

501-699

WARRANTY DEED

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This Deed, made this 21st day of April 1976, between Kay Omaha Livestock Market Inc., formerly Union Stock Yards Company of Omaha (Limited), a corporation organized and existing under and by virtue of the laws of the State of Nebraska, Grantor, and Stewart Seed Co. a Corporation organized and existing under and by virtue of the laws of the State of Nebraska, Grantee,

WITNESSETH: That the said Grantor for and in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars and other good and valuable consideration in hand paid by the Grantee, receipt of which is hereby acknowledged, has sold and by these presents does sell, grant, convey, and confirm unto Stewart Seed Co. a Corporation, the following described premises, situated in Douglas County, State of Nebraska, to wit:

A tract of land located in Block 261, City of Omaha, formerly South Omaha, Douglas County, Nebraska, more fully described as follows:

Commencing at the NW Corner of said Block 261 and point of beginning; thence N89°59'37"E along the South right-of-way line of "F" Street a distance of 263.98 feet; thence S8°25'21"W a distance of 417.90 feet to the North right-of-way of "G" Street; thence S89°50'28"W along said North right-of-way of "G" Street to a point on the East right-of-way of Dahlman Avenue; thence N8°35'07"E along said East right-of-way of Dahlman Avenue a distance of 418.79 feet to the point of beginning. Said tract contains 2.51 acres more or less.

Note: The North line of Block 261 is assumed to bear N89°59'37"E for this description.

Also the Grantor has sold and by these presents does sell, grant, convey and confirm unto the Grantee the following personal property: All rail tracks extending North from the South line of "G" Street, two grain elevators and conveyors in their present condition on the demised premises.

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Subject, however, to all easements, conditions, limitations and building restrictions now of record; ordinances, laws or regulations enacted by Government authority, and all taxes and assessments not yet due or payable and special assessments not yet certified to the office of the County Treasurer. Current real estate taxes shall be prorated to the date hereof.

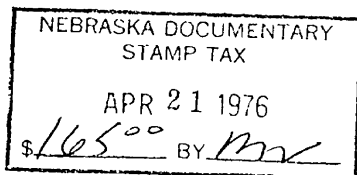
TO HAVE AND TO HOLD the above described premises, together with all the tenements, hereditaments and appurtenances thereunto belonging, unto the said Grantee and its successors and assigns.

And the Grantor for itself and its successors, does hereby covenant and agree to and with the Grantee and its successors and assigns, that at the time of the execution and delivery of this deed Grantor is lawfully seized of said premises; that it has good right and lawful authority to convey the same; that they are free from encumbrance except as set forth above; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto caused its Corporate Seal to be affixed and these presents signed by its President and to be attested by its Secretary the day and year first above written, at Omaha, Nebraska.

Kay Omaha Livestock Market Inc.

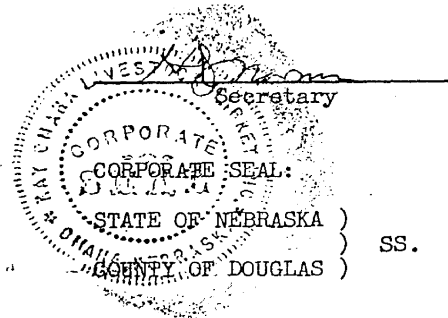
by *Thomas M. Smith*
President



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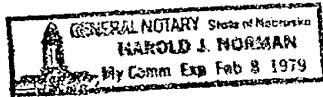
ATTEST:



SS.

On this 21st day of April 1976, before me, the undersigned, a Notary Public in and for said County, personally came Thomas P. Smith, President of Kay Omaha Livestock Market Inc., a corporation, known to me to be the President of said corporation and the identical person who signed the foregoing instrument, and he 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 the corporate seal of the said corporation was thereto affixed by its authority.

Witness my hand and notarial seal at Omaha in said County the day and year last above written. My Commission expires February 8, 1979.



Harold J. Norman
Notary Public

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
 21 DAY OF April 19 76 AT 3:58 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

9.25