

KNOW ALL MEN BY THESE PRESENTS:

That KATIE DEERSON and CHARLES E. DEERSON, wife and husband, of Elkhorn, Douglas County, Nebraska, in consideration of Five Thousand Seven Hundred Dollars (\$5,700.00), in hand paid, do hereby grant, bargain, sell, convey and confirm unto the UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Utah, the following described real estate, situate in the County of Douglas and State of Nebraska, to wit:

A strip of land two hundred fifty (250) feet in width situate in and extending across the North-west Quarter (NW 1/4) of Section Sixteen (16), Township Fifteen (15) North, Range Eleven (11) East of the Sixth Principal Meridian, in Douglas County, Nebraska, being included between lines that are parallel with and distant respectively two hundred (200) feet and four hundred fifty (450) feet northerly, measured at right angles and/or radially, from the center line, hereinafter described, of the original main track of the Union Pacific Railroad Company;

containing an area of nineteen (19) acres, more or less.

Said center line of original main track, hereinafter referred to, is coincident with the center line of that portion of the northerly, or west bound, main track of said Railroad Company, as now constructed and operated, lying easterly of Railroad Survey Station 1510+71.9 thereof (which is a point thereon that is approximately seven hundred sixty (760) feet distant easterly from the west line of said Section Sixteen (16), measured along said center line of northerly main track) and is coincident with the center line of that portion of the southerly, or east bound, main track of said Railroad Company, as now constructed and operated, lying westerly of Railroad Survey Station 1527+05.2 thereof (which is a point thereon that is approximately eight hundred seventy-three (873) feet distant westerly from said west line of Section Sixteen (16), measured along said center line of southerly main track); and between said Railroad Survey Stations 1510+71.9 and 1527+05.2, said center line of original main track was a curved line, concave

southerly and having a radius of two thousand, eight hundred sixty-four and ninety-three hundredths (2864.93) feet, which was tangent at its easterly and westerly ends, respectively, to said center lines of northerly and southerly main tracks as now constructed and operated;

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, right of homestead, claim or demand whatsoever of the said Katie Deerson and Charles E. Deerson, wife and husband, and their heirs and assigns forever, of, in and to the same or any part thereof;

As part of the aforesaid consideration received by the grantors from the grantee, the grantors, for themselves, their heirs, executors, administrators and assigns, hereby release Union Pacific Railroad Company, its successors and assigns, from any and all liability, claims and demands for damages of whatsoever nature, due to or arising from or by reason of the construction, maintenance, repair, renewal, reconstruction and presence of the channel, or water course, for West Papillion Creek which said Railroad Company proposes on the premises hereinbefore described. In constructing its dike on the north side of West Papillion Creek on the above described premises, the Railroad Company shall provide suitable openings in said dike to permit natural drainage into said Creek.

Subject to taxes for the year 1944 and subsequent years.

TO HAVE AND TO HOLD the above described premises with the appurtenances, unto the said Union Pacific Railroad Company and to its successors and assigns forever, and the said Katie Deerson and Charles E. Deerson, wife and husband, for themselves and their heirs, executors and administrators, in covenant with the said Union Pacific Railroad Company and its successors and assigns that they are lawfully seized of said premises, that said premises are free from encumbrance except for taxes for the year 1944; that they have good right and lawful authority to sell the same and that they will and their heirs, executors and administrators shall warrant and defend the same unto the said Union Pacific Railroad Company and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10th day of August, A.D. 1944.

Presence of: *[Signature]* Katie Deerson
[Signature] Charles E. Deerson

Approved as to form: *[Signature]*
Approved as to executing: *[Signature]*
General Attorney

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }

ss.

On this 10th day of August

A.D. 1944, before me, a Notary Public in and for said County, personally came the above named Katie Deerson and Charles E. Deerson, wife and husband, who are personally known to me to be the identical persons whose names are affixed to the above instrument as grantors, and they acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

My commission expires on 9-18-47

(Seal)

[Handwritten Signature]
Notary Public

3.
INDEXED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA / 69
23 DAY August 19 44 AT 9:30 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS