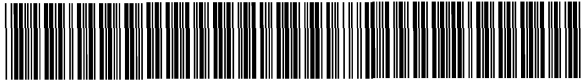


DEED 2016092624



NOV 04 2016 15:24 P 2

Nebr Doc  
Stamp Tax

11-04-2016

Date

\$ Ex020

By MS

Fee amount: 16.00  
FB: 43-02880  
COMP: MSReceived - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
11/04/2016 15:24:01.00

2016092624

### TRUSTEE'S DEED

ALAN H. BINIAMOW, successor Trustee of the Ralph E. Biniamow Trust Agreement dated June 14, 2001, as amended in writing on August 2, 2007, as "Grantor," in consideration of One Dollar (\$1.00) and other valuable consideration, conveys to ALAN H. BINIAMOW, a married person, as "Grantee," the following described real property commonly known as 7105 Military Avenue, Omaha, Douglas County, Nebraska 68104:

That part of Lots 2, 3, and 4 in Block 94 in BENSON, an addition to the City of Omaha, Douglas County, Nebraska, described as follows: Commencing at the point of intersection of the West line of Lot 1 in said Block 94, Benson, and the Southwesterly line of Military Avenue; and running thence Northwesterly along said Southwesterly line of Military Avenue; a distance of 58.20 feet; thence South (assumed bearing) a distance of 20.61 feet to the point of beginning; thence south 55°33'30" East, 17.00 feet Southwesterly of and parallel to Military Avenue a distance of 160.00 feet; thence South 22°27'30" West a distance of 109.85 feet; thence West 90.00 feet; thence North 192.00 feet to the point of beginning, in Douglas County, Nebraska, except that part deeded to the State of Nebraska, recorded in Book 1297, Page 379 of the Deed Records for Douglas County, Nebraska;

subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements, covenants, and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

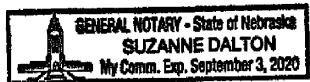
Dated this 17th day of OCTOBER, 2016.



ALAN H. BINIAMOW, successor Trustee of  
the Ralph E. Biniamow Trust Agreement dated  
June 14, 2001, as amended in writing on  
August 2, 2007

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me this 17th day of  
OCTOBER, 2016, by ALAN H. BINIAMOW, successor Trustee of the Ralph E.  
Biniamow Trust Agreement dated June 14, 2001, as amended in writing on August 2, 2007,  
Grantor.

  
\_\_\_\_\_  
Notary Public

After recording, please return to:  
David P. Wilson, Esq.  
Walentine, O'Toole, McQuillan & Gordon, LLP  
11240 Davenport Street  
Omaha, Nebraska 68154