



2128 282 DEED



10519 99 282-287

Nebr Doc Stamp Tax	
7-30-99	Date
\$ 33 <sup>25</sup>	
By DS	

RICHARD W. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 JUL 30 AM 11:00

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING**

**PAGE DOWN FOR BALANCE OF INSTRUMENT**

10519 B 03-80000

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BRP 10-1 C/O Y COMP 8

DEL \_\_\_\_\_ SCAN ds PV 8

346-25

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Utah corporation, Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto VIRGIL D. ANDERSON, a single person Grantee, whose address is 1824 South 20th Street, Omaha, Nebraska 68108 and unto his heirs and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate consisting of 14,363 square feet, more or less (hereinafter the "Property") situate Lots 5, 6 and 7, Block 236, Omaha, Douglas County, State of Nebraska, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof.

This deed is made SUBJECT to that certain Mineral Deed dated as of April 1, 1971, from Union Pacific Railroad Company to Union Pacific Land Resources Corporation wherein Union Pacific Railroad Company conveyed all its right, title and interest in and to all minerals and mineral rights of every kind and character now known to exist or hereafter discovered in and underlying the Property, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to Union Pacific Land Resources Corporation, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property or to interfere with the use thereof by Union Pacific Railroad Company, its successors and assigns.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD, subject to the aforesaid provisions, the Property unto the said Grantee and unto his heirs and assigns.


Grantor, Federal ID No. 13-6400825, is not a foreign corporation and withholding of Federal Income Tax from the amount realized will not be made by Grantee. A Certification prepared in conformance with IRS regulations under Section 1445 of the Internal Revenue Code is attached as Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 20<sup>th</sup> day of APRIL, 1925.

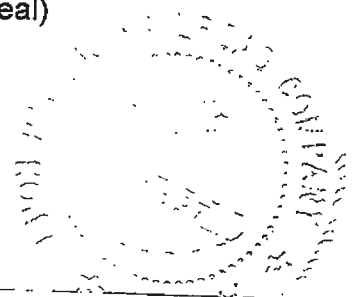
Attest:

UNION PACIFIC RAILROAD COMPANY,

  
Assistant Secretary

By   
Title: Assistant Vice President

(Seal)



IMPRINTED CORPORATE SEAL  
REGISTER OF DEEDS

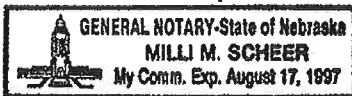
ACKNOWLEDGEMENT

STATE OF NEBRASKA    )  
                                  )  
COUNTY OF DOUGLAS    )    ss.

On this 20th day of April, 1995, before me, a Notary Public in and for said County and State, personally appeared R.D. Uhrich,  
AUJ- Contracts + Real Estate, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed in the foregoing instrument, and acknowledged to me that he/she had signed said instrument for and on behalf of said corporation.

Willi M. Scheer  
Notary Public

My commission expires:



UNION PACIFIC RAILROAD COMPANY  
OMAHA, DOUGLAS COUNTY, NEBRASKA

EXHIBIT "A"

A PARCEL OF LAND SITUATE LOTS 5, 6 AND 7, BLOCK 236, ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH  $89^{\circ}20'08''$  WEST (ASSUMED BEARING) 198.17 FEET ON THE SOUTH LINES OF SAID LOTS 7, 6 AND 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH  $00^{\circ}28'38''$  EAST 41.03 FEET ON THE WEST LINE OF SAID LOT 5 TO A POINT 21.50 FEET SOUTHEASTERLY, MEASURED RADially, FROM THE CENTERLINE OF A RAILROAD TRACK; THENCE NORTH  $74^{\circ}39'43''$  EAST 87.22 FEET TO A POINT 21.50 FEET SOUTHEASTERLY, MEASURED RADially, FROM SAID CENTERLINE OF RAILROAD TRACK; THENCE NORTH  $58^{\circ}25'21''$  EAST 30.00 FEET TO A POINT 15.00 FEET SOUTHEASTERLY, MEASURED RADially, FROM SAID CENTERLINE OF RAILROAD TRACK; THENCE NORTH  $75^{\circ}39'43''$  EAST 54.15 FEET TO A POINT 20.00 FEET SOUTHEASTERLY, MEASURED RADially, FROM SAID CENTERLINE OF RAILROAD TRACK AND ON WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 1856 AT PAGE 404 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A"; THENCE NORTH  $89^{\circ}50'26''$  EAST 35.69 FEET ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT "A" TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH  $00^{\circ}00'02''$  WEST 95.61 FEET ON THE WEST LINE OF SAID TRACT "A" AND ON THE EAST LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 14,363 SQUARE FEET, MORE OR LESS.

OFFICE OF CONTRACTS & REAL ESTATE  
OMAHA, NEBRASKA MARCH 29, 1995  
WRITTEN BY FJF  
AND.LGL 346-25

CERTIFICATION OF NON-FOREIGN STATUS

Under Section 1445(e) of the Internal Revenue Code, a corporation, partnership, trust, or estate must withhold tax with respect to certain transfers of property if a holder of an interest in the entity is a foreign person. To inform the transferee that no withholding is required with respect to UNION PACIFIC RAILROAD COMPANY's interest in it, the undersigned hereby certifies the following on behalf of UNION PACIFIC RAILROAD COMPANY:

1. UNION PACIFIC RAILROAD COMPANY is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. UNION PACIFIC RAILROAD COMPANY's U.S. employer identification number is 13-6400825; and
3. UNION PACIFIC RAILROAD COMPANY's office address is 1416 Dodge Street, Omaha, Nebraska 68179-1100, and state of incorporation is Utah.

UNION PACIFIC RAILROAD COMPANY agrees to inform the transferee if it becomes a foreign person at any time during the three year period immediately following the date of this notice.

UNION PACIFIC RAILROAD COMPANY understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of UNION PACIFIC RAILROAD COMPANY.

  
Title: Assistant Vice President

Date: April 20, 1995