

9-100
ETC

THIS INDENTURE Witnesseth that the Grantor, ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, for and in consideration of the sum of Seventy Five Thousand and 00/100 (\$75,000.00) Dollars in hand paid, and other valuable considerations, hereby conveys, releases, remises and forever quitclaims to the Grantee,

MISSOURI VALLEY MACHINERY CO.
A Delaware Corporation

all its right, title, interest and claim in and to the following described lands and property situated in the County of Douglas and State of Nebraska, to-wit:

PARCEL A

A tract of land in parts of Blocks 37, 38 and 62, original City of Omaha, an addition to the City of Omaha, Douglas County, Nebraska, and in adjoining street right of ways, described as follows:

Beginning at the SE corner of Lot 2, said Block 62;
Thence West (assumed bearing) on the South line of Lot 2, said Block 62, 85.60 feet to a point on the Northerly right of way line of the Interstate Highway;
Thence Northwesterly on a curve to the left (radius being 1237.60 feet, chord bearing N 71° 20' 00" W, chord distance 13.00 feet) an arc distance of 13.00 feet;
Thence N 72° 59' 59" W on said Interstate right of way, 124.80 feet;
Thence Northwesterly on a curve to the right on said Interstate right of way, (radius being 2276.3 feet, chord bearing N 68° 19' 05" W, chord distance 50.50 feet) an arc distance of 50.50 feet to a point on the West line of said Block 62;
Thence N 00° 12' 08" W on the West line of Lot 4, said Block 62 and its Northerly extension, 86.67 feet to a point 10.00 feet measured at right angles, southwesterly from the centerline of a railroad spur track;
Thence N 40° 37' 11" W on a line 10.00 feet Southwesterly from and parallel to the centerline of said spur track, 88.15 feet to a point of intersection with a line 25.00 feet measured radially, Northeasterly from the centerline of another railroad spur track;
Thence Northwesterly on a line 25.00 feet Northeasterly from and concentric to the centerline of said spur track on a curve to the left (radius being 179.28 feet, chord bearing N 16° 05' 49" W, chord distance 65.27 feet) an arc distance of 65.64 feet to a point of tangency;
Thence N 21° 35' 07" W on a line 25.00 feet Northeasterly from and parallel to the centerline of said spur track; 63.53 feet to a point of curve;
Thence Northwesterly on a line 25.00 feet Northeasterly from and concentric to the centerline of said spur track on a curve to the right (radius being 560.47 feet, chord bearing N 19° 01' 52.5" W, chord distance 49.95 feet) an arc distance of 49.97 feet to a point of tangency;
Thence N 16° 28' 38" W on a line 25.00 feet Northeasterly from and parallel to the centerline of said spur track, 95.18 feet to a point of curve;
Thence Northwesterly on a line 25.00 feet Northeasterly from and concentric to the centerline of said spur track on a curve to the left (radius being 724.66 feet, chord bearing N 21° 04' 36" W, chord distance 116.22 feet) an arc distance of 116.34 feet to a point of intersection with a line 10.00 feet, measured radially, southwesterly from the centerline of another railroad spur track;

NEBRASKA DOCUMENTARY
STAMP TAX
JUN 5 1975
\$ 8250 BY *DM*

Thence Southeasterly on a line 10.00 feet Southwesterly from and concentric to the centerline of said spur track on a curve to the right (radius being 581.16 feet, chord bearing S 40° 41' 14" E, chord distance of 59.03 feet) an arc distance of 59.06 feet to a point of reverse curve;

Thence Southeasterly on a line 10.00 feet Southwesterly from and concentric to the centerline of said spur track on a curve to the left (radius being 3469.52 feet, chord bearing S 40° 34' 22" E, chord distance 426.17 feet) an arc distance of 426.44 feet to a point of tangency;

Thence Southeasterly on a line 10.00 feet Southwesterly from and concentric to the centerline of said spur track on a curve to the left (radius being 612.22 feet, chord bearing S 51° 42' 55" E, chord distance 169.15 feet) an arc distance of 169.69 feet to a point on the East line of Lot 1, said Block 62;

Thence S 00° 03' 32" W on the East line of Lot 1 and 2, said Block 62, 108.32 feet to the point of beginning.

(Containing 1.78 acres, more or less.)

PARCEL B

Commencing at the northwest corner of said Lot 4 of Block 62;

Thence N 00° 12' 08" W along the northerly extension of the West line of said Lot 4 a distance of 11.67 feet to a point 10.00 feet measured at a right angles, Southersterly from the centerline of Grantor's railroad spur track, designated ICG #33;

Thence N 40° 37' 11" W on a line 10.00 feet Southwesterly from and parallel to the centerline of said spur track a distance of 88.15 feet to the point of intersection with a line 25.00 feet measured radially Northeasterly from the centerline of Grantor's railroad spur track located in 11th Street and to the point of beginning;

Thence continuing N 40° 37' 11" W a distance of 30 feet, more or less, to a point of intersection with a line 10.00 feet measured radially northeasterly from the centerline of the last said spur track;

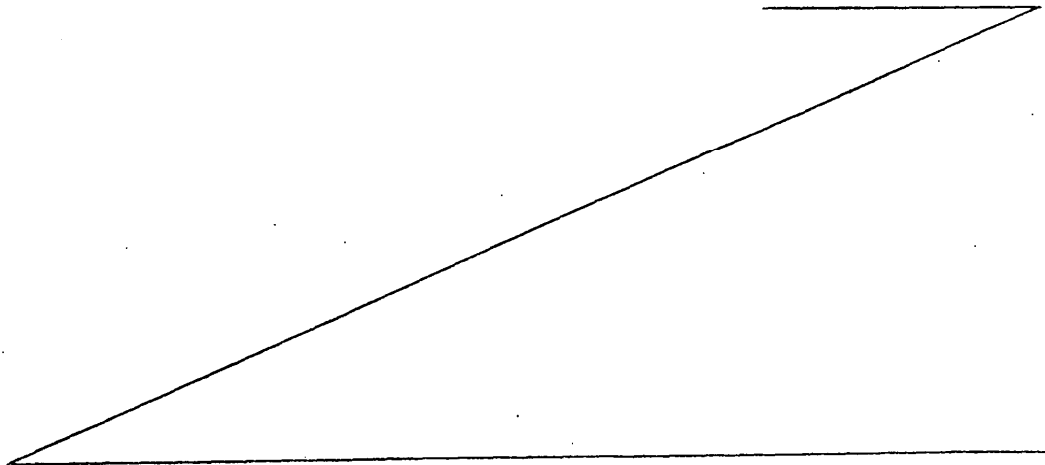
Thence Northwesterly parallel with and 10 feet easterly from said centerline of spur track a distance of 405 feet to a point of intersection with a line 10.00 feet, measured radially, Southwesterly from the centerline of Grantor's interchange track with the CB&Q RR Co.;

Thence Southeasterly on a line 10.00 feet Southwesterly from and concentric to the centerline of said spur track on a curve to the right, radius being 581.16 feet on arc distance of 46 feet, more or less, to the most Northerly corner of property described in "Parcel A";

Thence Southeasterly along the Westerly line of said "Parcel A", parallel to and 25 feet Easterly from said centerline of spur track to the point of beginning.

All as shown on plat of survey prepared by William P. Dorner dated November, 1974, Registered Nebraska Land Surveyor No. L. S.-217.

Grantor reserves for itself, its successors and assigns all coal, oil, gas, ores and any other minerals whether similar or dissimilar or now known to exist or hereafter discovered of every kind in, on or under said premises, together with the right at any time to explore, drill for, mine, remove and market all such products in any manner which will not damage structures on the surface of said premises. Grantee will release for itself, its successors or assigns the Grantor, its successors or assigns from any liability for any damages attributable to removing said minerals and this release shall run with the land.



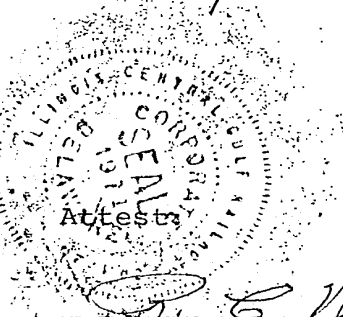
Grantor reserves the right for the continued maintenance, replacement and use of all existing conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities and easements on said premises whether or not of record including the repair, reconstruction and replacement thereof and Grantee agrees not to interfere with the rights herein reserved or any facilities used pursuant thereto.

As a part of the consideration hereof, and in accepting this conveyance, the Grantee agrees and binds itself to purchase, affix and cancel any and all documentary stamps of every kind and nature in the amount prescribed by statute, and to pay any and all required transfer taxes and fees incidental to recordation of this instrument.

In Witness Whereof, Illinois Central Gulf Railroad Company, the Grantor, has caused these presents to be signed by its Vice President, and its corporate seal, duly attested by its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized, this *23rd* day of *May*, 1975.

ILLINOIS CENTRAL GULF RAILROAD COMPANY

BY *[Signature]*
Vice President



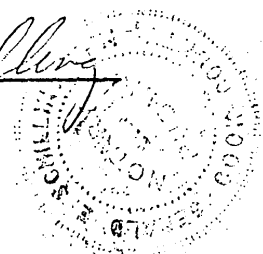
[Signature]
Assistant Secretary

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do Hereby Certify, that ARTHUR SKRIVAN personally known to me to be the Vice President of the Illinois Central Gulf Railroad Company, a Delaware corporation, and R. C. WIESE personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 23RD day of MAY, 1975.

Gerald E Schilling
Notary Public



My Commission expires Feb. 4th, 1979

Description approved R 5/25/75
Form approved [Signature]
Attorney

original city of Omaha
Block 62
PT of 1-2 -3-4
Block 38
PT of 1 & 8 }
Block 37 }
PT of 5-6 }
PT of 1 }
PT of 8 }

{ PA 5 }
{ PA 6 }

from the desk of BILL MORROW

17 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
5 DAY OF June 1975 AT 12:38 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS 1375