

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that BURLINGTON NORTHERN RAILROAD COMPANY (formerly named Burlington Northern Inc.), a Delaware corporation, Grantor, for Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, to it duly paid, the receipt whereof is hereby acknowledged, has granted, conveyed, remised, released and quitclaimed, and by these presents does grant, convey, remise, release and forever quitclaim without any covenants of warranty whatsoever and without recourse to the Grantor, its successors and assigns, unto CONAGRA, INC., a Delaware corporation, of 2700 Grand Avenue, Box 1510, Kearney, NE 68848, Grantee, and to its successors and assigns forever, all its right, title, interest, estate, claim and demand, if any, both at law and in equity of, in and to that certain strip or parcel of land located in County of Dodge, State of Nebraska, more particularly described as follows:

~~ZEN~~ A parcel of land situated in the $N\frac{1}{2}NW\frac{1}{4}NE\frac{1}{4}$ of Section 11, Township 17 North, Range 8 East, East of the 6th Principal Meridian, Dodge County, Nebraska, lying between two lines drawn parallel with and distant respectively 388.0 feet and 468.0 feet southerly of the North line of said $N\frac{1}{2}NW\frac{1}{4}NE\frac{1}{4}$ of Section 11, bounded on the East side by the East line of said $N\frac{1}{2}NW\frac{1}{4}NE\frac{1}{4}$ of Section 11, and on the West side by a line drawn parallel with and distant 595.51 feet Westerly of said East line of the $N\frac{1}{2}NW\frac{1}{4}NE\frac{1}{4}$ of Section 11.

SUBJECT, however, to all existing interests, including but not limited to all reservations, rights-of-way and easements of record or otherwise.

EXCEPTING AND RESERVING, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature, including sand and gravel, underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

REPURCHASE CLAUSE, as a further consideration for the conveyance of the premises, Grantee hereby agrees to construct or arrange for the construction on said premises within one (1) year from date of this conveyance, a railroad spur track to serve said premises for the receipt and shipment of freight by railroad cars to be used in the grain elevator business of Grantee. in the event Grantee has not constructed said track within the said one (1) year period, Grantor shall have the right, for a period of one (1) year from and after the expiration of said one (1) year period, to repurchase said land for the same consideration paid by Grantee; without further compensation for any improvements located thereon, upon giving written notice to Grantee of Grantor's intent to repurchase said land. upon the service of such notice upon Grantee and the tender of the said consideration to Grantee by Grantor, Grantee shall reconvey the premises to the Grantor by good and sufficient warranty deed, free and clear of all liens and encumbrances, except for those enumerated in the conveyance contemplated hereby, and Grantee shall give to Grantor a title insurance policy or an abstract to title evidencing such good title.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be signed by its Director, Title Services, attested by its Assistant Secretary, and its corporate seal to be affixed on the 21st day of January, 1993.

BURLINGTON NORTHERN RAILROAD COMPANY

BY D. P. Schneider
D. P. Schneider, Director
Title Services & Field Support

ATTEST:

BY Victoria H. Vasquez
Victoria H. Vasquez
Assistant Secretary

STATE OF TEXAS)
COUNTY OF TARRANT) ss.

On this 21st day of January, 1993, before me, the undersigned, a Notary Public in and for said County, personally came D. P. Schneider, Director, Title Services & Field Support of Burlington Northern Railroad Company (a corporation), to me personally known to be the Director, Title Services & Field Support and the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such officer 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 Fort Worth in said county the day and year last above written.

Arline Nichols
Notary Public.

My commission expires: 12/20/96

File: BN 10378 - Fremont, NE

