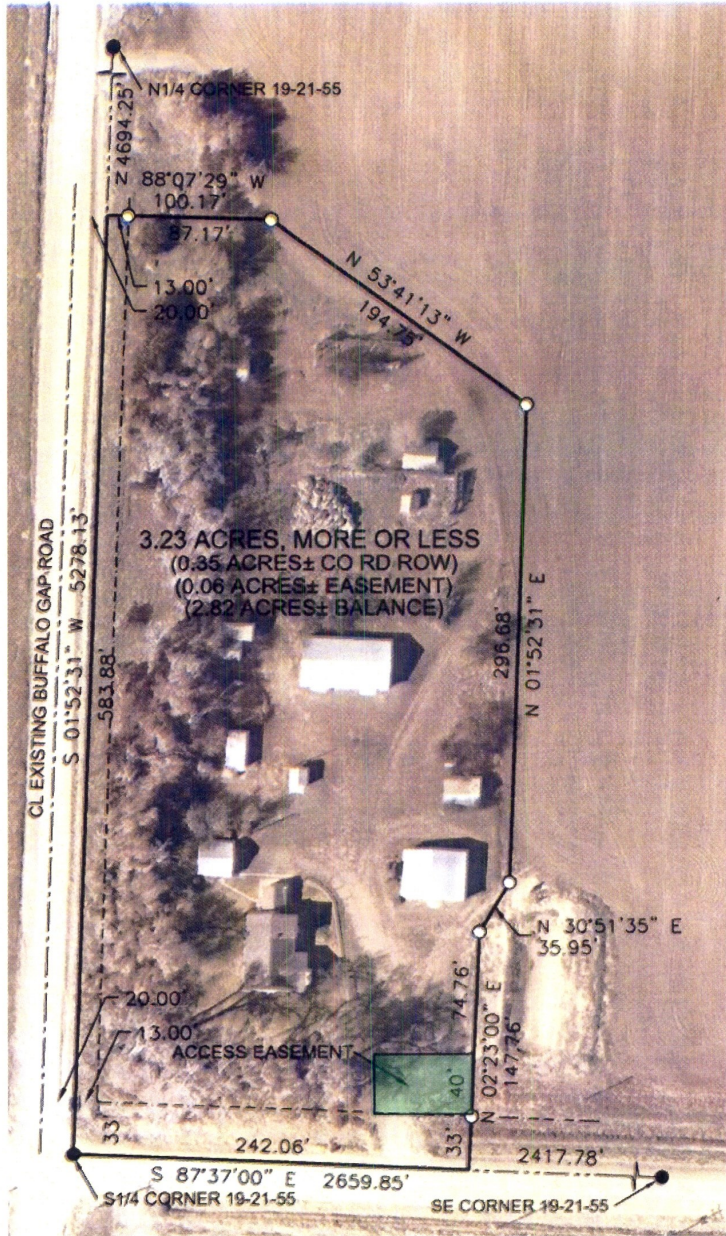


EXHIBIT OF AEDS SURVEY

TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SAID SECTION 19, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 88°37'00"E FOR A DISTANCE OF 242.06 FEET; THENCE, N02°23'00"E FOR A DISTANCE OF 147.76 FEET; THENCE, N30°51'35"E FOR A DISTANCE OF 35.95 FEET; THENCE, N01°52'31"E FOR A DISTANCE OF 296.68 FEET; THENCE, N53°41'13"W FOR A DISTANCE OF 194.75 FEET; THENCE, N88°07'29"W TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID QUARTER SECTION, BEING A DISTANCE OF 100.17 FEET; THENCE, ALONG SAID WEST LINE, S01°52'31"W FOR A DISTANCE OF 583.88 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 3.23 ACRES, MORE OR LESS, OF WHICH 0.35 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

SURVEYOR NOTES:

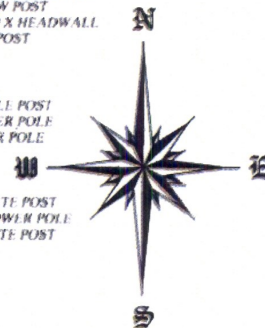
- 1) THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.

CORNER TIES:

N_q CORNER 19-21-55
FOUND 7/8" REBAR WITH STEEL PLATE
ENE 85.26' TO CONC ROW POST
WSW 41.74' TO CHISEL X HEADWALL
N 47.76' TO CONC ROW POST

S_q CORNER 19-21-55
FOUND ALUM CAP
ENE 28.42' TO SPIKE CABLE POST
SE 35.23' TO SPIKE POWER POLE
S 75.30' TO SPIKE POWER POLE

SE CORNER 19-21-55
FOUND ALUM CAP
ESE 119.89' TO SPIKE GATE POST
WSW 77.89' TO SPIKE POWER POLE
NW 104.38' TO SPIKE GATE POST



SCALE 1"=100'

- = CORNER FOUND
- = CORNER SET
- 5/8"x24" REBAR PVC CAP



ACCESS EASEMENT FOR THE BENEFIT OF CROPLAND TO THE EAST. ALLOWS FARM OWNER ACCESS TO WATER ACCUMULATION PIT FROM CR "T".



**NEBRASKA REAL ESTATE COMMISSION
SELLER PROPERTY CONDITION DISCLOSURE STATEMENT
Residential Real Property**

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

How long has the seller owned the property? 16 year(s)
 Is seller currently occupying the property? (Circle one) YES NO If yes, how long has the seller occupied the property? _____ year(s)
 If no, has the seller ever occupied the property? (Circle one) YES NO If yes, when? From _____ (year) to _____ (year)

This disclosure statement concerns the real property located at 170526 CR T
 in the city of GERING, County of SCOTT BLUFF, State of Nebraska and legally described as:
PART SE 1/4 SECTION 19, TOWNSHIP 21 NORTH, RANGE 55 WEST OF 6th P.M.

This statement is a disclosure of the condition of the real property known by the seller on the date on which this statement is signed. This statement is **NOT a warranty of any kind** by the seller or any agent representing a principal in the transaction, and **should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain**. Even though the information provided in this statement is NOT a warranty, the purchaser may rely on the information contained herein in deciding whether and on what terms to purchase the real property. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between the seller and purchaser.

Seller please note: you are required to complete this disclosure statement IN FULL. If any particular item or matter does not apply and there is no provision or space for indicating, insert "N/A" in the appropriate box. If age of items is unknown, write "UNK" on the blank provided. If the property has more than one item as listed below please put the number in the appropriate box. For example – if the home has three room air conditioners, one working, one not working, and one not included, put a "1" in each of the "Working", "Not Working", and "None/Not Included" boxes for that item, and a "3" on the line provided next to the item description to indicate total number of item. You may also provide additional explanation of any item in the comments section in PART III.

SELLER STATES THAT, TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE THIS DISCLOSURE STATEMENT IS COMPLETED AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:

PART I – If there is more than one of any item in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section in PART III of this disclosure statement, or number separately as provided in the instructions above. If an item in this Part is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

Section A - Appliances	Working	Not Working	Do Not Know If Working	None / Not Included
	1. Refrigerator			X
2. Clothes Dryer			X	
3. Clothes Washer			X	
4. Dishwasher				X
5. Garbage Disposal				X
6. Freezer			X	
7. Oven			X	
8. Range			X	
9. Cooktop				
10. Microwave oven			X	
11. Built-In vacuum system and equipment				X
12. Range ventilation systems				X
13. Gas grill				X
14. Room air conditioner (_____ number)				X
15. TV antenna / Satellite dish				X
16. Trash compactor				X

Section B - Electrical Systems	Working	Not Working	Do Not Know If Working	None / Not Included
	1. Electrical service panel capacity _____ AMP Capacity (if known) _____ fuse _____ circuit breakers			
2. Ceiling fan(s) (<u>2</u> number)	X			
3. Garage door opener(s) (<u>1</u> number)	X			
4. Garage door remote(s) (<u>0</u> number)				X
5. Garage door keypad(s) (<u>0</u> number)				X
6. Telephone wiring and jacks			X	
7. Cable TV wiring and jacks				X
8. Intercom or sound system wiring				X
9. Built-in speakers				X
10. Smoke detectors (_____ number)				X
11. Fire alarm				X
12. Room ventilation/exhaust fan (_____ number)				X
13. 220 volt service	X			
14. Security System _____ Owned _____ Leased _____ Central station monitoring				
15. Have you experienced any problems with the electrical system or its components? _____ YES _____ NO				X

Seller's Initials CS / _____ Property Address 170526 CR T
GERING, NE. Buyer's Initials _____ / _____

Section C - Heating and Cooling Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier				X
2. Attic fan				X
3. Whole house fan	X			
4. Central air conditioning _____ year installed (if known)				X
5. Heating system _____ year installed (if known) _____ Gas _____ Electric _____ Other (specify _____)	<i>See page 4 part 3</i>			
6. Fireplace / Fireplace Insert			X	
7. Gas log (fireplace)				X
8. Gas starter (fireplace)				X
9. Heat pump _____ year installed (if known)				X
10. Humidifier				X
11. Propane Tank _____ year installed (if known) _____ Rent _____ Own				X
12. Wood-burning stove _____ year installed (if known)			X	

See page 4 section 3

Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Hot tub / whirlpool				X
2. Plumbing (water supply)	X			
3. Swimming pool				X
4. a. Underground sprinkler system	X			
b. Back-flow prevention system				X
5. Water heater <u>2020</u> year installed (if known)	X			
6. Water purifier _____ year installed (if known)				X
7. Water softener _____ Rent _____ Own				X
8. Well system	X			

Section E - Sewer Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Plumbing (water drainage)	X			
2. Sump pump (discharges to _____)				X
3. Septic System <i>See page 4 part 3</i>				

PART II - In Sections A, B, C, and D if the answer to any item is "YES", explain the condition in the comments Section in PART III of this disclosure statement.

Section A. Structural Conditions - If there is more than one of any item listed in this Section, the statement made applies to each and all of such items unless otherwise noted in the comment section in PART III of this disclosure statement.

Section A - Structural Conditions	YES	NO	Do Not Know
1. Age of roof (if known) <u>2018</u> year(s) <u>(6)</u>	N / A	N / A	
2. Does the roof leak?		X	
3. Has the roof leaked?		X	
4. Is there presently damage to the roof?			X
5. Has there been water intrusion in the basement or crawl space?			X
6. Has there been any damage to the real property or any of the structures thereon due to the following occurrences including, but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents?			X
7. Are there any structural problems with the structures on the real property?			X
8. Is there presently damage to the chimney?			X
9. Are there any windows which presently leak, or do any insulated windows have any broken seals?	<i>See page 4, part 3</i>		

Section A - Structural Conditions	YES	NO	Do Not Know
10. Year property was built _____ (if known)	N / A	N / A	X
11. Has the property experienced any moving or settling of the following:	-----	-----	-----
- Foundation			X
- Floor			X
- Wall			X
- Sidewalk			X
- Patio			X
- Driveway			X
- Retaining wall			X
12. Any room additions or structural changes?			X

Section B. Environmental Conditions - Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results, if available.

Section B - Environmental Conditions	YES	NO	Do Not Know
1. Asbestos			X
2. Contaminated soil or water (including drinking water)			X
3. Landfill or buried materials			X
4. Lead-based paint			X

Section B - Environmental Conditions	YES	NO	Do Not Know
5. Radon gas			X
6. Toxic materials			X
7. Underground fuel, chemical or other type of storage tank?			X
8. Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)			X

Seller's Initials CS / _____ Property Address 170524 CH T _____ Buyer's Initials _____ / _____
Genoa, NE

Section C. Title Conditions - Do any of the following conditions exist with regard to the real property?

Section C - Title Conditions	YES	NO	Do Not Know
1. Any features, such as walls, fences and driveways which are shared?		X	
2. Any easements, other than normal utility easements?			X
3. Any encroachments?			X
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?		X	
5. Any lot-line disputes?		X	
6. Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines?		X	
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?			X
8. Any condominium, homeowners', or other type of association which has any authority over the real property?		X	
9. Any private transfer fee obligation upon sale?		X	

Section C - Title Conditions	YES	NO	Do Not Know
10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas?		X	
11. Is there a common wall or walls? b. Is there a party wall agreement?		X	
12. Any lawsuits regarding this property during the ownership of the seller?		X	
13. Any notices from any governmental or quasi-governmental agency affecting the real property?		X	
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?		X	
15. Any deed restrictions or other restrictions of record affecting the real property?		X	
16. Any unsatisfied judgments against the seller?		X	
17. Any dispute regarding a right of access to the real property?		X	
18. Any other title conditions which might affect the real property?		X	

Section D. Other Conditions - Do any of the following conditions exist with regard to the real property?

Section D - Other Conditions	YES	NO	Do Not Know
1. a. Are the dwelling(s) and the improvements connected to a public water system? b. Is the system operational?		X	
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system? b. Is the system operational?		X	
3. If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for regular household use (i.e. showers, laundry, etc.)?		X	
4. a. Are the dwelling(s) and the improvements connected to a public sewer system? b. Is the system operational?		X	
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system? b. Is the system operational?		X	
6. a. Are the dwelling(s) and the improvements connected to a septic system? b. Is the system operational?	X		
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?			X

Section D - Other Conditions	YES	NO	Do Not Know
8. a. Is the real property in a flood plain? b. Is the real property in a floodway?			X
9. Is trash removal service provided to the real property? If so, are the trash services public X private			
10. Have the structures been mitigated for radon? If yes, when? ___/___/___		X	
11. Is the property connected to a natural gas system?		X	
12. Has a pet lived on the property? Type(s) _____		X	
13. Are there any diseased or dead trees, or shrubs on the real property?			X
14. Are there any flooding, drainage, or grading problems in connection to the real property?			X
15. a. Have you made any insurance or manufacturer claims with regard to the real property? b. Were all repairs related to the above claims completed?		X	
16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or other materials?			X

Section E. Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
1. Servicing of air conditioner			X		
2. Cleaning of fireplace, including chimney			X		
3. Servicing of furnace	2022				
4. Professional inspection of furnace A/C (HVAC) System	2022				
5. Servicing of septic system	New 2015				

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
6. Cleaning of wood-burning stove, including chimney				X	
7. Treatment for wood-destroying insects or rodents				X	
8. Tested well water				X	
9. Serviced / treated well water				X	

Seller's Initials CS Property Address 170520 eu T Buyer's Initials /
63116 NE

PART III – Comments. Please reference comments on items responded to above in PART I or II, with Section letter and item number.
Note: Use additional pages if necessary.

Section B #1 Don't know capacity
Section C #5 New diesel burner put in 2021 in furnace.
it's basically a new furnace
source of power has Ruby Red Diesel fuel
#12 Needs new Chimney outside for wood stove
Section A #9 New Anderson windows in living room,
dining room + 4 bedrooms 2013 + 2014
Section D - whole category - new plumbing installed in
The house with new hot water heater 2020
Section E #3 New septic system 2015

If checked here _____ PART III is continued on a separate page(s)

SELLER'S CERTIFICATION

Seller hereby certifies that this disclosure statement, which consists of _____ pages (including additional comment pages), has been completed by Seller; that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as of the date hereof, which is the date this disclosure statement is completed and signed by the Seller.

Seller's Signature Charles J Shubert President Shubert Farm LLC Date 9/4/24
Seller's Signature _____ Date _____

ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFICATION

I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that such disclosure statement is NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that such disclosure statement should not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information provided in this disclosure statement is the representation of the seller and not the representation of any agent, and is not intended to be part of any contract between the seller and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective date of any contract entered into by me/us relating to the real property described in such disclosure statement.

Purchaser's Signature _____ Date _____
Purchaser's Signature _____ Date _____

Seller's Initials CS / _____ Property Address 170524 CA T Buyer's Initials _____ / _____
624146, NE.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure 170526 CR T, GERMING, NE. 69341

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Shubert Farm LLC Chris Shubert President	9/4/24	Chris Shubert	Chris Shubert
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date