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THIS INDENTURE Witnesseth that the Grantor, ILLINOIS CENTRAL RAILROAD COMPANY, a corporation of the State of Illinois, for and in consideration of the sum of Two Thousand Five Hundred Seven Dollars (\$2507) in hand paid, hereby conveys, releases, remises and forever quitclaims to EATON METAL PRODUCTS CORPORATION, a Nebraska corporation, all its right, title, interest and claim, except as hereinafter set forth, in and to the following described lands and property situated in the County of Douglas and State of Nebraska, to-wit:

A parcel or tract of land, being a part of Tax Lot 11 (Block 5, Woods Place), Omaha, in the Southeast Quarter of Section 10, Township 15 North, Range 13 East of the Sixth Principal Meridian, more particularly described as follows:

Beginning at an iron pipe stake on the north line of Tax Lot 11 in said Southeast Quarter of Section 10, which is 285 feet west of the northeast corner of said Tax Lot 11; thence south 64 degrees 57 minutes east 66.7 feet to a point on a curve to the left, concave southwesterly; thence southeasterly on a curve to the left having a radius of 162.08 feet and whose chord bears south 51 degrees 38 minutes east a chord distance of 64.85 feet to end of curve; thence south 71 degrees 56 minutes east 75 feet to point of curve; thence southeasterly on a curve to the right having a radius of 145.08 feet and whose chord bears south 48 degrees 15 minutes east, 111.5 feet to a point 166 feet southerly from the center of said Southeast Quarter of Section 10, as measured along the north and south center line of said Southeast Quarter and 19.22 feet westerly therefrom, measured at a right angle thereto; thence west 265.78 feet along the south line of the north 166 feet of Tax Lot 11 to an iron stake; thence north at a right angle 166 feet to the point of beginning, containing an area of 25,070 square feet, more or less.

All as shown in red on revised survey plan prepared by William H. Scott, Engineer, Omaha, Nebraska, dated November 4, 1958, attached hereto and made a part hereof.

There are excepted from the property hereby conveyed and reserved to the Grantor, its successors and assigns, all the oil, coal, gas, sulphur and other minerals (whether similar or dissimilar to the minerals herein specifically mentioned, and whether now known to exist or hereafter discovered) and any interest, right or title of any kind or character whatsoever in said minerals in, under, upon or produced from any of the property hereby conveyed, and the Grantor, its lessees, successors or assigns, shall have the right of ingress and egress over, on or upon any and all of the above described property at any and all times for the purposes of developing, mining, drilling, exploring for and removing said minerals in, under or upon the above described property, but not through the surface nor in any manner which will disturb the surface, and in accepting this deed, Grantee, for itself, its successors and assigns, releases the Grantor, its successors and assigns, from any and all liability for any and all damages of whatever kind, character or nature that may or might be attributable to mining and removing said minerals, including but not limited to damage due to subsidence, and this release shall run with the land.

Subject to taxes for the year 1959.

In Witness Whereof, Illinois Central Railroad Company, the Grantor, has caused these presents to be signed by its President, and its corporate seal, duly attested by its \_\_\_\_\_ Secretary to

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be hereunto affixed, they being thereunto duly authorized, this 22<sup>nd</sup> day of December, A. D., 1958.

ILLINOIS CENTRAL RAILROAD COMPANY,

By W. A. Johnston  
President

ATTEST:  
[Signature]  
Secretary

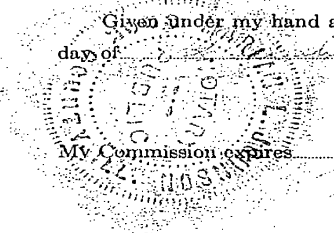


CHECK No. **PAID**  
62747 DEC 30 '58  
Eaton Metal Products Corp.

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

I, Spencer C. Johnson, a Notary Public, in and for the said County and State, hereby certify that W. A. Johnston - - - - - President of the aforesaid Illinois Central Railroad Company - - - - -, who is personally known to me, and known to be such - - - - - President of said corporation, and the same person whose name is subscribed to the above instrument as such - - - - - President, appeared before me this day in person in said State and County, and being by me duly sworn, did say that he was on the date of the execution of the said instrument - - - - - President of the said corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and he acknowledged that he, being informed of the contents of the conveyance as such - - - - - President signed, sealed and delivered the said instrument by signing the name of the corporation by himself as - - - - - President as his own free and voluntary act as said - - - - - President and as the free and voluntary act and deed of the said corporation, for the uses and purposes therein set forth. I further certify that the seal of said corporation as affixed to said instrument was attested and proven before me by A. F. Church as Secretary of said corporation.

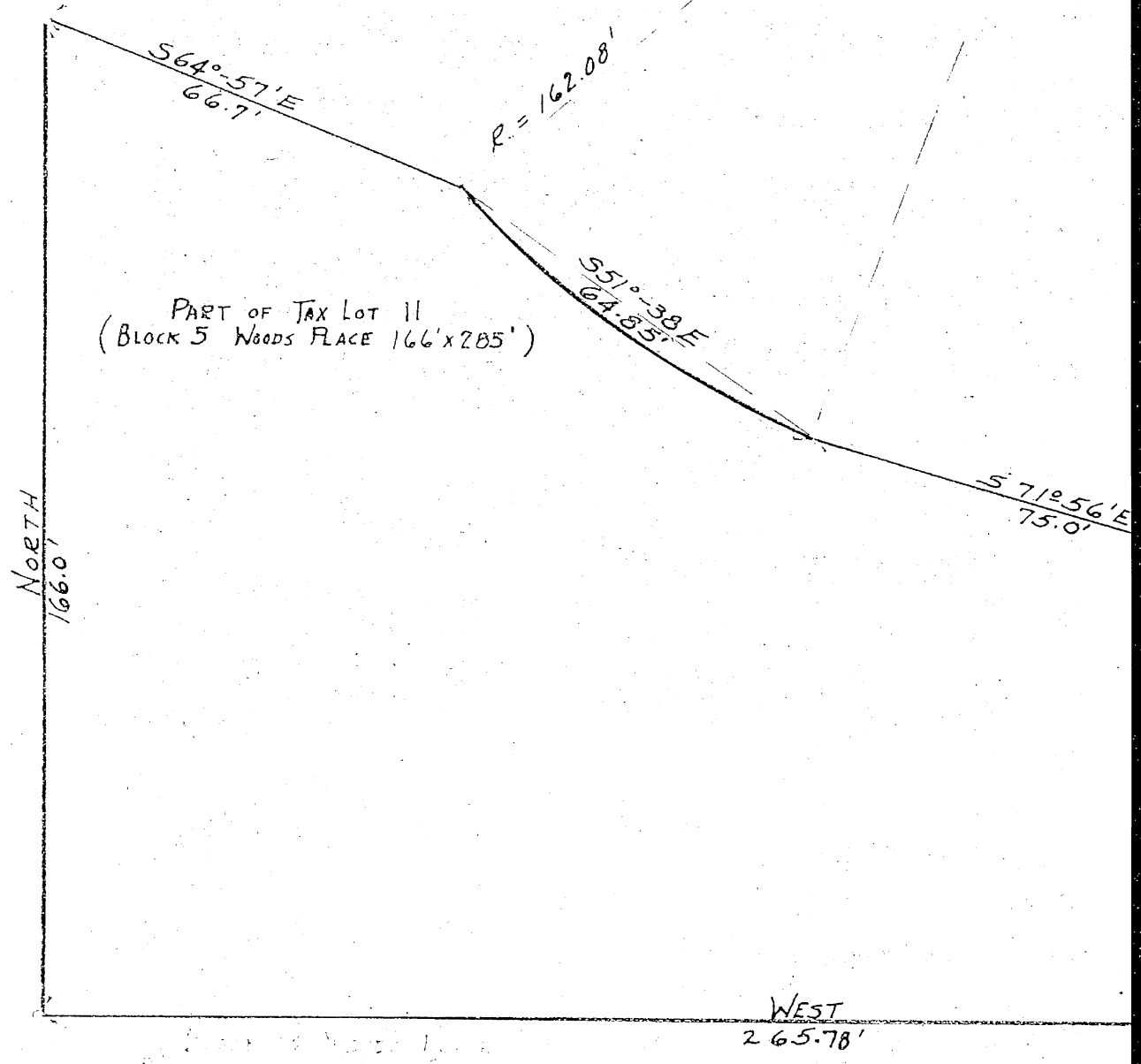
Given under my hand and seal of office in Chicago, Cook County, Illinois, this 22<sup>nd</sup> day of December, 1958.



Spencer C. Johnson  
Notary Public.

Description Approved JYM  
Form Approved A. L. C.  
Execution Approved

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CENTER of SE 1/4 of SECTION 10  
T 15 N R 13 E of 6th P.M.  
285.0'



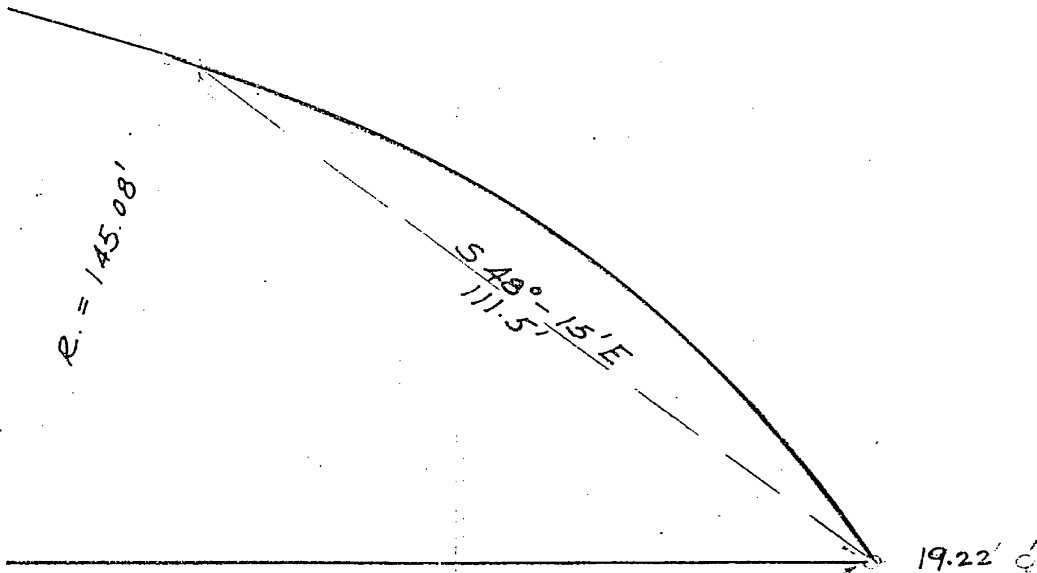
SCALE 1" = 20'

DESCRIPTION

This plat and description was made from a survey and iron stakes set at the locations shown. The purpose of the survey is to acquire the land from the Illinois Central Railroad Company by Eaton Metal Products Corporation of Omaha. The description of the property shown is: Beginning at an iron pipe stake on the North line of Tax Lot 11 in the Southeast quarter of Section 10, T 15 N, R 13 E of the 6th P. M. and 285 feet West of the Northeast corner of said Tax Lot 11; thence South 64°57' East, 66.7 feet; thence South 51°38' East 64.85 feet on the chord of a curve concave Southwesterly, with a radius of 162.08 feet; thence South 71°56' East 75.0 feet; thence South 48°15' East 111.5 feet on the chord of a curve concave Northeasterly with a radius of 145.08 feet; thence West 265.78 feet; thence North 166.0 feet to the point of beginning, and containing ~~24,970~~ 25,070 ± = 0.598 Ac. ± square feet more or less.

166.0'

25,070 ± = 0.598 Ac. ±



19 15 DAY Jan 19 37 AT 12:25 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS 4 35