

D E E D

from

OMAHA INDUSTRIAL FOUNDATION

to

UNION PACIFIC RAILROAD COMPANY

Dated December 16, 1963.

Covering easement for railroad
trackage
in
Douglas County, Nebraska.

KNOW ALL MEN BY THESE PRESENTS:

That OMAHA INDUSTRIAL FOUNDATION, formerly known as Committee of '52 Foundation, Inc., a corporation organized under the laws of the State of Nebraska, Grantor, in consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto UNION PACIFIC RAILROAD COMPANY, a corporation organized under the laws of the State of Utah, Grantee, its successors and assigns, a PERPETUAL EASEMENT for the construction, operation, maintenance, repair, renewal, reconstruction and relocation of railroad trackage over and across that certain parcel of land in Douglas County, Nebraska, described as follows, to wit:

An irregular tract of land situate in the West Half of the Northeast Quarter ($W\frac{1}{2}NE\frac{1}{4}$) of Section 2, Township 14 North, Range 12 East of the Sixth Principal Meridian, in Douglas County, Nebraska, bounded and described as follows:

Commencing at the southeast corner of that certain tract of land which was heretofore conveyed by Omaha Industrial Foundation to Union Pacific Railroad Company by warranty deed dated September 2, 1961, recorded in Book 1127, page 383 of the deed records of said Douglas County, which is a point 2102.88 feet distant south from the north line of said Section 2, measured along a straight line that is parallel with and 1133.0 feet distant west, measured at right angles, from the east line of said Section 2;

thence westerly along the south boundary line of said tract heretofore conveyed which is a straight line forming an angle of 89° 44' from north to west with a line drawn parallel with the east line of said Section 2, a distance of 1010.89 feet to the southwest corner of said tract heretofore conveyed;

thence northwesterly along the west boundary line of said tract heretofore conveyed which is a straight line forming an angle of 66° 44' from west to north with the last described line produced, a distance of 512.02 feet to a northerly corner of said tract heretofore conveyed which is the true point of beginning of the tract of land hereby described;

thence northeasterly, at right angles, along the northerly boundary line of said tract heretofore conveyed, a distance of 32.0 feet to another corner in the northerly boundary line of said tract heretofore conveyed;

thence northwesterly, at right angles, a distance of 434.9 feet;

thence northwesterly along a line curving to the right, having a radius of 267.94 feet and which is tangent at its point of beginning to the last described line a distance of 67.7 feet, more or less, to a property line;

thence westerly along said property line which is a straight line parallel with and 1155.0 feet distant southerly, measured at right angles, from the north line of said Section 2, a distance of 44.4 feet, more or less, to a point 44.0 feet distant southwesterly, measured radially, from the last described curved line produced;

thence southeasterly along a line curving to the left, having a radius of 311.94 feet and which is concentric with and 44.0 feet distant southwesterly, measured radially, from the last above described curved line and the extension thereof, a distance of 85.6 feet, more or less, to a point opposite the southerly end of said curve;

thence southeasterly along a straight line a distance of 435.1 feet, more or less, to the true point of beginning;

containing an area of 19,898 square feet, more or less;

together with the right of ingress and egress to, from and upon the above described parcel of land and adjacent lands of the Grantor for the purpose of exercising the rights herein granted, and, if and when necessary, removing said railroad trackage.

TO HAVE AND TO HOLD the above-mentioned easement unto the said Grantee, and to its successors and assigns, forever, and the said Grantor for itself and its successors and assigns, does covenant with the said Grantee, and with its successors and assigns, that it is lawfully seized of said premises in fee simple; that they are free from encumbrance; 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 said easement unto the said Grantee, and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said Omaha Industrial Foundation,

formerly known as Committee of '52 Foundation, Inc., has caused these presents to be signed by its President and Secretary, and its corporate seal to be hereunto affixed this 6th day of December 1963.

In Presence of:

OMAHA INDUSTRIAL FOUNDATION,

Laura K. Salmon

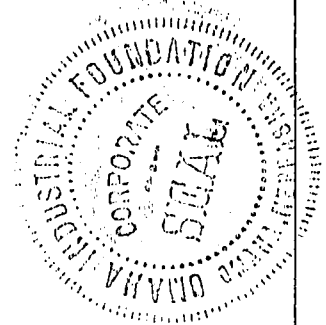
By

Ged Burtis

President

Attest:

M. Woodburn (Seal)
Secretary



Approved as to form:

E. L. Ringer

Asst. General Attorney

Approved as to execution:

E. L. Ringer

Asst. General Attorney

STATE OF Nebraska
COUNTY OF Douglas SS

On this 6th day of December

A. D. 1963, before me, a Notary Public duly commissioned and qualified in and for said County, personally came

Fred P Curtis, President
of Omaha Industrial Foundation, formerly known as Committee of '52 Foundation, Inc.

who is personally known to me to be the identical person whose name is affixed to the foregoing instrument as

President of said Omaha Industrial Foundation, formerly known as Committee of '52 Foundation, Inc. and acknowledged said instrument to be his voluntary act and deed and the voluntary act and deed of said Omaha Industrial Foundation, formerly known as Committee of '52 Foundation, Inc.

WITNESS my hand and notarial seal at _____

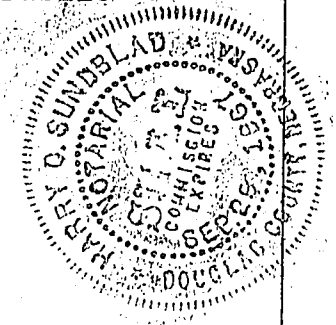
Omaha in said County, on the day and year above mentioned.

My commission expires September 29, 1967

Harry C. Sundblad
Notary Public

(Seal)

Residing at 1403 So. 8th
Omaha, Neb.



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Misc

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THOMAS J. O'CONNOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

1964 JAN 6 AM 10 30

RECEIVED

THE STATE OF NEBRASKA } ss.
Douglas County

Entered in Numerical Index and filed
for Record in the office of the Register of
Deeds of said County and recorded in

Book 407 of Misc

Page 101

[Handwritten Signature]
Register of Deeds

By _____ Deputy

MAIL J. H. Black
Land Division

DATE 2-14-12 6-P.M. P.D.

Compared _____ Fee 7.75

*Union Pacific Railroad Co
1416 Dodge St*