



DEED 2017069138



AUG 30 2017 14:41 P 2

Nebr Doc
Stamp Tax08-30-2017
Date

\$ 272.25

By MB

Fee amount: 16.00
FB: 0W-40720
COMP: MBReceived - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
08/30/2017 14:41:24.00

2017069138

Prepared By:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return To After Recording:

Scott L. Nigro
7529 Oakwood St.
Ralston, NE 68127

Reference Number: AUC-679729-REO

Mail Tax Statements To:

Scott L. Nigro
7529 Oakwood St.
Ralston, NE 68127

Property Tax ID: 2411840002

Fair Market Value: \$120,240.00

SPECIAL WARRANTY DEED

U.S. BANK NATIONAL ASSOCIATION, whose post office address is 200 South Sixth St., Minneapolis, MN 55402, herein called the Grantor, whether one or more, in consideration of **\$120,240.00** and other valuable consideration received from Grantee, of which is acknowledged, conveys to **SCOTT L. NIGRO**, whose address is 7529 Oakwood St., Ralston, NE 68127, Grantee, whether one or more, all the real property, together with improvements, if any, situate, lying and being in Waterloo, in the County of Douglas, State of Nebraska, described as follows:

LOTS 6, 7 AND 8, BLOCK 10, IN VILLAGE OF WATERLOO, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

THIS BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION FROM GREGORY L. GALLES, SUCCESSOR TRUSTEE IN A DEED DATED JUNE 28, 2017 AND RECORDED JUNE 29, 2017 AS INSTRUMENT NO. 2017050624.

PROPERTY ADDRESS: 306 N Front St, Waterloo, NE 68069

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE 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) specially warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

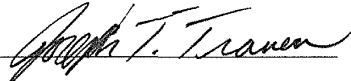
The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the

Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has executed this Deed on the 31st day of July, 17 .

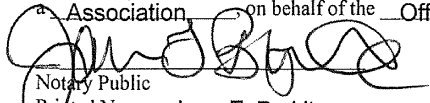
U.S. Bank National Association

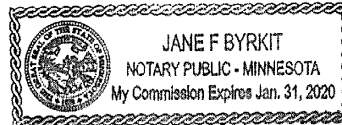
By 
 Print Name: Joseph T. Travers

Title: Officer

STATE OF Minnesota }
 COUNTY OF Hennepin }

The foregoing instrument was acknowledged before me this 31st day of July, 2017 by
Joseph T. Travers, Officer (Title of Officer) of U.S. Bank National Association
Association, on behalf of the Officer.


 Notary Public
 Printed Name: Jane F. Byrkit
 My Commission Expires: Jan 31, 2020



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.