



DEED 2016031145



APR 28 2016 14:24 P 4

Nebr Doc  
Stamp Tax

04-28-2016  
Date

\$ Ex020

By MB

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

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
04/28/2016 14:24:27.00



2016031145

RETURN TO:

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Mary L. Hewitt  
MCGILL, GOTSCHNER, WORKMAN & LEPP, P.C., L.L.O.  
11404 W. Dodge Rd., Suite 500  
Omaha, NE 68154-2584

### DEED OF DISTRIBUTION BY TRUSTEE

KATHLEEN M. BONEBRAKE, SUCCESSOR 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, ("Grantor") conveys to KATHLEEN M. BONEBRAKE, a married person ("Grantee"), the following described real estate located in Douglas County, Nebraska (as defined in Neb. Rev. Stat. § 75-201), to-wit:

See attached Exhibit "A"

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

Grantor has determined that Grantee is the person entitled to distribution of the real estate from said Trust. Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey and release the same.

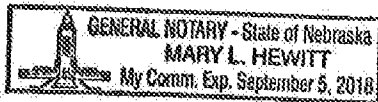
\*\*\*This Deed is exempt from the Nebraska Documentary Stamp Tax Exemption (20) as a transfer from a trustee to a beneficiary of a trust.

Executed this 6 day of April, 2016.

*Kathleen M. Bonebrake, trustee*  
KATHLEEN M. BONEBRAKE, Successor  
Trustee of the Decedent's Trust under Article  
III, Section 3.01 of Donovan Family Revocable  
Trust dated December 8, 1987

STATE OF NEBRASKA     )  
                                      ) ss.  
COUNTY OF DOUGLAS    )

On this 16th day of April, 2016, at 1:50 o'clock p.m. before me, the undersigned, a Notary Public of said State, personally appeared KATHLEEN M. BONEBRAKE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]  
Notary Public

#3169225.DOC

## 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 6<sup>th</sup> 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 6<sup>th</sup> 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.