

1883-91

SPECIAL WARRANTY DEED

STATE OF ARKANSAS)
)
COUNTY OF CRAIGHEAD)

KNOW ALL MEN BY THESE PRESENTS: That UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, successor in interest by merger to Union Pacific Railroad Company, a Utah corporation and successor to St. Louis Southwestern Railway Company, hereinafter called "Grantor" for Ten Dollars (\$10.00) and other valuable considerations to it in hand paid by CITY OF JONESBORO, a public municipality hereinafter called "Grantee", the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to Grantee and its successors and assigns that certain real property situated in the County of Craighead, State of Arkansas (the "Property"), and more particularly described in Exhibit "A", attached and hereby made a part hereof.

Grantor hereby excepts from the Property hereby conveyed and reserves unto itself, its successors and assigns, all minerals and mineral rights, interests, and royalties, including without limiting the generality thereof, oil, gas and other hydrocarbon substances, as well as metallic or other solid minerals, in and under said Property; however, Grantor or its successors and assigns shall not have the right for any purpose whatsoever to enter upon, into or through the surface of said Property in connection therewith.

Anything herein to the contrary notwithstanding, this Grant is made subject to all covenants, conditions, restrictions, exceptions, easements, rights of way, rights of access, agreements, reservations, encumbrances, liens and other matters as the same may be of record; any matter which would be disclosed by survey, investigation or inquiry; and any tax, assessment or other governmental lien against said Property

Grantee, by signing below expressly acknowledges that Grantee is buying the Property in an "AS IS" condition and that Grantee has relied solely upon its own independent investigation of the physical condition of the Property. Grantee hereby releases and indemnifies Grantor and Grantor's shareholders, officers, directors, agents

and employees form all responsibility and liability regarding the condition (including, but not limited to, the physical condition or presence of hazardous materials), valuation or utility of the Property.

TO HAVE AND TO HOLD said Property, together with all and singular the rights and appurtenances thereto to anywise belonging unto Grantee and its successors and assigns forever.

Grantor hereby binds itself, its successors and assigns, to WARRANTY and FOREVER DEFEND all and singular said Property unto Grantee and its successors and assigns against every person whomsoever lawfully claiming the same or any part thereof, through and under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 12th day of JUNE, 2000.

Attest:


Assistant Secretary

UNION PACIFIC RAILROAD COMPANY

By 
Title: Assistant Vice President

This deed is accepted in accordance with the terms and conditions set forth on this 22nd day of June, 2000.

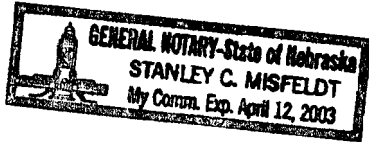
ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On JUNE 12, 2000, before me, a Notary Public in and for said County and State, personally appeared R.D. UHRICH and M.E. HEENAN who are the ASSISTANT VICE PRESIDENT and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware corporation, and who are personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Stanley C. Misfeldt
Notary Public



(Seal)

THE STATE OF Arkansas)
)
COUNTY OF Craighead)

BEFORE ME, Shirley A. Watkins, a Notary Public in and for said County and State, on this day personally appeared Hubert Brodell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of June, 2000.

Shirley A. Watkins
NOTARY PUBLIC in and for County of Craighead
State of Arkansas

