



DEED Inst. # 2017083398, Pg: 1 of 2 Rec Date: 10/17/2017 11:20:55.830
 Fee Received: \$16.00 NE Documentary Stamp Tax Fee: Ex 004 By: SN
 Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

RETURN TO:

JAMES R. SACOMAN, ATTORNEY
 SACOMAN LAW OFFICES
 2580 SOUTH 90TH STREET
 OMAHA, NE 68124-2092

WARRANTY DEED

DOLORES A. GRASSO, a single person, herein called the grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from grantee, does grant, bargain, sell, convey and confirm unto John J. Grasso and Mary L. Grasso, Trustees of the SURVIVOR'S TRUST established under the Joseph A. Grasso and Dolores A. Grasso Marital Property Trust, dated February 15, 1995, as amended, herein called the grantee, the following described real property in Douglas County, Nebraska:

A tract of land in the Northwest Quarter (NW ¼) of Section Nine (9), Township Fifteen (15) North, Range Twelve (12) East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter (NW ¼) of Section Nine (9); thence North 00°00'00" East (assumed bearing) along the East line of the Northwest ¼ of said Section Nine (9), a distance of 464.80 feet; thence North 90°00'00" West, a distance of 36.66 feet to the point of beginning, said point being on the Westerly right-of-way line to 102nd Street; thence continuing North 90°00'00" West, a distance of 162 feet; thence North 00°00'00" East, a distance of 124 feet; thence North 90°00'00" East, a distance of 119.48 feet to the Westerly right-of-way line of 102nd Street; thence South 18°55'30" East, along said Westerly right-of-way of 102nd Street, a distance of 131.09 feet to the point of beginning, subject to a right-of-way easement over the South twenty (20) feet thereof.

Said tract contains 17,452 square feet, more or less.

Commonly known as 3034-3040 North 102nd Street, Omaha, Douglas County, Nebraska, 68134,

To have and to hold the above described premises, together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to her assigns forever.

And grantor does hereby covenant with the grantee, and with grantee's successors and assigns, that grantor is lawfully seized of said premises; that they are free from encumbrance; subject to covenants, easements and restrictions of record; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

DATED: this 5th day of October, 2017., ^{9:32am P.O.A M&L}

Dolores A. Grasso

By Dolores A. Grasso, John J. Grasso (P.O.A.)
John J. Grasso, Agent - P.O.A.

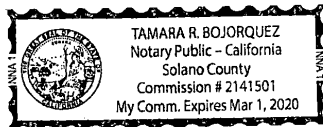
By Dolores A. Grasso Mary Grasso (P.O.A.)
Mary L. Grasso, Agent - P.O.A.

STATE OF CALIFORNIA)
: ss.
COUNTY OF SOLANO)

BE IT KNOWN that on this 5th day of October, 2017, before me, a Notary Public duly commissioned, qualified and acting in and for said County and State, personally appeared John J. Grasso and Mary L. Grasso, who proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Notary Public