

Exhibit B  
USAGE RESTRICTIONS

The Sellers are retaining the homesite located in the following described real estate:

**A tract of land located in Lot Eighteen (18), Section Six (6), Township Six (6) North, Range Seventeen (17), West of the 6<sup>th</sup> P.M., Phelps County, Nebraska, described as follows:**

**Commencing at the Southeast Corner of Lot Eighteen (18) in said Section, thence running West along the South line of said Section on an assumed bearing of N90°00'00"W, 450.00 feet; thence N00°03'03"W, 580.00 feet; thence S90°00'00"E, 450.00 feet to a point on the East line of Lot 18; thence S00°03'03"E, along the East line of Lot 18, 580.00 feet to the True Point of Beginning (said Tract contains 5.99 acres more or less, of which 0.34 acres are County Road right-of-way).**

The restrictions herein are for the benefit of the above-described real estate and are binding upon all the real estate being conveyed herein by this Deed and are to be in effect until such time as the homesite property is no longer being used for that purpose by anyone.

The property being conveyed herein cannot be used for anything other than normal row crop farming so as to not interfere with or diminish in any manner the peace and quiet and enjoyment of the above homesite property.

Including but not limited to are examples of restricted uses of the property such as a feedlot operation, major manufacturing operation, data center, an electrical generating or transmission operating facility, or any other type of usage creating heavy vehicle traffic, extra dust, odor, smoke or any other type of unusual emissions for a normal and usual farming operation.

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| Initials | <br>10/06/26 | <br>10/06/26 |
|          | <br>10/07/26 | <br>10/07/26 |

8:14 AM MDT  
dotloop verified