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WARRANTY DEED

THIS INDENTURE made this 15 day of Oct,
1973, between the OMAHA INDUSTRIAL FOUNDATION, a corporation
organized and existing under the laws of the State of Nebraska,
hereinafter called "Grantor" and GEORGIA-PACIFIC CORPORATION,
a Georgia corporation, hereinafter called "Grantee".

WITNESSETH:

Grantor for and in consideration of the sum of One
Dollar (\$1.00) and other valuable consideration, in hand
paid, the receipt of which is hereby acknowledged, has sold
and by these presents does sell, grant, convey and confirm
unto the Grantee the following described real estate, to-wit:

A tract of land located in Block 1, Omaha
Industrial Foundation District No. 3, a
subdivision in Douglas County, Nebraska,
as surveyed, platted and recorded, the
boundaries of which are described as
follows:

Commencing at the intersection of the
northerly right-of-way line of "L" Street
with the westerly right-of-way line of 136th
Street; thence N. 1°03'58" E., along said
Westerly R-O-W line, 350.00 ft. to the POINT
OF BEGINNING; thence continuing along said
westerly R-O-W line N. 1°03'58" E. for a distance
of 170.54 ft. to a point of curvature; thence
continuing along said R-O-W line 351.18 ft.
along the arc of a circular curve to the left
which is tangent to the last described course
and which has a radius of 447.46 ft. and a
chord, the length and bearing of which are
342.24 ft. and N. 21°24'51" W. respectively,
to a point of tangency; thence continuing
along said R-O-W line N. 43°53'40" W.; on a
line tangent to the last described curve,
645.68 ft. to a point; thence S. 46°06'20" W.
for a distance of 559.32 ft. to a point on
the northeasterly right-of-way line of the
Union Pacific Railroad; thence S. 40°50'02" E.,
along said railroad R-O-W line, 937.12 ft. to
a point; thence N. 49°09'58" E. for a distance
of 223.24 ft. to a point; thence S. 88°56'02" E.
for a distance of 190.89 ft. to the point of
beginning containing 559,829.92 sq. ft.
(12.852 A.) more or less.

NEBRASKA DOCUMENTARY
STAMP TAX
OCT 16 1973
\$338⁸⁰ BY MB

In this description, the centerline of 132nd Street (east line of the N.E. 1/4 of Sec. 1, T 14 N, R 11 E of the Sixth Principal Meridian) is assumed to bear due north and south.

TO HAVE AND TO HOLD the premises above described, together with all the tenements, hereditaments and appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever. And the said Grantor for itself and its successors, does hereby covenant and agree to and with the Grantee and its successors and assigns that at the time of the execution and delivery of these presents it is lawfully seized of said premises; that it has good right and lawful authority to convey the same; and that they are free from encumbrance except:

- (a) Protective Covenants filed February 4, 1969 in Miscellaneous Book 473 at Page 213.
- (b) Sewer easements as shown on recorded plat filed April 18, 1969 in Deed Book 1379 at Page 733.
- (c) The following reservations and restrictions which are to run with the land and which are contained in the Warranty Deed from Union Pacific Railroad Company to Omaha Industrial Foundation filed May 29, 1968, in Book 1351 at Page 651 of the Deed records of Douglas County, Nebraska:
 - (i) A reservation in the Grantor, its successors and assigns forever, of all minerals and mineral rights. (Provided, however, the owner of said rights may not enter upon or use the surface of the real estate nor may he damage the surface or interfere with the use thereof by the Buyer, its successors or assigns.)
 - (ii) The Grantee, its successors and assigns, shall not, without the prior written consent of the Grantor, construct or permit the construction of any railroad track upon the said premises and no railroad company, other than Union Pacific Railroad Company, its successors and assigns, shall be allowed to use

any track now or hereafter upon, or extending to, any part of the said premises without the permission in writing of the Grantor.

(iii) Said premises shall not be used or occupied at any time for any purpose other than for the purposes of the business of manufacturing, wholesaling, jobbing, warehousing or businesses of a kindred nature.

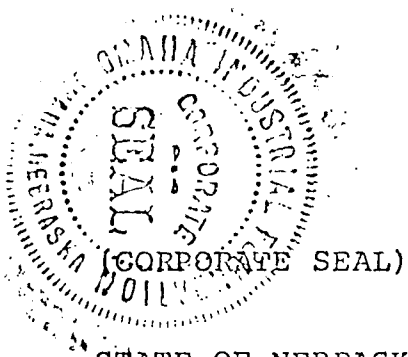
(d) Real estate taxes due December 31, 1972 which shall be prorated to the date hereof and subsequent taxes and assessments.

And the Grantor does hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as set forth above.

IN WITNESS WHEREOF, the Omaha Industrial Foundation has caused these presents to be executed by its President and its Corporate Seal to be hereunto affixed as of the day and year first above written.

OMAHA INDUSTRIAL FOUNDATION

By Sydney L. Cate
President



STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 15 day of October, 1973 by SYDNEY L. CATE, President of the OMAHA INDUSTRIAL FOUNDATION, a Nebraska corporation, on behalf of the corporation.



D. ELAINE HUGHES
General Notary - State of Nebr.
My Commission Expires
March 19, 1977

 D. Elaine Hughes
Notary Public

My Commission expires the _____
day of _____, 19__.

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
16 DAY OF October 1973 AT 9:08A M. C. HAROLD OSTLER, REGISTER OF DEEDS 925