

WARRANTY DEED

Service Station No. 20620  
Omaha, Nebraska

BOOK 1246 PAGE 163

*Reference*

KNOW ALL MEN BY THESE PRESENTS:

THAT PHILLIPS PETROLEUM COMPANY, with an office at Bartlesville, Oklahoma, Party of the First Part, in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto REFROCO, INC., a Delaware corp., with an office in the First National Bank Bldg., Bartlesville, Okla., Part y of the Second Part, the following described real property and premises, situate in the County of Douglas, State of Nebraska, to wit:

The South 150 feet of the West 175 feet of Lot Thirteen (13), in Kensington, an addition to the City of Omaha, as surveyed, platted and recorded, (except that portion taken for streets).



Grantor further assigns a nonexclusive easement for driveway purposes between Phillips Petroleum Company and Shaver Food Marts, Inc., dated November 27, 1963, and recorded in the Office of Register of Deeds of Douglas County, Nebraska, on February 11, 1964, in Book 408 of Miscellaneous Records, Page 423.

together with all improvements, equipment and personal property thereon (except Phillips' sign) and the appurtenances thereunto belonging, and warrants the title thereto except easements, reservations and restrictions of record, taxes for the current year.

TO HAVE AND TO HOLD said described premises unto the said Part y of the Second Part, its successors and assigns, forever.

SIGNED AND DELIVERED this 3 day of February, 1965.

WITNESSES:

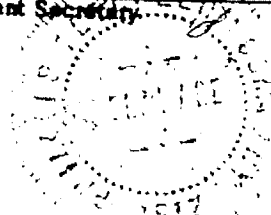
*[Handwritten signatures of witnesses]*

PHILLIPS PETROLEUM COMPANY

By *[Signature]*  
Vice President

Attest:

*[Signature]*  
Assistant Secretary



(To be used in all states except Louisiana)

ACKNOWLEDGMENT

STATE OF OKLAHOMA )  
 ) SS.  
COUNTY OF WASHINGTON )

Before me the undersigned, a Notary Public in and for the state and county aforesaid and residing therein, and duly commissioned, sworn and authorized in said state and in said county to take acknowledgments, on this 3 day of February, 1965, personally appeared John Catgood and Harvey W. Thompson, whose names as vice president and assistant secretary, respectively, of Phillips Petroleum Company, a corporation, are signed to the foregoing instrument and personally known to me and known to me to be such officers and who being by me duly sworn, did say that they are such officers on behalf of such corporation and that said instrument is executed on behalf of such corporation, that the seal affixed to said instrument is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of such corporation by authority of its Board of Directors and by the authority of the bylaws of said corporation and the authorization of said corporation, and said persons, being informed of the contents of said instrument, duly acknowledged the execution of said instrument as such officers as their free and voluntary acts and deeds and the free and voluntary act and deed of such corporation for the uses, purposes and consideration therein stated and declared that the statements therein contained are true; and I do so certify.

Jeta Cherry  
Notary Public  
Bartlesville, Oklahoma

My commission expires

My Commission



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