

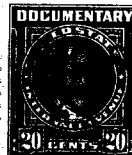
WARRANTY DEED

THIS INDENTURE made this 19th day of October, 1961, by and between THE AMERICAN OIL COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Maryland, party of the first part, and DECKER ENTERPRISES, INC., a Nebraska corporation, of the County of Douglas and State of Nebraska, party of the second part;

WITNESSETH: That the said party of the first part, in consideration of the sum of TWELVE THOUSAND DOLLARS (\$12,000.00), to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, its successors and assigns, the following described real estate situated in the County of Sarpy and State of Nebraska, to-wit:



The North One Hundred Twenty-five feet (125') of the West One Hundred Twenty-five feet (125') of Lot One (1), in LaVista Replat, an Addition in Sarpy County;



EXPRESSLY SUBJECT TO that certain easement conveyed to Northern Natural Gas Company, a Delaware corporation, by instrument, dated June 27, 1938, and recorded in Book 9, Page 656, Sarpy County Records, as modified by instrument, dated June 18, 1959, and recorded in Book 25, Page 186, Sarpy County Records.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining unto the said party of the second part, its successors and assigns forever, the said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from all incumbrances whatsoever; and that it, the party of the first part, will warrant and defend the title of the said premises unto the said party of the second part and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever, except as to taxes and special assessments, if any, against the said premises, zoning laws and municipal regulations, if any, building line restrictions and building restrictions of record, if any, and any party wall agreements of record and except as otherwise herein set forth.

The grantee herein hereby covenants and agrees for itself, its successors and assigns that no part of the real estate herein conveyed shall be used by said grantee, its successors or assigns for the purpose of conducting or carrying on the business of selling, handling or dealing in gasoline, kerosene, benzol, naphtha, greases, lubricating oils, or any fuel to be used for internal combustion engines, or lubricants in any form. This covenant shall run with the land and be binding on said grantee, its successors and assigns and inure to the benefit of the grantor herein, its successors and assigns.

FILED FOR RECORD IN SARPY COUNTY NEBR. Dec 1 1961 AT 3 O'CLOCK P.M.

AND RECORDED IN BOOK 106 OF Deeds PAGE 198 Arthur Ruff COUNTY CLERK. 4 <sup>75</sup>

106-179  
The foregoing restrictions shall not apply to the sale, handling or dealing in petroleum products furnished by the grantor herein and in any event shall terminate and be of no further force and effect Twenty (20) years from the date hereof.

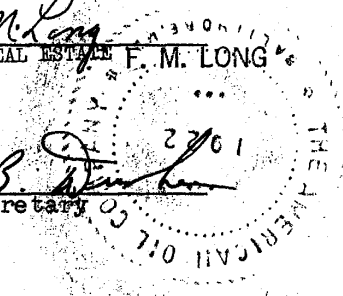
IN WITNESS WHEREOF, the said corporation has caused this instrument to be signed by its Manager, Real Estate and its corporate seal to be hereto affixed and attested by its Asst. Secretary, the day and year first above written.

THE AMERICAN OIL COMPANY

W. By F. M. Long  
MANAGER, REAL ESTATE

ATTEST:

R. B. [Signature]  
ASSISTANT SECRETARY

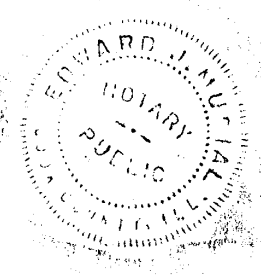


STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

On this 20th day of October, A.D. 1961, before me a Notary Public duly commissioned and qualified in and for said county and state, personally came the above named F. M. Long, Manager, Real Estate and Asst. Secretary of THE AMERICAN OIL COMPANY, who are personally known to me to be the identical persons whose names are affixed to the above deed as Manager, Real Estate and Asst. Secretary of said corporation, and they acknowledge the said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said corporation.

Witness my hand and official seal at Chicago, in said county and state, the date aforesaid.

My Commission expires June 26, 1963.



Edward J. Musial  
NOTARY PUBLIC  
Edward J. Musial

