

## WARRANTY EASEMENT DEED IN PERPETUITY

WETLANDS RESERVE PROGRAM  
EASEMENT  
NO. 66-6526-11-00023

THIS WARRANTY EASEMENT DEED is made by and between  
Dinnel Green Valley Farm, Inc.  
of 33952 735 Road, Endors, NE 69027 (hereafter referred to as the "Landowner"),  
Grantor(s), and the UNITED STATES OF AMERICA, by and through the Commodity  
Credit Corporation (CCC) (hereafter referred to as the "United States"), Grantee. The  
Landowner and the United States are jointly referred to as the "Parties". The acquiring  
agency of the United States is the Natural Resources Conservation Service (NRCS),  
United States Department of Agriculture.

### Witnesseth:

Purposes and Intent. The purpose of this easement is to restore, protect, manage,  
maintain, and enhance the functional values of wetlands and other lands, and for the  
conservation of natural values including fish and wildlife and their habitat, water quality  
improvement, flood water retention, groundwater recharge, open space, aesthetic values,  
and environmental education. It is the intent of NRCS to give the Landowner the  
opportunity to participate in the restoration and management activities on the easement  
area. By signing this deed, the Landowner agrees to the restoration of the Easement Area  
and grants the right to carry out such restoration to the United States.

Authority. This easement deed acquisition is authorized by Title XII of the Food  
Security Act of 1985, as amended (16 U.S.C. §3837), for the Wetlands Reserve Program.

NOW THEREFORE, for and in consideration of the sum of Fifty Two Thousand  
One and no cents Dollars (\$ 52,001.00 ), the Grantor(s), hereby grants  
and conveys with general warranty of title to the UNITED STATES OF AMERICA  
and its assigns, (the Grantee), in perpetuity, all rights, title and interest in the lands  
comprising the easement area described in Part I and appurtenant rights of access to the  
easement area, but reserving to the Landowner only those rights, title, and interest expressly  
enumerated in Part II. It is the intention of the Landowner to convey and relinquish any and  
all other property rights not so reserved. This easement shall constitute a servitude upon the  
land so encumbered; shall run with the land for the duration of the easement; and shall bind

the Landowner, (the Grantor(s)), their heirs, successors, assigns, lessees, and any other person claiming under them.

SUBJECT, however, to all valid rights of record, if any.

PART I. Description of the Easement Area. The lands encumbered by this easement deed, referred to hereafter as the easement area, are described on EXHIBIT A which is appended to and made a part of this easement deed.

TOGETHER with a right of access for ingress and egress to the easement area across adjacent or other properties of the Landowner. Such a right-of-way for access purposes is described in EXHIBIT B which is appended to and made a part of this easement deed.

PART II. Reservations in the Landowner on the Easement Area. Subject to the rights, title, and interest conveyed by this easement deed to the United States, including the restoration, protection, management, maintenance, enhancement, and monitoring of the wetland and other natural values of the easement area, the Landowner reserves:

- A. Title. Record title, along with the Landowner's right to convey, transfer, and otherwise alienate title to these reserved rights.
- B. Quiet Enjoyment. The right of the Landowner to enjoy the rights reserved on the easement area without interference from others.
- C. Control of Access. The right to prevent trespass and control access by the general public subject to the operation of State and Federal law.
- D. Recreational Uses. The right to undeveloped recreational uses, including undeveloped hunting and fishing and leasing of such rights for economic gain, pursuant to applicable State and Federal regulations that may be in effect at the time. Undeveloped recreational uses must be consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. Undeveloped recreational use may include hunting equipment, such as, tree stands and hunting blinds that are rustic and customary for the locale as determined by NRCS.
- E. Subsurface Resources. The right to oil, gas, minerals, and geothermal resources underlying the easement area, provided that any drilling or mining activities are to be located outside the boundaries of the easement area, unless activities within the boundaries are specified in accordance with the terms and conditions of EXHIBIT C which is appended to and made a part of this easement deed, if applicable.

- F. Water uses and water rights. The right to water uses and water rights identified as reserved to the Landowner in EXHIBIT D which is appended to and made a part of this easement deed, if applicable.

PART III. Obligations of the Landowner. The Landowner shall comply with all terms and conditions of this easement, including the following:

- A. Prohibitions. Without otherwise limiting the rights of the United States acquired hereunder, it is expressly understood that the rights to carry out the following activities and uses have been acquired by the United States and, unless authorized by the United States under Part IV, are prohibited on the easement area:
1. haying, mowing, or seed harvesting for any reason;
  2. altering of grassland, woodland, wildlife habitat or other natural features by burning, digging, plowing, disking, cutting or otherwise destroying the vegetative cover;
  3. dumping refuse, wastes, sewage, or other debris;
  4. harvesting wood products;
  5. draining, dredging, channeling, filling, leveling, pumping, diking, impounding, or related activities, as well as altering or tampering with water control structures or devices, except as specifically set forth in EXHIBIT D, if applicable;
  6. diverting or causing or permitting the diversion of surface or underground water into, within, or out of the easement area by any means, except as specifically set forth in EXHIBIT D, if applicable;
  7. building, placing, or allowing to be placed structures on, under, or over the easement area, except for structures for undeveloped recreational use;
  8. planting or harvesting any crop;
  9. grazing or allowing livestock on the easement area;
  10. disturbing or interfering with the nesting or brood-rearing activities of wildlife including migratory birds;
  11. use of the easement area for developed recreation. These uses include but are not limited to, camping facilities, recreational vehicle trails and tracks, sporting clay operations, skeet shooting operations, firearm range operations and the infrastructure to raise, stock, and release captive raised waterfowl, game birds and other wildlife for hunting or fishing;
  12. any activities which adversely impact or degrade wildlife cover or other habitat benefits, water quality benefits, or other wetland functions and values of the easement area; and
  13. any activities to be carried out on the Landowner's land that is immediately adjacent to, and functionally related to, the land that is subject to the easement if such activities will alter, degrade, or otherwise diminish the functional value of the eligible land.

- B. Noxious Plants and Pests. The Landowner is responsible for noxious weed control and emergency control of pests as required by all Federal, State, and local laws. A plan to control noxious weeds and pests must be approved in writing by the NRCS prior to implementation by the Landowner.
- C. Fences. Except for establishment cost incurred by the United States and replacement cost not due to the Landowner's negligence or malfeasance, all other costs involved in maintenance of fences and similar facilities to exclude livestock shall be the responsibility of the Landowner. The installation or use of fences which have the effect of preventing wildlife access and use of the easement area are prohibited on the easement or easement boundary.
- D. Use of water for easement purposes. The landowner shall use water for easement purposes as set forth in EXHIBIT D, which is appended to and made a part of this easement deed, if applicable.
- E. Protection of water uses and water rights. As set forth in EXHIBIT D, (if applicable, the Landowner shall) undertake actions necessary to protect any water rights and water uses for easement purposes.
- F. Taxes. The Landowner shall pay any and all real property and other taxes and assessments, if any, which may be levied against the land.
- G. Reporting. The Landowner shall report to the NRCS any conditions or events which may adversely affect the wetland, wildlife, and other natural values of the easement area.
- H. Survival. Irrelevant of any violations by the Landowner of the terms of this deed, this easement survives and runs with the land for its duration.

PART IV. Compatible Uses by the Landowner.

- A. General. The United States may authorize, in writing and subject to such terms and conditions the NRCS may prescribe at its sole discretion, the use of the easement area for compatible economic uses, including, but not limited to, managed timber harvest, periodic haying, or grazing.
- B. Limitations. Compatible use authorizations will only be made if, upon a determination by NRCS in the exercise of its sole discretion and rights, that the proposed use is consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. The NRCS shall prescribe the amount, method, timing, intensity, and duration of the compatible use.

PART V. Rights of the United States. The rights of the United States include;

- A. Management activities. The United States has the right to enter the easement area to undertake, on a cost-share basis with the Landowner or other entity as determined by the United States, any activities to restore, protect, manage, maintain, enhance, and monitor the wetland and other natural values of the easement area. The United States may apply to or impound additional waters, in accordance with State water law, on the easement area in order to maintain or improve wetland and other natural values.
- B. Access. The United States has a right of reasonable ingress and egress to the easement area over the Landowner's property, whether or not the property is adjacent or appurtenant to the easement area, for the exercise of any of the rights of the United States under this easement deed. The authorized representatives of the United States may utilize vehicles and other reasonable modes of transportation for access purposes. To the extent practical, the United States shall utilize the access identified in EXHIBIT B.
- C. Easement Management. The Secretary of Agriculture, by and through the NRCS, may delegate all or part of the management, monitoring or enforcement responsibilities under this easement to any entity authorized by law that the NRCS determines to have the appropriate authority, expertise and resources necessary to carry out such delegated responsibilities. State or federal agencies may utilize their general statutory authorities in the administration of any delegated management, monitoring or enforcement responsibilities for this easement. The authority to modify or terminate this easement (16 U.S.C. §3837e(b)) is reserved to the Secretary of Agriculture in accordance with applicable law.
- D. Violations and Remedies - Enforcement. The Parties, Successors, and Assigns, agree that the rights, title, interests, and prohibitions created by this easement deed constitute things of value to the United States and this easement deed may be introduced as evidence of same in any enforcement proceeding, administrative, civil or criminal, as the stipulation of the Parties hereto. If there is any failure of the Landowner to comply with any of the provisions of this easement deed, the United States or other delegated authority shall have any legal or equitable remedy provided by law and the right:
  1. To enter upon the easement area to perform necessary work for prevention of or remediation of damage to wetland or other natural values; and,

2. To assess all expenses incurred by the United States (including any legal fees or attorney fees) against the Landowner, to be owed immediately to the United States.

#### PART VI. General Provisions.

- A. Successors in Interest. The rights granted to the United States shall accrue to any of its agents or assigns. All obligations of the Landowner under this easement deed shall also bind the Landowner's heirs, successors, agents, assigns, lessees, and any other person claiming under them. All the Landowners who are parties to this easement deed shall be jointly and severally liable for compliance with its terms.
- B. Rules of Construction and Special Provisions. All rights in the easement area not reserved by the Landowner shall be deemed acquired by the United States. Any ambiguities in this easement deed shall be construed in favor of the United States to effect the wetland and conservation purposes for which this easement deed is being acquired. The property rights of the United States acquired under this easement shall be unaffected by any subsequent amendments or repeal of the Wetlands Reserve Program. If the Landowner receives the consideration for this easement in installments, the Parties agree that the conveyance of this easement shall be totally effective upon the payment of the first installment.
- C. Environmental Warranty. "Environmental Law" or "Environmental Laws" means any and all Federal, State, local or municipal laws, orders, regulations, statutes, ordinances, codes, guidelines, policies, or requirements of any governmental authority regulating or imposing standards of liability or standards of conduct (including common law) concerning air, water, solid waste, hazardous materials or substance, worker and community right-to-know, hazard communication, noise, radioactive material, resource protection, subdivision, inland wetlands and watercourses, health protection and similar environmental health, safety, building and land use as may now or at any time hereafter be in effect.  
  
"Hazardous Materials" means any petroleum, petroleum products, fuel oil, waste oils, explosives, reactive materials, ignitable materials, corrosive materials, hazardous chemicals, hazardous wastes, hazardous substances, extremely hazardous substances, toxic substances, toxic chemicals, radioactive materials, infectious materials, and any other element, compound, mixture, solution or substance which may pose a present or potential hazard to human health or the environment.

Landowner warrants that it is in compliance with, and shall remain in compliance with, all applicable Environmental Laws. Landowner warrants that there are no notices by any government authority of any violation or alleged violation of, non-compliance or alleged non-compliance with or any liability under any Environmental Law relating to the operations or conditions of the Property. Landowner further warrants that it has no actual knowledge of a release or threatened release of Hazardous Materials, as such substance and wastes are defined by applicable Federal and State law.

- D. General Indemnification. Landowner shall indemnify and hold harmless, its employees, agents, and assigns for any and all liabilities, claims, demands, losses, expenses, damages, fines, fees, penalties, suits, proceedings, actions, and cost of actions, sanctions asserted by or on behalf of any person or government authority, and other liabilities (whether legal or equitable in nature and including, without limitation, court costs, and reasonable attorneys' fees and attorneys' fees on appeal) to which the United States may be subject or incur relating to the easement area, which may arise from, but is not limited to, Landowner's negligent acts or omissions or Grantor's breach of any representation, warranty, covenant, agreements contained in this easement deed, or violations of any Federal, State, or local laws, including all Environmental Laws.

EXHIBIT A

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EXHIBIT "A" LEGAL DESCRIPTION EASEMENT  
AREA TRACT (1)

A TRACT OF LAND LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 36 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

BEGINNING AT THE NE CORNER OF THE SW 1/4 OF SAID SECTION 10, THENCE ON THE EAST LINE OF THE SW 1/4 OF SAID SECTION 10, S01°13'37"W A DISTANCE OF 1314.30 FEET, TO THE SOUTH CENTER 1/16TH OF SAID SECTION 10; THENCE N87°31'01"W A DISTANCE OF 432.78 FEET; THENCE S89°09'38"W A DISTANCE OF 350.72 FEET; THENCE N89°44'01"W A DISTANCE OF 402.83 FEET; THENCE S89°13'49"W A DISTANCE OF 600.84 FEET; THENCE S89°16'50"W A DISTANCE OF 499.98 FEET; THENCE S89°07'08"W A DISTANCE OF 497.87 FEET, TO THE EAST COUNTY RIGHT OF WAY; THENCE ON THE EAST COUNTY RIGHT OF WAY, N00°58'27"E A DISTANCE OF 895.05 FEET; THENCE N88°51'34"E A DISTANCE OF 506.74 FEET; THENCE N00°58'38"E A DISTANCE OF 370.12 FEET, TO THE NORTH LINE OF THE N 1/2 OF THE SW 1/4 OF SAID SECTION 10; THENCE ON THE NORTH LINE OF THE N 1/2 OF THE SW 1/4 OF SAID SECTION 10, N88°50'36"E A DISTANCE OF 184.93 FEET, TO AN EXISTING FENCELINE; THENCE ON AN EXISTING FENCELINE, N89°10'13"E A DISTANCE OF 500.00 FEET; THENCE ON AN EXISTING FENCELINE, N88°30'58"E A DISTANCE OF 500.00 FEET, TO THE NORTH LINE OF THE N 1/2 OF THE SW 1/4 OF SAID SECTION 10; THENCE ON AN EXISTING FENCELINE, N89°12'59"E A DISTANCE OF 500.00 FEET; THENCE N88°28'11"E A DISTANCE OF 499.95 FEET TO THE NORTH LINE OF THE N 1/2 OF THE SW 1/4 OF SAID SECTION 10, THE NE CORNER OF THE SW 1/4, OF SAID SECTION 10, AND THE POINT OF BEGINNING, SAID TRACT HAVING AN AREA OF 3,243,711.99 SQ. FT., OR 74.5 ACRES MORE OR LESS.



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**EXHIBIT B****EXHIBIT "B" ACCESS EASEMENT (1)**

A TRACT OF LAND LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 36 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**ACCESS EASEMENT (1)**

COMMENCING AT THE SW CORNER OF THE N 1/2 OF THE SW 1/4 OF SAID SECTION 10; THENCE ON THE WEST LINE OF SAID SECTION 10, N00°58'27"E A DISTANCE OF 37.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE WEST LINE OF SAID SECTION 10, N00°58'27"E A DISTANCE OF 30.00 FEET; THENCE N88°55'59"E A DISTANCE OF 33.00 FEET TO THE WETLANDS EASEMENT; THENCE ON THE WETLANDS EASEMENT, S00°58'27"W A DISTANCE OF 30.00 FEET; THENCE S88°55'59"W A DISTANCE OF 33.00 FEET TO THE WEST LINE OF SAID SECTION 10, AND THE POINT OF BEGINNING.

<p><b>LEGEND</b></p> <p>◆ FOUND SECTION C' ROUND MONUMENT</p> <p>● PRISM OFFERED BEAM PRISM OFFERED BEAM NOTED</p> <p>○ (See 2nd Column) Section W/ Set Face Point (and Sign)</p> <p>CLIP—Clipped Top Edge CLIP—Clipped Top Edge CLIP—Clipped Top Edge (A) Measured Distance (B) Measured Distance (C) Measured Distance (D) Measured Distance</p> <p>NOTE: ALL BEARINGS ARE ASSUMED</p>	<p>DATE: 1/13/2012</p> <p>DESIGNED BY: PC</p> <p>DRAWN BY: PC</p> <p>CHECKED BY: TC</p> <p>CORR.—TC</p> <p>SHEET NO. 1 of 1</p>
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A TRACT OF LAND LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 36 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

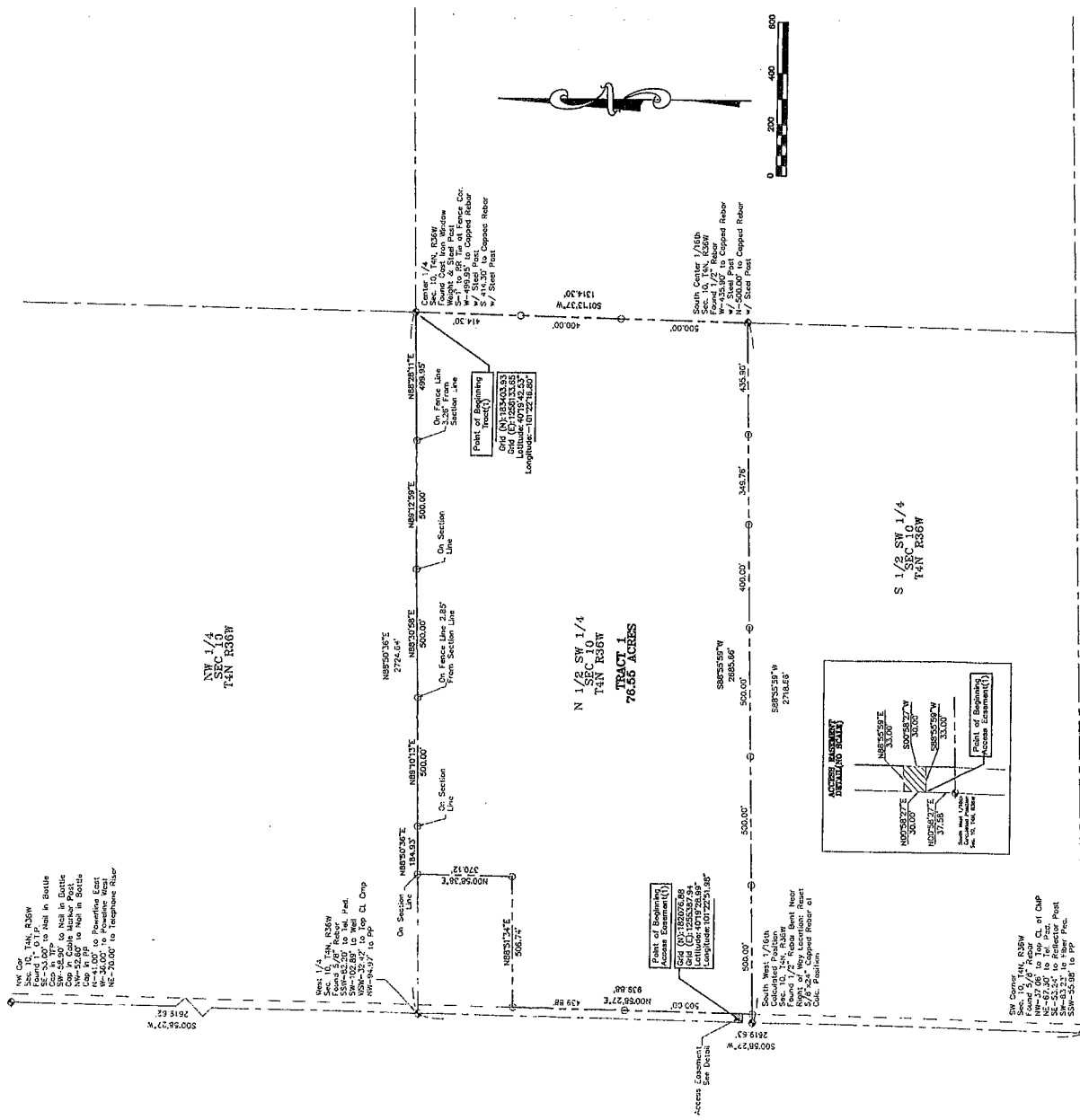
A TRACT OF LAND LOCATED IN THE N  $1\frac{1}{2}$  OF THE SW  $\frac{1}{4}$  OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 38 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 10, THENCE ON THE WEST LINE OF SAID SECTION 10, N07°58'27"E A DISTANCE OF 37.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE WEST LINE OF SAID SECTION 10, N07°58'27"E A DISTANCE OF 30.00 FEET; THENCE N89°55'59"E A DISTANCE OF 33.00 FEET TO THE WESTLAND EASEMENT; THENCE ON THE WESTLAND EASEMENT, S05°58'27"W A DISTANCE OF 30.00 FEET; THENCE S88°55'59"W A DISTANCE OF 33.00 FEET TO THE WEST LINE OF SAID SECTION 10, AND THE POINT OF BEGINNING.

THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY THE UNDERSIGNED, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE NEBRASKA STATE BOARD OF EXAMINER FOR REGISTERED LAND SURVEYORS. THE ACCURACY AND POSITION TOLERANCE

THOMAS B CATLETT, LS 502  
CATLETT LAND SURVEYING  
79560 GREYCLIFF DRIVE  
LINCOLN, NEBRASKA 68516

BASIS OF BEARING IS THE NORTH LINE OF THE  
 SECTION 10, TOWNSHIP 4 NORTH,  
 RANGE 36 WEST OF THE 6TH P.M., WHOSE  
 BEARING IS N89°50'35"E AS DERIVED FROM  
 STARS OBSERVATION IN NEBRASKA STATE PLANE





This gives you an idea...  
I measured it out...  
Should be very close...

Map of the area