



DEED 2011054383



JUN 28 2011 10:51 P 2

Nebr Doc
Stamp Tax

10-28-11
Date

\$2604

By *[Signature]*

deed

FEE 11.50 FB See Below

BKP _____ C/O _____ COMP [Signature]

DEI _____ SCAN _____ FV _____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/28/2011 10:51:21.53



2011054383

WARRANTY DEED

KNOWN ALL MEN BY THIS PRESENTS:

That I, **James William Cosgrove, Power of Attorney for Leila M. Cosgrove (Grantor)** in consideration of One Dollar (\$1.00) and other valuable consideration, received from Buyers, do hereby grant, bargain, sell, convey and confirm unto **James William Cosgrove, Trustee of the Leila M. Cosgrove Trust**, his successors and assigns, as joint tenants and not as tenants in common, herein called Buyers, the following described real property in Douglas County, Nebraska.

15-42760

The East 40 feet of the West 125 feet of the North 100 feet of Lot 1 in Block 18, in West Omaha Addition, Douglas County Nebraska as surveyed, platted and recorded.

and

28-14340

The North 25 feet 8 inches of Lot 23, and all of Lot 24, Block 4 Green Valleys addition to the City of Omaha, as surveyed, platted and recorded

together with all tenements, and hereditaments, thereto belonging.

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

It is the intention of all parties that in the event of the death of either of the Buyers, the entire Fee simple Title shall vest in the surviving Buyer.

And the Grantors do hereby covenant with the Buyers and with their heirs and assigns that Grantors are lawfully seized of said premises; that they are free from encumbrance, except those of record and that Grantors have good, right, and lawful authority to convey the same; and that the Grantors' warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our names this *6th* day of *June*, 2011.

Leila M. Cosgrove by
James William Cosgrove, attorney-in-fact

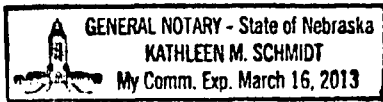
Leila M. Cosgrove
by James William Cosgrove, Power of Attorney

005361

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me a Notary Public, qualified in said county, personally came James William Cosgrove, Power of Attorney of the Leila M. Cosgrove Trust, known to me to be the identical person who signed the foregoing instrument and acknowledged in the execution thereof to be his voluntary act and deed.

Witness my hand and notarial seal this 6th day of June, 2011.



Kathleen Schmidt
Notary Public

Send To: Kathleen M. Schmidt
11725 Arbor Street, Suite 220
Omaha, Nebraska 68144
(402) 330-7733