

C. D. No. 2472-4
L.C. No. 1021 Q.C.

QUITCLAIM DEED

from

UNION PACIFIC RAILROAD COMPANY

to

LLOYD H. MATTSON, Trustee,

Dated December 29, 1955.

Covering parcel of land
in
Douglas County, Nebraska.

ORIGINAL

8-23-55
12- 5-55

10.

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 Four Thousand Two Hundred Seventy-seven Dollars and Fifteen Cents (\$4,277.15) to it duly paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed and, by these presents, does REMISE, RELEASE and forever QUITCLAIM unto LLOYD H. MATTSON, Trustee, party of the second part, and to his heirs and assigns forever, all of its right, title, interest, estate, claim and demand, both at law and in equity, of, in and to the following described real estate, including the railroad trackage, fence and gate located thereon, situate in the County of Douglas and in the State of Nebraska, to wit:

All that part of Lot 6, in Block 319 of the Original City of Omaha, Douglas County, Nebraska, described as follows:

Beginning at a point in the south line of said Lot 6 that is 19 feet distant west from the southeast corner thereof;

thence north along a straight line parallel with and 19 feet distant west, measured at right angles, from the east line of said lot a distance of 132 feet, to a point in the north line thereof;

thence west along the north line of said lot a distance of 47 feet to the northwest corner thereof;

thence south along the west line of said Lot 6 a distance of 92 feet, more or less, to the north corner of that certain parcel of land heretofore quitclaimed by Union Pacific Railroad Company to Industrial Chemical Laboratories, Incorporated, by warranty and quitclaim deed dated December 3, 1940;

thence southerly along the easterly boundary line of said parcel of land heretofore quitclaimed to Industrial Chemical Laboratories, Incorporated, 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 of said Railroad Company as now constructed and operated, a distance of 40.3 feet, more or less, to a point in the south line of said Lot 6;

thence east along the south line of said lot a distance of 40.8 feet to the point of beginning;

containing an area of 6,084 square feet, more or less.

EXCEPTING from this deed and reserving unto the

said Union Pacific Railroad Company, 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 said Union Pacific Railroad Company, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the said Lloyd H. Mattson, Trustee, his heirs or assigns or successors in trust.

This quitclaim is made subject to taxes and assessments as follows:

All taxes and all assessments, general and special, and all installments of assessments levied upon or assessed against the premises hereinbefore described which become due and payable subsequent to the date hereof, Lloyd H. Mattson, Trustee, hereby assumes and agrees to pay.

Together with all and singular the hereditaments and appurtenances to the property hereby quitclaimed belonging; TO HAVE AND TO HOLD, subject to the aforesaid exceptions, reservations and other provisions, the above described premises hereby quitclaimed unto the said Lloyd H. Mattson, Trustee, and to his heirs 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 Lloyd H. Mattson, Trustee, for and in consideration of the sum paid as aforesaid to Union Pacific Railroad Company by said Lloyd H. Mattson, Trustee;

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 Lloyd H. Mattson, Trustee, his heirs 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 Lloyd H. Mattson, Trustee, 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 Lloyd H. Mattson, Trustee, his heirs 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 Lloyd H. Mattson, Trustee, 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 29th day of December, 1955.

In Presence of Attest: UNION PACIFIC RAILROAD COMPANY,

By Legumy Vice President

Attest: Attest: (Seal)
Secretary

In Presence of: BANKERS TRUST COMPANY, Trustee,

By Sanchez Assistant Vice President

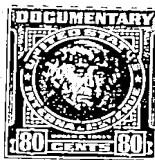
Attest: F. SCHNEIDER
W. H. Dale (Seal)
Assistant Secretary

In Presence of:

THE CHASE MANHATTAN BANK, Trustee,

By Johnson Vice President

Attest: Mr. Deuch (Seal)
Assistant Secretary



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

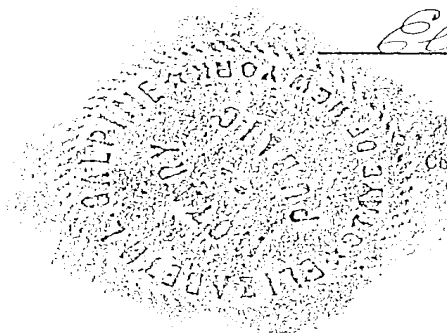
On this 29th day of December, 19 55,
before me, a Notary Public in and for said County, in the
State aforesaid, personally appeared L. J. TRACY
to me personally known, and to me personally known to be
Vice President of UNION PACIFIC

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, 1956.

(Seal)



Elizabeth L. Galpine
ELIZABETH L. GALPINE
Notary Public, State of New York
No. 24-6451330
Qualified in Kings County
Certificate filed in N.Y. Co. Clerk's Office
Commission Expires March 30, 1956

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

On this 5TH day of JANUARY, 1956,
 before me, a Notary Public in and for said County in the State
 aforesaid, personally appeared I. 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
I. 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, 1957.

(Seal)

ARTHUR P. SULLIVAN
 NOTARY PUBLIC

No. 23,387
 Qualified in Richmond Co.
 Certificate filed in New York
 (Term Expires March 30, 1957)

STATE OF NEW YORK }
COUNTY OF NEW YORK } ss

On this 17th day of January, 1956,

before me, a Notary Public in and for said County in the State aforesaid, personally appeared J. A. WILLIAMS, to me personally known, and to me personally known to be a 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 a Vice 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 J. A. WILLIAMS 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.

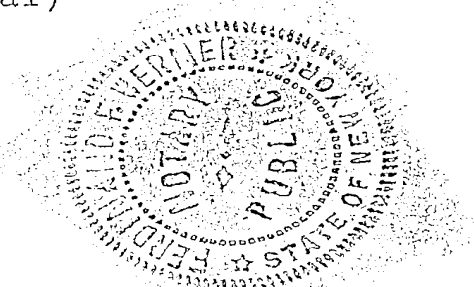
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires MAR 30 1957.

Ferdinand F. Werner
Notary Public

FERDINAND F. WERNER
Notary Public, State of New York
No. 24-4225675
Qualified in Kings County
Cert. filed with New York Co. Clerk
Commission Expires March 30, 1957

(Seal)



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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.
2 DAY February 1956 AT 10:56 A M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.

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