

DEED 2017002674



JAN 10 2017 16:52 P 4

Nebr Doc Stamp Tax
01-10-2017 Date
\$ Ex007
By SB

Fee amount: 28.00  
FB: 33-04200  
COMP: SB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
01/10/2017 16:52:37.00



2017002674

(A)

Please Return To: Cathy Trent-Vilim, Lamson, Dugan & Murray, LLP, 10306 Regency Parkway Drive, Omaha, NE 68114

SPACE ABOVE THIS LINE FOR RECORDER

**DEED**

ROBERT FAULK, an individual, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from CHARLES FAULK AS TRUSTEE OF THE CHARLES A. FAULK REVOCABLE TRUST DATED MARCH 4, 1998, AS AMENDED, GRANTEE, does hereby convey to Grantee, all of Grantor's interest, free and clear of all liens, encumbrances or special assessments levied, subject, however, to the following permitted exceptions: (i) real estate taxes which are a lien but not yet delinquent; (ii) applicable laws, regulations, zoning regulations and ordinances, whether federal, state or local; (iii) all building and use restrictions, utility easements abutting the boundary of the property described herein, rights of way, reservations, covenants and restrictions now of record; and (iv) any other title matters previously disclosed, approved or waived by either Grantor or Grantee, in the following described real estate located in Douglas County, Nebraska:

PARCEL 1:

(01-60000)

All of Sub Lot 3 of Tax Lot 5, and part of Tax Lot 4, located in the Northeast Quarter (NE1/4) of Section 3, Township 14 North, Range 13 East of the 6<sup>th</sup> P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

NW NE

Beginning at the Southeast corner of said Sub Lot 3 of Tax Lot 5; thence South 00°01'22" East (assumed bearing), a distance of 561.38 feet; thence North 29°16'26" West, a distance of 635.21 feet, to a point on the North line of said Tax Lot 4; thence North 88°39'17" East, along said North line of Tax Lot 4, a distance of 101.76 feet, to the Southwest corner of said Sub Lot 3 of Tax Lot 5; thence North 01°20'43" West, along the West Line of Sub Lot 3 of Tax Lot 5, a distance of 208.71 feet, to the North corner of said Sub Lot 3 of Tax Lot 5; thence South 46°20'43" East, along the Northeasterly line of said Sub Lot 3 of Tax Lot 5, a distance of 295.16 feet, to the Point of Beginning.

PARCEL 2:

(33-04200)

Lot 6, in Boulevard Place, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part thereof described as follows:

Beginning at the Northeast corner of said Lot 6; thence South, along the East line of said Lot, 2 feet; thence due West, 22.45 feet, to a point where the West and East line intersects the North boundary line of said Lot; thence Easterly, along the North boundary line of said Lot, 22.5 feet, to the Place of Beginning;

Also,

(33-04200)

Lot 5, in Boulevard Place, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part of said Lot 5 described as follows:

Beginning at the Southeast corner of said Lot 5; thence West, along the South line of said Lot 5, a distance of 100.7 feet, to the Southwest corner of said Lot 5; thence North 04°45' West, along the West line of said Lot 5, a distance of 12 feet; thence Easterly, a distance of 100.4 feet, to the Place of Beginning;

Also,

(01-60000)

That part of Sub Lot 4 of Tax Lot 3 in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 3, Township 14 North, Range 13 East of the 6<sup>th</sup> P.M., in the City of Omaha, in Douglas County, Nebraska, described as follows:

Beginning at the Northwest corner of Lot 6, Boulevard Place, an Addition to the City of Omaha, as surveyed, platted and recorded; thence Northerly, 3 feet; thence due East, 33.7 feet, to a point where said East and West line intersects the Northerly line of said Lot; thence Westerly, along the Northerly line of said Lot, 33.55 feet, to the Place of Beginning;

Also,

(01-60000)

That part of Sub Lot 4 of Tax Lot 3 in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 3, Township 14 North, Range 13 East of the 6<sup>th</sup> P.M., in the City of Omaha, in Douglas County, Nebraska, described as follows:

Beginning at the Northwest corner of Lot 6, Boulevard Place, an Addition to the City of Omaha, as surveyed, platted and recorded; thence Westerly,

along the Northerly line of said Lot 6, extended West, 236.2 feet, to the Westerly line of said Sub Lot 4; thence South 45° East, along the Westerly line of said Sub Lot 4 of Tax Lot 3, 83 feet, more or less; thence East, 182.8 feet, more or less, to a point on the West line of Lot 5, Boulevard Place, an Addition to the City of Omaha, as surveyed, platted and recorded, 12 feet Northerly from the Southwest corner of said Lot 5; thence North 04°45' West, 88 feet, along the West line of said Boulevard Place, to the Place of Beginning;

EXCEPTING from the above description of Parcel 2 the following described real estate:

Part of Lots 5 and 6, in Boulevard Place, as surveyed, platted and recorded; and part of Sub Lot 4 of Tax Lot 3, all located in the Northeast Quarter (NE1/4) of Section 3, Township 14 North, Range 13 East of the 6<sup>th</sup> P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 5, Boulevard Place; thence North 88°21'29" West (assumed bearing), a distance of 150.06 feet; thence North 00°00'35" East, a distance of 82.45 feet, to a point on the South line of Rosedale, a Subdivision located in said Northeast Quarter of Section 3; thence North 84°48'22" East, along said South line of Rosedale, a distance of 41.88 feet, to the Southeast corner of Lot 3, Rosedale; thence North 00°00'35" East, along the East line of said Lot 3, Rosedale, a distance of 3.30 feet; thence South 89°33'13" East, a distance of 33.48 feet, to a point on the North line of said Lot 6, Boulevard Place; thence North 84°48'22" East, along said North line of Lot 6, Boulevard Place, a distance of 52.63 feet; thence North 89°54'28" East, a distance of 22.40 feet, to a point on the West right-of-way line of 13<sup>th</sup> Street; thence South 00°00'35" West, along said West right-of-way line of 13<sup>th</sup> Street, a distance of 98.38 feet, to the Point of Beginning, commonly known as 4116 1/2 S. 13th Street, Omaha, NE 68107; and as 4206 1/2 South 13<sup>th</sup> Street, Omaha, NE 68107,

TOGETHER with all and singular the hereditaments and appurtenances belonging to such real estate; TO HAVE AND TO HOLD such real estate unto Grantee, his successors and assigns, forever.

This conveyance is exempt from the Documentary Stamp Tax under Neb. Rev. Stat. § 76-902(7).

[ REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW ]

Dated this 1st day of January, 2017.

GRANTOR:

*Robert M Faulk*

ROBERT FAULK

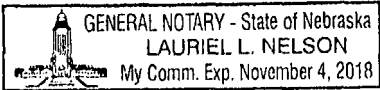
*Grantor's spouse, for purposes of conveying marital interest:*

*Amy Faulk*

AMY FAULK

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 23<sup>rd</sup> day of December, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Faulk, Grantor, to me known to be the identical person named herein and who executed the foregoing instrument and acknowledge that he executed the same as his voluntary act and deed.

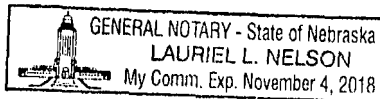


*[Signature]*

Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 23<sup>rd</sup> day of December, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Amy Faulk, Grantor's spouse, to me known to be the identical person named herein and who executed the foregoing instrument and acknowledge that she executed the same as her voluntary act and deed.



*[Signature]*

Notary Public