

After recording, return to:

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Mr. D. W. Wolkins
Manager - Property Records
Suite 1000/110 No. 14th St.,
Omaha, Nebraska 68102QUITCLAIM DEED

THIS INDENTURE, dated as of April 1, 1971, by and between UNION PACIFIC RAILROAD COMPANY, a Utah corporation (hereinafter called the Grantor), THE CHASE MANHATTAN BANK (N.A.), a national banking association (together with its corporate predecessors hereinafter called the Trustee), and UNION PACIFIC LAND RESOURCES CORPORATION, a Utah corporation (hereinafter called the Grantee).

W I T N E S S E T H:

WHEREAS, pursuant to a Plan of Reorganization of the Grantor adopted March 25, 1971, the Grantor desires to quitclaim to the Grantee, among other things, all of its interest in and to certain properties hereinafter more particularly described;

WHEREAS, the Trustee is successor trustee under a Refunding Mortgage, dated June 1, 1940, between The Chase National Bank of the City of New York and the Grantor, which instrument was filed and recorded in Book 822, Mortgages, at Page 499 of the records of the Office of the Register of Deeds for Douglas County, Nebraska (such mortgage as amended and supplemented by a First Supplemental Indenture, dated October 1, 1945, a Second Supplemental Indenture, dated March 1, 1946, and a Third Supplemental Indenture, dated April 1, 1959, each between the Grantor and the Trustee being hereinafter called the Indenture), subjecting to lien and encumbrance certain properties of the Grantor, including the properties hereinafter referred to;

WHEREAS, under release dated as of March 31, 1971, the Trustee released and liberated from the lien, encumbrance and operation of said Indenture certain property described in Exhibit A1 thereto attached, which includes the hereinafter referred to property which is shown outlined by blue lines on the print dated March 15, 1976 hereto attached, being a portion of the premises depicted on Map 801, Sub. 1-1, forming a part of said Exhibit A1; and

WHEREAS, the Trustee, having heretofore so released all its claim, lien and encumbrance on the hereinafter referred to property, desires to join in the said quitclaim of the Grantor, pursuant to Section 7 of Article Eleven of the Indenture;

NOW, THEREFORE, as a contribution, without consideration to the capital of the Grantee:

NEBRASKA DOCUMENTARY STAMP TAX	
APR 20 1977	
\$	BY: <i>[Signature]</i>

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The Grantor, pursuant to said Plan of Reorganization, and the Trustee, pursuant to the provisions of Section 7 of Article Eleven of the Indenture, do hereby REMISE, RELEASE AND FOREVER QUITCLAIM unto the Grantee, its successors and assigns, all of their respective right, title and interest in and to the real property described in Exhibit A, hereto attached and hereby made a part hereof, situate in the County of Douglas, State of Nebraska, together with all claims and demands of the Grantor, both at law and in equity with respect thereto and all of the Grantor's right, title and interest in and to all minerals and mineral rights of every kind and character situate therein.

EXCEPTING from this quitclaim the railroad trackage and appurtenances now located upon, along and across the land described in said Exhibit A, and RESERVING unto the Grantor, its successors and assigns, a PERPETUAL EASEMENT for the maintenance, operation, repair, renewal and reconstruction of said railroad trackage and appurtenances in their present location upon, along and across the land described in Exhibit A, together with the right of ingress and egress to and from said premises for the purpose of exercising the rights reserved unto the Grantor, its successors and assigns, with respect to said railroad trackage, and, if and when necessary, removing said railroad trackage.

TOGETHER with all buildings, structures, improvements and other installations and appurtenances, except as hereinbefore mentioned, in and upon all lands conveyed hereby.

TO HAVE AND TO HOLD the said premises unto the said Union Pacific Land Resources Corporation, its successors and assigns, forever.


IN WITNESS WHEREOF, the Grantor, Union Pacific Railroad Company, and the Trustee, The Chase Manhattan Bank (N.A.), have each caused these presents to be sealed with its respective corporate seal and to be signed by its respective President or Vice President and attested by its respective Secretary or Assistant Secretary as of the date and year first herein written.

In Presence of:

UNION PACIFIC RAILROAD COMPANY,
Grantor

By J. C. [Signature]
President

[Signature]
[Signature] (Seal)
Assistant Secretary



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EXHIBIT A

Parcel 1

A parcel of land situate in the SE $\frac{1}{4}$ of Section 1, T. 14 N., R. 11 E., Sixth Principal Meridian, in Douglas County, State of Nebraska, more particularly described as follows:

Commencing at the southeast corner of said Section 1;

thence along the east line of said Section 1, North, a distance of 500.98 feet, more or less, to the true point of beginning, said point being 150.0 feet distant northeasterly, measured at right angles, from the centerline of the main track of the Union Pacific Railroad Company, as now constructed and operated;

thence along a line parallel with and 150.0 feet distant northeasterly, measured at right angles, from said centerline of main track, N. 40 degrees 49 minutes W., a distance of 2866.42 feet, more or less, to a point in the east-west centerline of said Section 1;

thence along said east-west centerline, N. 89 degrees 02 minutes 34 seconds W., a distance of 134.09 feet, more or less, to a point which is 50.0 feet distant northeasterly, measured at right angles, from said centerline of main track;

thence along a line parallel with and 50.0 feet distant northeasterly, measured at right angles, from said centerline of main track, S. 40 degrees 49 minutes E., a distance of 3071.53 feet, more or less, to a point in the east line of said Section 1;

thence along said east line of Section 1, North, a distance of 152.99 feet, more or less, to the true point of beginning;

Containing an area of 296,902 square feet, more or less, or 6.82 acres.

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Parcel 2

A parcel of land situate in the SE $\frac{1}{4}$ of Section 1, T. 14 N., R. 11 E., Sixth Principal Meridian in Douglas County, State of Nebraska, more particularly described as follows:

Commencing at the southeast corner of said Section 1; thence along the east line of said Section 1, North, a distance of 195.0 feet, more or less, to the true point of beginning, said point being 50.0 feet distant southwesterly, measured at right angles, from the centerline of the main track of the Union Pacific Railroad Company, as now constructed and operated;

thence along a line parallel with and 50.0 feet distant southwesterly, measured at right angles, from said centerline of main track, N. 40 degrees 49 minutes W., a distance of 762.00 feet;

thence South 49 degrees 11 minutes West, a distance of 11.5 feet to a point 61.5 feet distance southwesterly, measured at right angles, from said centerline of the main track;

thence along a line parallel with and 61.5 feet distance southwesterly, measured at right angles, from said centerline of main track, North 40 degrees 49 minutes West; a distance of 2524.90 feet, more or less, to a point in the eastwest centerline of said Section 1;

thence along said eastwest centerline, North 89 degrees 02 minutes 34 seconds West, a distance of 118.67 feet, more or less, to a point which is 150.0 feet distant southwesterly, measured at right angles, from said centerline of the main track.

thence along a line parallel with and 150.0 feet distant southwesterly, measured at right angles, from said centerline of the main track, S. 40 degrees 49 minutes E., a distance of 3481.74 feet, more or less, to a point in the east line of said Section 1;

thence along said east line of Section 1, North, a distance of 152.99 feet, more or less, to the true point of beginning;

Containing an area of 308,947 square feet, more or less, or 7.09 acres.

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1977 APR 20 AM 10:35

C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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