

QUIT CLAIM DEED

THIS DEED, made and entered into by and between MISSOURI PACIFIC RAILROAD COMPANY, a Missouri corporation, herein called "Grantor" and READY MIXED CONCRETE COMPANY, a Nebraska corporation, herein called "Grantee," WITNESSETH:

That the Grantor, for and in consideration of FIVE THOUSAND NINETY AND 44/100 DOLLARS (\$5,090.44), paid by Grantee to Grantor, receipt of which is hereby acknowledged, and of the execution and delivery contemporaneously herewith by Grantee of a Quit Claim Deed conveying to Grantor the following described tract or parcel of land in the City of Omaha, Douglas County, Nebraska to-wit:

All of Lot 12, Block 9, Lots 9, 10, 11, 12, 13, 14 and 15, Block 15, and part of Block 19 Orchard Hill Addition and Public Road, vacated by Ordinance No. 18323 and part of Block 11, Creighton's Second Addition to the City of Omaha, Nebraska described by metes and bounds as follows:

Beginning at the Northwest corner of Lot 11, said Block 9, which is in the East line of said Block 19; thence Southwardly, along said East line 11.8 feet; thence Westwardly, by a straight line, at right angles to said East line 213.7 feet more or less to a point in the center line of said Public Road, vacated; thence Northeastwardly, along said center line 959 feet more or less to a point 30 feet Northwestwardly from the intersection of the Southeasterly line of said Public Road, vacated, with the Easterly line of said Block 19, measured at right angles to said Southeasterly line of Public Road, vacated; thence Southeastwardly, by a straight line, 30 feet to said intersection; thence Southwardly, along said Easterly line of Block 19, 94 feet to the Northwest corner of said Lot 12, Block 15; thence Eastwardly, along the Northerly line of said Block 15, 200 feet to the Northeast corner of said Lot 15, Block 15; thence Southwardly, along the East line of said Lot 15, 130 feet to the Southeast corner thereof; thence Westwardly, along the Southerly line of said Lots 12, 13, 14 and 15, Block 15, 200 feet to a point in said Easterly line of Block 19; thence Southwardly, along said Easterly line of Block 19, 16 feet to the Northwest corner of said Lot 11, Block 15; thence Eastwardly, along the Northerly line of said Lots 9, 10 and 11, Block 15, 150 feet to the Northeast corner of said Lot 9, Block 15; thence Southwardly, along the Easterly line of said Lot 9, 130 feet to the Southeast corner thereof; thence Westwardly, along the Southerly line of said Lots 9, 10 and 11, Block 15, 150 feet to a point in said Easterly line of Block 19; thence Southwardly, along said Easterly line of Block 19, 396 feet to the Northwest corner of said Lot 12, Block 9; thence Eastwardly, along the Northerly line of said Lot 12, Block 9, 50 feet to the Northeast corner thereof; thence Southwardly, along the Easterly line of said Lot 12, Block 9, 130 feet to the Southeast corner thereof; thence Westwardly, along the Southerly line of said Lot 12, Block 9, 50 feet to a point in said Easterly line of Block 19; thence Southwardly, 16 feet to point of beginning. Containing 166,013 square feet more or less.

does by these presents Remise, Release and forever Quit Claim unto the Grantee, its successors and assigns all of said Grantor's right, title and interest in and to the following described tract or parcel of land in the City of Omaha, Douglas County, Nebraska, to-wit:

All of Lot 10, Block 11, Lots 21 and 22, Block 10; parts of Lots 1, 2, 19 and 20 said Block 10, Lot 11 said Block 11, 43rd Avenue (formerly Dale Street) adjoining said Block 10 and 11 and alley in said Block 10, vacated under Ordinance No. 14460 all in Walnut Hill, Omaha, Douglas County, Nebraska, described by metes and bounds as follows:

Beginning at the Northeast corner of said Lot 11, Block 11; thence Westwardly to the Northwest corner thereof in the Easterly line of said 43rd Avenue; thence Northwardly, along said Easterly line 16 feet to the Southwest corner of said Lot 10, Block 11; thence Eastwardly, to the Southeast corner thereof; thence Northwardly, to the Northeast corner thereof, in the Southerly line of Nicholas Street; thence Westwardly, along said Southerly line 131 feet more or less to a point 45 feet Southeastwardly from and at right angles to the existing center line of the most easterly main track of Missouri Pacific Railroad Company; thence Southwestwardly, by a straight line, parallel with said existing center line to a point in the Southerly line of said Lot 19, Block 10, which is the Northerly line of IZARD Street; thence Eastwardly, along said Northerly line 105 feet more or less to a point 9 feet Northwardly from and radially to the existing center line of Grantor's track No. 19-36; thence Eastwardly, 9 feet Northwardly from and concentric and parallel with said existing center line 184 feet more or less to a point in the Easterly line of said Lot 11, Block 11; thence Northwardly 131 feet more or less to the point of beginning. Containing 62,530 square feet more or less.

The Grantor herein reserves unto itself, its successors and assigns, all its right, title and interest in and to its tracks known as track numbers 19-34 and 19-35, where now located on the property herein conveyed, together with requisite right of way therefor, with the perpetual right and easement to maintain, repair and renew the same, to operate locomotives, cars and trains on, over and across said tracks, and at any time to remove same from the property herein conveyed.

There is, however, expressly reserved and excepted from this conveyance all coal, oil, gas and the minerals and mineral rights of whatever nature or description, kind or character, like or unlike, known or unknown, and whether occurring in solid, liquid, vaporous or other and different forms, in, on or under the land conveyed hereunder, provided, however, that no operations of investigating, exploring, prospecting, or mining for or storing or transporting said minerals or any of them, shall be conducted or placed upon said premises.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its officers thereunto duly authorized the 5 day of April, 1965.

ATTEST:

MISSOURI PACIFIC RAILROAD COMPANY

By H. J. Chatfield  
ASSISTANT Secretary

By [Signature]  
Vice President

STATE OF MISSOURI  
CITY OF ST. LOUIS

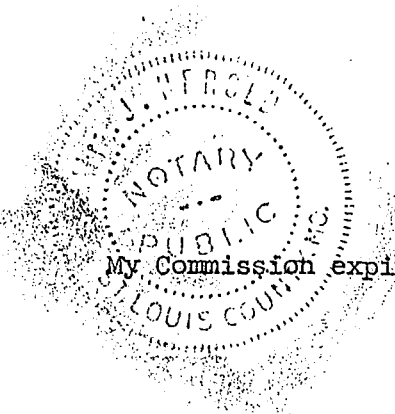
SS

I, WM. J. HEROLD, the undersigned officer, a Notary Public duly qualified, commissioned, sworn and acting in and for said City in said State, hereby certify, that on this 5 day of April, 1965:

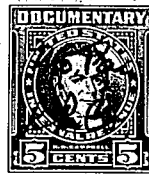
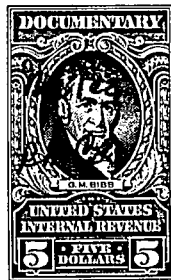
Before me personally came the above named Vice President of Missouri Pacific Railroad Company, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of said corporation and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation pursuant to authority of the Board of Directors; and before me personally came the above named H. J. CHATFIELD, ASSISTANT Secretary of said corporation and he stated that he knows the seal of said corporation, that the seal affixed to said instrument is such corporate seal, that it was affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of office this 5th day of April, 1965.

*John J. Seales*  
Notary Public



Commissioned within and for the County of St. Louis, Missouri, which adjoins the City of St. Louis, Missouri, where this act was performed.



23  
27/11

RECEIVED  
APR 14 PM 2 55  
THOMAS J. O'CONNOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

THE STATE OF NEBRASKA  
Douglas County, Nebraska, ss.  
Entered in duplicate in the Register of  
Deeds of said County and recorded in  
Book 1248 of 1122  
Page 723

*Thomas J. O'Connor*  
Register of Deeds

By Barry J. Stephens Deputy  
MAIL 1502 City, Nebraska

N. 850  
G.P.N. P.O.  
Compared 49-314 Fee 8

19-312  
38-242  
10  
38  
172  
49  
265  
19  
283