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GEORGE J. BROWN, JR.  
REGISTRAR OF DEEDS  
DOUGLAS COUNTY, NE



336-88

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Utah corporation, Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto MILLARD LUMBER, INC., a Nebraska corporation, Grantee, whose address is P.O. Box 37445, Omaha, Nebraska 68137-0445 and unto its successors and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate (hereinafter the "Property") situated in Omaha, in Douglas County, State of Nebraska, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights 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 Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by the Grantee, its successors and assigns.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD, subject to the aforesaid provisions, the Property unto the said Grantee and unto its successors and assigns.

Grantor, Federal ID No. 13-6400825, is not a foreign corporation and withholding of Federal Income Tax from the amount realized will not be made by Grantee. A Certification prepared in conformance with IRS regulations under Section 1445 of the Internal Revenue Code is attached as Exhibit B.

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NEBRASKA DOCUMENTARY  
STAMP TAX

10.00 Date 8-5-96

By *J*

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FEE 20.00 01-6000

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C/O JN COMP VP

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VP



UNION PACIFIC RAILROAD COMPANY  
Omaha, Douglas County, Nebraska  
M.P. 22.15 -M.P. 22.43 - Millard Industrial Lead

EXHIBIT "A"

An irregular shaped strip or parcel of land situate in Section 1, Township 14 North, Range 11 East, 6th Principal Meridian in Omaha, Douglas County, Nebraska, said strip being more particularly described as follows:

**BEGINNING** at the point of intersection of the east line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 1, Township 14 North, Range 11 East, 6th Principal Meridian with a line 19.0 feet distant southwesterly, as measured at right angles, from the centerline of the main track of the Millard Industrial Lead of Union Pacific Railroad Company;

thence northwesterly parallel with and 19.0 feet distant southwesterly, as measured at right angles, from the centerline of the main track of said main track to a point on the southeast line of Millard Avenue;

thence southwesterly along said street line a distance of 42.5 feet to the southwest property line of said railroad;

thence southeasterly along said property line a distance of 1,240.0 feet to a point for corner in said southwest property line;

thence northeasterly at right angles to last described course a distance of 11.5 feet to a point for corner in said southwest property line;

thence continuing southeasterly along said property line a distance of 760.0 feet, more or less, to a point in the aforesaid east line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;

thence north along said east line to the point of **BEGINNING**.

SE SE

NE SE

Office of Contracts and Real Estate  
Omaha, Nebraska  
May 14, 1996

Written by: DDB  
millard.ne

EXHIBIT B

CERTIFICATION OF NON-FOREIGN STATUS

Under Section 1445(e) of the Internal Revenue Code, a corporation, partnership, trust, or estate must withhold tax with respect to certain transfers of property if a holder of an interest in the entity is a foreign person. To inform the transferee that no withholding is required with respect to UNION PACIFIC RAILROAD COMPANY's interest in it, the undersigned hereby certifies the following on behalf of UNION PACIFIC RAILROAD COMPANY:

1. UNION PACIFIC RAILROAD COMPANY is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. UNION PACIFIC RAILROAD COMPANY's U.S. employer identification number is 13-6400825; and
3. UNION PACIFIC RAILROAD COMPANY's office address is 1416 Dodge Street, Omaha, Nebraska 68179-1100, and state of incorporation is Utah.

UNION PACIFIC RAILROAD COMPANY agrees to inform the transferee if it becomes a foreign person at any time during the three year period immediately following the date of this notice.

UNION PACIFIC RAILROAD COMPANY understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of UNION PACIFIC RAILROAD COMPANY.



Title: Assistant Vice President

Date: July 26, 1996