Inst # 2015000963 Fri Jan 09 08:41:12 CST 2015
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RETURN TO:
Julie M. Karavas (NSBA#22432)
Inman Flynn Biesterfeld & Brentlinger, PC
PO Box 22987
Lincoln, NE 68542

WARRANTY DEED TO TRUST

Jamie G. Ramaekers and Michelle L. Ramaekers, husband and wife, Grantor, for good and valuable consideration conveys to Jamie G. Ramaekers and Michelle L. Ramaekers, as trustee of the Jamie G. Ramaekers and Michelle L. Ramaekers Revocable Trust dated the 30th day of January, 2014, including all amendments thereto, and to the trustee's successors in trust without further conveyance, all of grantor's right, title, and interest in the following real estate which is included in the condominium known as 3830 South 6th Street Condominium. The name of the Association is 3830 South 6th Street Condominium, a Nebraska nonprofit corporation:

UNIT #1

A portion of Lot 1, Block 2, Pioneer Business Park 1st Addition, located in the Southwest Quarter of Section 2, T. 9 N., R. 6 E. of the 6th P.M., Lincoln, Lancaster County, Nebraska, described as follows:

Commencing at the southwest corner of said Lot1; Thence North 00°02'14" West, along the west line of said Lot 1, a distance of 199.40 feet; Thence North 89°57'30" East along the north line of said Lot 1, a distance of 15.00 feet; Thence South 00°02'14" East, a distance of 10.00 feet to the Point of Beginning;

Thence North 89°57'46" East, a distance of27.00 feet;
Thence South 00°02'14" East, a distance of70.00 feet;
Thence South 89°57'46" West, a distance of27.00 feet;
Thence North 00°02'14" West, a distance of70.00 feet, to the Point of Beginning and containing a calculated area of 1.890.00 square feet.

LIMITED COMMONS UNIT #1

A portion of Lot 1, Block 2, Pioneer Business Park 1st Addition, located in the Southwest Quarter of Section 2, T. 9 N., R. 6 E. of the 6th P.M., Lincoln, Lancaster County, Nebraska, described as follows:

Commencing at the southwest corner of said Lot 1; Thence North 89°57'37" East along the south line of said Lot 1, a distance of 15.00 feet to the Point of Beginning:

Thence North 00°02'14" West, a distance of 54.40 feet;
Thence North 89°57'37" East, a distance of 27.00 feet;
Thence South 00°02'14" East, a distance of 54.40 feet:
Thence South 89°57'37" West, a distance of27.00 feet, to the Point of Beginning and containing a calculated area of 1,468.80 square feet.

UNIT #2

A portion of Lot 1, Block 2, Pioneer Business Park 1st Addition, located in the Southwest Quarter of Section 2, T. 9 N., R. 6 E. of the 6th P.M., Lincoln, Lancaster County, Nebraska, described as follows

NO
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UNITS 1,2,3,7

Commencing at the southwest corner of said Lot 1; Thence North 00°02'14" West, along the west line of said Lot 1, a distance of 199.40 feet; Thence North 89°57'30" East along the north line of said Lot 1, a distance of 42.00 feet; Thence South 00°02'14" East, a distance of 10.00 feet to the Point of Beginning;

Thence North 89°57'46" East, a distance of 27.00 feet;
Thence South 00°02'14" East, a distance of 70.00 feet;
Thence South 89°57'46" West, a distance of 27.00 feet;
Thence North 00°02'14" West, a distance of 70.00 feet, to the Point of Beginning and containing a calculated area of 1,890.00 square feet.

LIMITED COMMONS UNIT #2

A portion of Lot 1, Block 2, Pioneer Business Park 1st Addition, located in the Southwest Quarter of Section 2, T. 9 N., R. 6 E. of the 6th P.M., Lincoln, Lancaster County, Nebraska. described as follows:

Commencing at the southwest corner of said Lot 1; Thence North 89°57'37" East along the south line of said Lot 1, a distance of 42.00 feet to the Point of Beginning;
Thence North 00°02'14" West, a distance of 54.40 feet;
Thence North 89°57'37" East, a distance of 27.00 feet; Thence South 00°02'14" East, a distance of 54.40 feet;
Thence South 89°57'37" West, a distance of 27.00 feet, to the Point of Beginning and containing a calculated area of 1,468.80 square feet.

UNIT #3

A portion of Lot 1, Block 2, Pioneer Business Park 1st Addition, located in the Southwest Quarter of Section 2, T. 9 N., R. 6 E. of the 6th P.M., Lincoln, Lancaster County, Nebraska, described as follows:

Commencing at the southwest corner of said Lot 1; Thence North 00°02'14" West, along the west line of said Lot 1, a distance of 199 40 feet: Thence North 89°57'30" East along the north line of said Lot 1, a distance of 69.00 feet; Thence South 00°02'14" East, a distance of 10.00 feet to the Point of Beginning;

Thence North 89°57'46" East, a distance of 27.00 feet;
Thence South 00°02'14" East, a distance of 70.00 feet;
Thence South 89°57'46" West, a distance of 27.00 feet;
Thence North 00°02'14" West, a distance of 70.00 feet, to the Point of Beginning and containing a calculated area of 1,890.00 square feet.

LIMITED COMMONS UNIT #3

A portion of Lot1, Block 2, Pioneer Business Park 1st Addition, located in the Southwest Quarter of Section 2, T. 9 N., R. 6 E. of the 6th P.M., Lincoln, Lancaster County, Nebraska, described as follows:

Commencing at the southwest corner of said Lot1; Thence North 89°57'37" East along the south line of said Lot 1, a distance of 69.00 feet to the Point of Beginning;

Thence North 00°02'14" West, a distance of 54.40 feet;
Thence North 89°57'37" East, a distance of 27.00 feet;
Thence South 00°02'14" East, a distance of 54.40 feet;
Thence South 89°57'37" West, a distance of27.00 feet, to the Point of Beginning and containing a calculated area of 1,468.80 square feet.

UNIT #7

A portion of Lot 1, Block 2, Pioneer Business Park 1st Addition, located in the Southwest Quarter of Section 2. T. 9 N., R. 6 E. of the 6th P.M., Lincoln, Lancaster County, Nebraska, described as follows:

Commencing at the southwest corner of said Lot 1; Thence North 00°02'14" West, along the west line of said Lot 1, a distance of 199.40 feet; Thence North 89°57'30" East along the north line of said Lot 1, a distance of 190.50 feet; Thence South 00°02'14" East, a distance of 10.01 feet to the Point of Beginning;

Thence North 89°57'46" East, a distance of 67.50 feet;
Thence South 00°02'14" East, a distance of 70.00 feet;

Thence South 89°57'46" West, a distance of 67.50 feet;
Thence North 00°02'14" West, a distance of 70.00 feet, to the Point of Beginning and containing a calculated area of 4,725.00 square feet.

LIMITED COMMONS UNIT #7

A portion of Lot 1, Block 2, Pioneer Business Park 1st Addition, located in the Southwest Quarter of Section 2, T. 9 N., R. 6 E. of the 6th P.M., Lincoln, Lancaster County, Nebraska, described as follows:

Commencing at the southwest corner of said Lot 1; Thence North 89°57'37" East along the south line of said Lot 1, a distance of 190.50 feet to the Point of Beginning;
Thence North 00°02'14" West. a distance of 54.40 feet; Thence North 89°57'37" East, a distance of 67.50 feet; Thence North 00°02'14" West, a distance of 134.99 feet; Thence North 89°57'46" East, a distance of 31.06 feet; Thence South 00°02'56" West, a distance of 189.39 feet;

Thence South 89°57'37" West, a distance of 98.27 feet, to the Point of Beginning and containing a calculated area of 9,526.53 square feet.

COMMON AREA

A portion of Lot 1, Block 2, Pioneer Business Park 1st Addition, located in the Southwest Quarter of Section 2, T.9 N. 6 E. of the 6th P.M., Lincoln, Lancaster County, Nebraska described as follows:

Beginning at the southwest corner of said Lot 1:

Thence North 00°02'14" West, along the west line of said Lot 1, a distance of 199.40 feet;

Thence North 89°57'30 East along the north line of said Lot 1, a distance of 289.07 feet;

Thence South 00°02'56" West, along the east line of said Lot 1, a distance of 10.02 feet;

Thence South 89°57'46" West, a distance of 274.06 feet;

Thence South 00°02'14" East, a distance of 70.00 feet;

Thence North 89°57'30 East, a distance of 243.00 feet;

Thence South 00°02'14" East, a distance of 64.99 feet;

Thence South 89°57'37" West, a distance of 243.00 feet;

Thence South 00°02'14" East, a distance of 54.40 feet;

Thence South 89°57'37"West, along the south line of said Lot 1, a distance of 15.00 feet to the Point of Beginning and containing a calculated area of 21,528.36 square feet.

Any deed, conveyance or other instrument executed by the trustee or any successor in trust shall be conclusive evidence in favor of any person relying or claiming under such instrument that at the time of delivery the trust was in effect, the instrument was executed in accordance with proper authority and within the terms of the trust (including power of sale), and that the instrument is binding on all beneficiaries of the trust.

Legal title to all property conveyed to the trustee shall be vested in the trustee or trustees who are serving from time to time as trustee without any conveyance or transfer to, by, or from any succeeding or retiring trustee or the personal representative of a deceased trustee.

Grantor covenants (jointly and severally, if more than one) with Grantee that Grantor:

(1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions 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.

Dated the 16 day of DECEMBER, 2014.

Jamie G. Ramaekers, Grantor

Michelle L. Ramaekers, Grantor

State of Nebraska)
)
County of Lancaster)

The foregoing instrument was acknowledged before me this 12 day of December, 2014, by Jamie G. Ramaekers and Michelle L. Ramaekers, husband and wife, grantor, either personally known to me or identified by me through satisfactory evidence as required by law.

GENERAL NOTARY - State of Nebraska
MIRANDA L SOULLIERE
My Comm. Exp. September 12, 2018

Miranda L Soulliere
Notary Public