



DEED 2017003898



JAN 13 2017 17:05 P 4

Nebr Doc Stamp Tax
01-13-2017 Date
\$ Ex005
By PN

Fee amount: 28.00  
FB: 01-60000  
COMP: PN

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
01/13/2017 17:05:47.00



2017003898

Please Return To: Nicholas F. Sullivan, Erickson | Sederstrom, P.C., 10330 Regency Parkway Drive, Ste 100, Omaha, NE 68114

SPACE ABOVE THIS LINE FOR RECORDER

### DEED

CHARLES A. FAULK, TRUSTEE OF THE CHARLES A. FAULK REVOCABLE TRUST DATED MARCH 4, 1998 AS AMENDED AND/OR RESTATED FROM TIME TO TIME, an individual Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from 4206, LLC, 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:

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:

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:

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: **33-04200**

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,

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: **33-04200**

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  $04^{\circ}45'$  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,

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,

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  $45^{\circ}$  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  $04^{\circ}45'$  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  $88^{\circ}21'29''$  West (assumed bearing), a distance of 150.06 feet; thence North  $00^{\circ}00'35''$  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  $84^{\circ}48'22''$  East, along said South line of Rosedale, a distance of 41.88 feet, to the Southeast corner of Lot 3, Rosedale; thence North  $00^{\circ}00'35''$  East, along the East line of said Lot 3, Rosedale, a distance of 3.30 feet; thence South  $89^{\circ}33'13''$  East, a distance of 33.48 feet, to a point on the North line of said Lot 6, Boulevard Place; thence North  $84^{\circ}48'22''$  East, along said North line of Lot 6, Boulevard Place, a distance of 52.63 feet; thence North  $89^{\circ}54'28''$  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  $00^{\circ}00'35''$  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(5)(b).

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

Dated this 1st day of January, 2017.

GRANTOR:

*Charles A. Faulk*

CHARLES A. FAULK, TRUSTEE <sup>OF</sup> \_\_\_\_\_  
OF THE CHARLES

A. Faulk Revocable Trust dated March 4, 1998

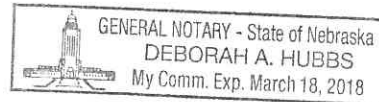
STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

Trustee of the Charles A. Faulk Revocable  
Trust dated March 4, 1998

On this 30 day of December, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles A. 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.

*Deborah A. Hubbs*

Notary Public



# Real Estate Transfer Statement

**FORM 521**

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name **DOUGLAS - 28** 2 County Number \_\_\_\_\_ 3 Date of Sale/Transfer Mo. 01 Day 01 Yr. 2017 4 Date of Deed Mo. 01 Day 01 Yr. 2017

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller) **Charles A. Faulk, Trustee (see attached)**  
Street or Other Mailing Address **4969 F. Street**  
City **Omaha** State **NE** Zip Code **68117**  
Phone Number **(402) 331-3796**  
Email Address \_\_\_\_\_

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer) **4206, LLC**  
Street or Other Mailing Address **4969 F. Street**  
City **Omaha** State **NE** Zip Code **68117**  
Phone Number \_\_\_\_\_ Is the grantee a 501(c)(3) organization?  Yes  No  
If Yes, is the grantee a 509(a) foundation?  Yes  No  
Email Address \_\_\_\_\_

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	
	<input type="checkbox"/> Industrial	<input type="checkbox"/> State Assessed
	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	
	<input type="checkbox"/> Mineral Interests-Producing	

8 Type of Deed  Conservator  Bill of Sale  Cemetery  Distribution  Corrective  Death Certificate - Transfer on Death  Easement  Executor  Land Contract/Memo  Lease  Mineral  Partition  Personal Rep.  Quit Claim  Sheriff  Trust/Trustee  Warranty  Other \_\_\_\_\_

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Yes  No

10 Type of Transfer  Auction  Court Decree  Distribution  Easement  Exchange  Foreclosure  Gift  Grantor Trust  Irrevocable Trust  Life Estate  Partition  Revocable Trust  Sale  Satisfaction of Contract  Transfer on Death  Trustee to Beneficiary  Other (Explain) Contribution

11 Was ownership transferred in full? (If No, explain the division.)  Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input checked="" type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property? **\$37,674**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes  No

18 Address of Property  
**4116 1/2 S. 13th Street, Omaha, NE 68107 and 4206 1/2 South 13th Street, Omaha, NE 68107**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**4206, LLC  
c/o Charles A. Faulk  
4969 F Street  
Omaha, NE 68117**

18a  No address assigned 18b  Vacant land

20 Legal Description

**SEE ATTACHED**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **Neb. Rev. Stat. § 76-902(5)(b)**

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here** Nicholas F. Sullivan  
Print or Type Name of Grantee or Authorized Representative  
*Nicholas F. Sullivan*  
Signature of Grantee or Authorized Representative  
Title \_\_\_\_\_ Attorney for Grantee  
Phone Number **(402) 397-2200**  
Date **1/1/17**

**Register of Deed's Use Only**

26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$ _____	28 Recording Data	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

4206, LLC

CHARLES A. FAULK, TRUSTSEDE FO THE CHARLES A. FAULK REVOCABLE TRUST DATED MARCH 4, 1998 AS AMENDED AND RESTATED FROM TIME TO TIME.

**LEGAL DESCRIPTION:**

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