

QUIT CLAIM DEED

THIS INDENTURE, made this 16 day of December, A.D. 1952, between Union Stock Yards Company of Omaha (Ltd.), a corporation organized and existing under and by virtue of the laws of the State of Nebraska, party of the first part, and the City of Omaha, a municipal corporation of the State of Nebraska, party of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the public benefit to be derived from these presents, and the further consideration that the premises herein conveyed shall be used for public street purposes only, has transferred and by these presents does quit claim, grant, convey and confirm unto the said party of the second part the following described premises, situated in Douglas County, Nebraska, to wit:

Parcel "A"

Beginning at a point 33 feet North and 1421.1 feet West of the southeast corner of the southwest quarter of Section Four (4), Township Fourteen (14) North, Range Thirteen (13) East of the Sixth P.M., in the City of Omaha, Douglas County, Nebraska; thence North a distance of 622.1 feet; thence West a distance of eight feet; thence North a distance of 356.5 feet; thence East a distance of eight feet; thence North a distance of 259.1 feet; thence North 8°31' East a distance of 376.7 feet; thence North 78°17' West a distance of 62.1 feet; thence South 8°31' West a distance of 386.8 feet; thence South a distance of 1237.6 feet; thence East a distance of 62 feet to the point of beginning.

Parcel "B"

Beginning at a point in the south line of "L" Street and 21.5 feet West of the center line of Thirty-third Street in the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded; thence South 5°52' West a distance of 459.4 feet,

more or less, to the north end of the viaduct completed in 1951; thence in an easterly direction along the north end of said viaduct to a line 29 feet from and parallel to the westerly line of this Parcel; thence North 5°52' East a distance of 460.0 feet, more or less, to the south line of "L" Street; thence West along the south line of "L" Street to the point of beginning.

Parcel "C"

An easement to use for public street purposes only the recently completed viaduct joining Parcels "A" and "B", said viaduct being the one mentioned in the description of Parcel "B" herein.

TO HAVE AND TO HOLD the said premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging, unto the said City of Omaha so long as the same shall be used for public street purposes only.

THIS CONVEYANCE is subject to the condition that the said City of Omaha shall receive and use said premises for public street purposes only; and if the said City of Omaha should fail to use said premises, or any part thereof, for public street purposes, party of the first part, or its successors or assigns, shall have the right to enter upon said premises, or such part thereof as is not being used for public street purposes, and to seize, hold, possess and enjoy the same as if this conveyance had not been made.

This conveyance is also subject to the easements heretofore granted by party of the first part to South Omaha Terminal Railway Co., a corporation organized and existing under and by virtue of the laws of the State of Nebraska, and having its principal place of business in Omaha, Nebraska, for the maintenance, operation, repair and replacement of the existing railroad tracks across Parcel "A".

This conveyance is also subject to the easement granted by party of the first part to The Cudahy Packing Company in the deed dated October 4, 1906, for right-of-way and passage (over the premises herein conveyed) for all purposes incident to its business.

This conveyance is also subject to the easement of The Cudahy Packing Company for the maintenance, operation, repair and replacement of the steam lines, brine lines, water lines, gas lines, electrical and telephone conduits, pneumatic tube systems, sewers, conveyor belt tunnels, compressed air lines and all other subterranean installations presently being maintained and operated in said premises by The Cudahy Packing Company.

Party of the first part reserves unto itself, its successors and assigns, the right to maintain, operate, repair and replace in said premises all water lines, presently belonging to party of first part, and such further water lines as may be necessary in the operation of the business of party of the first part; and directs attention to the sewers, gas lines, telephone and electrical conduits, and steam lines presently existing in said premises.

And the said Union Stock Yards Company of Omaha (Ltd.), for itself and its successors, does hereby agree to and with the said party of the second part and its successors or assigns, that neither it nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred, so long as said premises shall be used for public street purposes only.

IN TESTIMONY WHEREOF, the said Union Stock Yards Company of Omaha (Ltd.) has caused these presents to be executed by its President and its Corporate Seal to be affixed hereto this 16 day of December, 1952.

WITNESS:

UNION STOCK YARDS COMPANY OF OMAHA (LTD.)

By

President

Attest

Secretary

STATE OF NEBRASKA
COUNTY OF DOUGLAS

} ss
}

On this 26th day of December, 1952, before me the undersigned, a Notary Public in and for said County, personally came Harry B. Coffee, President of the Union Stock Yards Company of Omaha (Ltd.), to me personally known to be the President and the identical person whose name is affixed to the above conveyance, and he acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of the said Union Stock Yards Company of Omaha (Ltd.), and that the Corporate Seal of the said Union Stock Yards Company of Omaha (Ltd.) was thereto affixed by its authority.

Witness my hand and Notarial Seal at Omaha in said County the day and year last above written.

Anker E. Fischer
Notary Public

My commission expires the 15th day of September, 1955.

20. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA. 15 DAY Jan. 1953 AT 2:27 P. M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.