



DEED 2006121816



OCT 23 2006 15:38 P 2

Nebr Doc
Stamp Tax
10/23/06
Date
\$650.25
By JB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/23/2006 15:38:53.25



2006121816

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, or WE, Mardonna L. Hull, a single peron and Lorie L. Hull, a single person as Mother and Daughter, as joint tenants herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantee, do hereby grant, bargain, sell convey and confirm unto Araceli Espericueta, herein called the grantee whether one or more, the following described real property in DOUGLAS, NE:

Lots 6, 7 and 8, Block 3, except the West 7 feet taken for street purposes, in Hoppe's Bonanza Addition, an addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska and the North 1/2 of vacated alley adjoining on the South.

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof**; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated: August 15, 2006

Mardonna L. Hull
Mardonna L. Hull

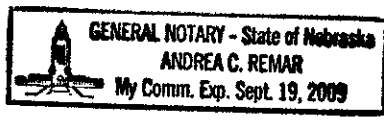
Lorie L. Hull
Lorie L. Hull

STATE OF NE)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 15 day of August, 2006 by Mardonna L. Hull, a single person and Lorie L. Hull, a single person as Mother and Daughter, as joint tenants

[Signature]
Notary Public

My Commission expires: 9-19-09



warrdeed
Deed
38-17520
MB
SCAN

06071277

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1533 - 1567 -

EXHIBIT C CERTIFICATE OF SELLER

The undersigned hereby states under oath that:

(1) I am the seller of the residence located at 6801-6803 Railroad Avenue, Omaha NE 68107

(2) the selling price of the residence is ~~275,000.00~~ 289,000.00

I understand that for the purpose of the foregoing, the selling price of the residence is the purchaser's cost of acquiring the residence from me as a completed residential unit. Pursuant to Section 6a.103A-2(b)(8) of the regulations promulgated pursuant to Section 143 of the Internal Revenue Code of 1986, as amended, "acquisition cost" includes:

(A) All amounts paid, either in cash or in kind, by the purchaser (or a related party or for the benefit of the purchaser) to me as seller (or a related party or for the benefit of me as seller) as consideration for the residence.

(B) If the residence is incomplete, the reasonable cost of completing the residence whether or not the cost of completing construction is to be financed with proceeds of the purchaser's mortgage loan.

(C) Where the residence is purchased subject to a ground rent, the capitalized value of the ground rent, using a discount rate by the Nebraska Investment Finance Authority.

The acquisition cost does not include:

(X) The usual and reasonable settlement or financing costs. (I understand that if the purchaser pays any portion of the real estate broker commission, other than that portion which is customarily paid by a purchaser, such amount so paid must be included in the acquisition cost for purposes of this Certificate and has, if applicable, been included in the selling price of the residence set forth above.) Settlement costs include titling and transfer costs, title insurance, survey fees, or other similar costs. Financing costs include credit reference fees, legal fees, appraisal expenses, "Points" which are paid by the purchaser (but not the seller, even though borne by the purchaser through a higher purchase price) or other costs of financing the residence.

(Y) The value of services performed by any purchaser's family in completing the residence. For purposes of the preceding sentence, the family of an individual includes only the individual's brothers and sisters (whether by whole or half blood), spouse, ancestors, and lineal descendants.

(Z) The cost of land which has been owned by any purchaser for at least two (2) years prior to the date on which construction of the residence begins.

Dated: August 15, 2004

Mardonna L. Hull

Mardonna L. Hull

Lorie L. Hull

Lorie L. Hull

Subscribed and sworn to me on this 15 day of August, 2004
by: Mardonna L. Hull and Lorie L. Hull

[Signature]
Notary Signature

