



DEED 2015059605



JUL 20 2015 16:25 P 4

Nebr Doc
Stamp Tax

07-20-2015
Date

\$ Ex020

By LC

Fee amount: 28.00
FB: 01-60000
COMP: LC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
07/20/2015 16:25:28.00



2015059605

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Nicholas A. Buda
MCGILL, GOTSDINER, WORKMAN & LEPP, P.C., L.L.O.
11404 W. Dodge Rd., Suite 500
Omaha, NE 68154-2584


TRUSTEE'S DEED

COLEEN A. DONOVAN, SOLE SUCCESSOR TRUSTEE of the DONOVAN FAMILY REVOCABLE INTER VIVOS TRUST AGREEMENT DATED DECEMBER 8, 1987, as GRANTOR, does quitclaim to COLEEN A. DONOVAN, TRUSTEE OF THE DECEDENT'S TRUST, a separate trust created under Article III, Section 3.01 of the DONOVAN FAMILY REVOCABLE INTER VIVOS TRUST AGREEMENT DATED DECEMBER 8, 1987, which separate trust arose due to the death of JAMES M. DONOVAN on April 6, 2011, for one dollar (\$1.00) and other good and valuable consideration, the following described real estate located in Douglas County, Nebraska (as defined in Neb. Rev. Stat. § 76-201), to-wit:

SEE ATTACHED EXHIBIT "A",

together with all tenements, hereditaments and appurtenances thereto belonging, but subject to easements and restrictions of record.

EXECUTED this 10th day of July, 2015.


COLEEN A. DONOVAN,
SUCCESSOR TRUSTEE of the
DONOVAN FAMILY REVOCABLE
INTER VIVOS TRUST
AGREEMENT DATED DECEMBER
8, 1987, GRANTOR

#DONOVAN DEED.DOCX

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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.

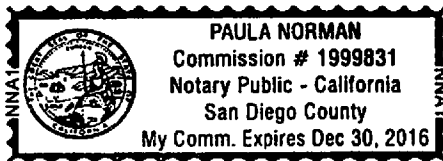
State of California)

County of San Diego)On July 10, 2015 before me, Paula Norman,
Date Here Insert Name and Title of the Officerpersonally appeared COLEEN A. DONOVAN
Name(s) of Signer(s)

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 Paula Norman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: TRUSTEE'S DEED Document Date: July 10, 2015Number of Pages: 2 Signer(s) Other Than Named Above: _____**Capacity(ies) Claimed by Signer(s)**Signer's Name: Coleen A. Donovan☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☒ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"

Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 2, Township 15 North, Range 10 East of the 6th P.M. line North of the County Road, Douglas County, Nebraska, containing 6.52 acres more or less, excepting the following:

Tract 1

A tract of land as set forth in Exhibit "A" of the Warranty Deed by and between James M. Donovan and Coleen A. Donovan, as Trustees of the Donovan Family Revocable Inter Vivos Trust Agreement Dated December 8, 1987, Grantors, to James F. Perchal and Sharron A. Perchal, husband and wife, Grantees, recorded in Book 1880, Page 505 with the Douglas County, Nebraska, Register of Deeds, which is believed to be described as follows:

A tract of land in a portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 2, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, lying North of and abutting the North boundary of the new Nebr. State Highway #64 and all more particularly described as follows:

Beginning at the center of the Southeast Quarter of (SE 1/4) of said Section 2:

Thence 688°60'46.8" W along the North line of the SW 1/4 of the SE 1/4 a distance of 152.0 FT to the Northeast corner of previous deed of 3/9/76 (or mortgage release) Bk 1883/page 337:

Thence South, deflection angle 90°00' to the left and on a bearing of S 0°09'13.2" a distance of 245.0 FT:

Thence West, deflection angle 90°00' to the right along the South border of previous Deed of Donovan to Perchal a distance of 855.6 FT and on a bearing of S 88°50'46.8"W:

Thence North and deflection angle of 90°00' to the right on a bearing of N 0°09'13.2"W a distance of 245.0 FT to Northwest corner of Donovan to Perchal Deed and to the North line of SW 1/4 of SE 1/4:

Thence S 88°50'46.8"W along said North line of SW 1/4 of SE 1/4 a distance of 42.0 FT to the iron pin installed at South-side of "24" Maple:

Thence S 18°30'31.2"W a distance of 250.288 FT to North line of Nebr State Highway per Book 1636/11 Donovan to State of Nebraska:

Thence S 89°52'28.8"E along the North boundary of said Highway distance of 32.477 FT to point of "Bend" of said right of way:

Thence in a series of bearings and distances along the North line of Nebr State HYW #64 to the East line of the SW 1/4 of the SE 1/4 as follows:

S 53°28'28.9" E a distance of 70.67 FT:

N 86°25'31.1" E a distance of 209.66 FT:

S 76°30'28.9"E a distance of 206.71 FT:

N 82°11'31.1" E a distance of 142.83 FT to the East line of said SW 1/4 of SE 1/4: Thence N 01°69'28.9"W along said East line a distance of 302.47 FT to the PT of beginning containing 1.926 acres more or less. In this description the East line of the SE 1/4 of Section 2-15-10 is assumed to lie N 01°46'58.8"W.

Tract 2

As set forth in the Trustee's Deed by and between James M. Donovan and Coleen A. Donovan, as Trustees of the Donovan Family Revocable Inter Vivos Trust Agreement Dated December 8, 1987, Grantors, and the State of Nebraska, Department of Roads, Grantee, recorded as Instrument T 13560 on or about September 28, 1998, which is described as follows:

There will be no ingress or egress over the following described controlled access line located in the Southwest Quarter of the Southeast Quarter of Section 2, Township 15 North, Range 10 East of the Sixth Principal Meridian, Douglas County, Nebraska:

Referring to the Southwest Corner of said quarter quarter section; thence northerly a distance of 339.11 meters (1112.55 feet) along the West line of said quarter quarter section to a point on the Northerly existing Highway 64 right of way line; Thence Easterly deflecting 087 degrees, 01 minutes, 00 seconds right, a distance of 100.72 meters (330.45 feet) along said right of way line to the point of beginning; Thence Easterly deflecting 015 degrees, 56 minutes, 00 seconds right, a distance of 72.33 meters (237.32 feet) along said right of way line; Thence Easterly deflecting 010 degrees, 38 minutes, 00 seconds left, a distance of 34.06 meters (111.75 feet) along said right of way line to the point of termination.