

KNOW ALL MEN BY THESE PRESENTS:

That, UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Utah, Grantor, in consideration of the sum of Sixty-four Thousand One Hundred Ten Dollars (\$64,110.00) to it paid, the receipt whereof is hereby acknowledged,

PART I

does hereby grant, bargain, sell, convey and confirm unto W. C. FOXLEY, Trustee, of Omaha, Nebraska, Grantee, his successors and assigns, forever, the following described real estate situated in the County of Douglas and State of Nebraska, to wit:

An irregular tract of land situate in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 31, Township 15 North, Range 13 East of the Sixth Principal Meridian, including Lots 13 and 14 of Fairview Addition, according to the official plat thereof, in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 32 of said township and range, all in Douglas County, Nebraska, together bounded and described as follows:

Beginning at a point in the west line of Tax Lot 2 in said Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 31 that is 113.0 feet distant southerly, measured at right angles, from the center line of the northerly or westbound main track of the Union Pacific Railroad Company as now constructed and operated;

thence southerly along the west line of said Tax Lot 2 a distance of 231.8 feet, more or less, to the most southerly corner of that certain parcel of land which was heretofore conveyed by Klink & Taylor Company to Union Pacific Railroad Company by warranty deed dated May 31, 1928;

thence northeasterly along a straight line, being the southerly boundary line of said parcel heretofore conveyed to Union Pacific Railroad Company by said deed dated May 31, 1928, a distance of 487.1 feet, more or less, to a corner in said southerly boundary line that is 225.0 feet distant southerly, measured at right angles, from the center line between the double main tracks of said Railroad Company as now constructed and operated;

thence easterly along said southerly boundary line which is a straight line parallel with and 225.0 feet distant southerly measured at right angles, from said center line between double main tracks, a distance of 60.9 feet, more or less, to a point in the east line of Sub Lot 1 of Tax Lot 1 in said Southeast Quarter of the Southeast Quarter ($SE\frac{1}{4}SE\frac{1}{4}$) of Section 31;

thence northerly along the east line of said Sub Lot 1 of Tax Lot 1 a distance of 25.0 feet to a point 200.0 feet distant southerly, measured at right angles, from said center line between double main tracks;

thence easterly along a straight line parallel with and 200.0 feet distant southerly, measured at right angles, from said center line between double main tracks, a distance of 752.4 feet, more or less, to a point in the east line of said Section 31;

thence south along the east line of said Section 31 which is coincident with the west boundary line of Fairview Addition to the City of Omaha, a distance of 183.5 feet, more or less, to the southwest corner of Lot 13 of said Fairview Addition;

thence easterly along the south line of said Lot 13 a distance of 300.0 feet to the southeast corner of said lot;

thence northerly along the east lines of Lots 13 and 14 of said Fairview Addition, a distance of 250.0 feet to the northeast corner of said Lot 14;

thence westerly along the north line of said Lot 14 of Fairview Addition a distance of 300.0 feet to the northwest corner of said lot;

thence northerly along the west line of Lot 15 of Fairview Addition a distance of 27 feet, more or less, to a point thereon that is 113.0 feet distant southerly, measured at right angles, from said center line of northerly main track;

thence westerly along a straight line parallel with and 113.0 feet distant southerly, measured at right angles, from said center line of northerly main track a distance of 1287 feet, more or less, to the point of beginning;

containing an area of 5.41 acres, more or less.

Also, an irregular tract of land situate in the South Half of the Southwest Quarter ($S\frac{1}{2}SW\frac{1}{4}$) of said Section 32, Township 15 North, Range 13 East; including portions of Fairview and Greenwood Additions according to the official plats thereof, in said South Half of the Southwest Quarter ($S\frac{1}{2}SW\frac{1}{4}$), together bounded and described as follows:

Beginning at a point in the west line of Lot 6 in said Fairview Addition that is 113.0 feet distant southerly, measured at right angles, from the center line of said northerly or westbound main track of the Union Pacific Railroad Company as now constructed and operated;

thence southerly along the west lines of Lots 6, 7, 8, 9 and 10 of said Fairview Addition a distance of 529.5 feet, more or less, to the southwest corner of said Lot 10;

thence easterly along the south line of said Lot 10 a distance of 300.0 feet to the southeast corner of said lot;

thence southerly along the extension of the east line of said Lot 10 a distance of 33.0 feet to a point in the south line of said Section 32;

thence east along the south line of said Section 32 a distance of 660 feet, more or less, to a point 100.0 feet distant northwesterly, measured radially, from the center line of the main track of the Chicago and North Western Railway Company as now constructed and operated;

thence northeasterly along the northerly right of way line of said Chicago and North Western Railway Company, which is a line curving to the right, concentric with and 100.0 feet distant northwesterly, measured radially, from said center line of Chicago and North Western main track, a distance of 1045 feet, more or less, to a point in the east line of Lot 16 in said Greenwood Addition;

thence northerly along said east line of Lot 16 in Greenwood Addition a distance of 8 feet, more or less, to a point 113.0 feet distant southeasterly, measured radially, from the center line of said northerly or westbound main track of the Union Pacific Railroad Company as now constructed and operated;

thence southwesterly and westerly along a line parallel with and 113.0 feet distant southeasterly and southerly, measured at right angles and/or radially, from said center line of northerly main track a distance of 1626 feet, more or less, to the point of beginning;

containing an area of 15.39 acres, more or less.

SUBJECT to the exceptions, reservations, taxes and assessments set forth in Part III of this deed.

TO HAVE AND TO HOLD the above described premises with the appurtenances thereunto belonging unto the said W. C. Foxley, Trustee, his successors and assigns, forever, and

the Grantor, for itself and its successors and assigns, does covenant with the said Grantee that it is lawfully seized of said premises, that they are free from encumbrance except as aforesaid, 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 Grantee and his successors and assigns, forever, against the lawful claims of all persons whomsoever, except as aforesaid.

PART II

And the said Grantor has remised, released and quit-claimed, and by these presents does REMISE, RELEASE and forever QUITCLAIM unto the said Grantee and unto his successors 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 situated in the County of Douglas and State of Nebraska, to wit:

A parcel of land situate in Sub Lot 2 of Tax Lot 1 in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 31, Township 15 North, Range 13 East of the Sixth Principal Meridian, in Douglas County, Nebraska, being included between lines that are parallel with and distant respectively 206.5 feet and 276.5 feet distant southerly, measured at right angles, from the center line of the northerly, or westbound main track of the Union Pacific Railroad Company as now constructed and operated, and extending easterly from the west line of said Sub Lot 2 of Tax Lot 1 a distance of 250.0 feet to a straight line parallel with the west line of said subdivision;

containing an area of 0.4 of an acre, more or less.

Also, all that portion of Lot 15 and of vacated 47th Street in Fairview Addition, according to the official plat thereof, in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 32, Township 15 North, Range 13 East of the Sixth Principal Meridian, in Douglas County, Nebraska, together bounded and described as follows:

Beginning at a point in the west line of said Lot 15 in Fairview Addition that is 113.0 feet distant southerly, measured at right angles, from the center line of the northerly or westbound main track of the Union Pacific Railroad Company as now constructed and operated;

thence southerly along the west line of said Lot 15 a distance of 27 feet, more or less, to the southwest corner of said lot;

thence easterly along the south line of said Lot 15 a distance of 300.0 feet to the southeast corner of said lot;

thence southerly along the east lines of Lots 14 and 13 of said Fairview Addition a distance of 250.0 feet to the southeast corner of said Lot 13;

thence easterly along the extension of the south line of said Lot 13 a distance of 60.0 feet to the southwest corner of Lot 8 in said addition;

thence northerly along the west lines of Lots 8, 7 and 6 of said Fairview Addition a distance of 277 feet, more or less, to a point in the west line of said Lot 6 that is 113.0 feet distant southerly, measured at right angles, from said center line of northerly main track;

thence westerly along a straight line parallel with and 113.0 feet distant southerly, measured at right angles from said center line of northerly main track a distance of 360.0 feet to the point of beginning;

containing an area of 0.57 of an acre, more or less.

SUBJECT to the exceptions, reservations, taxes and assessments set forth in Part III of this deed.

TO HAVE AND TO HOLD the premises above described in Part II hereof unto the said W. C. Foxley, Trustee, his successors and assigns, forever.

PART III

EXCEPTING from the grant made in Part I hereof and from the quitclaim made in Part II hereof and RESERVING unto the Grantor, 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 there-to, 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 Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed or quitclaimed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Grantee, his successors or assigns.

EXCEPTING ALSO from the grant made in Part I hereof and from the quitclaim made in Part II hereof the railroad trackage and all other improvements of the Grantor now located upon the above-described land.

The conveyance made in Part I hereof and the quitclaim made in Part II hereof are SUBJECT to all taxes and all assessments, general and special, and all installments of assessments, lawfully levied upon or assessed against the premises hereinbefore described which became or may become due and payable during the year 1965 and subsequent years, and the Grantee assumes and agrees to pay, or to reimburse the Grantor for, if paid by it, all such taxes and assessments and installments of assessments.

PART IV

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 said W. C. Foxley, Trustee, his successors 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 Grantee 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 Trustee without covenant or warranty, express or implied, and without recourse against it in any event.

IN WITNESS WHEREOF, the said Grantor, UNION PACIFIC RAILROAD COMPANY, 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 22nd day of December 1964.

In Presence of: UNION PACIFIC RAILROAD COMPANY,

W. Mathis

W. E. Bennett

Vice President

Attest:

C. Rossman

Secretary

In Presence of:

THE CHASE MANHATTAN BANK,
Trustee,

David

By

George

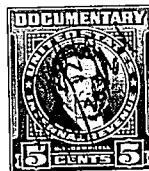
ASSISTANT Vice President

Attest:

M. Stewart

(Seal)

Assistant Secretary



STATE OF NEW YORK)
COUNTY OF NEW YORK) SS

On this 22nd day of December, 1964,

before me, a Notary Public in and for said County, in the State aforesaid, personally appeared FRANK E. BARNETT 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 FRANK E. BARNETT 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, 1966.

(Seal)

Elizabeth C. Galpine
ELIZABETH C. GALPINE
Notary Public, State of New York
No. 2040200
Qualified in Seneca County
Certificate Filed in N.Y. Co. Clerk's Office
Commission Expires March 30, 1966

STATE OF NEW YORK }
COUNTY OF NEW YORK } ss

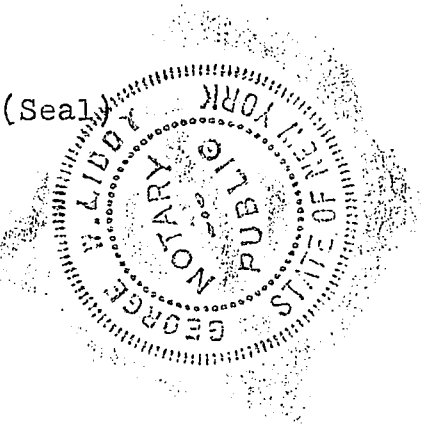
On this 23rd day of December, 1964

before me, a Notary Public in and for said County in the State aforesaid, personally appeared C. F. Ruge

to me personally known, and to me personally known to be an ASSISTANT 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 C. F. Ruge 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 1966



George W. Liddy
Notary Public

GEORGE W. LIDDY
Notary Public, State of New York
No. 41-7545350
Qualified in Queens County
Cert. filed with New York Co. Clerk
Commission Expires March 30, 1966

Handwritten signature

RECEIVED

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

THE STATE OF NEBRASKA
DOUGLAS COUNTY

1245-Recd

Handwritten signature

Omaha, Nebr 68107

*701 Foxley + OP
701 Main Street Sp. 1, Bldg*

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