

BK 2208 PG 594-597



DEED 2002 05498

<b>Nebr Doc Stamp Tax</b>
4-2402
<b>Date</b>
5-2-02
<b>By</b> <i>cl</i>

RICHARD W. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

2002 APR 24 PM 12: 04

RECEIVED

(Above Space for Recorder's Use Only)

### QUITCLAIM DEED AND RELEASE

GRANTORS, **CHICAGO CENTRAL & PACIFIC RAILROAD COMPANY**, a Delaware corporation, of 455 North Cityfront Plaza Drive, Chicago, Illinois 60611, and **ILLINOIS CENTRAL RAILROAD COMPANY**, an Illinois corporation, of 455 North Cityfront Plaza Drive, Chicago, Illinois, 60611, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, and pursuant to authority given by the Board of Directors of such corporations, Conveys, Quitclaims, and Releases to the **CITY OF OMAHA, NEBRASKA** (the "GRANTEE"), of 1819 Farnam Street, Omaha, Nebraska, 68183, all right, title, interest and claim in ant to certain deed reservations as set forth in a deed from Illinois Central Gulf Railroad Company to Missouri Valley Machinery Company, dated November 15, 1976, and recorded in Book 1557, Page 470, in and for Douglas County, Nebraska, said reservations more particularly described in Exhibit A, attached hereto and made a part hereof, said reservations encumbering the following described lands and property situated in the County of Douglas and State of Nebraska to wit:

A parcel of land located in the South Half of Section 15, Township 15 North, Range 13 East of the Sixth Principal Meridian at Omaha, Nebraska, described as follows: Commencing at the Southwesterly corner of Lot 7, Block 38, and Original City of Omaha; thence Easterly, along the Southerly line of said Lot 7, being the Northerly line of Chicago Street, 63.9 feet, to the Southeasterly corner of Parcel No. 1 of three parcels of land conveyed by the Omaha Bridge and Terminal Railway Company, an early predecessor of the Illinois Central Gulf Railroad Company, to Missouri Valley Machinery Company by deed dated April 16, 1946, and the point of beginning; thence continuing Easterly, along said Northerly line of Chicago Street, 68.1 feet, more or less, to a point in the Westerly line of 11<sup>th</sup> Street; thence Northerly, along the said Westerly line of 11<sup>th</sup> Street, to a point in a line that lies parallel to and 10 feet Southwesterly from the centerline of Grantor's track I.C.C. #35; thence Northwesterly, along the last said parallel line, 235 feet, more or less, to a point in the Easterly line of Parcel No. 2 of said Machinery Company property; thence Southerly, along the said Easterly line and the Easterly line of said Parcel No. 1 of said Machinery Company property, 220 feet, more or less, to the point of beginning.

Now known as a part of Lot 2, Union Pacific Place, an Addition to the City of Omaha, Douglas County, Nebraska.

02-1164  
Box 35

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*Recd 4/1*

FEE	20.50	FB	07-39566
BKP		C/O	N
DEL		SCAN	CR
		FV	

COMP DW

IN WITNESS WHEREOF, CHICAGO CENTRAL & PACIFIC RAILROAD COMPANY, the Grantor, has caused these presents to be signed by its Director Real Estate, he being thereunto duly authorized this 18<sup>th</sup> day of April, 2002.

CHICAGO CENTRAL & PACIFIC RAILROAD COMPANY

By:   
Michel Legault  
Director Real Estate

IN WITNESS WHEREOF, ILLINOIS CENTRAL RAILROAD COMPANY, the Grantor, has caused these presents to be signed by its Director Real Estate, he being thereunto duly authorized this 18<sup>th</sup> day of April, 2002.

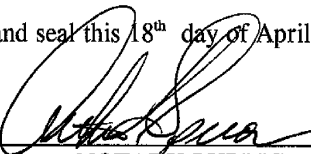
ILLINOIS CENTRAL RAILROAD COMPANY

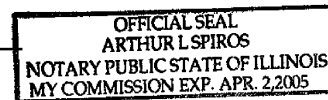
By:   
Michel Legault  
Director Real Estate

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, Do Hereby Certify that Michel Legault personally known to me to be the Director Real Estate of the CHICAGO CENTRAL & PACIFIC RAILROAD COMPANY, a Delaware corporation and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged under oath that as such Director Real Estate of said corporation, he signed and delivered the said instrument as Director Real Estate, pursuant to authority given by the Board of Directors of said corporation as his 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 18<sup>th</sup> day of April, 2002.

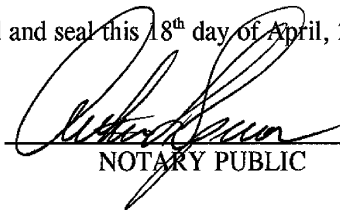
  
NOTARY PUBLIC



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, Do Hereby Certify that Michel Legault personally known to me to be the Director Real Estate of the ILLINOIS CENTRAL RAILROAD COMPANY, an Illinois corporation and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged under oath that as such Director Real Estate of said corporation, he sighed and delivered said instrument as Director Real Estate, pursuant to authority given by te Board of Directors of said corporation as his 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 18<sup>th</sup> day of April, 2002.

  
NOTARY PUBLIC



This instrument was prepared by: Chicago Central & Pacific Railroad Company, Law Department, 455 North Cityfront Plaza Drive, 20th Floor, Chicago, Illinois 60611

SEND SUBSEQUENT TAX  
BILLS TO:

AFTER RECORDING, RETURN  
DEED TO:

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\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
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CN/IC File No. X-44844A

EXHIBIT A

Reservations as set forth in the deed from Illinois Central Gulf Railroad Company to Missouri Valley Machinery Company, dated November 15, 1976, and recorded in Book 1557, Page 470, in and for Douglas County, Nebraska:

Reservation No. 1

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.

Reservation No. 2

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.