

Nebr Doc Stamp Tax

07-17-2017 Date

\$1575.00

By AH

Fee amount: 28.00 FB: 43-02880 COMP: AH

Received - DIANE L. BATTIATO Register of Deeds, Douglas County, NE 07/17/2017 15:47:02.00



Return To: DRI Title & Escrow 13057 West Center Road, Suite 1 Omaha, NE 68144

TRUSTEE'S DEED (Inter Vivos Trust)

For the consideration of One Dollar and other good and valuable consideration,

Marilyn E. Watkins, Trustee of The Watkins Family Trust u/a/d 3/30/1998

hereby conveys to Revamp, LLC, a Nebraska limited liability company

The following described real estate in Douglas County, Nebraska, more particularly described as follows:

Tract 1: Lot Twenty-Three (23) in Block Nine (9), in Benson Addition, an Addition to the City of Omaha, Douglas County, Nebraska; except the irregular East Seven (7) inches, thereof.

Tract 2: That part of Lots One (1), Two (2) and Three (3), in Block Nine (9), in Benson Addition, an Addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of said Lot 1; thence West along the South line of said Lot 1, 2 and 3, to the Southwest corner of said Lot 3; thence North along the West line of said Lot 3, 80.66 feet; thence East on a line 80.66 feet North of and parallel to the South line of Lots 2 and 3, 60.52 feet; thence South on a line parallel to the West line of said Lot 2, 18 feet; thence East along a line 62.66 feet North of and parallel to the South line of said Lots 1 and 2, 89.48 feet to the East line of said Lot 1; thence South along the East line of said Lot 1, 62.66 feet to the place of beginning.

Subject to easements, covenants and restrictions 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;
- has legal power and lawful authority to convey the same;
- 3. warrants and will defend title to the real estate against any acts of the GRANTOR.



Executed this 10th day of July , 2017.				
The Watkins Family Trust u/a/d 3/30/1998 BY: Marilyn E. Watkins, Trustee				
STATE OF NEBRASKA				
COUNTY OF DOUGLAS				
On this <u>lot</u> day of <u>lot</u> , <u>lot</u> , before me, the undersigned Notary Public in and for said County and State, personally appeared Marilyn E. Watkins as Trustee of The Watkins Family Trust u/a/d 3/30/1998, known to me to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed, and in the capacity stated therein.				
Notary Public Thus				
My Commission Expires:				
GENERAL NOTARY - State of Nebraska MITCHELL J. THIEL My Comm. Exp. February 23, 2021				

AFFIDAVIT CERTIFICATION OF TRUST

(Pursuant to Nebraska Revised Statutes § 30-38, 102 and 30-.38, 105)

Sta	te of Nebraska)		
Cou	unty of Douglas) ss:)		
	e undersigned, being all of the currently acting I being first duly sworn on oath, hereby declare		e hereinafter described trust, being of lawful ages o be true and correct:	
1.	. The Watkins Family Trust u/a/d 3/30/1998 executed December 23, 2013 is a valid and existing trust.			
2.	The Trust identification number is	······································		
3.	re:			
	David H. Wartkins Manityn E. Wartkins	 	Address	
4.	The names and addresses of all the trustees of	of the trust are	:	
	Marilyn E. Watkins		Address	
				
5.	The following powers are conferred upon the t	trustee(s):	to sell real projecty	
	The powers of such trustee(s) are restricted as	s follows:	NA	
6.	The names and addresses of all the successon Name		ne trust are: Address	
7.	The trust is <u>revocable/irrevocable)</u> . If revoc	cable, the trust	may be revoked in the following manner:	
8.	If there is more than one trustee:			
Fewer than all of the trustees are authorized to act on behalf of the trust in acquisition, convergence encumbrance, lease, or any other dealing with an interest in the trust property. The following trust is/are so authorized:				
	All currently acting trustees must act.			
	(Check appropriate box)			
9.	The name of each beneficiary and the relation	nship to the set	itler of trust is:	
	Musilya E. Watkins		Address	
10	The trust was established under the laws of the		Acitona	

11. Title to trust assets is to be taken in the following manner: Maritya E. Watters

Tructee of The Watters Family Trust what 3/30/1958

The trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect.

This Certification is executed by all of the currently acting trustees of the trust pursuant to Nebraska Revised Statutes § 30-3702 and 30-38, 105.

The Watkins Family Trust u/a/d 3/30/1998

Marilyn E. Watkins, Trustee

 $\frac{7-11-17}{\text{Date}}$

STATE OF NEBRASKA

COUNTY OF DOUGLAS

On this 14th day of July, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Marilyn E. Watkins, Trustee, known to me to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and <code>geed_#qnd</code> in the capacity stated therein.

Notary Public

GENERAL NOTARY - State of Nebraska MITCHELL J. THIEL My Comm. Exp. February 23, 2021