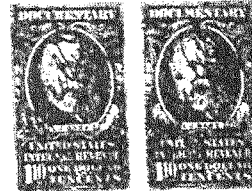


F. E. Warren AFB, AF Facility
Tract No. CC-213E, CC-216E and CC-401E

GRANT OF EASEMENT FOR

CABLE LINE AND APPURTENANCES

THIS INDENTURE, made this 6 day of November 1963
by and between Myrtle Edens and Eula B. Edens, husband and wife,



of the County of Banner, State of Nebraska, parties of the first part,
and the UNITED STATES OF AMERICA of Washington, D. C., party of the second
part, WITNESSETH:

That the parties of the first part, for and in consideration of *One Thousand Six Hundred Twenty Dollars* \$1600.00
to them in hand paid by the party of the second part, the receipt of which is
hereby acknowledged, do hereby grant, convey, bargain, and warrant unto the
UNITED STATES OF AMERICA, party of the second part, and its assigns, forever the
perpetual right-of-way and easement to place, construct, maintain, operate,
repair, replace, patrol, and remove a cable line, junction boxes, manholes, and
other appurtenances in, upon, over, and under a strip of land 16 1/2 feet in width,
(8 1/4 feet on each side of the centerline of the cable line, as placed) running
across the following described land, now owned by us, in Banner County, State
of Nebraska, to wit:

Tract No. CC-213E - The East Half of the East Half (E 1/2 E 1/2) of Section 25,
Township 19 North, Range 55 West; the South Half of the South Half (S 1/2 S 1/2) of
Section 30, except the existing State Highway #88 right-of-way, Township 19 North,
Range 55 West of the Sixth Principal Meridian; said strip of land contains 4.24
acres, more or less

Tract No. CC-216E - The North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section 33,
Township 19 North, Range 55 West of the Sixth Principal Meridian; said strip of
land contains 0.75 acres, more or less, of which 0.23 of an acre is included in
Tract CC-400E-2

Tract No. CC-401E - The Southeast Quarter (SE 1/4), East Half of the Northeast
Quarter (E 1/2 NE 1/4) of Section 1, Township 18 North, Range 55 West of the Sixth
Principal Meridian; said strip of land contains 2.94 acres, more or less

together with the right of ingress and egress as may be necessary to maintain,
operate, repair, replace, patrol, and remove said cable line, junction boxes,
manholes, and other appurtenances; said right of ingress and egress to be
exercised by the UNITED STATES OF AMERICA, its representatives, agents, and
contractors in a reasonable manner.

Said cable line is to be maintained and operated as constructed or placed,
namely, at least 36 inches below the surface of said land. Said junction boxes,
manholes, and other appurtenances may be maintained and operated as constructed
or placed, namely, extending to or above the surface of said land.

The parties of the first part, for their heirs, administrators, executors,
and assigns, covenant and agree that they will not permanently remove or
shift the soil or rearrange the contour or permanently change the surface of
said 16 1/2 foot strip of land, by terracing or otherwise, unless 120-day advance
written notice is given to the Base Commander, F. E. Warren Air Force Base,
Wyoming, of the intention to permanently change the surface of said strip,
and thereupon the United States, its representatives, agents, contractors
and assigns will have the right to enter upon said strip within said 120-day
period to lower or adjust said cable and appurtenances as may be necessary.

The party of the second part shall be responsible for future loss or damage
resulting directly from the exercise by the UNITED STATES OF AMERICA, its
representatives, agents, and contractors of the right to maintain, operate,
repair, replace and remove said cable line, junction boxes, manholes, and other
appurtenances, subject to the availability of appropriations for the payment
for such loss or damage.

Said cable line, junction boxes, manholes, other appurtenances, and equipment constructed or placed by the party of the second part shall remain the property of the UNITED STATES OF AMERICA and may be removed by the UNITED STATES OF AMERICA at any time.

There is reserved to the parties of the first part, their heirs, executors, administrators, and assigns all right, title, interest and privilege as may be exercised and enjoyed without interference with or abridgment of the right-of-way and easement herein granted, including the right to cultivate and harvest crops within the limits of said 16 1/2 foot strip.

The easement hereby conveyed is subject to oil, gas, and minerals and/or interests therein.

IN WITNESS WHEREOF, the parties hereto have executed this indenture as of the day and year first above written.

Myrle Edens
Owner Myrle Edens

Eula E. Edens E.E.E.
Owner/Spouse Eula E. Edens

Owner/Spouse

Owner/Spouse

Witness:

Bobbie J. Allison

UNITED STATES OF AMERICA

BY James B. Luce
JAMES B. LUCE
Chief, Cheyenne Field Office
Special Projects Branch
Real Estate Division
U. S. Army Engineer District, Omaha
Cheyenne, Wyoming

STATE OF NEBRASKA }
COUNTY OF BANNER } ss.

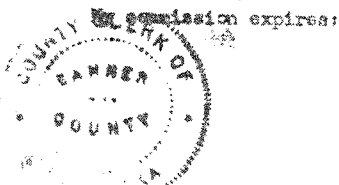
On this 6 day of November, 1963, before me, a County Clerk Notary Public in and for said county, personally appeared Myrle Edens and Eula E. Edens,

to me personally known to be the identical persons described in and whose names are affixed to the foregoing instrument as grantors and acknowledged the said instrument to be their voluntary act and deed.

My term expires Jan. 5, 1967.

James B. Luce
Notary Public County Clerk

E E E



RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned (whether one or more) Herman Rukling
Andra J. Rukling
(unmarried) (husband and wife)

for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Wyrulee Company, a cooperative corporation, whose postoffice address is Lingle, Wyoming, and to its successors or assigns, the right to enter upon the lands of the

undersigned, situated in the County of Banner State of Nebraska
Wyoming, and more particularly described as follows: 218-

Q 1/2 sec 30 + R 31 - P 197
R 55 w NE 1/4 sec 1 - P 187 - R 55 w
NW 1/4 of NW 1/4 sec 6 P 187 - R 57 w

and to construct, operate and maintain on the above described lands and/or in or upon all streets, roads or highways abutting said lands an electric transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

The undersigned covenant that they are the owners of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

And any dower, curtesy, distributive share or homestead interest that the undersigned may have inconsistent with the rights hereinabove conferred is hereby relinquished and released to the extent necessary to permit the free enjoyment of said rights and to that extent only. In so doing, the undersigned do not deed away the ownership of any land.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 6th day of October, 1919.

Signed, sealed and delivered
in the presence of: *Herman Phillips*

_____ (L.S.)
_____ (L.S.)

(L.S.)

State of Nebraska)
County of Banner) ss.

Before me, a Notary Public, in and for the County and State
aforesaid, appeared this day Harmon Rahling and
Andra J. Rahling, husband and wife

the part of ⁹ ~~the~~ who executed the foregoing instrument and acknowledged the execution and delivery thereof to be their free and voluntary act and deed, including the release and waiver of the right of homestead, the said wife having been by me fully apprised of her right and of the effect of signing and acknowledging said instrument.

My commission expires June 13, 1953

IN WITNESS WHEREOF, I have hereunto set my hand and

I have affixed my notarial seal this 6 day of October
A. D., 1949.

Notary Public

499

State of Nebraska, Banner County, ss. Filed for record
the 26th day of April 1984 of 31st M.
at St. Marys Page 499
Robert J. Hargrave County Clerk

UTILITY EASEMENT

NORTHEAST 1/4 SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST OF THE 6TH
PRINCIPLE MERIDIAN, BANNER COUNTY NEBRASKA

SHEET 1 OF 3
NOVEMBER 3, 2007

THE FOLLOWING DOCUMENT IS TO DEDICATE A PARCEL OF LAND NEEDED TO SERVE A DISTRIBUTION POWERLINE FROM THE RESIDENCE AND OWNER OF HAROLD L BROWN IN SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST OF THE SIXTH PRINCIPLE MERIDIAN, IN BANNER COUNTY NEBRASKA, TO A FUTURE RESIDENCE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 54 WEST OF THE SIXTH PRINCIPLE MERIDIAN, IN BANNER COUNTY NEBRASKA OWNED CARL JOHN GILBERT.

HAROLD L. BROWN HAS AGREE TODAY, NOVEMBER 3, 2007 TO PERMANENTLY DEDICATE THE FOLLOWING DESCRIBED PROPERTY TO SERVE AS A UTILITY EASEMENT FOR THE SAID DISTRIBUTION POWERLINE TO CARL JOHN GILBERT. AND WYRULEC ELECTRIC COMPANY TO CONSTRUCT, MAINTAIN AND SERVICE THE SAID POWERLINE.

PROPERTY DESCRIPTION

A PARCEL OF LAND 30 FEET IN WIDTH BEING A PART OF LAND IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST OF THE SIXTH PRINCIPLE MERIDIAN, IN BANNER COUNTY NEBRASKA. OWNED BY HAROLD L BROWN FARMS INC. AND BEGIN 35 FEET ADJACENT TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 88 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

ALL BEARING SHOWN HERE ON ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 31 BY A 2 INCH ALUMINUM CAP 0.2 FEET ABOVE THE SURFACE AND STAMPED "LS 233" FOUND AS PER MONUMENT RECORD FILED ON DECEMBER 4, 1998 AT THE BANNER COUNTY CLERK AND RECORDERS OFFICE. BY KELLY A. BETTY REGISTERED LAND SURVEYOR NUMBER 476. THE SECOND POINT OF REFERENCE FOR THE BASIS OF BEARING BEING THE EAST QUARTER OF SAID SECTION 31, BEING MONUMENTED BY A 2 INCH ALUMINUM CAP 0.3 FEET BELOW THE SURFACE AT THE EDGE OF A PLOWED FIELD AND STAMPED "LS 233" FOUND AS PER MONUMENT RECORD FILED ON DECEMBER 16, 1998 AT THE BANNER COUNTY CLERK AND RECORDERS OFFICE, BY KELLY A. BETTY REGISTERED LAND SURVEYOR NUMBER 476. THE SAID EAST LINE OF THE NORTHEAST QUARTER IS ASSUMED TO BEAR SOUTH 02°37'17" WEST.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31. THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31. SOUTH 02°37'17" WEST, A DISTANCE OF 61.51 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, SOUTH 02°37'17" WEST A DISTANCE OF 30.09 FEET, THENCE NORTH 82°45'43" WEST A DISTANCE 1017.38 FEET TO A POINT THAT IS 65 FEET SOUTH OF A CONCRETE RIGHT OF WAY POST FOR STATE HIGHWAY 88. THENCE NORTH 83°07'21" WEST A DISTANCE 1004.88 FEET TO A POINT THAT IS 65 FEET SOUTH OF A CONCRETE RIGHT OF WAY POST FOR THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 88, THENCE NORTH 81°54'11" WEST A DISTANCE 273.77 FEET, THENCE NORTH 08°05'49" EAST A DISTANCE 30.00 FEET, THENCE SOUTH 81°54'11" EAST A DISTANCE OF 273.77 FEET TO A POINT THAT IS 35 FEET SOUTH OF A CONCRETE RIGHT OF WAY POST FOR THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 88. THENCE SOUTH 83°07'21" EAST A DISTANCE OF 1004.88 FEET TO A POINT THAT IS 35 FEET SOUTH OF A CONCRETE RIGHT OF WAY POST FOR THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 88. THENCE SOUTH 82°45'43" EAST A DISTANCE OF 1014.51 FEET, TO THE POINT OF BEGINNING.

PARCEL CONTAINING 1.58 ACRES, (68,828 SQUARE FEET), MORE OR LESS

SEE THE ATTACHED EXHIBIT "A" FOR REFERENCE TO THE DESCRIPTION

07-02-49
State of Nebraska, Banner County, ss, Filed for record
on the 8 day of March 2007 at 11:34 AM
Book 277, Page 84
Banner County Clerk

UTILITY EASEMENT

NORTHEAST 1/4 SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST OF THE 6TH
PRINCIPLE MERIDIAN, BANNER COUNTY NEBRASKA
SHEET 2 OF 3

EASEMENT DEDICATION

I, HAROLD L BROWN, OWNER OF ALL OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST OF THE SIXTH PRINCIPLE MERIDIAN, IN BANNER COUNTY NEBRASKA. AGREE TO PERMANENTLY DEDICATE FOR THE USE OF A UTILITY EASEMENT ONLY, THE SAID AND DESCRIBED 30 FOOT STRIP OF LAND CONTAINING 1.58 ACRES IN SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST OF THE SIXTH PRINCIPLE MERIDIAN, IN BANNER COUNTY NEBRASKA.

THIS UTILITY EASEMENT IS TO SERVE ONLY AS A UTILITY EASEMENT FOR THE PERMANENT LOCATION OF A DISTRIBUTION POWERLINE, AND FOR CONSTRUCTION AND SERVICE ACCESS BY WYRULEC ELECTRIC COMPANY, AND ANY FUTURE UTILITY COMPANYS THAT MAY TAKE OVER SERVICE OF THE POWERLINE FROM WYRULEC ELECTRIC COMPANY.

EXCEPT FOR THE USE OF THE SAID 30 FOOT STRIP OF LAND FOR A PERMANENT UTILITY EASEMENT, NO OTHER RIGHTS OF OWNERSHIP HAVE BEEN DEDICATED OR TRANSFERED, TO CARL JOHN GILBERT OR WYRULEC ELECTRIC COMPANY. BASE UPON THIS DOCUMENT.

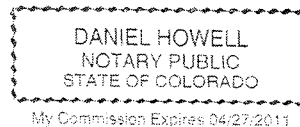
Harold L Brown
HAROLD L. BROWN, GRANTOR

11-03-07
DATE

STATE OF Colorado
COUNTY OF Adams

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF November, 2007
BY:

Dan Howell
NOTARY PUBLIC.



I, CARL JOHN GILBERT UNDERSTAND AND AGREE THAT THE DEDICATION OF THE SAID AND DESCRIBED 30 FOOT STRIP OF LAND CONTAINING 1.58 ACRES IN SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST OF THE SIXTH PRINCIPLE MERIDIAN, IN BANNER COUNTY NEBRASKA, IS INTENDED FOR A PERMANENT UTILITY EASEMENT ONLY, AND ALL OTHER RIGHTS OF OWNERSHIP STILL BELONG TO HAROLD L BROWN.

Carl John Gilbert
CARL JOHN GILBERT, GRANTEE

11-03-07
DATE

STATE OF Colorado
COUNTY OF Adams

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF November, 2007
BY:

Dan Howell
NOTARY PUBLIC.

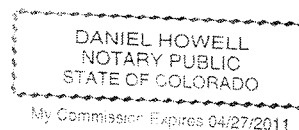
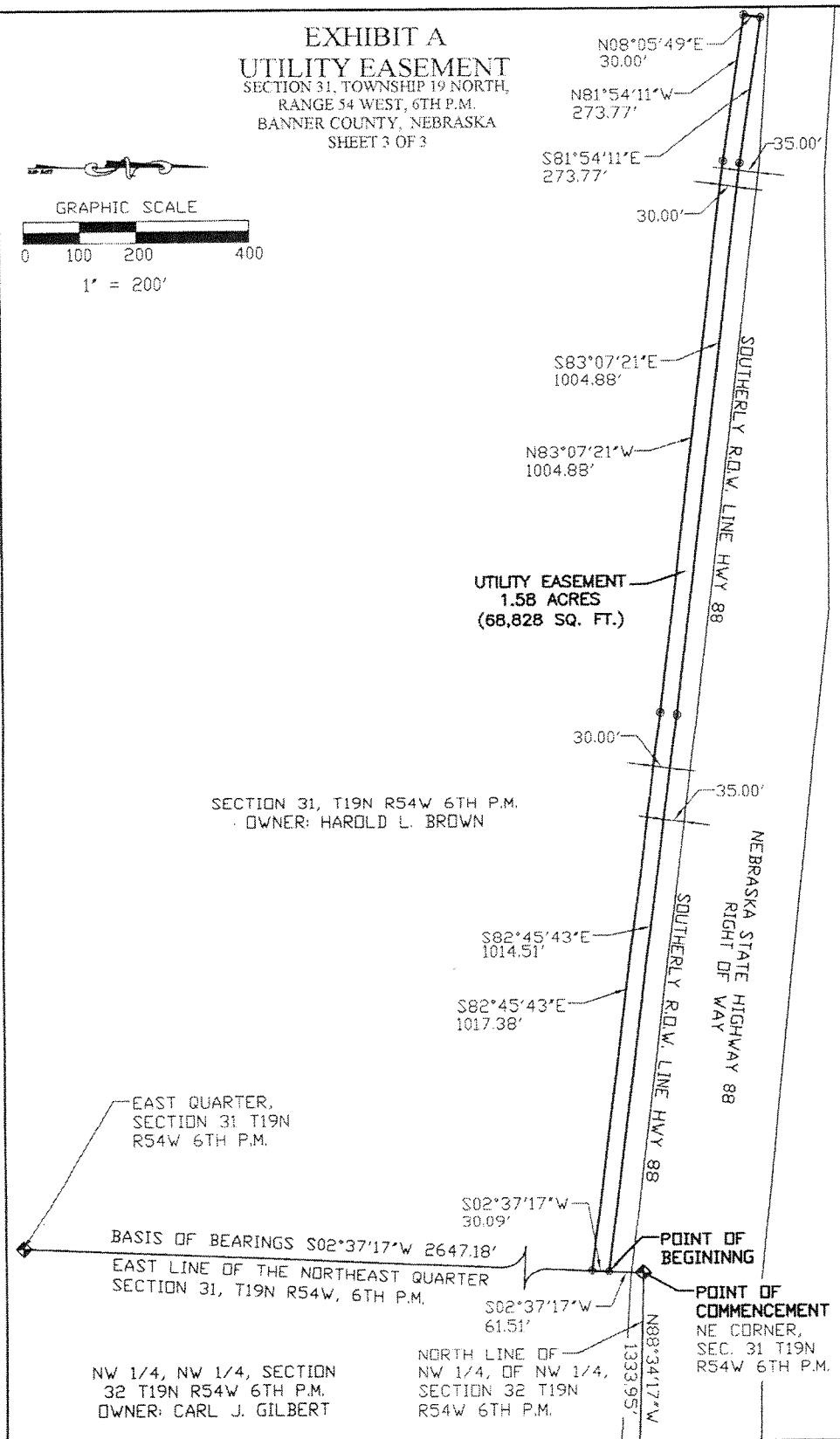
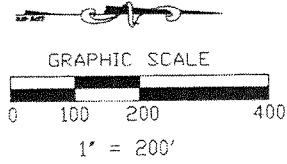


EXHIBIT A
UTILITY EASEMENT
 SECTION 31, TOWNSHIP 19 NORTH,
 RANGE 54 WEST, 6TH P.M.
 BANNER COUNTY, NEBRASKA
 SHEET 3 OF 3



NEBRASKA DOCUMENTARY
STAMP TAX

May 16, 2016

\$ 866.25 By LH

State of Nebraska, Banner County, ss, Filed for record
on the 16 day of May 2016 at 11:14 AM
Book DEED 32 Page 114 - 117
Instrument No. 2016-00123

Lori Hostetter

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:

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

Please Return recorded document to:
Nebraska Title Company
2822 Avenue I, Suite B
Scottsbluff, NE 69361

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

Steve H. Brown
Steve H. Brown, President

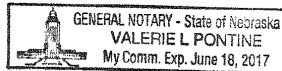
State of Nebraska

§

County of Monroe

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°30'31" 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.

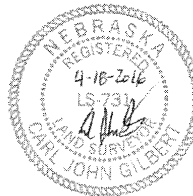
THE ABOVE DESCRIBED EASEMENTS CONTAINS 24,602 SQUARE FEET OR 0.56 ACRES, MORE OR LESS.

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.

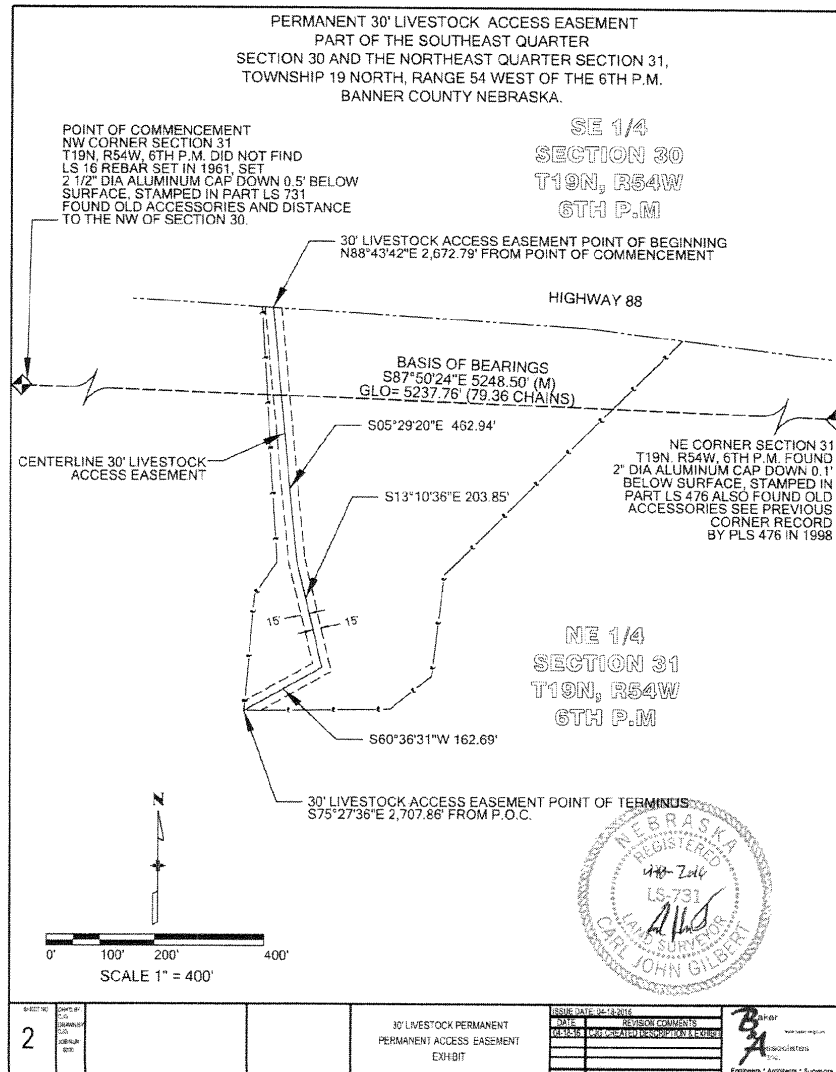
BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF S87°50'24"E, 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
SCOTT'S BLUFF, NE 69361-3139
PHONE: 308-632-3123



SHEET NO. 1	DATE 4-18-2016	PROJECT 30' LIVESTOCK PERMANENT PERMANENT ACCESS EASEMENT DESCRIPTION	DATE: 4-18-2016 REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> BY:  FOR: BAKER AND ASSOCIATES INC. ENGINEER * LICENSED * SURVEYOR	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION													



⑤
2020-00638

State of Nebraska, Banner County, ss, Filed for record,
on the 24th day of Aug 2020 at 2³⁴ PM
Book Misc 32 Page 109-113
Ava Cross County Clerk



Wildcat Surveying

307 Church Street
Harrisburg NE 69345
308-279-2072

Email: cgilbert@wildcatsurveying.com
www.wildcatsurveying.com

August 24, 2020

To Whom it may concern,

The survey prepared February 2016 by me (Carl John Gilbert, PLS 731) on behalf of Baker and Associates, Inc. and as Banner County Surveyor, utilized invalid information for the Northwest Corner of Section 30, Township 19 North, Range 54 West, of the 6th P.M. The invalid corner location was also utilized to reestablish the Northwest corner of Section 31, Township 19 North, Range 54 West, of the 6th P.M. This effected the property descriptions and easement descriptions utilized in Corporate Warranty Deed Book 32, Pages 114-117 of the Banner County Records as well as the 2016 survey prepared.

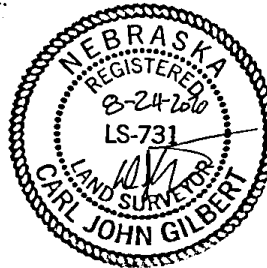
Monumentation has been revised in for both the Northwest Corner of Section 30, Township 19 North, Range 54 West, of the 6th P.M. and the Northwest corner of Section 31, Township 19 North, Range 54 West, of the 6th P.M.

Please see the attached revised survey, property descriptions and easement. Please utilized the attached information from here on and disregard the 2016 survey and easement. Nebraska Title Company has been notified of the revisions as well as the State Surveyor Repository and the County Survey records have been updated.

Any deeds in prepared in the future on the 7.77 acres in said Section 31 shown as Parcel 2 on the survey should utilize the new Parcel 2 description shown here on the attached survey.

Sincerely,

Carl Gilbert, PLS
Wildcat Surveying
307 Church Street
Harrisburg, NE 69345
308-279-2072
www.wildcatsurveying.com



RECORD OF SURVEY

SECTIONS 30 AND 31,
TOWNSHIP 19 NORTH, RANGE 54 WEST
OF THE 6TH P.M. ALSO BEING IN BANNER COUNTY, NEBRASKA.

Sheet Revisions

20-18	2-17-2018	REVISED SURVEY	BY	WILDCAT SURVEYING
20-19	2-17-2018	REVISED SURVEY	BY	WILDCAT SURVEYING
20-20	2-17-2018	REVISED SURVEY	BY	WILDCAT SURVEYING
20-21	2-17-2018	REVISED SURVEY	BY	WILDCAT SURVEYING
20-22	2-17-2018	REVISED SURVEY	BY	WILDCAT SURVEYING
20-23	2-17-2018	REVISED SURVEY	BY	WILDCAT SURVEYING
20-24	2-17-2018	REVISED SURVEY	BY	WILDCAT SURVEYING

Land Survey

Plan Sheet

Worksheet Number: 101-01-2020

Project Location: Banner County Nebraska

Client: ROAD AND STEVE BROWN

Surveyor: CARL JOHN GILBERT

Phone: 308-279-2072

Email: carl@wildcatsurveying.com

Survey No: 731

Page No: 1 of 2

PROPERTY DESCRIPTIONS

PARCEL 1

A PARCEL OF LAND KNOWN AS PARCEL 1, CONTAINING 635.20 ACRES, MORE OR LESS, IN SECTIONS 30 AND 31, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN BANNER COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, THENCE SOUTH 02°00'14" WEST, A DISTANCE OF 5324.16 FEET TO THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, THENCE SOUTH 02°40'29" WEST, A DISTANCE OF 32.37 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF HIGHWAY 88, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, NORTH 88°36'39" EAST, A DISTANCE OF 474.40 FEET, TO THE NORTH LINE OF SAID SECTION 31;

THENCE ALONG THE NORTH LINE OF SAID SECTION 31, SOUTH 87°28'36" EAST, A DISTANCE OF 2179.25 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 03°39'44" EAST, A DISTANCE OF 321.58 FEET;

THENCE SOUTH 33°34'16" WEST, A DISTANCE OF 73.35 FEET;

THENCE SOUTH 05°02'33" WEST, A DISTANCE OF 214.64 FEET;

THENCE NORTH 88°18'54" EAST, A DISTANCE OF 268.88 FEET;

THENCE NORTH 51°20'35" EAST, A DISTANCE OF 88.19 FEET;

THENCE NORTH 07°06'02" EAST, A DISTANCE OF 188.32 FEET;

THENCE NORTH 45°17'11" EAST, A DISTANCE OF 610.61 FEET, TO A POINT ON EXISTING SOUTH RIGHT OF WAY LINE OF HIGHWAY 88;

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, SOUTH 83°06'31" EAST, A DISTANCE OF 1552.20 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 31;

THENCE CONTINUING ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, SOUTH 80°41'02" EAST, A DISTANCE OF 278.00 FEET TO A POINT ON THE EAST LINE OF THE NORTH-EAST QUARTER OF SECTION 31;

THENCE ALONG THE EAST LINE OF THE NORTH-EAST QUARTER OF SAID SECTION 31, SOUTH 02°37'17" WEST, A DISTANCE OF 2,814.26 FEET TO THE EAST QUARTER OF SAID SECTION 31;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, SOUTH 02°36'40" WEST, A DISTANCE OF 2,622.08 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 31, NORTH 87°46'48" WEST, A DISTANCE OF 2,622.08 FEET TO THE SOUTH QUARTER OF SAID SECTION 31;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 87°46'48" WEST, A DISTANCE OF 2,622.08 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE ALONG THE WEST LINE OF SAID SECTION 31, NORTH 02°40'29" EAST, A DISTANCE OF 5,290.21 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 635.20 ACRES, MORE OR LESS, INCLUDING 33 COUNTY ROAD RIGHT OF WAY FOR COUNTY ROAD 28.

VICINITY MAP

PARCEL 2

A PARCEL OF LAND KNOWN AS PARCEL 2, CONTAINING 7.77 ACRES, MORE OR LESS, IN SECTIONS 30 AND 31, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN BANNER COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, THENCE SOUTH 24°32'51" EAST, A DISTANCE OF 554.48 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 88°21'38" EAST, A DISTANCE OF 590.76 FEET;

THENCE CONTINUING ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, SOUTH 83°06'31" EAST, A DISTANCE OF 181.55 FEET;

THENCE DEPARTING SAID EXISTING SOUTH RIGHT OF WAY LINE, SOUTH 45°17'11" WEST, A DISTANCE OF 610.61 FEET;

THENCE SOUTH 07°06'02" WEST, A DISTANCE OF 188.32 FEET;

THENCE SOUTH 51°20'35" WEST, A DISTANCE OF 88.19 FEET;

THENCE NORTH 88°18'54" EAST, A DISTANCE OF 268.88 FEET;

THENCE NORTH 05°02'33" EAST, A DISTANCE OF 214.64 FEET;

THENCE NORTH 33°34'16" EAST, A DISTANCE OF 73.35 FEET;

THENCE NORTH 03°39'44" WEST, A DISTANCE OF 466.32 FEET TO A POINT ON EXISTING SOUTH RIGHT OF WAY LINE OF HIGHWAY 88, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.77 ACRES, MORE OR LESS.

SURVEY NOTES

1. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

2. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. THIS SURVEY DOES NOT REPRESENT AN ALTANSPS LAND TITLE SURVEY.

4. THIS SURVEY DOES NOT REFLECT A SEARCH OR DOES IT DEPICT ANY UNDERGROUND UTILITIES OR SUBSURFACE CONFLICTS THAT MAY ARISE.

5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH ARE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6. ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY WILDCAT SURVEYING. NO ABSTRACT, CURRENT TITLE COMMITMENT NO OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO WILDCAT SURVEYING IN THE CREATION OF THIS SURVEY.

7. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE WEST LINE SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF N62°40'29"E A DISTANCE OF 5322.58 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHAIRN). SAID GRID BEARING IS HAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.

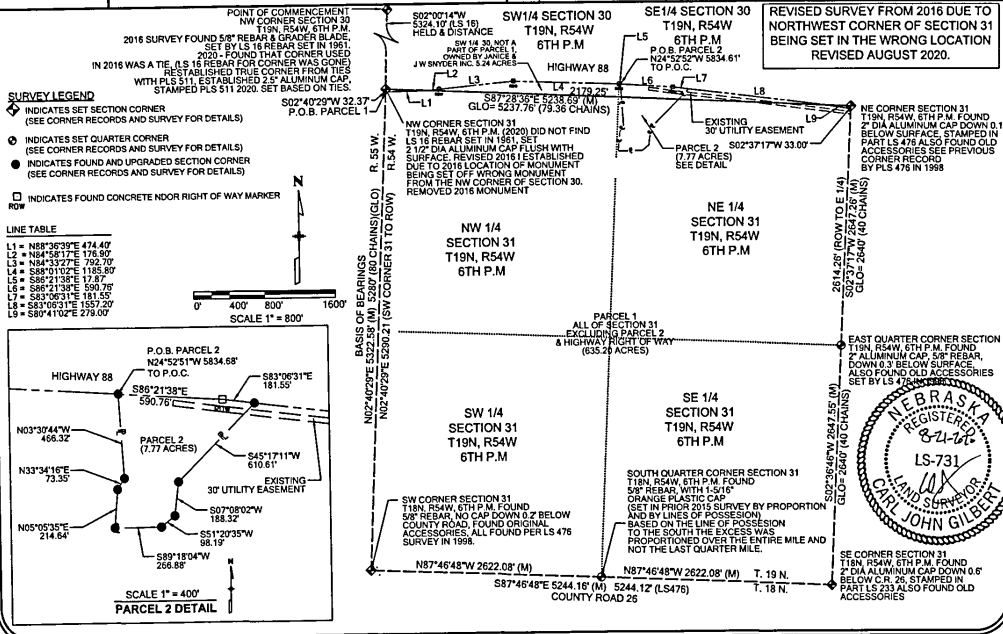
8. THE PURPOSE OF THIS SURVEY WAS TO REVERSE 2016 SURVEY I PREPARED WHILE AT BAKER AND ASSOCIATES, DUE TO A MISTAKE MADE WHILE ESTABLISHING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN. THIS CAUSE ISSUES WITH THE PROPERTY DESCRIPTIONS AND THE HIGHWAY RIGHT OF WAY SHOWN ON THE 2016 SURVEY. THIS SURVEY IS TO REPLACE AND OR OVERWRITE THE 2016 SURVEY, DISREGARD ALL INFORMATION ON THE 2016 SURVEY DATED 2-19-2016 AND UTILIZE THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, BANNER COUNTY SURVEYOR AND A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY TRAIL AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2020, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID SURVEY HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE BANNER COUNTY REGULATIONS.

I ATTEST THE ABOVE ON THIS 31ST DAY OF AUGUST, 2020.

CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF WILDCAT SURVEYING
307 CHURCH STREET
HARRISBURG, NE 68345
PHONE: 308-279-2072



**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 89°25'52" EAST, A DISTANCE OF 2,661.11 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:

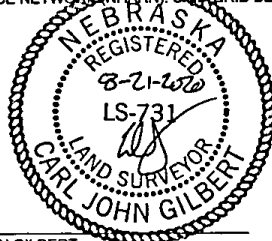
1. SOUTH 05°29'20" EAST, A DISTANCE OF 462.94 FEET;
2. SOUTH 13°10'36" EAST, A DISTANCE OF 203.85 FEET;
3. SOUTH 60°36'31" WEST, A DISTANCE OF 162.69 FEET TO THE POINT OF TERMINUS.

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.

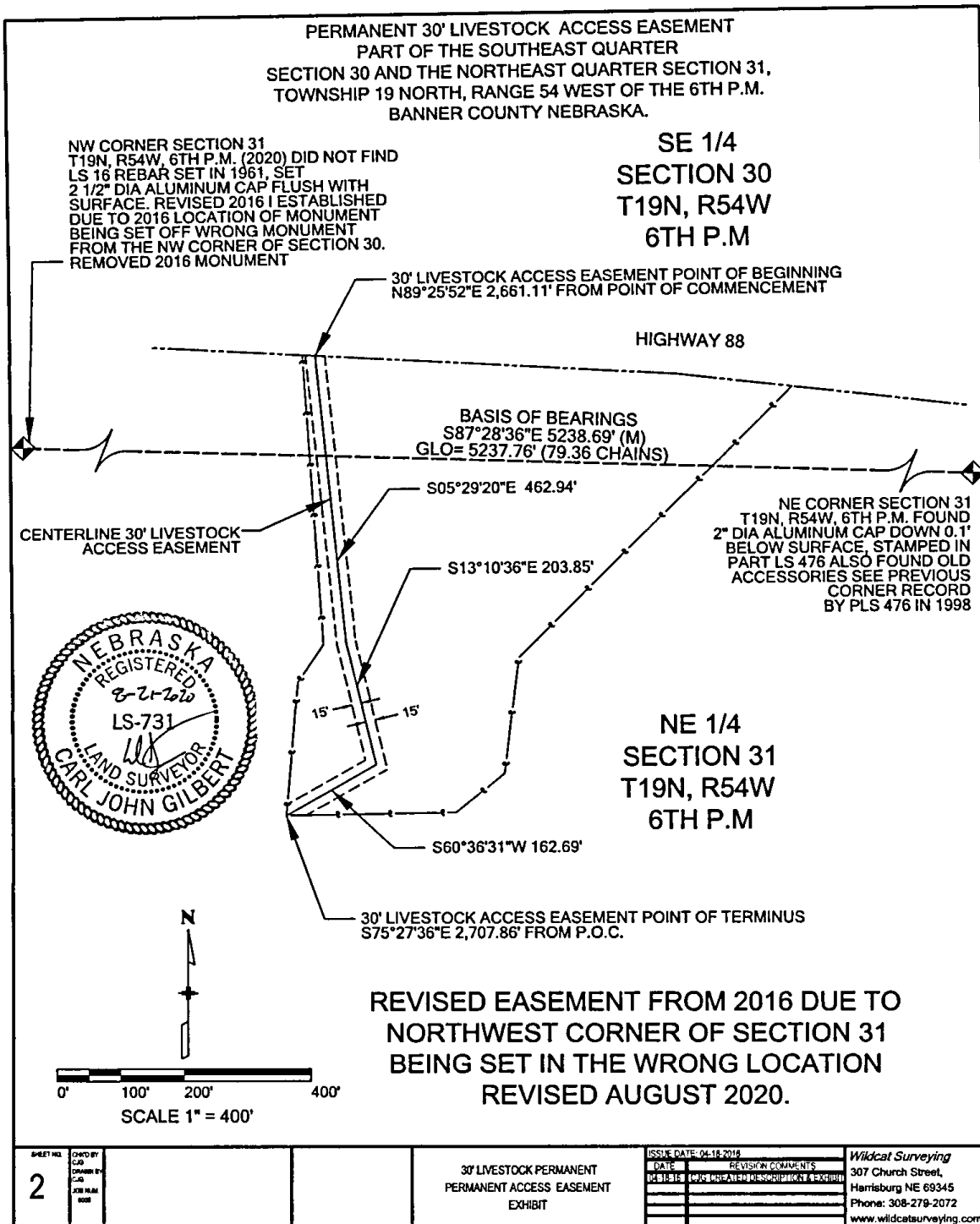
BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF S87°28'36"E A DISTANCE OF 5238.69 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.

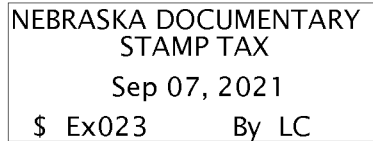


CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF WILDCAT SURVEYING
307 CHURCH STREET
HARRISBURG, NE 69345
PHONE : 308-279-2072

**REVISED EASEMENT FROM 2016 DUE TO
NORTHWEST CORNER OF SECTION 31
BEING SET IN THE WRONG LOCATION
REVISED AUGUST 2020.**

1	SHEET NO. DRAWN BY CJO JCN 1008			30' LIVESTOCK PERMANENT PERMANENT ACCESS EASEMENT DESCRIPTION	ISSUE DATE: 04-18-2019 DATE: _____ REVISION COMMENTS: _____ DUBUIS: _____ WILDCAT SURVEYING: _____ _____ _____	Wildcat Surveying 307 Church Street, Harrisburg NE 69345 Phone: 308-279-2072 www.wildcatsurveying.com
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Risa Cross

County Clerk

Return to:
Steven C. Smith
Simmons Olsen Law Firm
1502 Second Avenue
Scottsbluff, NE 69361

EASEMENT AND AGREEMENT FOR WATER WELL

This Easement and Agreement is made by and between Harold L. Brown Farms, Inc., Grantor, and Steven Hill, Grantee.

WHEREAS, Grantor is conveying to Grantee a 7.77 acre tract of real estate, but the existing domestic well service to this tract is located on adjoining real estate retained by Grantor.

IT IS THEREFORE AGREED AS FOLLOWS:

1. Grantor hereby grants an Easement to Grantee through Grantor's retained real estate from the existing domestic well and supply line located in the SW1/4SE1/4 and the SE1/4SW1/4 of Section 30 and the NE1/4NW1/4 and the NW1/4NE1/4 of Section 31, Township 19 North, Range 54 West of the 6th P.M., Banner County, Nebraska, as shown on Exhibit 1 attached hereto and incorporated herein.
2. The Easement shall be for the purpose of Grantee's ingress and egress to maintain, repair, or replace the existing domestic well and to install and maintain the supply line from the existing well to the dwelling on the 7.77 acre tract located on the south side of Highway 88, located at 4953 Highway 88, Harrisburg, Nebraska, described as "Parcel 2" on Exhibit 2 attached hereto and incorporated herein.
3. Grantee shall be responsible for all costs and charges, including electrical charges, for the installation, operation and maintenance of said well and supply line. Should the well require replacement, the replacement well shall be relocated on the property conveyed to Grantee, if possible. Any maintenance by Grantee which requires entrance upon Grantor's lands that results in any disturbance or damage to Grantor's

lands shall be restored by Grantee to the condition which existed prior to the disturbance or damage.

4. This Easement is given for the benefit of the Grantee, their successors, heirs and assigns, and is appurtenant and shall run with the lands described herein above.

Steve H. Brown
Grantor
Pres. Harold L. Brown Farms, Inc.

Steven Hill
Grantee

STATE OF NEBRASKA)
)ss.
COUNTY OF Scotts Bluff)

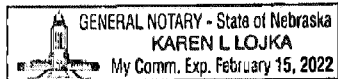
The foregoing instrument was acknowledge before me on this 26th day of August, 2021, by Steve Brown, President, on behalf of Harold L. Brown Farms, Inc., Grantor.



Melinda Lobner
Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF Scotts Bluff)

The foregoing instrument was acknowledge before me on this 3rd day of September, 2021, by Steven Hill, Grantee.

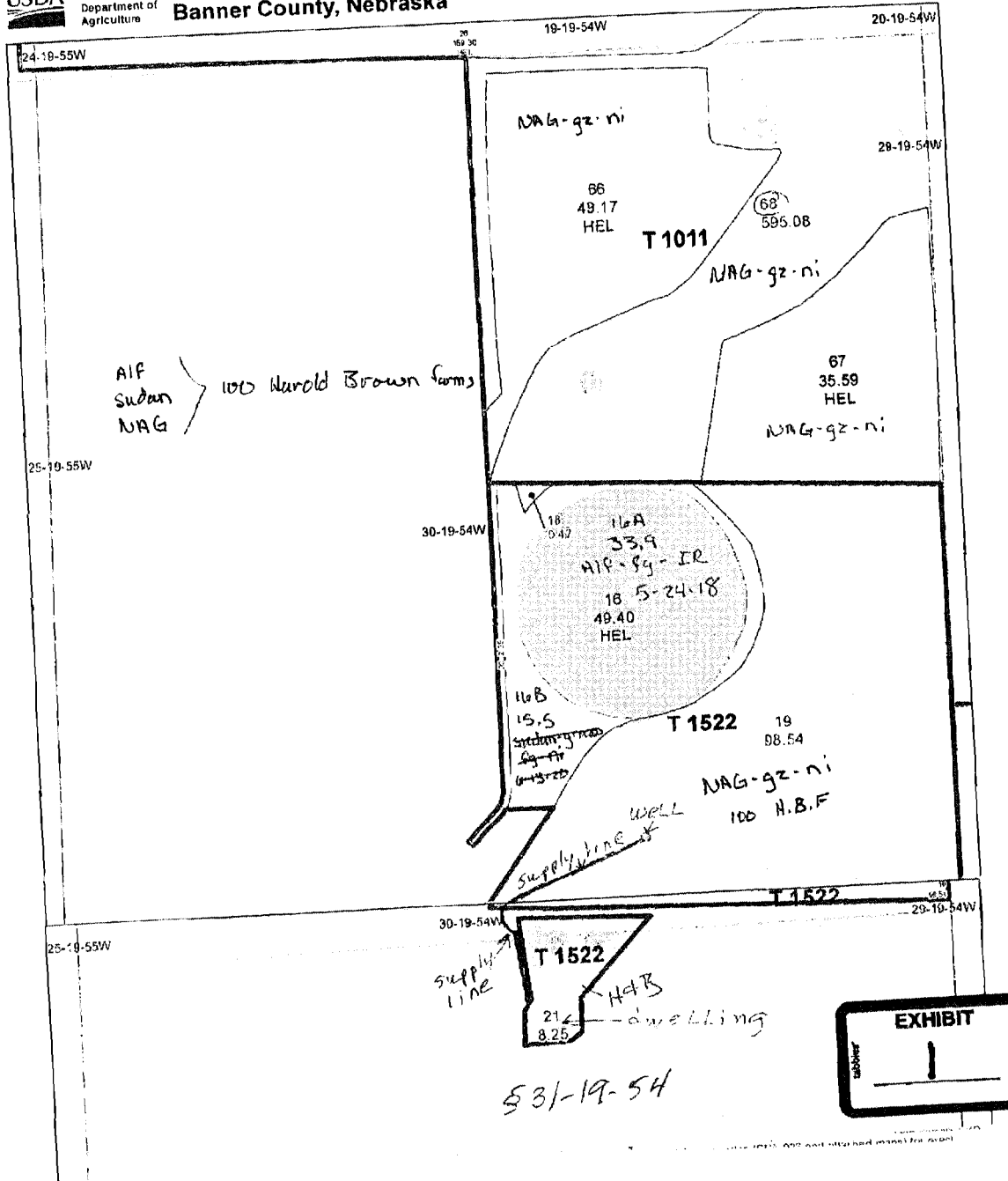


Karen L. Lojka
Notary Public

Farm 1631

USDA
United States
Department of
Agriculture

Banner County, Nebraska



PARCEL 2

A PARCEL OF LAND KNOWN AS PARCEL 2, CONTAINING 7.77 ACRES, MORE OR LESS, IN SECTIONS 30 AND 31, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN BANNER COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, 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.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.77 ACRES, MORE OR LESS.

