

THIS INDENTURE, Made this 28<sup>th</sup> day of November, A. D. 1950,  
 between the CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY, a corporation  
 organized and existing under and by virtue of the laws of the State of  
 Illinois, party of the first part, and THE QUAKER OATS COMPANY, a corporation  
 of the State of New Jersey, party of the second part,  
 WITNESSETH, That the said party of the first part, for and in consideration of  
 the sum of Twenty-nine Thousand Six Hundred Forty-nine and 60/100 (\$29,649.60)  
 Dollars, in hand paid, receipt whereof is hereby acknowledged, has sold and by  
 these presents does grant, convey and confirm unto the said party of the  
 second part, the following described premises, situated in Douglas County, and  
 State of Nebraska, to wit:

A tract of land situated in the City of Omaha, County of Douglas,  
 State of Nebraska, being all of Block Two Hundred Forty-three  
 (243) and parts of Blocks Two Hundred Forty-two (242) and Two  
 Hundred Sixty-nine (269), Original City of Omaha, lying West of  
 the right of way of the Chicago, Burlington & Quincy Railroad  
 Company, and parts of vacated alleys in said Blocks Two Hundred  
 Forty-two (242), Two Hundred Forty-three (243) and Two Hundred  
 Sixty-nine (269), and parts of Third Street, Fourth Street,  
 Pierce Street and Poppleton Avenue as vacated, and parts of  
 Government Lot Four (4) in Section Twenty-three (23), Township  
 Fifteen (15) North, Range Thirteen (13) East of the Sixth (6th)  
 Principal Meridian, bounded and described as follows: Beginning  
 at a point Fifteen (15) Feet South of and Twenty (20) Feet West  
 of the Southwest corner of Lot Five (5), Block Two Hundred  
 Sixty-nine (269), Original City of Omaha; thence North along a  
 line Twenty (20) Feet West of and parallel to the West line of  
 said Block Two Hundred Sixty-nine (269), for Three Hundred  
 Seventy-six and Four Tenths (376.4) Feet; thence North Eighty-  
 eight Degrees, Eighteen Minutes West (N88°18'W), along the old  
 board fence line for Three Hundred Sixty-four and Nine Tenths  
 (364.9) Feet to a point Fourteen (14) Feet South of and Twenty  
 (20) Feet West of the Southwest corner of Lot Five (5), Block  
 Two Hundred Forty-three (243), Original City of Omaha; thence  
 North No Degrees, Twenty-five Minutes West (N0°25'W), along a  
 line Twenty (20) Feet West of and parallel to the West line of  
 said Block Two Hundred Forty-three (243), for Two Hundred  
 Thirty-seven and Two Tenths (237.2) Feet; thence North One  
 Degree, Five Minutes West (N1°05'W), for Two Hundred Two and  
 One Tenth (202.1) Feet; thence North Eighty-nine Degrees,  
 Seventeen Minutes East (N89°17'E), along the South line of  
 property owned by the Union Pacific Railroad Company for Four  
 Hundred Sixty-four and Three Tenths (464.3) Feet; thence  
 South Ten Degrees, Thirteen Minutes East (S10°13'E), for Three  
 Hundred Sixty-two and Five Tenths (362.5) Feet; thence South  
 Six Degrees, Thirty-one Minutes East (S6°31'E), for Four  
 Hundred Seventy-seven and Five Tenths (477.5) Feet to a point  
 on a line Fifteen (15) Feet South of and parallel to the South  
 line of said Block Two Hundred Sixty-nine (269); thence West  
 along a line Fifteen (15) Feet South of and parallel to the  
 South line of said Block Two Hundred Sixty-nine (269), for  
 Two Hundred Nine and Two Tenths (209.2) Feet to point of be-  
 ginning, containing Two Hundred Ninety-six Thousand Four  
 Hundred Ninety-six (296,496) Square Feet, more or less.

Subject to taxes for the year 1951 and subsequent years; also

Subject to rights of Omaha Public Power District under contract or license dated October 15, 1930, being Contract No. 17052, entered into between the Chicago, Burlington & Quincy Railroad Company and Nebraska Power Company and thereafter assigned by said Power Company to Omaha Public Power District; also

Subject to reserved rights of the City of Omaha to maintain sewers in property which formerly was Pierce Street, and which was vacated by Ordinance No. 15826, dated December 23, 1947.

It is expressly agreed by and between the parties hereto that the covenants of warranty herein contained shall not apply to any part of the above described real estate which consists of vacated streets, alleys or highways; and that the grantor herein conveys and quitclaims to the grantee herein all its right, title and interest in and to any part of said above described real estate which consists of any vacated streets, alleys or highways or portions thereof.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging unto the said The Quaker Oats Company, its successors and assigns, forever.

And the said Chicago, Burlington & Quincy Railroad Company for itself or its successors, does hereby covenant and agree to and with the said party of the second part and its successors and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises; that it has good right and lawful authority to convey the same; that they are free from encumbrance and does hereby covenant to warrant and defend the said premises, except as hereinabove modified, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said Chicago, Burlington & Quincy Railroad Company has caused these presents to be signed by its Executive Vice President and Secretary, and its corporate seal to be hereunto affixed, this 28th day of November, 1950.

CHICAGO, BURLINGTON & QUINCY  
RAILROAD COMPANY

By J. P. James  
Executive Vice President

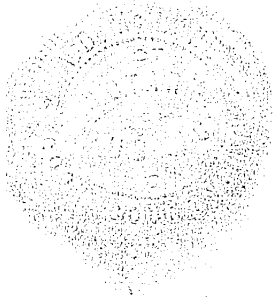
ATTEST: [Signature]  
Secretary

In Presence of  
E. T. Johnson

STATE OF ILLINOIS, }  
COUNTY OF COOK, } ss.

On this 28<sup>th</sup> day of November, A. D. 1950, before me, a Notary Public duly commissioned and qualified in and for said County, personally came the above named J. C. James, Executive Vice President, and Edith J. Alden, Secretary of the Chicago, Burlington & Quincy Railroad Company, who are personally known to me to be the identical persons whose names are affixed to the above deed as Executive Vice President and Secretary of said corporation, and they acknowledged the instrument to be their voluntary act and deed, and the voluntary act and deed of said corporation.

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



Adm Lane  
Notary Public

My Commission Expires March 12, 1951



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|-------------------------|----------------------|
| APPROVED                |                      |
| As To Form              | <u>R. C. Robnett</u> |
| ASST. TO GEN. COUNSEL   | Law Dept.            |
| As To Property Interest | <u>J. H. Kelley</u>  |
|                         | Land Dept.           |
| As To Description       | <u>R. C. Robnett</u> |
|                         | Engineering Dept.    |
| As To Audit             | <u>R. C. Smith</u>   |
|                         |                      |

2. 8.50  
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.  
21 DAY February 1951 AT 9:24 A M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.