

Inst # 2018041361 Tue Oct 16 14:56:09 CDT 2018  
Filing Fee: \$592.00 Stamp Tax: \$540.00 cpoackg  
Lancaster County, NE Assessor/Register of Deeds Office TRDEED  
Pages 8



Return to and Charge to:  
McHenry, Haszard, Roth, Hupp,  
Burkholder & Blomenberg, P.C., L.L.O.  
P.O. Box 82426  
Lincoln, NE 68501-2426

## TRUSTEE'S DEED

Jack Robert Christiansen, Kurt Allan Christiansen, Erik Loren Christiansen, Karen Ann Doherty and Gregg Victor Christiansen, Successor Co-Trustees of the Robert A. Christiansen Revocable Trust dated November 17, 2013 and Jack Robert Christiansen, Kurt Allan Christiansen, Erik Loren Christiansen, Karen Ann Doherty and Gregg Victor Christiansen, Successor Co-Trustees of the Shirley A. Christiansen Revocable Trust dated November 17, 2013, GRANTOR, in consideration of One Dollar and other good and valuable consideration, conveys to Kurt A. Christiansen, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

### PARCEL "A" LEGAL DESCRIPTION

Description of a 10.01 acre tract of land being a part of Lot 28 and Lot 29 of Irregular Tracts located in the West half of the Northeast Quarter of Section 2, Township 10 North, Range 7 East, of the 6th.M., Lancaster County, Nebraska, and more particularly described as follows:

Beginning at the Northeast corner of said Lot 28, said point being located on the Southerly 50.00' Right-of-Way line of Fletcher Avenue and on the East line of the West half of the Northeast Quarter of said Section 2; thence in an Westerly direction on the North line of said Lot 28 and on the Southerly 50.00' Right-of-Way line of Fletcher Avenue and on an assumed bearing of N 89°39'57" W, for a distance of 350.00' to the Northwest corner of said Lot 28;

Thence S 00°04'01"E on the West line of said Lot 28 extended south, for a distance of 1245.85';

Thence S 89°39'57" E, for a distance of 350.00' to a point on the East line of said Lot 29 and on the East line of the West half of the Northeast Quarter of said Section 2;

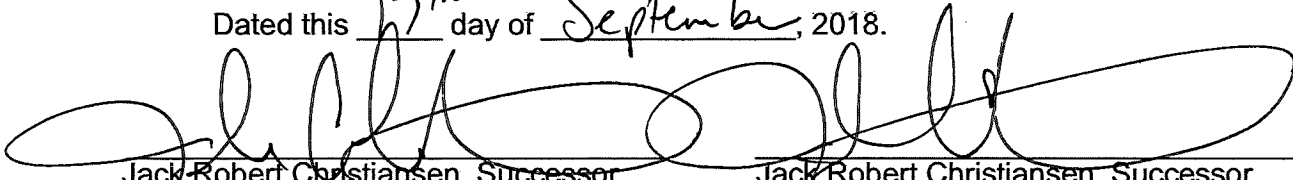
Thence N 00°04'01" W on the East line of said Lot 29 and Lot 28 and on the East line of the West half of the Northeast Quarter of said Section 2, for a distance of 1245.85' to the POINT OF BEGINNING and containing a calculated area of 10.01 acres, more or less.

subject to easements and restrictions of record.

Grantor covenants with Grantee that Grantor:

- 1) Is lawfully seized of such real estate and that it is free from encumbrances;
- 2) Has legal power and lawful authority to convey the same;
- 3) Warrants and will defend title to the real estate against any acts of the Grantor.

Dated this 17<sup>th</sup> day of September, 2018.

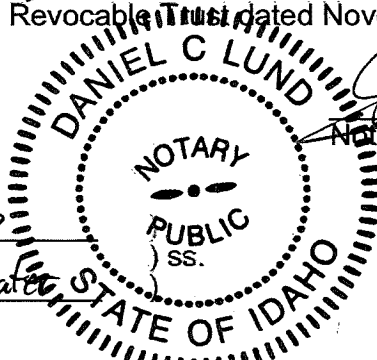



Jack Robert Christiansen, Successor Co-Trustee of the Robert A. Christiansen Revocable Trust dated November 17, 2013, GRANTOR

Jack Robert Christiansen, Successor Co-Trustee of the Shirley A. Christiansen Revocable Trust dated November 17, 2013, GRANTOR

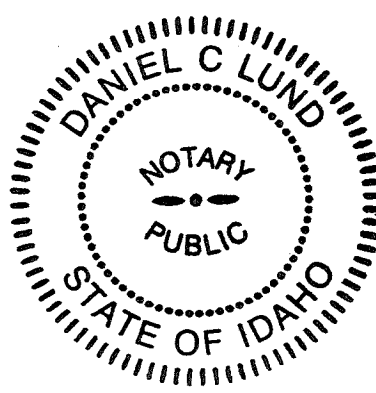
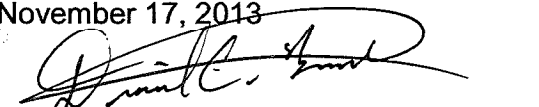
STATE OF Idaho )  
COUNTY OF Clearwater ) ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2018 by Jack Robert Christiansen, Successor Co-Trustee under the Robert A. Christiansen Revocable Trust dated November 17, 2013


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

STATE OF Idaho )  
COUNTY OF Clearwater ) ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2018 by Jack Robert Christiansen, Successor Co-Trustee under the Shirley A. Christiansen Revocable Trust dated November 17, 2013


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

Dated this 18 day of Sept, 2018.

*KAC*

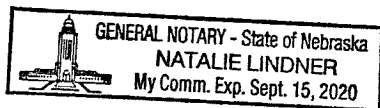
Kurt Allan Christiansen, Successor Co-Trustee of the Robert A. Christiansen Revocable Trust dated November 17, 2013, GRANTOR

*KAC*

Kurt Allan Christiansen, Successor Co-Trustee of the Shirley A. Christiansen Revocable Trust dated November 17, 2013, GRANTOR

STATE OF Nebraska )  
COUNTY OF Lancaster ) ss.

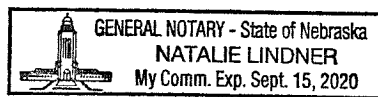
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 2018 by Kurt Allan Christiansen, Successor Co-Trustee under the Robert A. Christiansen Revocable Trust dated November 17, 2013



Natalie Lindner  
Notary Public

STATE OF Nebraska )  
COUNTY OF Lancaster ) ss.

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 2018 by Kurt Allan Christiansen, Successor Co-Trustee under the Shirley A. Christiansen Revocable Trust dated November 17, 2013



Natalie Lindner  
Notary Public

Dated this 28<sup>th</sup> day of September, 2018.

Erik Loren Christiansen

Erik Loren Christiansen, Successor Co-Trustee of the Robert A. Christiansen Revocable Trust dated November 17, 2013, GRANTOR

Erik Loren Christiansen

Erik Loren Christiansen, Successor Co-Trustee of the Shirley A. Christiansen Revocable Trust dated November 17, 2013, GRANTOR

STATE OF New York )  
COUNTY OF Orange ) ss.

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2018 by Erik Loren Christiansen, Successor Co-Trustee under the Robert A. Christiansen Revocable Trust dated November 17, 2013

Marilyn Shenton  
Notary Public

STATE OF New York )  
COUNTY OF Orange ) ss.

MARILYN SHENTON  
Notary Public, State of New York  
Registration #01SH6309945  
Qualified In Westchester County  
Commission Expires Aug. 18, 2022

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2018 by Erik Loren Christiansen, Successor Co-Trustee under the Shirley A. Christiansen Revocable Trust dated November 17, 2013

Marilyn Shenton  
Notary Public

MARILYN SHENTON  
Notary Public, State of New York  
Registration #01SH6309945  
Qualified In Westchester County  
Commission Expires Aug. 18, 2022

Dated this 13<sup>th</sup> day of September, 2018.

*Karen A. Doherty*

Karen Ann Doherty, Successor Co-Trustee of the Robert A. Christiansen Revocable Trust dated November 17, 2013, GRANTOR

*Karen A. Doherty*

Karen Ann Doherty, Successor Co-Trustee of the Shirley A. Christiansen Revocable Trust dated November 17, 2013, GRANTOR

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by Karen Ann Doherty, Successor Co-Trustee under the Robert A. Christiansen Revocable Trust dated November 17, 2013

\* PLEASE SEE ATTACHMENTS  
FOR BOTH SIGNATURES  
NOTARIZATION & SEAL \*

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

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by Karen Ann Doherty, Successor Co-Trustee under the Shirley A. Christiansen Revocable Trust dated November 17, 2013

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

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF SAN MATEO }

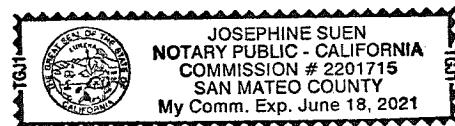
On Sept. 13th, 2018 before me, Josephine Suen, Notary Public,  
Date (here insert name and title of the officer)

personally appeared Karen Ann Christiansen Doherty

who 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 to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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: \_\_\_\_\_ (Seal)

OPTIONAL \_\_\_\_\_

Description of Attached Document

Title or Type of Document: Trustee's Deed Number of Pages: 6

Document Date: \_\_\_\_\_ Other: Shirley A. Christiansen Revocable Trust

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF SAN MATEO }

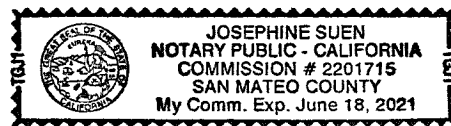
On Sept. 13th, 2018 before me, Josephine Suen, Notary Public,  
Date (here insert name and title of the officer)

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who 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 to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

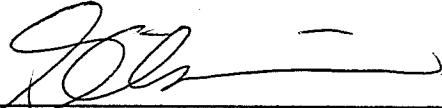
Title or Type of Document: Trustee's Deed Number of Pages: 6

Document Date: \_\_\_\_\_ Other: Robert A. Christiansen Revocable Trust

Dated this 3 day of OCTOBER, 2018.



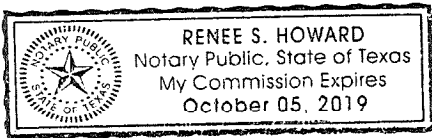
Gregg Victor Christiansen, Successor  
Co-Trustee of the Robert A.  
Christiansen Revocable Trust dated  
November 17, 2013, GRANTOR

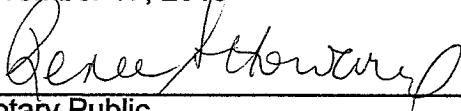


Gregg Victor Christiansen, Successor  
Co-Trustee of the Shirley A.  
Christiansen Revocable Trust dated  
November 17, 2013, GRANTOR

STATE OF Texas )  
COUNTY OF Harris ) ss.

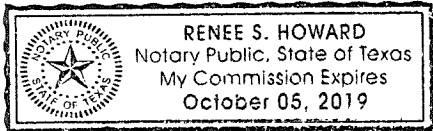
The foregoing instrument was acknowledged before me this 3rd day of October, 2018 by Gregg Victor Christiansen, Successor Co-Trustee under the Robert A. Christiansen Revocable Trust dated November 17, 2013

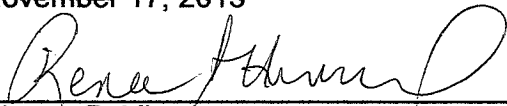


  
Notary Public

STATE OF Texas )  
COUNTY OF Harris ) ss.

The foregoing instrument was acknowledged before me this 3rd day of October, 2018 by Gregg Victor Christiansen, Successor Co-Trustee under the Shirley A. Christiansen Revocable Trust dated November 17, 2013



  
Notary Public