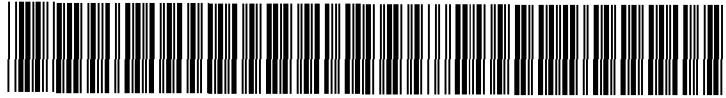


TODD 2016031355



APR 29 2016 11:10 P 6

Fee amount: 40.00
FB: 01-60000
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
04/29/2016 11:10:21.00



2016031355

RETURN TO:

Space Above Reserved for Recording Information

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

REVOCABLE TRANSFER ON DEATH DEED

Notice to Owner: You should carefully read all information on this form. You May Want to Consult a Lawyer Before Using This Form.

This form must be recorded with the Register of Deeds of the county in which the property is located before your death and it also must be recorded with the Register of Deeds of the county in which the property is located within thirty (30) days after it was signed. If either of these requirements is not met, this form will not be effective.

Identifying Information about Owner:

Name of Owner

Kathleen M. Bonebrake

Address

8807 Edgevale Place
Omaha, NE 68114

Notice to Register of Deeds: This is a transfer on death deed and Form 521 is not required with the filing of this Transfer on Death Deed under Neb. Rev. Stat. § 76-214(2)(b).

Legal Description: The following real estate is transferred by this document, effective at the death of the Owner to the Primary Beneficiary as provided below:

See attached Exhibit "A"

Primary Beneficiary: I designate the following beneficiary of this Revocable Transfer on Death Deed if the beneficiary survives me:

Name of Primary Beneficiary

Robert G. and Kathleen M. Bonebrake,
Trustees of the Robert G. and
Kathleen M. Bonebrake Family Trust
created April 19, 2009

Address

8807 Edgevale Place
Omaha, NE 68114

Transfer on Death: At my death, I transfer my interest in the described property to the beneficiary as designated above. The transfer occurs at the death of the transferor.

Survivorship Required: Under Nebraska law, the interest of a designated beneficiary is contingent on the designated beneficiary surviving the transferor by 120 hours.

This TOD Deed is Revocable: Before my death, I have the right to revoke this deed.

Legally Required Warnings in the TOD Deed: Please pay close attention to the following warnings:

Warning: The property transferred remains subject to inheritance taxation in Nebraska to the same extent as if owned by the transferor at death. Failure to timely pay inheritance taxes is subject to interest and penalties as provided by law.

Warning: The designated beneficiary is personally liable, to the extent of the value of the property transferred, to account for Medicaid reimbursement to the extent necessary to discharge any such claim remaining after application of the assets of the transferor's estate. The designated beneficiary may also be personally liable, to the extent of the value of the property transferred, for claims against the estate, statutory allowances to the transferor's surviving spouse and children, and the expenses of administration to the extent needed to pay such amounts by the personal representative.

Warning: The Department of Health and Human Services may require revocation of this deed by a transferor, a transferor's spouse, or both a transferor and the transferor's spouse in order to qualify or remain qualified for Medicaid assistance.

Signature of Owner Making this Transfer on Death Deed:

I, KATHLEEN M. BONEBRAKE, the transferor, sign my name to this instrument on April 6, 2016, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this transfer on death deed to transfer my interest in the described real property and that I sign it willingly or that I willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes therein

express, that I am eighteen years of age or older or are not at this time a minor, and that I am of sound mind and under no constraint or undue influence.

Kathleen M. Bonebrake
KATHLEEN M. BONEBRAKE, Owner

I, ROBERT G. BONEBRAKE, spouse of KATHLEEN M. BONEBRAKE, hereby consent to, release and join in the execution and transfer of any and all of my right, title and interest in the above described real estate under the terms of this Revocable Transfer on Death Deed.

Robert G. Bonebrake
ROBERT G. BONEBRAKE, Spouse of Owner

Warning: The two witnesses must be disinterested for this Deed to be valid. Interested witness means any individual who on the date that this deed is or would be entitled to receive any interest in the land if the transferor died under the circumstances existing at the date of the signing of this deed.

We, Karen R. Veller and Janifer L. Wagoner, 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 her interest in the described real property and that she signs it willingly or directs another to sign for her, and that she executes it as 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 our 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 under influence.

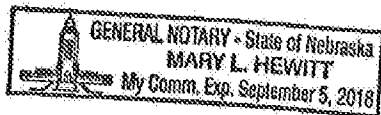
Karen R. Veller
Witness

Janifer L. Wagoner
Witness

11404 W. Dodge Rd #500 11404 W. Dodge Rd #500
Omaha NE 68154 OMAHA NE 68154
Address Address

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Subscribed, sworn to and acknowledged before me by KATHLEEN M. BONEBRAKE (owner/transferor), and subscribed and sworn to before me by Karen R. Veller and Jennifer L. Wiggman, witnesses, this 6th day of April, 2016.



Mary L. Hewitt
Notary Public

#3169304.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 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.