

Sori Hartetter

County Clerk

CORPORATE WARRANTY DEED

THE GRANTOR, Harold L. Brown Farms, Inc., a Nebraska Corporation, in consideration of **One Dollar and other valuable consideration**, receipt of which is hereby acknowledged, hereby conveys to **Wade Ladely**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Scotts Bluff** County, Nebraska:

Banner

That part of the E1/2 of Section 30 lying South of Nebraska State Highway No. 88 and all of Section 31, all in Township 19 North, Range 54 West of the 6th P.M., Banner County, Nebraska, EXCEPT a parcel of land in Sections 30 and 31, Township 19 North, Range 54 West, of the 6th, P.M., Banner County, Nebraska, more particularly described as follows: Commencing at the Northwest Corner of Section 30, Township 19 North, Range 54 West, of the 6th P.M.; thence South 24°44'37" West, a distance of 5790.20 feet to a point on the existing south right of way line of Highway 88, said point also being the Point of Beginning; thence along said existing south right of way line, South 86°21'12" East, a distance of 590.77 feet; thence continuing along said existing south right of way line, South 83°07'35" East, a distance of 181.60 feet; thence departing said existing south right of way line, South 45°17'11" West, a distance of 610.69 feet, thence South 07°08'02" West, a distance of 188.32 feet; thence South 51°20'35" West, a distance of 98.19 feet; thence South 89°18'04" West, a distance of 266.88 feet; thence North 05°05'35" East, a distance of 214.64 feet; thence North 33°34'16" East, a distance of 73.35 feet; thence North 03°30'44" West, a distance of 466.39 feet to a point on existing south right of way line of Highway 88, more or less, to the point of beginning, exception containing 7.77 acres, more or less.

Including a Permanent 30 foot Livestock Access Easement for the purpose of livestock delivery, care and maintenance for the pasture lands in said Section 31, being over and through above described 7.77 acre exception, more particularly described as follows: Commencing at the Northwest Corner of Section 31, Township 19 North, Range 4 West of the 6th P.M.; thence N88°43'42"E, a distance of 2672.79 feet to a point on the existing South right-of-way line of Highway 88 and the Point of Beginning; thence along the centerline of a permanent 30' Livestock Access Easement the following (3) courses: (1.) S05°29'20"E, a distance of 462.94 feet; (2) S13°10'36"E, a distance of 203.85 feet; (3.) S60°36'31"W, a distance of 162.69 feet to the point of terminus.

THE GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seised of such real estate 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.

Executed May 13 2016

Harold L. Brown Farms, Inc., a Nebraska
Corporation
By

Steve H. Brown
Steve H. Brown, President

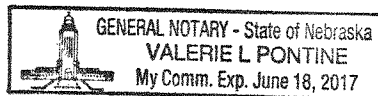
State of Nebraska

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County of morrie

The foregoing instrument was acknowledged before me this 13th day of May,
2016, by **Steve H. Brown, President of Harold L. Brown Farms, Inc., a Nebraska
Corporation.**

Valerie L Pontine
Notary Public



SB0000663

PERMANENT 30' LIVESTOCK ACCESS EASEMENT
PART OF THE SOUTHEAST QUARTER
SECTION 30 AND THE NORTHEAST QUARTER SECTION 31,
TOWNSHIP 19 NORTH, RANGE 54 WEST OF THE 6TH P.M.
BANNER COUNTY NEBRASKA.

PERMANENT 30' LIVESTOCK ACCESS EASEMENT, CONTAINING 24,602 SQUARE FEET OR 0.56 ACRES,
MORE OR LESS, IN THE SOUTHEAST QUARTER SECTION 30 AND THE NORTHEAST QUARTER
SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST OF THE 6TH P.M. BANNER COUNTY NEBRASKA,
SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL,
THENCE NORTH 88°43'42" EAST, A DISTANCE OF 2,672.79 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE
OF HIGHWAY 88 TO THE POINT OF BEGINNING:

THENCE ALONG THE CENTERLINE OF A PERMANENT 30' LIVESTOCK ACCESS EASEMENT THE FOLLOWING THREE (3) COURSES:

1. SOUTH 05°29'20" EAST, A DISTANCE OF 462.94 FEET;
2. SOUTH 13°10'36" EAST, A DISTANCE OF 203.85 FEET;
3. SOUTH 60°36'31" WEST, A DISTANCE OF 162.69 FEET TO THE POINT OF TERMINUS.

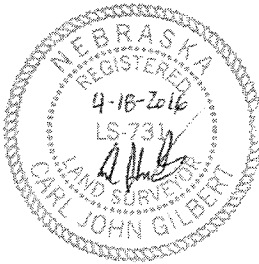
SIDELINES OF SAID EASEMENT SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE AT THE EXISTING RIGHT OF WAY
LINES AND PROPERTY LINES.

THE ABOVE DESCRIBED EASEMENTS CONTAINS 24,602 SQUARE FEET OR 0.56 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED 30' LIVESTOCK PERMANENT ACCESS EASEMENT IS FOR THE PROPOSE OF LIVESTOCK DELIVERY, CARE
AND MAINTENANCE FOR THE PASTURE LANDS IN SAID SECTION 31.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 31,
TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTHEAST CORNER OF SECTION 31,
TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF S87°50'24"E A DISTANCE OF
5248.50 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY
REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.


CARL JOHN GILBERT, PLS 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
120 EAST 16TH STREET, SUITE A
SCOTTSBLUFF, NE 69361-3139
PHONE: 308-632-3123



SHEET NO. 1	DRAWN BY EUG JOB NO. W01			30' LIVESTOCK PERMANENT PERMANENT ACCESS EASEMENT DESCRIPTION	ISSUE DATE: 04-18-2016	
					DATE 04-18-16	

POINT OF COMMENCEMENT
NW CORNER SECTION 31
T19N, R54W, 6TH P.M. DID NOT FIND
LS 16 REBAR SET IN 1961, SET
2 1/2" DIA ALUMINUM CAP DOWN 0.5' BELOW
SURFACE, STAMPED IN PART LS 731
FOUND OLD ACCESSORIES AND DISTANCE
TO THE NW OF SECTION 30.

30' LIVESTOCK ACCESS EASEMENT POINT OF BEGINNING
N88°43'42"E 2,672.79' FROM POINT OF COMMENCEMENT

BASIS OF BEARINGS
S87°50'24"E 5248.50' (M)
GLO= 5237.76' (79.36 CHAINS)

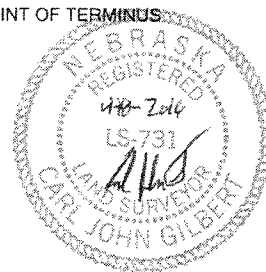
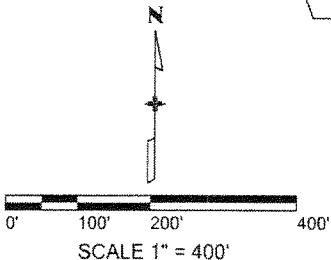
S05°29'20"E 462.94'

S13°10'36"E 203.85'

NE 1/4
SECTION 31
T19N, R54W
6TH P.M

- S60°36'31"W 162.69'

- 30' LIVESTOCK ACCESS EASEMENT POINT OF TERMINUS
S75°27'36"E 2,707.86' FROM P.O.C.

[illegible]