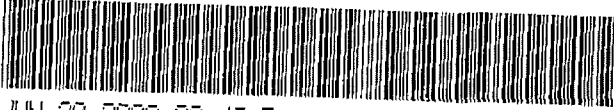


MISC 2006073783



JUN 30 2006 09:43 P 6

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/30/2006 09:43:33.31



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PAGE DOWN FOR BALANCE OF INSTRUMENT

Misc

FEE 75.00 FB See attached

6/ BKP _____ C/O _____ COMP 80

90 DEL _____ SCAN _____ FV _____

Temp. 12.4.01

16

TA-50742^{NC}

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

COURTLAND PLACE NO. 1, LLC
701 South 15th Street, Studio 100
Omaha, Nebraska 68102

(Space above for recorder's use only.)

RELEASE ~~AND QUITCLAIM~~ LEW

THIS RELEASE AND QUITCLAIM, Made this 26th day of June, 2006, by and between UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, Grantor, and COURTLAND PLACE NO. 1, LLC, a Nebraska limited liability company, Grantee, WITNESSETH:

RECITALS

WHEREAS, by Quitclaim Deed last dated May 22, 2003, and recorded on May 22, 2003 in the Office of the Register of Deeds of Douglas County, Nebraska, in Book 2242, Page 619, as Deed No. 2003 07273, Grantor reserved unto itself, its successors and assigns, a perpetual easement for Fiber Optic Improvements upon, over and across certain lands in Douglas County, State of Nebraska, described in **Exhibit A** attached hereto and hereby made a part hereof; and

WHEREAS, by Quitclaim Deed last dated March 18, 2004, and recorded on March 23, 2004 in the Office of the Register of Deeds, Douglas County, Nebraska, as Deed No. 2004036435, Grantor reserved unto itself, its successors and assigns, a perpetual easement for Fiber Optic Improvements upon, over and across certain lands in Douglas County, State of Nebraska, described in **Exhibit B** attached hereto and hereby made a part hereof; and

WHEREAS, Grantee desires the cancellation and release of the easement rights granted to Grantor in the above-referenced Quitclaim Deeds, and Grantor is willing that such easement rights be cancelled and released.

NOW, THEREFORE, Grantor, in consideration of the premises and in consideration of the sum of One Dollar (\$1.00) to it in hand paid, the receipt of which is hereby confessed and acknowledged, for itself, its successors and assigns, does hereby REMISE, RELEASE AND QUITCLAIM to Grantee, its successors and assigns, forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, which it has by reason of the above easements, it being the intent hereof to release only the right of Grantor with respect to

said easements, and to leave in full force and effect all other provisions of said Quitclaim Deeds, and all other rights reserved therein.

IN WITNESS WHEREOF, Grantor has caused these presents to be sealed with its corporate seal and to be signed by its authorized officers, the day and year first herein written.

**UNION PACIFIC RAILROAD COMPANY,
a Delaware corporation**

Attest:

Barbara Holder
Assistant Secretary

By: [Signature]
Title: Assistant Vice President - Law

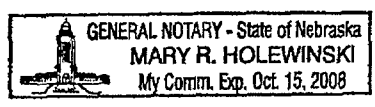
(SEAL)



STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On June 26, 2006, before me, a Notary Public in and for said County and State, personally appeared Lawrence E. Wzorek and Barbara Holder, Assistant Vice President - Law and Assistant Secretary, respectively, of UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Mary R. Holewinski
Notary Public

(SEAL)



UNION PACIFIC RAILROAD COMPANY
Omaha, Douglas County, Nebraska

EXHIBIT "A"

Lot 2, in COURTLAND PLACE REPLAT, an addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

Contains 3.487
Acres, more or less.

OFFICE OF REAL ESTATE
OMAHA, NEBRASKA
WRITTEN BY: JCO
February 27, 2003
150710.leg

**UNION PACIFIC RAILROAD COMPANY
Omaha, Douglas County, Nebraska**

EXHIBIT "B"

Lot 2, in COURTLAND PLACE REPLAT 2, an addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

Contains 0.415
Acres, more or less.

OFFICE OF REAL ESTATE
OMAHA, NEBRASKA
WRITTEN BY: JEM
February 17, 2004

The property described in Exhibits A + B have been replatted and are now known as:

Lots 1 through 23, inclusive, and Outlot A, The Rows at SoMa, a cluster subdivision, an Addition to the City of Omaha, Douglas County, Nebraska. 23-34125

44 + 47 through 71,
Lots 24 through ~~44~~, inclusive, and Outlots A and B, The Rows at SoMa Replat 1, a cluster subdivision, an Addition to the City of Omaha, Douglas County, Nebraska. 23-34126

Units 201, 202, 203, 204, 205, 301, 302, 303, 304, 305, 401, 402, 403, 404 and 405, The Lofts at SoMa 1 Condominium, a condominium created pursuant to Condominium Declaration recorded in the office of the Register of Deeds of Douglas County, Nebraska on June 9, 2006, as Instrument No. 2006064902 (f/k/a Outlot "C", The Rows at SoMa Replat 1, as surveyed, platted and recorded in Douglas County, Nebraska). 23-34128

23-13259: Units 1, 2 and 3, in The Gallery Condominium, a condominium organized under the laws of the State of Nebraska, in the City of Omaha, in Douglas County, NE, pursuant to Master Deed and Declaration recorded 8-26-05, as Inst. No. 2005105977, (formerly Lots 45 + 46, The Rows at SoMa Replat 1.)