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Tx:4016089

**2013-03454**

**RECORDER JOHN SCIORTINO  
POTTAWATTAMIE COUNTY, IA  
FILE TIME: 03/04/2013 3:28:19 PM  
REC: 10.00AUD: 10.00T TAX:  
RMA: 1.00ECM: 1.00**

R Fee 10.00

A Fee 10.00

T Tax     

Preparer

Information: NICK R. TAYLOR, 200 Regency One, 10050 Regency Circle, Omaha, Nebraska 68114-3794

Address to send Tax Statement to: Barbara M. Vacanti, Trustee, 2202 S. 189th Circle, Omaha, NE 68130

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, BARBARA M. VACANTI, personal representative of the ESTATE OF MILO P. VACANTI, DECEASED, GRANTOR, does hereby convey an undivided one-half interest to BARBARA M. VACANTI, TRUSTEE OF THE MILO P. VACANTI REVOCABLE TRUST DATED MAY 21, 2008, GRANTEE, in the following described real estate in Pottawattamie County, Iowa:

A part of NW¼ NW¼ of Section 3 and a part of NE¼ NE¼ of Section 4 (Government Lot 2) all in Township 74, Range 44, Pottawattamie County, Iowa, in the City of Council Bluffs which is more, particularly described as follows; Commencing at the Northwest corner of said Section 3; thence South 433.15 feet; thence East 174.65 feet to the point of beginning; thence South 00°02'30" West, 400.00 feet; thence along the Northerly right-of-way of a Union Pacific Railroad spur line on the following courses; North 89°37' West, 378.38 feet; thence along a 469.28 foot radius curve to the left 304.52 feet; South 53°12'15" West, 34.25 feet; thence along the Easterly and Southerly right-of-way of 35th Street Diagonal and Nebraska Avenue on the following courses; North 29°21'30" West, 30.25 feet; North 08°12'20" East, 21.23 feet; North 31°46'55" East, 41.07 feet; North 53°12'25" East, 631.49 feet; thence continuing along said right-of-way Easterly along a 256.48 foot radius curve to the right, 166.43 feet; South 89°37' East, 19.40 feet to the point of beginning. *Said parcel contains 3.637 acres (158,428 square feet) more or less.*

This Deed is a distribution of assets to a devisee designated under a will. There is no monetary consideration involved herein, there is no need for real estate transfer tax stamp to be affixed hereto and declaration of value and groundwater hazard statements are not needed.

GRANTOR hereby covenants with GRANTEES, and successors in interest, that GRANTOR has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and GRANTOR covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

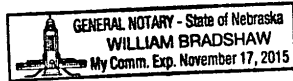
Dated the 12 day of February, 2013.

ESTATE OF MILO P. VACANTI, DECEASED

By: Barbara M. Vacanti  
BARBARA M. VACANTI, personal representative

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF DOUGLAS    )

On this 12<sup>th</sup> day of February, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared BARBARA M. VACANTI, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed as trustee.



Willie Bradshaw  
NOTARY PUBLIC

**RETURN DEED TO:**  
NICK R. TAYLOR  
Fitzgerald, Schorr, Barmettler & Brennan, P.C., L.L.O.  
200 Regency One  
10050 Regency Circle  
Omaha, Nebraska 68114-3794

RETURN ENVELOPE