

**Inst # 2014042075 Fri Oct 31 09:02:09 CDT 2014**

Filing Fee: \$28.00 cpodal

Lancaster County, NE Assessor/Register of Deeds Office TODD

Pages: 4

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Space Above Line Reserved for Recording Purposes  
**REVOCABLE TRANSFER ON DEATH DEED**  
(Single Owner)

**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 30 days after it was signed. If either of these requirements is not met, this form will not be effective.

**Identifying Information about Owner (also referred to herein as the Transferor)**

**Name of Owner**

Patricia L. Quattrocchi,  
a single person

**Mailing Address of Owner**

6511 Salt Grass Rd  
Lincoln, NE 68521

**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**

Any interest that the Owner owns in the real estate described on the attached and incorporated Exhibit A is transferred by this document, effective at the death of the Owner to the Primary Beneficiary.

**Primary Beneficiary**

I designate the following Trust as the beneficiary of this revocable Transfer on Death Deed if said Trust is then in existence.

**Name of Primary Beneficiary**

Patricia L. Quattrocchi, Trustee of  
the Patricia L. Quattrocchi  
Revocable Trust dated October 2,  
2014, or to the next successor  
trustee of that Trust

**Mailing Address of Primary Beneficiary**

6511 Salt Grass Rd  
Lincoln, NE 68521

**Transfer on Death**

At my death, I transfer all of the interest that I then own in the above-described property to the beneficiary 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 (if any) 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 (if any), or both a transferor and the transferor's spouse in order to qualify or remain qualified for Medicaid assistance.

I, Patricia L. Quattrocchi, the Transferor, sign my name to this instrument on Oct 2, 2014, 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 above-described real property and that I sign it willingly or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes therein expressed, that I am eighteen years of age or older or am not at this time a minor, and that I am of sound mind and under no constraint or undue influence.

Patricia L. Quattrocchi, a  
single person, Transferor

We, Deborah A. Wirth and Douglas D. Murray, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the Transferor sign and execute this Transfer on Death Deed to transfer her interest in the above-described real property and she signs it willingly or willingly 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 her signing, and that to the best of his or her 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 undue influence

1700 Farnam St, Suite 1500, Omaha NE 68102  
Address of Witness

[illegible]

Linda R. Hess  
Notary Public  
My Commission Expires 7/29/2017

Transfer on Death Deed – Page No. 3

EXHIBIT A

Lot 7, Block 6, Hartland Homes West 2<sup>nd</sup> Addition, Lincoln, Lancaster County, Nebraska

and

Lot 6, Block 1, Fallbrook 1<sup>st</sup> Addition, Lincoln, Lancaster County, Nebraska

and

Lots 2 and 3, Block 9, Woods Bros. Lakeview Acres, Lincoln, Lancaster County, Nebraska

and

Lots 4, 5, 6 and 7, and the South 95.5 feet of Lot 8, all in Block 9, Woods Bros. Lakeview Acres, Lincoln, Lancaster County, Nebraska, except that portion of Lots 5 and 6 thereof deeded to the State of Nebraska

and

The North 25.5 feet of Lot 8 and all of Lot 9, all in Block 9, Woods Bros. Lakeview Acres, Lincoln, Lancaster County, Nebraska