



DEED Inst. # 2018042801, Pg: 1 of 2 Rec Date: 06/05/2018 09:27:04.447

Fee Received: \$16.00 NE Documentary Stamp Tax Fee: Ex 005 Electronically Recorded By: AH

Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

### QUITCLAIM DEED

Ann Louise Amato, a single person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby quitclaim and convey to Amato's Real Estate, LLC, a Nebraska limited liability company ("Grantee") all of Grantor's right, title, and interest, if any, in and to the following described real estate in Douglas County, Nebraska:

Lot 6, in AK-SAR-BEN Acres, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, EXCEPT that part more particularly described as follows: Beginning at the Northeast corner of said Lot; thence Westerly a distance of 112.00 feet along the North line of said Lot to the Northwest corner of said Lot; thence Southerly deflecting  $90^{\circ}01'$  a distance of 1.85 feet along the West line of said lot; thence Easterly deflecting  $89^{\circ}50'$  left, a distance of 67.13 feet; thence Easterly on a 43.00 foot radius curve to the right, deflection to the initial tangent being  $000^{\circ}00'$ , a distance of 49.06 feet, subtending a central angle of  $65^{\circ}23'$ , then Southeasterly deflecting  $08^{\circ}09'$  left, a distance of 9.42 feet to a point on the Westerly existing highway right of way line; thence Southerly on a 45.00 foot radius curve to the right, deflection to the initial tangent being  $21^{\circ}55'$  right, a distance of 8.40 feet, subtending a central angle of  $10^{\circ}42'$  along said right of way line to a point on the East line of said lot; thence Northerly deflecting  $180^{\circ}00'$  Left, a distance of 43.50 feet along the East line of said lot to the point of beginning.

SUBJECT TO all easements, reservations, covenants and restrictions of record.

This transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(5)(b).

***[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]***

WHEN RECORDED,  
PLEASE RETURN TO:  
Zachary D. Petersen  
Dvorak Law Group, LLC  
13625 California Street, Suite 110  
Omaha, NE 68154

Executed this 16 day of MAY, 2018, 2018

*Ann Louise Amato*  
Ann Louise Amato

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

The foregoing instrument was acknowledged before me this 16th day of MAY, 2018 by Ann Louise Amato, Grantor.

*Jeanmarie Fox*  
Notary Public

