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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That N. P. DODGE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Nebraska, in consideration of One Dollar and other valuable consideration, in hand paid, does hereby grant, bargain, sell, convey and confirm unto N. P. DODGE CORPORATION, a corporation organized and existing by virtue of the laws of the State of Delaware, the following-described real estate situate in Township Fifteen (15) North, Range Twelve (12) East of the 6th P.M. in Douglas County, Nebraska, to wit:

The Northeast Quarter (NE¹) of Section Nine (9), including, but not limited to, Lots 1 through 19, inclusive, Block 1, all of Blocks 2 and 3; Lots 1 and 2, Block 4; Lots 1 through 11, inclusive, Block 5; Lots 1 through 9, inclusive, Block 6, in Maple Village, a subdivision of part of said Northeast Quarter of said Section 9, as surveyed, platted and recorded, but excepting and excluding from the land herein conveyed Lots A, B and C, Block 1, all of Block 7 and all dedicated streets in said Maple Village, and

The Southeast Quarter (SE¹) of Section Four (4); and

The North One-Half (N₁) of the Northwest Quarter (NW¹) of Section Ten (10); and

The West One-Half (W₁) of the Southwest Quarter of Section Three (3), except 12.2 acres in the Southeast (SE) corner of said West One-Half (W₁) of the Southwest Quarter (SW₁) of Section 3, which 12.2 acres are more particularly described as follows: Beginning at the Southeast (SE) corner of the Southwest Quarter (SW₁) of the Southwest Quarter (SW₁) of said Section 3, thence West 539.3 feet, thence North 1003.1 feet, thence East 520.2 feet, thence South 1003.5 feet to the point of beginning, and also except the North 100 feet of the East 100 feet of the West One-Half (W₁) of the Southwest Quarter (SW₁) of said Section 3; and

The Southwest Quarter of the Northwest Quarter (SW₁NW₁) of Section Ten (10), except the East 230 feet of the North 200 feet of the South 233 feet thereof;

All of the above described property being conveyed subject to such portions thereof as have been taken for public roads, subject to easements and privileges of record granted to Great Lakes Pipe Line Company and Omaha Public Power District, subject to any other

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easements of record, and subject to one mortgage recorded on February 16, 1959, in Book 1309, Page 145 and another mortgage recorded on July 13, 1959, in Book 1324, Page 331 of the mortgage records of the Register of Deeds of Douglas County, Nebraska, insofar as the terms of said mortgages apply to the property herein conveyed.

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, interest, claim or demand whatsoever of the said N. P. DODGE COMPANY, a Corporation, of, in, or to the same, or any part thereof.

TO HAVE AND TO HOLD the above-described premises with the appurtenances unto, the said N. P. DODGE CORPORATION and to its successors and assigns forever, and the said N. P. DODGE COMPANY, for itself and its successors and assigns, does hereby covenant with said N. P. DODGE CORPORATION and with its successors and assigns that it is lawfully seized of said premises and that they are free from encumbrance, except as hereinabove stated, and that it has good right and lawful authority to sell the same and that it will, and its successors and assigns shall, warrant and defend the same unto the said N. P. DODGE CORPORATION and its successors and assigns forever against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said N. P. DODGE COMPANY, a corporation, has caused these presents to be signed by its President and Secretary, and its corporate seal to be hereunto affixed this 31st day of December, 1959.

N. P. DODGE COMPANY, a Corporation

By W. F. Dodge, President

Attest: D. C. Ramsey, Secretary

STATE OF NEBRASKA,)
) ss.
COUNTY OF DOUGLAS)

On this 31st day of December A.D., 1959, before me, a Notary Public duly commissioned and qualified in and for said County, personally came the above named N. P. Dodge, Jr., President, and Wm. C. Ramsey, Secretary of N. P. DODGE COMPANY, a Corporation, who are personally known to me to be the identical persons whose names are affixed to the above Deed as President and Secretary of said corporation, and they acknowledged the instrument to be their voluntary act and deed, and the voluntary act and deed of said corporation.

Witness my hand and official seal, at Omaha, in said County, the date aforesaid.

Alfred J. Simonsen
Notary Public