



1924 201 DEED



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GEORGE J. DUBLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

QUITCLAIM DEED

NEBRASKA DOCUMENTARY	51-90
STAMP TAX	
\$ 189.00	6.27.92
	MD

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 UNITED-A.G. COOPERATIVE, INC., a Nebraska corporation, Grantee, whose address is P.O. Box 1131, Omaha, Nebraska 68101-1131 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 consisting of 2.07 acres more or less, situated in the Northeast Quarter of Section 2, Township 14 North, Range 12 East of the Sixth Principal Meridian in Douglas County, State of Nebraska, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof.

This deed is made SUBJECT to the following:

- (a) That certain Mineral Deed dated as of April 1, 1971, from Union Pacific Railroad Company to Union Pacific Land Resources Corporation wherein Union Pacific Railroad Company conveyed all its right, title and interest in and to all minerals and mineral rights of every kind and character now known to exist or hereafter discovered in and underlying the land described in Exhibit A hereto attached, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to Union Pacific Land Resources Corporation, its successors and assigns, but without entering upon or using the surface of said land, and in such manner as not to damage the surface of said land or to interfere with the use thereof by Union Pacific Railroad Company, its successors and assigns.
- (b) All taxes and all assessments levied upon or assessed against the premises described in Exhibit A for any period of time prior to and including the date of this deed shall be payable by the Grantor; all taxes and all assessments levied upon or assessed against the premises described in Exhibit A for any period of time after the date of this deed shall be payable by the Grantee; and the Grantee assumes and agrees to pay, or to reimburse the Grantor for, if paid by it, all such taxes and assessments for the period of time after the date of this deed.

6327 Deed A

BK 1924 N 2-14-12 C/O V FEE 25.00
 PG 201-205 N _____ DEL MA MC RS
 OF 40 COMP _____ F/B 01-60000

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

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 22nd day of May, 1992.

UNION PACIFIC RAILROAD COMPANY,

By A. B. Schenck
Executive Assistant to
Executive Vice President-Operation

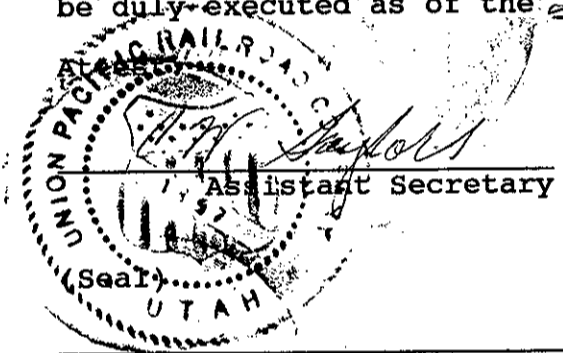


EXHIBIT "A"

BOOK 1924 PAGE 204

PARCEL 1

A tract of land located in the Northeast Quarter of Section 2, Township 14 North, Range 12 East of the Sixth Principal Meridian in Douglas County, Nebraska, the boundaries of which are described as follows:

Commencing at the Northeast corner of said Section 2 which is also the intersection of the centerlines of 72nd Street and "F" Street; thence North 89 degrees 49' 44" West along the said centerline of "F" Street or the north line of said Section 2 for a distance of 71.91 feet to a point; thence South 00 degrees 10' 16" West, a right angle to said "F" Street centerline for a distance of 53.00 feet to a point of intersection of the Right-of-Way line of said "F" Street with a boundary line between Union Pacific Railroad (U.P.R.R.) and United A-G Co-Op Distribution Center (United A-G); thence North 89 degrees 49' 44" West along the line between said U.P.R.R. and United A-G which is 53.00 feet south and parallel to the said centerline of "F" Street for a distance of 603.10 feet to a point; thence South 00 degrees 00' 27" West along said line between the U.P.R.R. and United A-G for a distance of 5.83 feet to the Point-Of-Beginning; thence continuing South 00 degrees 00' 27" West for a distance of 294.21 feet to a point; thence North 89 degrees 51' 03" West along said line between the U.P.R.R. and United A-G for a distance of 295.99 feet to a point; thence continuing North 89 degrees 51' 03" West along a new ROW line for the U.P.R.R. for a distance of 42.56 feet to a point; thence along the arc of a circular curve to the right which is the southeasterly line of a new 31 foot wide U.P.R.R. ROW for a distance of 435.17 feet, having a radius of 367.56 feet a chord length of 410.19 feet, and a bearing of North 45 degrees 13' 41" East to a point; thence North 84 degrees 39' 03" East continuing along the said southeasterly ROW line of the U.P.R.R. which is not tangent to the last described curve for a distance of 47.59 feet to the Point-Of-Beginning containing 73,416.2 square feet (1.685 acres) more or less.

In this description used centerline bearing of 72nd Street as North 00 degrees 00' 07" East from a previous survey of United A-G Co-Op Distribution Center dated 4-30-86.

NE NE

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APR 1987

PARCEL 2

A tract of land located in the Northeast Quarter of Section 2, Township 14 North, Range 12 East of the Sixth Principal Meridian in Douglas County, Nebraska, the boundaries of which are described as follows:

Commencing at the Northeast corner of said Section 2 which is also the intersection of the centerlines of 72nd Street and "F" Street; thence North 89 degrees 49' 44" West along the said centerline of "F" Street or the north line of said Section 2 for a distance of 656.47 feet to a point; thence South 00 degrees 10' 16" West, a right angle to said north line of Section 2 or the centerline of "F" Street for a distance of 33.00 feet to the Point-Of-Beginning; thence North 89 degrees 49' 44" West along the south ROW line of said "F" Street which is parallel to said "F" Street centerline and 33.00 feet distant, for a distance of 263.35 feet to a point; thence South 00 degrees 00' 07" West on a line parallel to the centerline of said 72nd Street for a distance of 181.82 feet to a point on a new ROW line for the Union Pacific Railroad; thence along the arc of a circular curve to the right which is the northwesterly line of a new 31 foot wide U.P.R.R. ROW for a distance of 328.82 feet, having a radius of 398.56 feet, a chord length of 319.58 feet, and a bearing of North 55 degrees 29' 42" East to a point of intersection with the said South ROW line of "F" Street which is the Point-Of-Beginning containing 16,756.1 square feet (0.385 acres) more or less.

NE NE

In this description used centerline bearing of 72nd Street as North 00 degrees 00' 07" East from a previous survey of United A-G Co-Op Distribution Center dated 4-30-86.