

KNOW ALL MEN BY THESE PRESENTS:

That, the CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY, a corporation organized under the laws of the State of Illinois, in consideration of the sum of One Thousand Five Hundred Sixty-three and 50/100 (\$1563.50) Dollars to it in hand paid by the NEBRASKA POWER COMPANY, does hereby grant, bargain, sell and convey unto said Nebraska Power Company, a corporation, the following described premises situated in the County of Douglas and State of Nebraska, to wit:

A part of Government Lot Three (3), Section Twenty-three (23), Township Fifteen (15) North, Range Thirteen (13) East of the Sixth (6th) Principal Meridian: Commencing at the point of intersection of the North line of Jones Street with the center line of Sixth Street in the City of Omaha; thence East in the North line of Jones Street Six Hundred Twenty-eight and Sixteen Hundredths (628.16) Feet to the point of beginning of the parcel herein conveyed; thence continue East in the North line of said Jones Street One Hundred Thirty-six and Fourteen Hundredths (136.14) Feet to a point Ten (10) Feet normally and radially distant Westerly of the centerline of the most Westerly track of the grantor defined as Track No. 4; thence Northwesterly in a straight line Sixty-one and Three Hundredths (61.03) Feet, more or less, to a point Ten (10) Feet normally and radially distant Southwesterly of the centerline of aforesaid Track No. 4, said point being the Southeast corner of property conveyed by the Grantor herein under date of December 14, 1943, to the Defense Plant Corporation; thence West-erly in a straight line One Hundred Eleven (111) Feet to the Northeast corner of a parcel of land heretofore, under date of August 30, 1922, conveyed by the Grantor herein to the Grantee herein; thence South in the East line of said parcel of land heretofore conveyed Forty-five (45) Feet to the place of beginning, containing Six Thousand Two Hundred Fifty-four (6254) Square Feet, more or less.

Together with all the tenements, hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD the above described premises unto the said Nebraska Power Company, and unto its successors and assigns, forever.

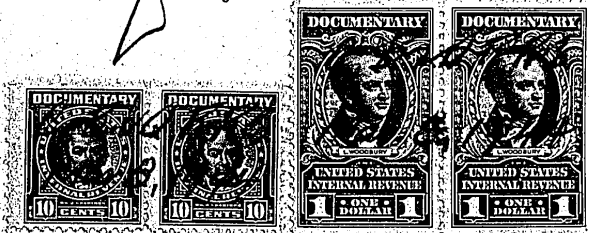
And the said Chicago, Burlington & Quincy Railroad Company hereby covenants that said premises are free and clear of all liens and encumbrances and all taxes now due, and the said Chicago, Burlington & Quincy Railroad Company covenants to WARRANT AND DEFEND the said premises against any acts by it done or suffered, and against the lawful claims of any person or persons claiming under or thru the said Chicago, Burlington & Quincy Railroad Company.

IN WITNESS WHEREOF, said CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY has caused these presents to be signed by its Executive Vice President, and attested by its Secretary, and its corporate seal to be hereunto affixed this 20th day of January, 1944.

In the Presence of [Signature] CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY By [Signature] Executive Vice President

Form with sections: APPROVED, As To Form, As To Property Interest, As To Description, As To Audit. Includes signatures of J. H. Miller, S. H. Porter and a circular seal.

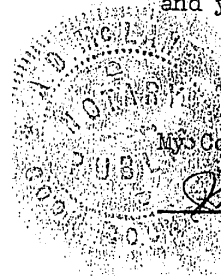
[Signature] Secretary



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK

On this 20th day of January, A. D. 1944, before me, a Notary Public duly commissioned and qualified in and for said County, personally came the above named E. Flynn, Executive Vice President, and Edith J. Alden, Secretary of the CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY, who are personally known to me to be the identical persons whose names are affixed to the above deed as Executive Vice President and Secretary of said corporation, and they acknowledged the instrument to be their voluntary act and deed as such officers, and the voluntary act and deed of said corporation, and that the corporate seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal, at Chicago, in said County, the day and year last above written.



ADM Lane
Notary Public

My Commission expires
Mar. 20, 1947.

34. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
16 DAY March 1944 AT 3:05 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS. 1-40