

CORPORATION WARRANTY DEED

The grantor Miller Chemical Company, Inc.

a corporation organized and existing under and by virtue of the laws of the State of Nebraska

in consideration of issuance of industrial development revenue bonds by Grantee

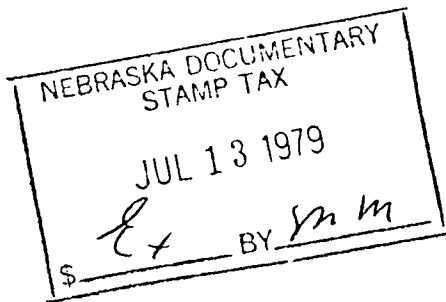
received from grantee, does grant, bargain, sell convey and confirm unto

The County of Douglas, State of Nebraska

herein called the grantee whether one or more, the following described real property in

Douglas County, Nebraska:

See Exhibit "A" attached hereto.



To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's successors and assigns forever.

And the grantor for itself and its successors does hereby covenant with the grantee and with grantee's successors that grantor is lawfully seised of said premises; that they are free from encumbrance except easements and restrictions of record and taxes not delinquent;

that grantor has good right and lawful authority to convey the same: and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whosoever.

In witness whereof, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its President.

Dated as of July 1 19 79

MILLER CHEMICAL COMPANY, INC. By Robert J. Hoffman, President

By _____ President

STATE OF NEBRASKA, County of Douglas:

Before me, a notary public qualified in said county, personally came

Robert J. Hoffman

President of

Miller Chemical Company, Inc.

known to me to be the President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on July 6 19 79

Robert J. Banta Notary Public.

My commission expires Sept 28 1982

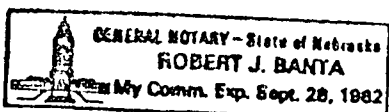


EXHIBIT A

Description of Real Estate:

A tract of land located in Block 1, Omaha Industrial Foundation District No. 3, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded, the boundaries of which are described as follows:

Commencing with the intersection of the northerly right-of-way line of "L" Street with the westerly right-of-way line of 136th Street; thence N. 1°03'58" E., along said westerly right-of-way line, 350.00 feet to the POINT OF BEGINNING; thence continuing along said westerly right-of-way line N. 1°03'58" E. for a distance of 170.54 feet to a point of curvature; thence continuing along said right-of-way line 351.18 feet along the arc of a circular curve to the left which is tangent to the last described course and which has a radius of 447.46 feet and a chord, the length and bearing of which are 342.24 feet and N. 21°24'51" W. respectively, to a point of tangency; thence continuing along said right-of-way line N. 43°53'40" W., on a line tangent to the last described curve, 175.68 feet to a point; thence S. 46°06'20" W. for a distance of 584.45 feet to a point on the northeasterly right-of-way line of the Union Pacific Railroad; thence S. 40°50'02" E., along said railroad right-of-way line, 466.45 feet to a point; thence N. 49°09'58" E. for a distance of 223.24 feet to a point; thence S. 88°56'02" E. for a distance of 190.89 feet to the POINT OF BEGINNING containing 291,042.6 square feet (6.68 acres) more or less and subject to the easements shown on the plat.

In this description, the center line of 132nd Street (east line of the N.E. 1/4 of Section 1, T14N, R11E of the Sixth Principal Meridian) is assumed to bear due north and south.

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1979 JUL 13 AM 9:54
C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.
31 Dec 8