



TODD 2016022511



MAR 30 2016 14:27 P 4

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FEE 28<sup>00</sup> FB 19-05300

BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP MB

DEL 3 Cash SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
3/30/2016 14:27:52.77



2016022511

After Recording, return to:

Name: Gary L. Mandolfo

Address: 1941 Park Avenue

Omaha,

Nebraska 68105-0000

**REVOCABLE**

**TRANSFER ON DEATH DEED**

**[Husband and Wife / Two Individuals to Individual]**

**OWNER(S) / TRANSFEROR(S):** Gary L. Mandolfo,  
whose address is 1949 Park Avenue Omaha, Nebraska 68105-0000, and  
XX, whose address is  
XX, individuals,

**TRANSFER UPON THEIR DEATH**, the following property to the beneficiary named below:

**LEGAL DESCRIPTION OF THE PROPERTY:**

Parcel I.D. # 0734600000

BURR OAK ADD LOT 60 & Block 0-EX PT INTERSTATE 480-LTS 45, 46, 48, 49, & 60 all lots 47, 57, 58, & 59.

See Attached Exhibit "A" Legal Description

I designate the following **PRIMARY BENEFICIARY**, if the beneficiary survives me:

Nancy L. Mandolfo, whose mailing address is  
4711 Hamburg Street Las Vegas, Nevada 89147

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 47, 57, 58, and 59, Burr Oak, an addition to the City of Omaha in Douglas, County, Nebraska.

And

Lots 45 and 46, Burr Oak, an addition to the City of Omaha in Douglas County, Nebraska, except that part described as follows: Beginning at the Northeast corner of said Lot 45; thence Westerly a distance of 80.00 feet along the North line of said Lot 45; thence Southerly deflecting 90 degrees, 17 minutes, 11 seconds left, a distance of 50.00 feet to a point on the South line of said Lot 45; thence Southeasterly deflecting 050 degrees, 01 minutes, 32 seconds left, a distance of 78.29 feet to a point on the South line of said Lot 46; thence Easterly deflecting 039 degrees, 41 minutes, 17 seconds left, a distance of 20.00 feet to a point on the Westerly existing Interstate 480 Right of Way line; thence Northerly deflecting 090 degrees, 17 minutes, 11 seconds left, a distance of 100.00 feet along the said Right of Way line to the point of beginning.

And

Lots 48, 49, and 60, Burr Oak, an addition to the City of Omaha in Douglas County, Nebraska, except that part described as follows: Beginning at the Northeast corner of said Lot 48; thence Southerly a distance of 133.00 feet along the West line of said 29<sup>th</sup> Street to a point on the centerline of Ed Creighton Street; thence Westerly deflecting 090 degrees, 00 minutes, 00 seconds right, a distance of 300.00 feet along the centerline of said street to point on the East line of said Park Ave. ; thence Northerly deflecting 090 degrees, 00 minutes, 00 seconds right, a distance of 53.00 feet along said line; thence Easterly deflecting 090 degrees, 00 minutes, 00 seconds right, a distance of 100.00 feet; thence Southerly deflecting 090 degrees, 00 minutes, 00 seconds right, a distance of 10.00 feet; thence Easterly deflecting 090 degrees, 00 minutes, 00 seconds left, a distance of 155.00 feet; thence Northeasterly deflecting 063 degrees, 26 minutes, 06 seconds left, a distance of 100.62 feet to the point of beginning.

If my **PRIMARY BENEFICIARY** does not survive me, I designate the following **ALTERNATE BENEFICIARIES** to take the property as tenants in common:

Michelle Ann Mandolfo, whose mailing address is 1919 Park Avenue Omaha, Nebraska 68105 and

XX, whose mailing address is XX.

At our death, a beneficiary takes the property subject to all conveyances, encumbrances, assignments, contracts, mortgages, liens, and other interests to which the property is subject at the time of the death of the last Transferor / Owner.

Prior to the death of the Transferor(s) / Owner(s), and each of them, they, or the survivor of them, have the right to revoke this deed.

Executed on the day and years set forth below.

Date: 3/21/16

Date: \_\_\_\_\_

Gary Lee Mandolfo  
Signature of Owner / Transferor  
Gary L. Mandolfo  
Print or Type Name

\_\_\_\_\_  
Signature of Owner / Transferor  
XX  
Print or Type Name

Gary Lee Mandolfo

**SELF-PROVING AFFIDAVIT**

I, Gary L. Mandolfo and , XX the transferors, sign our names to this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and being first duly sworn, do hereby declare to the undersigned authority that we sign and execute this transfer on death deed to transfer our interest in the described real property and that we sign it willingly or willingly direct another to sign for us, that we execute it as our free and voluntary act for the purposes therein expressed, that we are eighteen years of age or older or not at this time a minor, and that we are of sound mind and under no constraint or undue influence.

Gary Lee Mandolfo  
(Transferor's Signature)  
Gary L. Mandolfo  
Print or Type Name

\_\_\_\_\_  
(Transferor's Signature)  
XX  
Print or Type Name

We, David Fleming and Wesley Scott,  
the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to  
the undersigned authority that the transferor signs and executes this transfer on death deed to  
transfer his or her interest in the described real property and that he or she signs it willingly or  
willingly directs another to sign for him or her, and that he or she executes it as his or her free  
and voluntary act for the purposes therein expressed, and that each of us, in the presence and  
hearing of the transferor, hereby signs this deed as witness to the transferor's signing, and that to  
the best of his or her knowledge the transferor is eighteen years of age or older or is not at this  
time a minor and the transferor is of sound mind and under no constraint or undue influence.

David Fleming  
Signature of Witness  
David Fleming  
Print or Type Name

Wesley Scott  
Signature of Witness  
WESLEY SCOTT  
Print or Type Name

State of Nebraska, County of DOUGLAS

Subscribed, sworn to, and acknowledged before me by GARY LEE MANDOLFO and  
DAVID FLEMING, Owner / Transferors and WESLEY SCOTT, witnesses, this 21 day of MARCH 2016,  
20  .



Bruce G. Johnson  
Notary Public  
BRUCE G. JOHNSON  
Type or Print Name

My commission expires: July 18 2017