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Tx:4052982

2015-12548

**RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA
FILE TIME: 09/24/2015 10:19:53 AM
REC: 15.00AUD: 10.00T TAX:
RMA: 1.00ECM: 1.00**

R FEE \$ 15⁰⁰ RMA \$ 1⁰⁰
A FEE \$ 10⁰⁰ ECOM \$ 1⁰⁰
T TAX \$ _____

Prepared by and Return to: **DANIEL I. DITTMAN, ERICKSON & SEDERSTROM, P.C.**, 10330 Regency Parkway Dr., Suite 100, Omaha, NE 68114 402-397-2200

Address Tax Statement: **CHARLES J. VACANTI**, 709 SUNSENT TRAIL, OMAHA, NE 68132

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **CHARLES J. VACANTI** and **ARLINDA S. VACANTI**, Husband and Wife, Grantors, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration less than Five Hundred Dollars (\$500.00) in hand paid, do hereby convey unto **CHARLES J. VACANTI, TRUSTEE AND HIS SUCCESSORS IN TRUST UNDER THE CHARLES J. VACANTI REVOCABLE TRUST DATED JANUARY 6, 2015**, Grantee, whether one or more, an undivided one-half (1/2) interest in the following-described real estate situated in Pottawattamie County, Iowa:

SEE ATTACHMENT A

And the Grantor hereby covenants with the said Grantee and successors in interest that said Grantor holds said real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except those easements, restrictions, covenants, liens, mortgages, mineral interests and other encumbrances of record; and said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of owner, homestead and distributive share in and to the described premises.

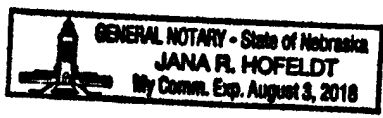
Signed this 24th day of June, 2015.

Charles J. Vacanti
CHARLES J. VACANTI

Arlinda S. Vacanti
ARLINDA S. VACANTI

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 24 day of June, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHARLES J. VACANTI** and **ARLINDA S. VACANTI**, Husband and Wife, to me known to be the identical persons named in and who executed the foregoing instrument and they acknowledged that the same was executed as their voluntary act and deed.



Jana R. Hofeldt
NOTARY PUBLIC

Jana R. Hofeldt
Printed name of Notary

**EXEMPT TRANSFER TO REVOCABLE TRUST; NO EXCHANGE OF MONEY.
DECLARATION OF VALUE AND GROUNDWATER HAZARD STATEMENTS NOT
REQUIRED.**

ATTACHMENT A

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.*