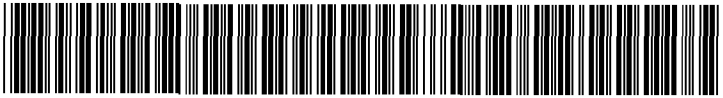




DEED 2017039032



MAY 23 2017 10:23 P 3

Nebr Doc Stamp Tax
05-23-2017 Date
\$2700.00
By MB

Fee amount: 22.00  
FB: 56-42460  
COMP: MB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
05/23/2017 10:23:29.00



### TRUSTEE'S DEED (Inter Vivos Trust)

For the consideration of One Dollar and other goods and valuable consideration, **C. James Fabian, Trustee under Declaration of Trust dated April 5, 1989, GRANTOR(s)**, hereby conveys to **Platinum Group, L.L.C.**, a Nebraska limited liability company, **GRANTEE(S)**, the following described real estate in Douglas County, NE:

**LEGAL DESCRIPTION ATTACHED: EXHIBIT "A"**

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate that it is free from encumbrances
- (2) 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: 04-29-2017

**C. James Fabian, Trustee under Declaration of Trust  
dated April 5, 1989**

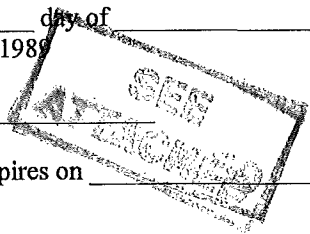
*C. James Fabian*  
By **C. James Fabian, Trustee**

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

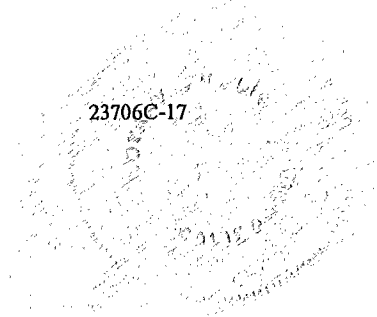
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by C. James Fabian, Trustee under Declaration of Trust dated April 5, 1989

Notary Public  
My Commission expires on \_\_\_\_\_



**RETURN TO:**

**2808 South 72nd Street  
Omaha, NE 68124**



# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of ORANGE )

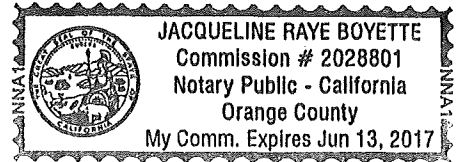
On 04.29.17 before me, Jacqueline Raye Boyette, Notary Public  
(insert name and title of the officer)

personally appeared C. JAMES FABIAN  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jacqueline Raye Boyette (Seal)



**EXHIBIT "A"**

**Parcel 1: NENE**

**01-60000**

**Lots One, Two and Three (1, 2 and 3) of WESTGATE ADDITION, together with part of the East 633.0 feet of the North 525.00 feet of the Northeast Quarter (NE 1/4) of Section Thirty-five, Township Fifteen North, Range Twelve (35-15-12) East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, together with vacated Oak Street, abutting on the South, all more particularly described as follows: Referring to the Northeast corner of the Northeast Quarter (NE 1/4) of Section Thirty-five, Township Fifteen North, Range Twelve (35-15-12) East of the 6th P.M.; thence South along the center line of 72nd Street a distance of 525.00 feet; thence West a distance of 50.00 feet to the West Right-of-Way line of 72nd Street and Point of Beginning; thence in a Northerly direction with an angle of 87° 08'13" right from the last described course a distance of 157, 43 feet to a point; thence in a Northwesterly direction along a curve to the left, said curve having a radius of 340.00 feet, a distance of 464.47 feet to a point, said point being 461.16 feet North and 327.57 feet West of Point of Beginning; thence In a Northwesterly direction a distance of 59.82 feet to a point, said point being 468.02 feet North, and 370.00 feet West of the Point of Beginning; thence South a distance of 468.02 feet to a point on the North line of Lot Five (5); thence East a distance of 130.00 feet to the Northeast corner of Lot Four (4); thence South along the East line of Lot. 4, a distance of 125.04 feet; thence East along the North Right-of-Way line of Oak Street a distance of 90.0 feet; thence South a distance of 60.0 feet to Northwest corner of Lot Two Hundred Twenty-three (223), WESTGATE ADDITION, thence East 150 feet to the Northeast corner of said Lot Two Hundred Twenty-three (223) and West Right-of-Way line of 72nd Street, thence North 185.0 feet to Northeast corner of Lot 1, WESTGATE ADDITION and Point of Beginning**

**Parcel 2: NENE**

**Together with an easement used for the specific purpose of ingress-egress and located on the West 213 feet of the East 633 feet of the South 475 feet of the North 525 feet of the Northeast Quarter of the Northeast Quarter of Section 35, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska being more particularly described as follows: Commencing at a point being 525 feet South of and 420 feet West of the Northeast corner of the Northeast Quarter of Section 35-15-12; thence due North ( assumed bearing) along a line being 420 feet West of and parallel to the East line of the said Northeast Quarter of the Northeast Quarter of Section 35-15-12 (a/k/a the center line of 72<sup>nd</sup> Street), a distance of 439.3 feet to the Point of Beginning; thence North 58° 07' 47" West, a distance of 35 feet; thence North 46°27'52" East, a distance of 18.67 feet to a point located on the Southerly Right-of -Way line of West Center Road; thence South 80°48' 58" East along the said Southerly Right-of -Way line of West Center Road, a distance of 16.4 feet; thence due South along a said line being 420 feet West of and parallel to the East line of the Northeast Quarter of the Northeast Quarter of Section 35-15-12 (a/k/a the center line of 72nd Street), a distance of 28.72 feet to the Point of Beginning.**