

NEBRASKA DOCUMENTARY
STAMP TAX
Dec 31, 2014
\$ 618.75 By AB

FILED
CASS COUNTY, NE.

2014 Dec 31 PM 02:40
BK 60 OF GEN PG 3

David G. Johnson
REGISTER OF DEEDS
#05903 \$10.00

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT D Bar D Investments, LLC, Nebraska limited liability company, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby bargain, sell, convey, and confirm unto John Warsing, a married person, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Cass County, Nebraska:

Lot Fifty-Eight (58), in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Twenty-Four (24), Township Twelve (12) North, Range Thirteen (13), East of the 6th P.M., Cass County, Nebraska, EXCEPT part of Lot 58, being more particularly described as follows:

Commencing and beginning at the SW corner of Lot 58 (also the intersection of the E North right of way line of Debra Avenue and the East right of way line of Chicago Avenue); thence N 12°18'39" E a distance of 44.25 feet along said east right of way line of Chicago Avenue; thence S 73°03'45" E a distance of 110.44 feet; thence S 00°14' 13" W a distance of 7.16 feet to a point on the north right of way line of Debra Avenue; thence S 88°03'42" W a distance of 115.12 feet along said right of way line to the point of beginning.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed December 30, 2014.

D BAR D INVESTMENTS, LLC, NEBRASKA LIMITED
LIABILITY COMPANY

Douglas V. Duey
BY DOUGLAS V. DUEY, MANAGER

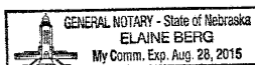
STATE OF Nebraska

COUNTY OF Cass

The foregoing instrument was acknowledged before me this 30th day of December, 2014, by Douglas V. Duey, Manager of D Bar D Investments, LLC, Nebraska limited liability company, on behalf of the limited liability company.

Elaine Berg
Notary Public

PL0001889



Please Return recorded document to:
Nebraska Title Company
2020 8th Avenue, Suite A
Plattsmouth, NE 68048

Real Estate Transfer Statement

- 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.

FORM
521

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

1 County Name Cass		2 County Number 13		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>31</u> Yr. <u>14</u>		4 Date of Deed Mo. <u>12</u> Day <u>30</u> Yr. <u>14</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) D Bar D Investments, LLC, Nebraska limited liability company Street or Other Mailing Address PO Box 460 City Plattsmouth State NE Zip Code 68048 Telephone Number Email Address douglasvduy@aol.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John Warsing Street or Other Mailing Address 112 South 11th Street City Plattsmouth State NE Zip Code 68048 Telephone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> 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 checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> State Assessed	
			<input type="checkbox"/> Exempt	

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

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) ☐ Yes ☒ No

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

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.)
☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other _____
☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse
☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child

14 What is the current market value of the real property?
\$275,000.00

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 **NTC** ☐ No

18 Address of Property
**1003 Chicago Avenue
Plattsmouth, NE 68048**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**John Warsing
1003 Chicago Avenue
Plattsmouth, NE 68048**

18a ☐ No address assigned 18b ☐ Vacant Land

20 Legal Description
See Attached Exhibit "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	275,000	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.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	275,000	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

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

John Warsing
Print or Type Name of Grantee or Authorized Representative

John Warsing
Signature of Grantee or Authorized Representative

Grantee
Title

402 298 7128
Phone Number

12.31.14
Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>31</u> Yr. <u>14</u>	27 Value of Stamp or Exempt Number \$ 618.75	28 Recording Data 60-3

EXHIBIT "A"

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