

Warranty Deed

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Form L 571 Land Department Nebraska No 5334

of the
 Union Pacific Railway Company
 Union Division.

Know all men by these presents, That The Union Pacific Railway Company (which is a Corporation formed and existing by the consolidation of the Kansas Pacific Railway Company, the Denver Pacific Railway and Telegraph Company, and The Union Pacific Railroad Company, under the Corporate Name and style of the Union Pacific Railway Company, by Authority of an Act of Congress, entitled "An act to aid in the Construction of a Railroad and telegraph line from the Missouri River to the Pacific ocean and to secure to the Government the use of the same for postal, military and other purposes" approved July 1st 1862 and Acts amendatory thereof which said Company has succeeded to and become seized and possessed of all the Real Estate and property of the said Constituent Companies whether Real personal or mixed, and among other things, of all the lands granted to said Union Pacific Railroad Company by the aforesaid Acts of Congress in aid of the construction of its road not conveyed away by said Company at the date of such consolidation (to-wit, January 24, 1880) in consideration of the sum of Six hundred and Ninety and 7/100 Dollars to it paid by Sewall F. P. Neuman of the County of Adams in the State of Nebraska the receipt of which is hereby acknowledged, doth hereby grant bargain sell and convey unto the said Sewall F. P. Neuman the following described Real Estate, situate lying and being in the County of Clay and in the State of Nebraska, and described as follows to-wit: The North West Quarter of Section No Seven (7) in Township No Eight (8) North, of Range No Eight (8) west of the 6th Principal Meridian containing according to the United States Survey thereof One hundred Thirty Eight and 7/100 acres, more or less being the same premises contracted to be sold to by the Union Pacific Railroad Company, by Contract No 29438 29439 and 29440 dated January 26th 1878 and Contract No 32397 executed the 11th day of May A D 1878 in performance and fulfillment of which said contract this conveyance is made and executed Reserving however to the said Union Pacific Railway Company, all that portion of the land hereby conveyed, if any such there be which lies within lines drawn parallel with and one hundred feet on each side distant from, the center line of its road as now constructed, and any greater width when necessary from

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namely to include all their cuts, embankments and ditches, and other works necessary to secure and protect their main line.

This conveyance is also upon the condition that the grantee herein his heirs, administrators, and assigns, shall erect and maintain a lawful fence between that portion of the premises hereby conveyed, adjoining the road of said Company (if any such road be) and the road of said Company upon a line one hundred feet distant from the center line of such Road, and parallel therewith, in all cases in which such fence is required by law, or may be required by said Company. To have and to hold the said premises with all the rights and appurtenances therunto belonging unto the said Grantee his heirs and assigns forever and the said grantor doth hereby covenant with the said Grantee, that at the making of this instrument it is well seized of the said premises as of a good and undivided estate in fee, and hath good right to sell and convey the same, and that it will warrant and defend the title to said premises unto the said Grantee his heirs and assigns forever against the lawful claims of all persons whomsoever.

Excepting however all taxes and assessments levied upon said premises since the 26th day of January 1878 on said north half of the North West Quarter and South West Quarter of the North West Section and since May 11th 1878 on the South East Quarter of the North West Quarter. And whereas said Union Pacific Railroad Company did, on the sixteenth day of April A D 1867 execute and deliver to Cyrus H. McCormick, of the City of New York and John Duff, of the City of Boston, a certain Mortgage deed of that date, which deed is recorded in the office of the County Clerk of Clay County, in the State of Nebraska, wherein said Company conveyed said Cyrus H. McCormick and John Duff, as Trustees for the uses and purposes therein mentioned among others the lands herebefore described; And whereas the said Cyrus H. McCormick did on the Twenty Eighth day of June A D 1873, by a proper instrument of writing to that effect, resign his place as Trustee under said Mortgage deed, which resignation was, on the Fifteenth day of October A D 1873, accepted by the Union Pacific Railroad Company, by its Board of Directors at a meeting thereof held on that day in the City of Boston, and State of Massachusetts; And whereas on the Fifteenth day of October A D 1873, Frederick L. Ames of Boston, in the State of Massachusetts, was duly nominated by the remaining Trustee John Duff, as successor to said Cyrus

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A. M. Cornick, which nomination was on the same day, approved by the Board of Directors of said Union Pacific Railroad Company. And whereas by such nomination and approval said Frederick L. Amos did upon his acceptance thereof, thereafter become vested with the same estates, powers, rights & interests and charged with the same duties and responsibilities, as if he had been one of the original Trustees named in, and executing, said Mortgage deed: And whereas said remaining Trustee did by a conveyance, proper and effectual for that purpose, dated on the twentieth day of October A.D. 1873, at the City of Boston, vest the same in such New Trustee jointly with him the said John Duff: And whereas, the said John Duff did, on the fourteenth day, of February A.D. 1877, by a proper instrument of writing to that effect, resign his place as Trustee under said Mortgage deed, which resignation was, on the fourteenth day of February A.D. 1877, accepted by the Union Pacific Railroad Company, by the Executive Committee of its Board of Directors, at a meeting thereof held on that day in the City of Boston & State of Massachusetts: And whereas, no nomination of a successor to fill the vacancy caused by the resignation of said John Duff having been made, the said Frederick L. Amos became, and now is the sole Trustee: And whereas, the said Union Pacific Railroad Company with the consent of the Trustees for the time being, heretofore named have sold and conveyed, as above set forth, the Real Estate hereinafter described, unto the said Sewall F. P. Newman for and in consideration of the sum of Six hundred and ninety and 00/100 Dollars, to it in hand paid by the said Sewall F. P. Newman which said sum of money has been paid to said Frederick L. Amos by said Company in his capacity as Trustee, or to said John Duff and said Frederick L. Amos Trustee, or to said Cyrus H. McCormick and said John Duff Trustee, for the uses and purposes in said Mortgage Deed mentioned. Now therefore, I know all men by these presents, That I the said Frederick L. Amos, remaining Trustee in the aforesaid Mortgage Deed, in consideration of the aforesaid sum and payment as aforesaid of said sum of Six hundred and ninety and 00/100 Dollars, so paid by said Company to said trust funds, of which I am the remaining Trustee, for the uses and purposes aforesaid, do hereby Remit, Release and forever disclaim unto the said Sewall F. P. Newman the Real Estate described aforesaid, to be held by him free & exempt.

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from all liens, incumbrances and charges of said Mortgage deed, but subject however, to all the reservations and conditions hereinafter contained.

Now Witness Whereof the said Grantor, the Union Pacific Railway Company, hath caused these presents to be sealed with its Corporate seal, and to be signed by its Vice president and Treasurer and countersigned by its Land Commissioner and its Auditor, and the said Frederick L. Ames Trustee, has hereunto set his hand this fourth day of January A.D. 1883 in presence of
 Frank D. Patrick E. Atkins Vice President
 Henry McFarland Treasurer
 Fred L. Ames Trustee

Leaswell Buchanan
 John C. ...
 ...
 ...

State of Massachusetts } ss
 County of Suffolk

Be it remembered, That on this 9th day of November A.D. 1883, before me, a Notary public in and for said County, appeared the Union Pacific Railway Company by Elisha Atkins, its Vice president, and Henry McFarland, its Treasurer who are personally known to me to be the identical persons whose names are subscribed to the foregoing instrument as said Vice president and Treasurer, and they and there acknowledged the execution & sealing of said instrument to be their voluntary act and deed and the voluntary act and deed of said Company. And on the same day likewise personally appeared the above named Frederick L. Ames known to me to be the Trustee described in, and who executed the foregoing instrument, & acknowledged before me that he executed the same as Trustee as aforesaid and for the uses and purposes therein set forth, and that the execution thereof was his voluntary act and deed.

Now Witness whereof, I have hereunto set my hand & official seal this 9th day of November A.D. 1883, at the City of Boston in said County and State

James G. Harris
 Notary public

(Filed 13 April 1885)