



DEED 2017003892



JAN 13 2017 17:05 P 3

Nebr Doc
Stamp Tax

01-13-2017
Date

\$ Ex005

By YT

Fee amount: 22.00
FB: 47-36765
COMP: YT

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
01/13/2017 17:05:08.00



2017003892

WARRANTY DEED

IRVING VEITZER, as Trustee pursuant to that certain Agreement and that certain Declaration of Trust dated December 20, 1996, both attached hereto as Exhibit A, for the benefit of: Irving Veitzer as Trustee of the Irving Veitzer Revocable Trust dated December 9, 1993; Norman Veitzer as Trustee for the Norman Veitzer Revocable Trust dated September 24, 1993; and Frances Blumkin as Trustee of the Frances Blumkin Amended and Restated Revocable Trust executed July 16, 1991, herein referred to as GRANTOR, in consideration of One Dollar and other good and valuable consideration received from GRANTEE, V.V.&B. III, L.L.C., a Nebraska Limited Liability Company, GRANTOR does hereby convey to GRANTEE all of its right, title and interest in and to the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All that certain property located in the County of Douglas, State of Nebraska: Lot Thirteen (13) in Spring Valley Industrial Park, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska. Subject to restrictions, reservations, easement, covenants, oil, gas or mineral rights of record, if any.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, restrictions and covenants of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed 12/20, 2016

IRVING VEITZER, as Trustee for the Irving Veitzer Revocable Trust dated December 9, 1993; Norman Veitzer Revocable Trust dated September 24, 1993 and Frances Blumkin Revocable Trust dated July 16, 1991 pursuant to that certain Agreement and that certain Declaration of Trust dated December 20, 1996

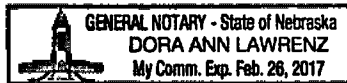
By:

Irving Veitzer Trustee of C.V.V. & B. III, L.L.C.
Irving Veitzer as Trustee and Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 20 day of December, 2016, before me, a Notary Public, personally appeared Irving Veitzer, as Trustee of for the Irving Veitzer Revocable Trust dated December 9, 1993; for the Norman Veitzer Revocable Trust dated September 24, 1993 and for the Frances Blumkin Revocable Trust dated July 16, 1991 pursuant to that certain Agreement and that certain Declaration of Trust dated December 20, 1996, the Grantor. I acknowledge the execution of this Warranty Deed by Irving Veitzer, known to me personally as the identical person whose name is affixed to the above and foregoing Warranty Deed, as Grantor to be his voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.



Dora Ann Lawrenz
NOTARY PUBLIC

WHEREAS, Irving Veitzer as Trustee for the Irving Veitzer Revocable Trust dated December 9, 1993, Norman Veitzer as Trustee for the Norman Veitzer Revocable Trust dated September 24, 1993, and Frances Blumkin as Trustee for the Frances Blumkin Revocable Trust dated July 16, 1991 consented to appoint Irving Veitzer as Trustee for each of their respective trusts pursuant to a certain Declaration of Trust dated December 20, 1996. Pursuant to that Declaration of Trust, Irving Veitzer is vested with authority to sign this Warranty Deed as Grantor on behalf of the Irving Veitzer Revocable Trust dated December 9, 1993, the Norman Veitzer Revocable Trust dated September 24, 1993, the Frances Blumkin Revocable Trust dated July 16, 1991. All Trustees aforementioned, separately and together, wish to effectuate the conveyance and transfer of real property as herein described; and therefore, consent to and ratify the same.

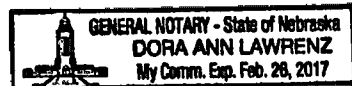
Irving Veitzer Revocable Trust dated December 9, 1993

By: Irving Veitzer - Trustee
Irving Veitzer, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 20 day of December, 2016, before me, a Notary Public in and for the State of Nebraska, personally appeared Irving Veitzer, as Trustee for the Irving Veitzer Revocable Trust dated December 9, 1993, known to me personally as the identical person whose name is affixed to the above and foregoing Warranty Deed. I acknowledge the execution of this Warranty Deed by Irving Veitzer to be his voluntary act and deed.

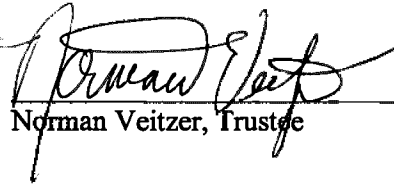
WITNESS my hand notarial seal the day and year last above written



Dora Ann Lawrenz
NOTARY PUBLIC

Norman Veitzer Revocable Trust dated September 24, 1993

By:


Norman Veitzer, Trustee

STATE OF NEBRASKA

)

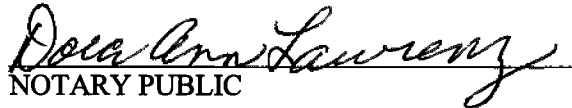
) ss.

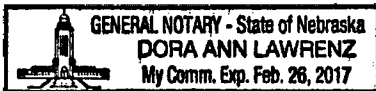
COUNTY OF DOUGLAS

)

On this 4th day of January, 2017, before me, a Notary Public in and for the State of Nebraska, personally appeared Norman Veitzer, as Trustee for the Norman Veitzer Revocable Trust dated September 24, 1993, known to me personally as the identical person whose name is affixed to the above and foregoing Warranty Deed. I acknowledge the execution of this Warranty Deed by Norman Veitzer to be his voluntary act and deed.

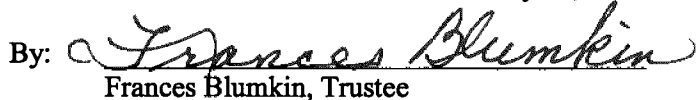
WITNESS my hand notarial seal the day and year last above written


NOTARY PUBLIC



Frances Blumkin Revocable Trust dated July 16, 1991

By:


Frances Blumkin, Trustee

STATE OF NEBRASKA

)

) ss.

COUNTY OF DOUGLAS

)

On this 4th day of January, 2017, before me, a Notary Public in and for the State of Nebraska, personally appeared Frances Blumkin, as Trustee for the Frances Blumkin Revocable Trust dated July 16, 1991 known to me personally as the identical person whose name is affixed to the above and foregoing Warranty Deed. I acknowledge the execution of this Warranty Deed by Frances Blumkin to be her voluntary act and deed.

WITNESS my hand notarial seal the day and year last above written


NOTARY PUBLIC

