

#284

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS That CHICAGO PACIFIC CORPORATION, a Delaware corporation, whose principal place of business is 200 South Michigan Avenue, Chicago, Illinois 60604 ("Grantor"), in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby QUITCLAIM, subject to the terms, conditions, reservations and exceptions hereinafter set forth, unto JOSEPH A. KNEIB, whose address is 3131 Frederick Boulevard, St. Joseph, Missouri 64502, herein designated as "Grantee," all of Grantor's right, title and interest, estate, claim and demand, if any, in the parcels of land situated in the County of CASS, State of Nebraska, legally described on Exhibit A, attached hereto and made a part hereof.

The descriptions contained herein notwithstanding, the intent of this document is to convey all right, title and interest of the Grantor wherever evidenced, monumented or located in the County aforesaid, less and except any prior conveyances.

For a period of one hundred twenty (120) days following the date of closing, the Grantor reserves for itself, its successors and assigns, an easement for the continued maintenance, operation and use of all existing driveways, roads, conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities and easements of any kind whatsoever on said premises, whether or not of record, whether owned, operated, used or maintained by Grantor, the Grantor's licensees or others, with the reasonable right of entry for the purpose of repairing, reconstructing and replacing same; and the Grantor further reserves unto itself, its successors and assigns, the right and privilege to convert existing licenses, leases and agreements, for driveways, roads, conduits, sewers, water mains, gas lines, electric power lines, wire and other utilities to permanent easements by issuance of a suitable grant in recordable form.

The Grantor further reserves unto itself, its successors, grantees and assigns, exclusive perpetual easements, together with a reasonable right of entry over the property herein conveyed, for the construction, erection, installation, operation and maintenance of transportation and transmission systems for all and every type of energy by whatever means, except by railroad, including but not limited to, pipelines, telephone, radio, radar or laser transmission systems wires, fibers, conduits, utility and energy transmission lines of every

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PAGE 447
Betty P. Hilpert
REGISTER OF DEEDS, CASS CO., NEBR.
432.00
COMPARED

NEBRASKA DOCUMENTARY
STAMP TAX
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Exempt BY P.G. #2

kind and character together with all necessary supporting devices which may be constructed, erected or installed in, on, under, above, across, and along any portion of the premises lying within fifty (50) feet of the centerline of Grantor's former main railroad track(s), including the right to reconstruct, re-erect, and to reinstall each and every transportation or transmission facility herein contemplated. The exercise of the rights hereby reserved shall continue forever, whether or not exercised, unless expressly relinquished in writing by the Grantor, its successors or assigns.

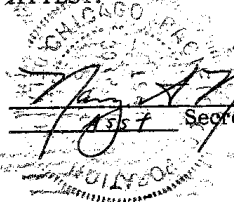
Notwithstanding any other provision of this instrument, the Grantor shall in no event incur liability to the Grantee for failure of or defect in the title or estate of the Grantor in and to the property herein described.

This conveyance is made pursuant to the terms of a Purchase Agreement dated February 28, 1986 and the terms thereof shall survive delivery of this Quitclaim Deed.

IN WITNESS WHEREOF, this instrument is executed by the Grantor this 1ST day of MARCH, 1986.

ATTEST:

CHICAGO PACIFIC CORPORATION

 [Signature]
Secretary

[Signature]
A. Steven Crown, Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that A. STEVEN CROWN, personally known to me to be the Vice President of CHICAGO PACIFIC CORPORATION, a Delaware corporation, and NANCY A. NORMAN, 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 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 1ST day of MARCH, 1986.



[Signature]
Notary Public

My Commission Expires:
December 1, 1987

#284

Cass Co., Nebraska

EXHIBIT "A"

A strip of land of varying widths constituting the former line of railroad of the Chicago, Rock Island and Pacific Railroad Company and adjoining and adjacent lands and including, but not limited to, associated industrial parks, spur track lands, station grounds, yards, depots, stock pens, coaling and watering sites, and borrow pits as same are evidenced, monumented and located through the following described areas in Cass County, Nebraska, the centerline of said strip of land being described as follows:

That interest acquired by the Chicago, Rock Island and Pacific Railroad/Railway Company (Grantor's predecessor in title) commencing at the intersection of the centerline of the former main track right-of-way of said railroad with the West line of Section 6, Township 10 North, Range 9 East of the Sixth Principal Meridian, said line also being the West line of Cass County, Nebraska; thence Easterly along said centerline of the former main track right-of-way through said Section 6 and Sections 5, 4 and 3, all Township 10 North, Range 9 East; thence continuing Easterly as aforesaid through Sections 34, 35 and 36, all Township 11 North, Range 9 East; thence continuing Easterly as aforesaid through Sections 31, 30, 29, 20, 21, 22, 15, 14, 10, 11 and 2, all Township 11 North, Range 10 East; thence continuing Northerly as aforesaid through Sections 35, 36, 25 and 24, all Township 12 North, Range 10 East; thence continuing Easterly as aforesaid through Section 19, Township 12 North, Range 11 East to the point of intersection of said centerline with the centerline of the Platte River, as same presently exits in said Section 19, the River centerline also being the Easterly line of said Cass County, being that interest conveyed in part to Grantor's predecessor by Deeds recorded in the records of the Cass County Recorder's Office in the following books and pages and by Voucher 99 dated August 19, 1890:

<u>BOOK</u>	<u>PAGE</u>
22	540
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40	638
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23	67
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Cass Co., Nebraska

EXHIBIT "A" - continued

<u>BOOK</u>	<u>PAGE</u>
23	119
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22	542
22	518
22	534
23	274
22	555
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22	550
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22	513
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22	526
22	377
22	532
22	531
22	537
23	90
22	523
22	524
22	553
22	360
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22	545
22	547
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