

C. D. No. 2472-5
L. C. No. 1082

QUITCLAIM DEED

from

UNION PACIFIC RAILROAD COMPANY

to

INDUSTRIAL CHEMICAL LABORATORIES, LTD.

Dated November 27, 1957.

Covering parcel of land
in
Douglas County, Nebraska.

10/25/57

ORIGINAL

KNOW ALL MEN BY THESE PRESENTS, That UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Utah, party of the first part, in consideration of the sum of One Hundred Thirty-seven Dollars and Twenty-three Cents (\$137.23) to it paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does REMISE, RELEASE and forever QUITCLAIM unto the INDUSTRIAL CHEMICAL LABORATORIES, LTD., a limited partnership, party of the second part, its successors and assigns, forever, all its right, title, interest, estate, claim and demand, both at law and in equity, of, in and to the following described real estate situate in the County of Douglas, State of Nebraska, to wit:

All that part of Lot 5, in Block 319 of the Original City of Omaha, Douglas County, Nebraska, bounded and described as follows:

Beginning at the northeast corner of said Lot 5; thence west along the north line of said Lot 5 a distance of 2.8 feet to the northeast corner of that certain tract of land heretofore conveyed by Union Pacific Railroad Company to Industrial Chemical Laboratories, Inc. by warranty deed dated March 12, 1926;

thence south along the east boundary line of said tract of land heretofore conveyed which is a straight line parallel with the west line of said Lot 5 a distance of 62.2 feet to the southeast corner of said tract heretofore conveyed and which is also the northeast corner of that certain tract of land heretofore warranted by Union Pacific Railroad Company to said Industrial Chemical Laboratories, Inc. by warranty and quitclaim deed dated December 3, 1940;

thence southerly along the east boundary line of said tract of land heretofore conveyed by said deed dated December 3, 1940, which is a line curving to the left, parallel with and 9.4 feet distant westerly, measured radially, from the center line of a spur track as located in Lot 6 of said Block 319, a distance of 29.8 feet, more or less, to a point in the east line of said Lot 5;

thence north along the east line of said Lot 5 a distance of 92 feet, more or less, to the point of beginning;

containing an area of 228.71 square feet, more or less.

EXCEPTING from this quitclaim and RESERVING unto the party of the first part, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, 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 the party of the first part, its successors and assigns, but without entering upon or using the surface of the lands hereby quitclaimed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the party of the second part, its successors or assigns.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD, subject to the aforesaid exceptions and reservations, the above-described premises unto the said party of the second part and to its successors and assigns forever.

AND WHEREAS, said Union Pacific Railroad Company did, on the first day of July, 1897, execute and deliver to The Mercantile Trust Company, of New York, a certain mortgage deed wherein said Railroad Company conveyed to said The Mercantile Trust Company as Trustee, for the uses and purposes therein mentioned, among other things, the land hereinbefore described; and

WHEREAS, said The Mercantile Trust Company was on the 10th day of August, 1911, merged into the Bankers Trust Company, a corporation of the State of New York, pursuant to the provisions of Chapter 10 of the Laws of 1909 of the State of New York, being Chapter 2 of the Consolidated Laws of the State of New York, known as the Banking Law, and thereby said Bankers Trust Company became successor to said The Mercantile Trust Company as Trustee of said mortgage; and

WHEREAS, said Union Pacific Railroad Company, with the consent of the said Bankers Trust Company, Trustee under the mortgage aforesaid, has sold and quitclaimed, as above set forth, the real estate hereinbefore described, unto the said Industrial Chemical Laboratories, Ltd., for and in consideration of the sum paid as aforesaid to Union Pacific Railroad Company by said Industrial Chemical Laboratories, Ltd.;

NOW, THEREFORE, Know All Men By These Presents, that the said BANKERS TRUST COMPANY, Trustee under the aforesaid mortgage deed, in consideration of the premises, does hereby REMISE, RELEASE and forever QUITCLAIM, subject, however, to the exceptions and reservations aforesaid, unto the said Industrial Chemical Laboratories, Ltd., its successors and assigns, forever, its entire right, title and interest as Trustee in and to the real estate described aforesaid, to be held by the said Industrial Chemical Laboratories, Ltd., free and exempt from all liens, encumbrances and charges of said mortgage deed of the first day of July, 1897.

AND WHEREAS, said Union Pacific Railroad Company did, on the first day of June, 1940, execute and deliver to The Chase National Bank of the City of New York a certain

mortgage deed, wherein and whereby said Railroad Company conveyed to said The Chase National Bank of the City of New York as Trustee for the uses and purposes therein mentioned, among other things, the land hereinbefore described; and

WHEREAS, said The Chase National Bank of the City of New York was, on the 31st day of March, 1955, merged into the Bank of the Manhattan Company under the name of The Chase Manhattan Bank, and thereby said The Chase Manhattan Bank became successor to said The Chase National Bank of the City of New York as Trustee of said mortgage;

NOW, THEREFORE, Know All Men By These Presents, that said THE CHASE MANHATTAN BANK, Trustee under the aforesaid mortgage deed, in consideration of the premises does hereby REMISE, RELEASE and forever QUITCLAIM, subject, however, to the exceptions and reservations aforesaid, unto the said Industrial Chemical Laboratories, Ltd., its successors and assigns, forever, its entire right, title and interest as Trustee in and to the real estate described aforesaid, to be held by the said Industrial Chemical Laboratories, Ltd., free and exempt from all liens, encumbrances and charges of said mortgage deed of the first day of June, 1940.

This deed is executed by the Trustees without covenant or warranty, express or implied, and without recourse against them, or either of them, in any event.

IN WITNESS WHEREOF, the said UNION PACIFIC RAILROAD COMPANY, the said BANKERS TRUST COMPANY, Trustee under said mortgage deed of July 1, 1897, and said THE CHASE MANHATTAN BANK, Trustee under said mortgage deed dated June 1, 1940, each has caused this deed to be duly executed on its part this 27th day of November, 1957.

In Presence of: UNION PACIFIC RAILROAD COMPANY,
C. H. Mathis By *L. J. [Signature]*
 Attest: *[Signature]* (Seal) Vice President
 Assistant Secretary

In Presence of: BANKERS TRUST COMPANY, Trustee,
T. L. Kesselman By *[Signature]*
 Attest: *[Signature]* (Seal) Assistant Secretary
 Assistant Secretary

In Presence of: THE CHASE MANHATTAN BANK,
 Trustee,
[Signature] By *[Signature]*
 Attest: *[Signature]* (Seal) Assistant Vice President
 Assistant Secretary



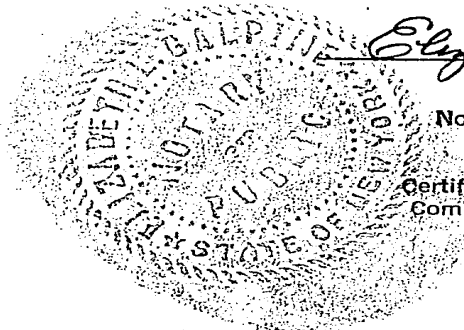
STATE OF NEW YORK)
COUNTY OF NEW YORK) ss

On this 27th day of November, 1957,
before me, a Notary Public in and for said County, in the
State aforesaid, personally appeared L. J. TRACY
to me personally known, and to me personally known to be
Vice President of UNION PACIFIC
RAILROAD COMPANY, and to be the same person whose name is
subscribed to the foregoing instrument, and who, being by me
duly sworn, did say that he is Vice President
of Union Pacific Railroad Company; that the seal affixed to
said instrument is the corporate seal of said corporation;
and that said instrument was signed and sealed on behalf of
said corporation by authority of its Board of Directors;
and the said L. J. TRACY acknowledged said
instrument to be his free and voluntary act and deed, and the
free and voluntary act and deed of said corporation, by it
voluntarily executed, for the uses specified therein.

IN WITNESS WHEREOF, I have hereunto set my hand and
official seal the day and year last above written.

My commission expires March 30, 1958.

(Seal)



Elizabeth L. Galpine

ELIZABETH L. GALPINE
Notary Public, State of New York
No. 24-6451300
Qualified in Kings County
Certificate filed in N.Y. Co. Clk's Office
Commission Expires March 30, 1958

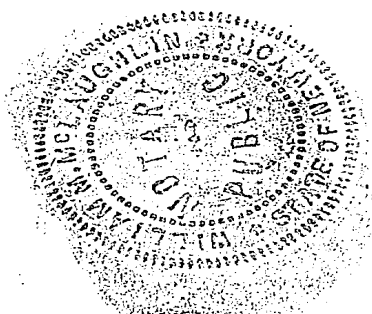
STATE OF NEW YORK)
) ss
 COUNTY OF NEW YORK)

On this 11th day of December, 1957,
 before me, a Notary Public in and for said County in the State
 aforesaid, personally appeared W. HUGHES,
 to me personally known, and to me personally known to be
ASSISTANT Vice President of the BANKERS TRUST COMPANY,
 and to be the same person whose name is subscribed to the
 foregoing instrument, and who, being by me duly sworn, did
 say that he is ASSISTANT Vice President of Bankers Trust
 Company; that the seal affixed to said instrument is the
 corporate seal of said corporation; and that said instrument
 was signed and sealed on behalf of said corporation by
 authority of its Board of Directors; and the said
W. HUGHES acknowledged said instrument to be
 his free and voluntary act and deed, and the free and
 voluntary act and deed of said corporation, by it voluntarily
 executed, for the uses specified therein.

IN WITNESS WHEREOF, I have hereunto set my hand and
 official seal the day and year last above written.

My commission expires March 30, 1958.

(Seal)



William M. McLaughlin
 WILLIAM M. McLAUGHLIN
 Notary Public, State of New York
 No. 24-7858550
 Qualified in Kings County
 Cert. filed in New York County
 Commission Expires March 30, 1958

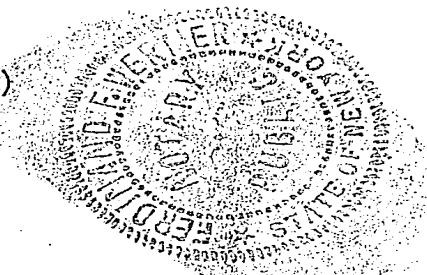
STATE OF NEW YORK }
COUNTY OF NEW YORK } ss

On this 13th day of December, 1957,
before me, a Notary Public in and for said County in the
State aforesaid, personally appeared F. F. VOORHEES,
to me personally known, and to me personally known to be an
~~Assistant~~
Vice President of THE CHASE MANHATTAN BANK, and to be the same
person whose name is subscribed to the foregoing instrument,
and who, being by me duly sworn, did say that he is an ~~Assistant~~
President of The Chase Manhattan Bank; that the seal affixed
to said instrument is the corporate seal of said corporation;
and that said instrument was signed and sealed on behalf of
said corporation by authority of its Board of Directors;
and the said F. F. VOORHEES acknowledged said
instrument to be his free and voluntary act and deed, and the
free and voluntary act and deed of said corporation, by it
voluntarily executed, for the uses specified therein.

IN WITNESS WHEREOF, I have hereunto set my hand
and official seal the day and year last above written.

My commission expires MAR 30 1959.

(Seal)



Ferdinand F. Werner
Notary Public

FERDINAND F. WERNER
Notary Public, State of New York
No. 42-4225675
Qualified in Richmond County
Cert. filed with New York Co. Clerk
Commission Expires March 30, 1959

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.
18 DAY Dec 1957 AT 4:15 P M. THOMAS J. O'CONNOR, REGISTER OF DEEDS. 6.95