

KNOW ALL MEN BY THESE PRESENTS. That BURLINGTON

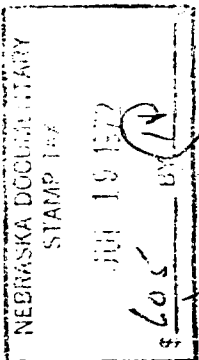
NORTHERN INC., a corporation organized under the laws of the State of Delaware, successor in interest to Chicago, Burlington & Quincy Railroad Company, Grantor, in consideration of Five Thousand Four Hundred and no/100 (\$5,400.00) DOLLARS, to it duly paid, the receipt whereof is hereby acknowledged, has granted, conveyed, remised, released and quit-claimed, and by these presents does grant, convey, remise, release, and forever quit-claim unto OTTE HAY & FEED CO., a Nebraska corporation, of 7449 Walnut Street, Omaha, Nebraska 68114, Grantee, and to its successors and assigns forever, all its right, title, interest, estate, claim and demand, both at law and in equity of, in and to the following described real estate, to-wit:

That part of the Northeast Quarter (NE $\frac{1}{4}$) of Section 11, Township 14 North, Range 12 East of the Sixth Principal Meridian, City of Kalston, Douglas County, Nebraska, described as follows:

Beginning at a point in the Southerly prolongation of the center line of 77th Street, 153 feet perpendicularly distant, Southerly of, the center line of Burlington Northern Inc. main line railroad track; thence Easterly parallel with the said center line of Burlington Northern Inc. main line railroad track, 175 feet to a true point of beginning; thence from said true point of beginning, Northerly along a line at a right angle to said center line of main line railroad track 103 feet to a point 50 feet perpendicularly distant, Southerly of, the said center line of main line railroad track; thence Easterly along a line parallel with the said center line of main line railroad track 265 feet; thence Southerly at a right angle 103 feet; thence Westerly 265 feet to the true point of beginning, aforesaid.

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 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.

ALSO RESERVING, however, unto said Grantor, its successors and assigns, a railroad easement including the right, privilege and easement to construct, maintain, repair, renew, use, operate over, replace or remove railroad tracks, drainage facilities and appurtenances thereto in, along, over, upon or across the Northwest Corner of the herein above conveyed premises that lies Northerly of a line 12 feet normally and radially distant, Southerly of, parallel and concentric with the center line of Grantor's Railroad Track Number 7, to have and to hold said easement for so long as the same is used or required for railroad



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purposes and until Grantor, its successors and assigns, shall remove all such facilities from the said premises with the intent to abandon said easement.

For the consideration aforesaid, Grantor to the extent of its interest, also hereby grants unto Grantee, its successors and assigns, an easement for access to and from the herein above conveyed premises over easement reserved in Quitclaim Deed, dated April 15, 1969, Chicago, Burlington & Quincy Railroad Company to Johnson Hardware Company described as follows:

Beginning at the Southeast Corner of the herein above conveyed premises; thence Southerly at a right angle to the South line of the herein above conveyed premises 30 feet; thence Westerly along a line parallel with the center line of Burlington Northern Inc. main line railroad track to the center line of 77th Street; thence North along the said center line of 77th Street to a point 153 feet perpendicularly distant, Southerly of, the said center line of Burlington Northern Inc. main line railroad track; thence Easterly 40 feet to the point of beginning.

Together with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD the above described premises unto the said Grantee, its successors and assigns.

IN WITNESS WHEREOF, said Burlington Northern Inc. has caused these presents to be signed by its Vice President and XXXXXXXXXX Secretary, and its corporate seal to be hereunto affixed, this 23rd day of June, 1971.



ATTEST:

[Signature]
R. M. O'Kelly
Secretary

BURLINGTON NORTHERN INC.

BY [Signature]
G. F. Deriel
Vice President

IN PRESENCE OF

[Signature]
Chris Ritzer

c

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

On this 23rd day of June A. D., 1971,
before me, a Notary Public duly commissioned and qualified in
and for said County, personally came the above named G. F. Defiel,
Vice President, and R. M. O'Kelly Secretary of Burlington
Northern Inc. who are personally known to me to be the identical
persons whose names are affixed to the above Deed as Vice President
and XXXXXXXX Secretary of said corporation, and they acknowledged
the instrument to be their voluntary act and deed, and the voluntary
act and deed of said corporation.

WITNESS my hand and official seal, at St. Paul
in said County, the date aforesaid.

R. H. Brokoff
Notary Public.

R. H. BROKOFF, Notary Public, Ramsey County, Minn.
My Commission Expires April 22, 1978

State of Minnesota, } ss.
COUNTY OF RAMSEY

1674

J. P. La Nasa, Clerk of the District Court of the Second Judicial District and County aforesaid, the same be-
ing a Court of Record, does hereby certify that R. H. Brokoff Esq.,
whose name is subscribed to the certificate of the proof, acknowledgment or affidavit of the annexed instrument in writing,
was at the time of taking such proof, acknowledgment or affidavit, a NOTARY PUBLIC, in and for said County, duly com-
missioned and sworn and authorized to take and certify the same; and authorized by the laws of said State to take the
acknowledgments and proofs of deeds or conveyances of land, tenements or hereditaments in said State of Minnesota; and
further, that I am well acquainted with the handwriting of such NOTARY PUBLIC, and verily believe the signature to the
said certificate of proof, acknowledgment, or affidavit is genuine. The law of Minnesota does not require the impression of
the seal of a Notary Public to be filed in the clerk of the District Court's office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Court and County, at St. Paul,
Minnesota,

this 20 day of July A.D. 1971

Form CDC514B

J. P. La Nasa Clerk
La

cc/374

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 925
19 DAY OF July 1971 AT 10:39 A. M. C. HAROLD OSTLER, REGISTER OF DEEDS