

DEC 31 1984

\$ 35.20⁰⁰ BY *mm*SPECIAL WARRANTY DEED

THIS INDENTURE, made the 28 day of December, 1984, between ROSE BLUMKIN, a single woman, of Omaha, Nebraska (hereinafter referred to as "Grantor"), and UNITED A.G. COOPERATIVE, INC., a Nebraska corporation with an office at 6211 "L" Street, Omaha, Nebraska (hereinafter referred to as "Grantee").

W I T N E S S E T H :

That Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does give, sell, alien, release, convey, and confirm unto Grantee forever, all that certain land, together with the buildings, and improvements situated thereon (said land, buildings, and improvements collectively the "Premises"), located in Douglas County, Nebraska, and more particularly described as follows:

A tract of land lying West of 72nd St. and South of F St. in the N.E. 1/4 of Section 2, Twp. 14 North, Rge. 12 East of the 6th P.M. Douglas County, Nebraska, more particularly described as follows:

Beginning at a point 33.0 ft. West of and 53.0 ft. South of the N.E. corner of Section 2, Twp. 14 North, Range 12 East of the 6th P.M. Thence South along a line 33.0 ft. West of and parallel to the East line of said Section 2 for a distance of 1980.0 ft. Thence West along a line 2033.0 ft. South of and parallel to the North line of said Section 2 for a distance of 1000.0 ft. Thence North along a line 1033.0 ft. West of and parallel to the East line of said Section 2 for a distance of 1568.05 ft. Thence Northeasterly along a straight line forming an angle of 8°10' from North to East with last course (extended North) for a distance of 162.56 ft. Thence Northeasterly along a tangent curve to the right having a radius of 292.94 ft. and a central angle of 81°47' for a distance of 416.08 ft. to a point 53.0 ft. South of, measured at right angles, from the North line of said Section 2. Thence East along a tangent to said curve, which is a straight line parallel with the North line of said Section 2 for a distance of 687.21 ft. more or less to point of beginning.

BEING the same premises conveyed by to United States Steel and Carnegie Pension Fund by Safeway Stores, Incorporated pursuant to Deed dated December 8, 1958, recorded in Deed Book 1052, Page 63 in the office of the Register of Deeds for Douglas County, Nebraska, and this date convey to Grantor by the said United States Steel and Carnegie Pension Fund and Grantor pursuant to Deed of even date.

Excepting that part of the Premises deeded to the Union Pacific Railroad Company under a certain Deed dated June 21, 1962 by and between Seller, as Grantor, and Union Pacific Railroad Company, as Grantee, recorded in the deed of records of Douglas County, Nebraska at Book 1154, Page 583, said parcel being legally described therein as follows:

An irregular tract of land situate in the East 1/2 of Northeast 1/4 of Section 2, Township 14 North, Range 12 East, of the Sixth Principal Meridian, in Douglas County, Nebraska, more particularly described as follows:

BEGINNING at a point 675.0 feet West of and 53.0 feet South of the Northeast corner of said Section 2-14-12; said point being on the Southerly line of that parcel of land conveyed by Safeway Stores, Incorporated to Union Pacific Railroad Company by Warranty Deed dated November 18, 1957, recorded in Book 1030, Page 181, of Official Records.

Thence South along a line 675.0 feet West and parallel to the East line of said Section 2 for a distance of 300.0 feet.

Thence West along a line 353.0 feet South and parallel to the North line of said Section 2 for a distance of 296.0 feet.

Thence South along a line 971.0 feet West and parallel to the East line of said Section 2 a distance of 1480.0 feet.

Thence West along a line 1833.0 feet South and parallel to the North line of said Section 2 a distance of 62.0 feet to a point on the Westerly line of the parcel of land conveyed by Omaha Industrial Foundation to Safeway Stores, Incorporated by deed dated February 5, 1954, recorded in Book 941, Page 1 of the deed records of Douglas County, Nebraska.

Thence North along said Westerly boundary line of tract of land conveyed to Safeway Stores, Incorporated by said deed dated February 5, 1954, recorded in Book 941, Page 1 of the deed records of Douglas County, Nebraska a distance of 1368.05 feet to the Southerly corner of the said parcel of land conveyed to Union Pacific Railroad Company by Warranty Deed dated November 18, 1957.

Thence Northeasterly along the Southeasterly boundary line of said parcel of land heretofore

conveyed by Safeway Stores, Incorporated to Union Pacific Railroad Company a distance of 162.56 feet.

Thence continuing Northeasterly along the Southeasterly boundary line of said parcel of land heretofore conveyed to Union Pacific Railroad Company, along a tangent curve to the right having a radius of 292.94 feet and a central angle of $81^{\circ} 47'$, an arc distance of 416.08 feet to a point 53.0 feet south and measured at right angle from the North line of said Section 2.

Thence East along a line 53.0 feet South and parallel to the North line of said Section 2 a distance of 45.21 feet to the point of beginning.

Containing an area of 173,913 square feet, more or less.

And further excepting:

Legal description of a tract of ground for additional right-of-way for 72nd Street lying in the Northeast Quarter (N.E. 1/4) of Section two (2), Township fourteen (14) North, Range twelve (12) East of the Sixth Principal Meridian (6th P.M.), Douglas County, Nebraska, as surveyed, platted and recorded, more particularly described as follows: Commencing at a point thirty-three point zero (33.0) feet South and thirty-three point zero (33.0) feet West of the Northeast corner of the Northeast Quarter (N.E. 1/4) of said Section two (2); running thence South on the existing right-of-way line of 72nd Street, a distance of Two thousand point zero (2000.0) feet; thence West, nine point zero (9.0) feet; thence North, One Thousand Three Hundred Eighty-five point ten (1385.10) feet; thence North, one (1) degree, zero zero (00) minutes, zero zero (00) seconds West, a distance of five hundred seventy-two point ninety-nine (572.99) feet; thence North forty-two (42) degrees, zero two (02) minutes, ten (10) seconds West, a distance of fifty-six point seventy-five (56.75) feet; thence South eighty-nine (89) degrees, fifty-one (51) minutes, zero zero (00) seconds East, a distance of fifty-seven point zero zero (57.00) feet to the point of beginning. (The center-line of 72nd Street assumed North-South in direction.) EXCEPTING THEREFROM the north 20 feet thereof. Area of Acquisition: 22,084 square feet.

UNDER AND SUBJECT to the following to the extent the same are now of force and effect:

a. Matters existing as of December 19, 1958, and all matters arising therefrom or from or through the Lease dated as of January 1, 1959 between United States Steel and Carnegie Pension Fund and Safeway Stores, Incorporated, or the use or occupancy of the Premises by Safeway Stores, Incorporated, and its successors and assigns, including, without limitation, any liens or encumbrances created or suffered thereby, any unpaid real estate taxes, water charges, sewer charges, or assessments, and any existing leases, tenancies, or occupancies.

b. Any state of facts which an inspection or accurate survey of the Premises would disclose; grants, if any, of licenses or easements for utilities, sewage and "railroad" purposes, covenants and restrictions, if any; and all matters of record or of which Grantee has knowledge or notice prior to the delivery hereof;

c. Zoning, building, and other municipal and government laws, orders, ordinances, and requirements.

AND the Grantor warrants that the Premises are free from any encumbrances, except for the foregoing, affirmatively created by Grantor without warranty of title express or implied other than as specifically set forth herein.

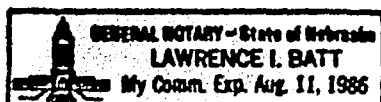
IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

Rose Blumkin
Rose Blumkin

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 28 day of December, 1984, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came Rose Blumkin, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.



Lawrence I. Batt
Notary Public
My Commission expires the _____
day of _____, 198__.

RECEIVED
1984 DEC 31 AM 8:36

D. HAROLD OSTLER
REGISTERED
DOUGLAS COUNTY, NEBR

Book 1746
Page 531
28 Dec 1984

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