

Union Pacific

P.O. Box 7

Fort Worth, TX 76101-0007

BOOK 2 PAGE 57

Original *M*

351-90

MINERAL DEED

THIS INDENTURE, made as of the 1st day of April, 1971, between UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Utah, Grantor, and UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Nebraska, with its principal place of business at P.O. Box 7, Mail Station 3300, Fort Worth, Texas 76102-6803 (successor by merger to Union Pacific Land Resources Corporation, a Utah corporation), Grantee:

WITNESSETH, That the said Grantor does hereby quitclaim as a contribution, without consideration, to the capital of the Grantee, and by these presents does REMISE, RELEASE and QUITCLAIM unto the said Grantee, its successors and assigns, forever, all of its right, title, interest, estate, claim and demand, both at law and in equity, in and to all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered in and underlying the property 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, 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 the Grantee, its successors and assigns, but without entering upon or using the surface of said lands, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Grantor, its successors and assigns.

Together with all and singular the appurtenances thereunto belonging; TO HAVE AND TO HOLD the above-described mineral rights unto the said UNION PACIFIC LAND RESOURCES CORPORATION, and unto its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, Union Pacific Railroad Company, has caused these presents to be duly executed as of the day and year first herein written.

Attest:

UNION PACIFIC RAILROAD COMPANY,

*C. W. Taylor*  
Assistant Secretary

By *A. B. Schaefer*  
Executive Assistant to  
Executive Vice President-Operation

(Seal)

IMPRINTED CORPORATE SEAL  
REGISTER OF DEEDS

ACKNOWLEDGEMENT

STATE OF NEBRASKA     )  
                                   ) ss.  
 COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged on this 22<sup>nd</sup> day of May, 1992, before me, a Notary Public duly commissioned, qualified and acting, within and for the said County and State, by R. B. Schoultz and C. W. Saylor, to me personally known, who stated that they were the Executive Assistant to Executive Vice President-Operation and Assistant Secretary, respectively, of Union Pacific Railroad Company, a Utah corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

C. J. Christensen  
 Notary Public

My commission expires:

Oct. 13, 1995



## EXHIBIT "A"

## 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.

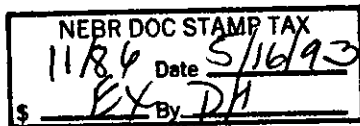
PARCEL 2

*NENE*

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.

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.



11044H 2  
 CASH BK R 2-14-12<sup>81</sup> FB 01-60000  
 TYPE RAIL PG 57-60 C/O COMP SCAN  
 FEB 20.50 misc DECL PG 60 LC FV

GEORGE J. BUGLEWICZ  
 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NE

MAY 6 11 28 AM '93

RECEIVED