ft.; thence N90°00'00"W for a distance of 33.00 ft. to a point on the West margin of said Section 7; thence N00°00'00"E along said West margin for a

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distance of 400.03 ft. to the point of beginning. Tax Lot 85 contains 2.67 Acres, more or less.

PART OF TAX LOT 94

That part of Tax Lot 94 lying north of a line being 50.00 feet north of, when measured at right angles, and parallel with the centerline of the North Bend Dike, being located in the Southwest Quarter of Section 7, Township 17 North, Range 6 East of the Sixth P.M., Dodge County, Nebraska, being more particularly described as follows: Commencing at the Northwest Corner of said Southwest Quarter; thence S00°00'00"E (assumed bearing) on the southerly extension of the west margin of the Northwest Quarter of said Section 7, a distance of 1362.20 feet to a point on the South Line of Outlot B, of "Pioneer Lake, Lots 27 Through 45, Inclusive", a subdivision platted in said Section 7, this being the true point of beginning; thence continuing S00°00'00"E on said southerly extension, a distance of 145.00 feet; thence S56°00'00"E, a distance of 230.00 feet; thence S19°00'00"E, a distance of 165.00 feet; thence S00°00'00"E, a distance of 260.00 feet; thence S19°00'00"W, a distance of 165.00 feet; thence S56°00'00"W, a distance of 230.00 feet to a point on said southerly extension; thence S00°00'00"E on said southerly extension, a distance of 86.05 feet to a point being 50.00 feet north of the centerline of the North Bend Dike, when measured at right angles, thence on a line being 50.00 feet north of, when measured at right angles, and parallel with the centerline of the North Bend Dike as follows; N86°24'57"E 56.90 feet, S87°22'40"E 148.26 feet, S83°51'45"E 583.00 feet, S84°20'47"E 597.81 feet, more or less, to a point on the east margin of a tract of land previously described and recorded in Deed Book 204, page 90; thence N01°30'56"W on said east margin, a distance of 317.46 feet, to the Southeast Corner of "Pioneer Lake Subdivision", a subdivision platted in said Section 7; thence on the Southerly and Westerly Lines of said "Pioneer Lake Subdivision" as follows; S88°07'00"W 50.00 feet, S26°15'06"W 126.82 feet, N90°00'00"W 765.00 feet, N55°29'30"W 291.25 feet, N08°02'09"E 858.43 feet, N90°00'00"W 200.00 feet to the Southeast Corner of Outlot B, of said "Pioneer Lake, Lots 27 Through 45, Inclusive"; thence S79°49'18"W on the South Line of said Outlot B, a distance of 182.64 feet to the true point of beginning, containing 8.43 acres, more or less.

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"Exhibit B"

Tax Lot 52

A tract of land being platted as part of Pioneer Lake Subdivision located in NE1/4 SE1/4 of Section 12, Township 17 North, Range 5 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, being described as follows: Commencing at the NE corner of said NE1/4 SE1/4 and going thence S00°00'00"E, on an assumed bearing, on the extension of the East margin of the NE1/4 of Section 12 extended South, for a distance of 550 ft. to a point on the Southerly R.O.W. of a public road said point being the point of beginning; thence continuing S00°00'00"E for a distance of 85.51 ft.; then N17°00'00"W for a distance of 89.42 ft. to the Southerly R.O.W. of a public road; thence N90°00'00"E along said Southerly R.O.W. for a distance of 26.14 ft. to the point of beginning. Tax lot 52 contains 0.03 Acres, more or less.

NORTH SHORE DRIVE

All of North Shore Drive, a private street platted within "Pioneer Lake, Lots 27 Through 45, Inclusive", a subdivision located within Section 7, Township 17 North, Range 6 East of the 6th P.M., and Section 12, Township 17 North, Range 5 East of the 6th P.M., all in Dodge County, Nebraska.

OUTLOT B

All of Outlot B, of "Pioneer Lake, Lots 27 Through 45, Inclusive", a subdivision located within Section 7, Township 17 North, Range 6 East of the 6th P.M., and Section 12, Township 17 North, Range 5 East of the 6th P.M., all in Dodge County, Nebraska.

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