



BK 1860 PG 233



DEED 1989 14853

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

RECORDING REQUESTED BY

BEWLEY, LASSLEBEN & MILLER (ELM)

AND WHEN RECORDED MAIL TO

BOOK 1860 PAGE 233

RECEIVED

OCT 10 2 11 PM '89

GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

MAIL TAX STATEMENTS TO

Name: C. James Fabian, Trustee
Street Address: 550 S. State College Blvd.
City & State: Fullerton, CA 92631

BK 1860 N 35-15-12 KP C/O X FEB 12.00
PG 233 N 35-15-12 DEL ma MC
OF Needs COMP 6/153 F/B 01-60000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

58-42460

Trust Transfer Deed

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181619

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ Nil--no consideration, transfer to revocable inter vivos trust
 Computed on full value of property conveyed, or computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) Transfer to revocable inter vivos trust.

Unincorporated area: City of _____ and
This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

- Transfer to a revocable trust;
- Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
- Change of trustee holding title;
- Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
- Other: _____

GRANTOR(S): C. JAMES FABIAN, a single man,
hereby GRANT(S) to C. JAMES FABIAN, TRUSTEE UNDER DECLARATION OF TRUST
DATED APRIL 5, 1989,

the following described real property in the
County of Douglas, State of ~~CALIFORNIA~~ Nebraska:

commonly known as the Oak Creek Inn more particularly described on Exhibit A-I attached hereto and incorporated herein by reference for the same effect as though here set forth in full, together with all furniture, furnishings, deposits, equipment, appurtenances, and all other assets pertaining to the motel located on said property commonly known as Oak Creek Inn.

NEBRASKA DOCUMENTARY
STAMP TAX
18-86 Date 10-10-89
\$ 24 By JW

Dated APRIL 5, 1989

C. James Fabian
C. JAMES FABIAN, A SINGLE MAN

State of California
County of LOS ANGELES
On this the 21st day of June 19 89,
before me, *MARILYN M. McBRIDE*
the undersigned Notary Public, personally appeared
C. JAMES FABIAN

Grantor - Transferor (s)

personally known to me
 proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that he executed it.
WITNESS my hand and official seal.



Marilyn M. McBride
Notary's Signature

(This area for official notarial seal)

Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

14853

PARCEL

PAGE

MAP BOOK

Assessors Identification Number:

550 State College Blvd Fullerton, Ca 92631

Lots One, Two and Three (1, 2 and 3) of WESTGATE ADDITION, together with part of the East 633.0 feet of the North 525.00 feet of the Northeast Quarter (NE 1/4) of Section Thirty-five, Township Fifteen North, Range Twelve (35-15-12) East of the 6th P.M., Douglas County, Nebraska, together with vacated Oak Street, abutting on the South, all more particularly described as follows:

Referring to the Northeast corner of the Northeast Quarter (NE 1/4) of Section Thirty-five, Township Fifteen North, Range Twelve (35-15-12) East of the 6th P.M.; thence South along the center line of 72nd Street a distance of 525.00 feet; thence West a distance of 50.00 feet to the West Right-of-Way line of 72nd Street and Point of Beginning; thence, in a Northerly direction with an angle of $87^{\circ} 08' 13''$ right from the last described course a distance of 157.43 feet to a point; thence in a Northwesterly direction along a curve to the left, said curve having a radius of 340.00 feet, a distance of 464.47 feet to a point, said point being 461.16 feet North and 327.57 feet West of Point of Beginning; thence in a Northwesterly direction a distance of 59.82 feet to a point, said point being 468.02 feet North, and 370.00 feet West of the Point of Beginning; thence South a distance of 468.02 feet to a point on the North line of Lot Five (5); thence East a distance of 130.00 feet to the Northeast corner of Lot Four (4); thence South along the East line of Lot 4, a distance of 125.04 feet; thence East along the North Right-of-Way line of Oak Street a distance of 90.0 feet; thence South a distance of 60.0 feet to Northwest corner of Lot Two Hundred Twenty-three (223), WESTGATE ADDITION, thence East 150 feet to the Northeast corner of said Lot Two Hundred Twenty-three (223) and West Right-of-Way line of 72nd Street, thence North 185.0 feet to Northeast corner of Lot 1, WESTGATE ADDITION and Point of Beginning; together with an easement used for the specific purpose of ingress-egress and located on the West 213 feet of the East 633 feet of the South 475 feet of the North 525 feet of the Northeast Quarter of the Northeast Quarter of Section 35, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska being more particularly described as follows:

Commencing at a point being 525 feet South of and 420 feet West of the Northeast corner of the Northeast Quarter of Section 35-15-12; thence due North (assumed bearing) along a line being 420 feet West of and parallel to the East line of the said Northeast Quarter of the Northeast Quarter of Section 35-15-12 (a/k/a the center line of 72nd Street), a distance of 439.3 feet to the Point of Beginning; thence North $58^{\circ} 07' 47''$ West, a distance of 35 feet; thence North $46^{\circ} 27' 52''$ East, a distance of 18.67 feet to a point located on the Southerly Right-of-Way line of West Center Road; thence South $80^{\circ} 48' 58''$ East along the said Southerly Right-of-Way line of West Center Road, a distance of 16.4 feet; thence due South along a said line being 420 feet West of and parallel to the East line of the Northeast Quarter of the Northeast Quarter of Section 35-15-12 (a/k/a the center line of 72nd Street), a distance of 28.72 feet to the Point of Beginning.