NEBRASKA DOCUMENTARY STAMP TAX
April 26, 2018
By: CG
201801907 E5A

201801907
Carol Givens
Carol Givens
Register of Deeds
DODGE COUNTY, NE

201801907
Filed:
April 26, 2018 8:41:00 AM
Fee $22.00
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After recording return to:
Shane J. Placek
SIDNERLAW
340 E. Military Ave., Ste. 1
Fremont, NE 68025-5097

TRUSTEE'S DEED
WITH RESERVATION OF LIFE ESTATE
(Inter Vivos Trust)

MARIA T. HAMMANG, Trustee under Agreement (Maria T. Hammang Revocable Trust) dated October 18, 1996 restated on February 4, 2013 and amended April 26, 2016, GRANTOR, in consideration of love and affection and other valuable consideration received from GRANTEE receipt of which is hereby acknowledged, conveys to GRANTEE ALBERT F. HAMMANG the following described real estate (as defined in Neb. Rev. Stat. § 76-201) subject, however, to a life estate therein expressly reserved to MARIA T. HAMMANG, an individual:

1 **An undivided ½ interest in the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 21, Township 18 North, Range 7 East of the 6th P.M., Dodge County, Nebraska**

2 **An undivided ½ interest in the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section 26, Township 18 North, Range 7 East of the 6th P.M., Dodge County, Nebraska, except county road ROW**

3 **An undivided ½ interest in Tax Lots 1 & 17, 44.57 acres, Section 36, Township 17, Range 8 East of the 6th P.M., Dodge County, Nebraska more specifically described as:**

Tax Lot 1 (1976) All that part of the NE1/4 NE1/4 of Section 36, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, lying South of the Southerly R.O.W. of the Union Pacific R.R. and containing 38.07 acres, more or less (acreage by planimeter).

Tax Lot 17 (1983) All that part of the SE1/4 NE1/4 of Section 36, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, lying North of the Southerly County Road R.O.W. line as said County Road exists at present; and containing 6.5 acres, more or less.

4 **An undivided 1/2 interest in Tax Lots 30, 45 & 46, 60.66 acres, Section 25, Township 17, Range 8 East of the 6th P.M., Dodge County, Nebraska more specifically described as:**

Tax Lot 30 (1975) That part of the SE 1/4 NE 1/4 of Section 25, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, lying Southwest of the Southwesterly R.O.W. of Old Highway No. 8, and containing 6.46 acres, more or less.

Tax Lot 45 (Part of Tax Lot 31) 1977 Beginning at a point on the East line of Section 25, T 17 N, R 8 E, said point being 116.90 feet North of the Southeast corner of Section 25, and assuming said East line to bear due North and South; thence N 44°32'19" W along the Northerly R.O.W. line of U.S. Highway #275 a distance of 747.78 feet; thence N 45°27'41" E a distance of 400.0 feet; thence S 44°32'19" E a distance of 341.29 feet to the East section line; thence South along said section line a distance of 570.30 feet to the point of beginning, lying in the SE1/4 SE1/4 of Section 25, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, and containing 5.0 acres, more or less.

Tax Lot 46 (Part of Tax Lot 31) 1977 Tax Lot 31, Section 25, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, less Tax Lot 45, and containing 49.2 acres, more or less.

5 **An undivided ½ interest in Tax Lot 32, 13.88 acres, Section 25, Township 17, Range 8 East of the 6th P.M., Dodge County, Nebraska Union Dike - IPA page 1, more specifically described as:**

Tax Lot 32 (1975) That part of the SE1/4 SE1/4 of Section 25, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, lying Southwest of the Southwesterly R.O.W. of the Union Pacific R.R., and containing 13.88 acres, more or less.

6 **An undivided ½ interest in Tax Lot 43 and part of Tax Lot 44, 36.25 acres, Section 19, Township 17, Range 9 East of the 6th P.M., Dodge County, Nebraska**

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 same; and,
3) Warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed this 24 day of April, 2018.

Maria T. Hammang

MARIA T. HAMMANG, Trustee of the Maria T. Hammang Revocable Trust Agreement dated October 18, 1996 restated on February 4, 2013 and amended April 26, 2016

STATE OF NEBRASKA,)
) ss.
COUNTY OF DODGE.)

The foregoing Trustee's Deed with Reservation of Life Estate (Inter Vivos Trust) was acknowledged before me on this 24th day of April, 2018 by Maria T. Hammang, Trustee of the Maria T. Hammang Revocable Trust Agreement dated October 18, 1996 restated on February 4, 2013 and amended April 26, 2016.

GENERAL NOTARY - State of Nebraska
SHANE J. PLACEK
My Comm. Exp. September 5, 2019

Notary Public

AFFIDAVIT
CERTIFICATE OF TRUSTEE'S POWERS

STATE OF NEBRASKA,)
) ss.
COUNTY OF DODGE.)

I, Maria T. Hammang, have executed a Revocable Trust to be known as the MARIA T. HAMMANG REVOCABLE TRUST, dated October 18, 1996 restated on February 4, 2013 and amended April 26, 2016, hereinafter referred to as the "Trust". The terms of the Trust provide for the following:

1. The Trustee and the successor to the Trustee of the aforesaid Trust are as follows:

   1.1 As long as I am living and not incapacitated, I shall act as Trustee of the Trust;

   1.2 Upon my death or in the event one (1) physician certifies in writing that, in such physician's opinion, that I am incapacitated and therefore unable to property administer the Trust, then WARREN L. HAMMANG shall be the Successor Trustee, if living and able and willing to serve as Successor Trustee; provided, should WARREN L. HAMMANG not be living or able and willing to serve as Successor Trustee, then ALBERT F. HAMMANG shall be the Successor Trustee, if living and able and willing to serve as Successor Trustee; provided, should ALBERT F. HAMMANG not be living or able and willing to serve as Successor Trustee, then ANGELA HAMMANG shall be the Successor Trustee, if living and able and willing to serve as Successor Trustee; provided, should ANGELA HAMMANG not be living or able and willing to serve as Successor Trustee, then a national or state bank selected by a majority in number of the permissible income beneficiaries of the Trust who have attained the age of twenty-one (21) shall be the Successor Trustee.

2. The Trustees set out in para. 1 (and its subparts) above have the authority to exercise all powers and discretions in the Trust instrument and are vested with all the powers set out in the Nebraska Trustee Powers Act, as the same may be amended from time to time, and all other powers conferred upon Trustees by the laws of the State of Nebraska and of any State in which I may own real estate, including, without limitations thereby, the power to sell, transfer, assign, and otherwise dispose of any asset, real or personal, held in trust.

3. Any party dealing with the Trustee is entitled to rely upon this Certificate of Trustee's Powers and shall be under no duty to investigate or inquire into any of the Trustee's power with respect to dealing with Trust property or on behalf of the Trust. Any party relying upon this Certificate of Trustee's Powers is hereby indemnified by the Trustee, the Trust and the beneficiaries against any and all harm or any loss, including attorney's fees, for any transaction entered into with the Trustee relying upon representations herein provided that such claim or cause of action is based upon Trustee's powers to enter into the transaction on behalf of the Trust.

DATED this 24 day of April, 2018.

Maria T. Hammang
MARIA T. HAMMANG

On the 24th day of April, 2018, before me, a Notary Public in and for said county and state, personally came the above-named MARIA T. HAMMANG, who is personally known to me to be the identical person whose name is affixed to the above Affidavit and she acknowledged said instrument to be her voluntary act and deed.

Witness my hand and notarial seal the date above last.

GENERAL NOTARY - State of Nebraska
SHANE J. PLACEK
My Comm. Exp. September 5, 2019

Notary Public