

DEED RECORD, SAUNDERS CO., NEBRASKA.

UNION PACIFIC RAILROAD CO.

Filed for Record Sept 19th 1874

at 12 o'clock M.

WARRANTY DEED.

Jasper Richardson

J. M. Stratton Recorder

No. 238

LAND DEPARTMENT

OF THE

Union Pacific Railroad Company.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNION PACIFIC RAILROAD COMPANY, in consideration of the sum of One Hundred and Sixty Dollars, to it paid by Jasper Richardson of the County of Saunders in the State of Nebraska the receipt of which is hereby acknowledged, doth hereby Grant, Bargain, Sell and Convey unto the said Jasper Richardson the following described Real Estate situate,

lying and being in the County of Saunders and State of Nebraska, and described as follows, to-wit:

The North West quarter of the North West quarter of Section No. 26 in Township No. 24 North of Range No. 41 East of the 6th Principal Meridian.

Containing, according to the United States survey thereof, 100 Acres,

Being the same premises contracted to be sold to William H. Marble by said Union Pacific Railroad Company by Contract No. 62 executed the 3rd day of August A.D. 1869 in pursuance and fulfillment of which said contract this conveyance is made and executed said contract having been assigned by said William H. Marble to said Jasper Richardson.

RESERVING, HOWEVER, To the UNION PACIFIC RAILROAD 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 centre line of its road as now constructed, and any greater width when necessary, permanently to include all their cuts, embankments and ditches and other works necessary to secure and protect their main lines.

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 there be,) and the road of said Company: upon a line one hundred feet distant from the centre line of said 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 thereunto 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 indefeasible 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.

State of Nebraska, County of Saunders, ss. I, J. M. Stratton, Recorder of said County, do hereby certify that the within and foregoing is a true and correct copy of the original of the within and foregoing as the same appears from the records of said County, and I have duly examined the same and find the same to be a true and correct copy of the original as the same appears from the records of said County.

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DEED RECORD, SAUNDERS CO., NEBRASKA.

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State of New York City and County of New York, ss. I, John R. Duff, Notary Public in and for said County and State, do hereby certify that the foregoing Instrument was duly executed and acknowledged before me by the persons whose names are subscribed to the same, to-wit: Jasper Richardson, President of the Union Pacific Railroad Company, E. H. Rollins, Treasurer of the same, and Cyrus H. McCormick and John Duff, Trustees of the same, on the 10th day of June, 1873, at the City of Boston, in said County and State, and that the said Jasper Richardson, E. H. Rollins, Cyrus H. McCormick and John Duff, are personally known to me, and that they are the identical persons whose names are subscribed to the foregoing Instrument as President and Treasurer, and Trustees of the Union Pacific Railroad Company, and that they acknowledged the execution and 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 Cyrus H. McCormick and John Duff, known to me to be the Trustees described in the foregoing Instrument, and severally acknowledged before me that they executed the same as Trustees as aforesaid, and for the uses and purposes therein set forth.

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 Saunders County, in the State of Nebraska, wherein said Company conveyed to said Cyrus H. McCormick and John Duff, as Trustees for the uses and purposes therein mentioned, among others the lands hereinbefore described, and whereas the said UNION PACIFIC RAILROAD COMPANY, with the consent of the said Cyrus H. McCormick and John Duff, have sold and conveyed unto the said Jasper Richardson the Real Estate hereinbefore described, for and in consideration of the sum of One Hundred and sixty 100 Dollars, to it in hand paid by the said Jasper Richardson which said sum of money has been paid us by said Company in our capacity as Trustees aforesaid, for the uses and purposes in said Mortgage Deed mentioned.

Now, Therefore, KNOW ALL MEN BY THESE PRESENTS, That we, the said Cyrus H. McCormick and John Duff, as Trustees in the aforesaid Mortgage Deed, and in consideration of the aforesaid premises and payment of said sum of One Hundred and sixty 100 Dollars, to us by said Company for the uses and purposes aforesaid, do hereby Remise, Release and forever Quit Claim unto the said Jasper Richardson the Real Estate described aforesaid, to be held by them free and exempt from all liens, incumbrances and charges of said Mortgage Deed, but subject, however, to all the reservations and conditions hereinbefore contained.

IN PRESENCE OF
 John R. Duff

In Witness Whereof, the said grantor, the Union Pacific Railroad Company hath caused these presents to be sealed with its corporate seal, and to be signed by its President and Treasurer, and countersigned by its Land Agent, and the said Trustees have hereunto set their hands this third day of August A. D. 187 2 .



Countersigned,
 D. E. Davis
Land Agent.

*150 St. Rev. Stamp
Cancelled*

 George J. Black President.
 E. H. Rollins Treasurer.
 C. H. McCormick
 John Duff Trustees.

State of Massachusetts, } ss.
County of Suffolk

Be it Remembered, That on this Tenth day of June A. D. 187 3 before me, a Notary Public in and for said County, appeared the Union Pacific Railroad Company by George J. Black its President, and E. H. Rollins its Treasurer, who are personally known to me to be the identical persons whose names are subscribed to the foregoing Instrument as said President and Treasurer, and then and there acknowledged the execution and 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 Cyrus H. McCormick and John Duff, known to me to be the Trustees described in the foregoing Instrument, and severally acknowledged before me that they executed the same as Trustees as aforesaid and for the uses and purposes therein set forth.

In Witness Whereof, I have hereunto set my hand and official seal this 10th day of June A. D. 18 73 , at the City of Boston, in said County and State.

 John R. Duff
Notary Public