WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

CHAMPLIN PETROLEUM COMPANY, a Delaware corporation, of P. O. Box 9365 Fort Worth, Texas, hereinafter called "Grantor", for and in consideration of the sum of TEN AND MORE DOLLARS, in hand paid by FRANCHISOR'S DEVELOPMENT CORPORATION of 1005 Grand Avenue, City of Kansas, State of Missouri, hereinafter called "Grantee"; does hereby sell and convey unto the said Grantee the following described premises, situated in Lancaster County, State of Nebraska, to-wit:

A tract of land out of Lot 27 of the J. G. Miller Subdivision, situated in the SW/4 SE/4 SW/4 Section 20, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, and being described by metes and bounds as follows:

Beginning at a point in the North ROW line of "O" Street, said point being North 39.0' and South 89° 43' East, a distance of 332.45' from the Southwest Corner of the SE/4 SW/4, Section 20, Township 10 North, Range 7 East and said point also being the Southwest Corner of the above-mentioned tract;

Thence North 00° 07' West a distance of 292.24' to an iron rod for the Northwest Corner;

Thence South 89° 43' 30" East a distance of 298.0' to an iron rod for a corner, said corner being the Northeast Corner of this tract and being situated in the West ROW Line of 46th Street;

Thence South .02' East a distance of 284.40' to an iron rod for a corner;

Thence around a curve to the right with a radius of 23.0' and long cord of 19.26' to an iron rod for a corner;

Thence North $89^{\rm o}$ 43' West a distance of 280.40 ' along the North ROW line of "O" Street to the place of beginning;

TOGETHER with all appurtenances thereunto belonging; subject however, to the following:

. to easements and rights of way of record;

 to any easements or rights of way required by the City of Lincoln, Nebraska as a condition to the issuance of a building permit for construction on the premises conveyed;

3. restrictive covenants imposed by Grantor as follows:

"Grantee, for itself, its successors and assigns, by its acceptance of this deed, hereby covenants and agrees that the property conveyed hereby shall not be used, for a period of twenty (20) years after the date hereof, for the purpose of operating a gasoline service station or for the purpose of selling, handling, distributing, storing or otherwise dealing in gasoline, diesel fuel, or any other fuel for use in internal combustion engines, motor oil, automotive grease or any other petroleum product or derivative for use in connection with automobiles, trucks, tractors, or other motor vehicles."

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"Grantee, for itself, its successors, and assigns, by its acceptance of this deed, hereby covenants and agrees that, for a period of twenty (20) years from and after the date hereof, it will not construct or erect a billboard or sign on the real estate conveyed which will obstruct the view of the sign of Grantor's place of business located adjacent to the West boundary of the real estate herein conveyed."

These restrictive covenants shall constitute covenants running with the land conveyed hereby and shall be binding upon the Grantee, its successors and assigns."

TO HAVE AND TO HOLD the above described premises with the appurtenances, unto the said Grantee, its successors and assigns forever, and the Grantor, for itself and for its successors and assigns, does covenant with the said Grantee, and with its successors and assigns; THAT it is lawfully seized of said premises; THAT the premises are free from encumbrance, except as above stated; THAT it has good, right and lawful authority to sell the same; and THAT it will warrant and defend the same unto the said Grantee, its successors and assigns forever against the lawful claims of all persons whomsoever.

EXECUTED this 3rd day of January, 1969.

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CHAMPLIN PETROLEUM COMPANY

STATE OF TEXAS ĭ

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COUNTY OF TARRANT X

ON/THIS 3rd day of January, 1969, before we a Notary Public, in and for said County, personally came the above named J. L. Rune , Vice President of CHAMPLIN PETROLEUM COMPANY, a Delaware corporation, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of said corporation and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation, and that its corporate seal was thereto affixed by its authority.

WITNESS my hand and notarial seal, the date last aforesaid.

My commission expires:

BALLY MAHAFFEY NOTARY COUNTY, TEXAS
TARKANT COUNTY, TEXAS
MY COMMISSION EXPIRES JUNE 1, 1969

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