

NEBRASKA DOCUMENTARY
STAMP TAX

JAN 26 2015

\$618.75 By AB

#354
FILED
CASS COUNTY, NE.

2015 JAN 26 PM 1:49

BK 61 OF GEN PG 70

David J. Jolan
REGISTER OF DEEDS
#354 \$10.00

QUIT CLAIM DEED

THE GRANTOR, John Warsing, a married person, whether one or more, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Buchholz & Warsing Investment Properties, Inc, Grantee, whether one or more, the following described real estate (as defined in Neb. Stat. 76-201) in Cass County, Nebraska:

PLATTSMOUTH-OUT LOTS Lot 58 NE 1/4 NE 1/4 24-12-13 {1.03} CASS COUNTY, NE.

Dated: 1/22/2015

John Warsing
John Warsing

Betty Warsing
Betty Warsing

STATE OF NEBRASKA)
COUNTY OF CASS) ss.

The foregoing instrument was acknowledged before me this 22nd day of January, 2015 by John Warsing, a married person.

My Commission expires: 1/21/19

[Signature]
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. **354**

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

1 County Name		2 County Number CASS - 13		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>21</u> Yr. <u>2015</u>		4 Date of Deed Mo. <u>01</u> Day <u>26</u> Yr. <u>2015</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John & Betty Warsing Street or Other Mailing Address 112 South 11th Street City Plattsmouth State Ne Zip Code 68048 Telephone Number (402) 980-6681 Email Address johnwarsing@charter.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Buchholz & Warsing Investment Properties, Inc. Street or Other Mailing Address 15006 42nd Street City Plattsmouth State Ne Zip Code 68048 Telephone Number (402) 296-9008 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 checked="" type="checkbox"/> No Email Address terrybuck@aol.com			

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

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

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? (I.R.C. § 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input 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?
\$573,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
☒ Yes ☐ No \$ **193,237** **6.00** %

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
1003 Chicago Ave Plattsmouth Ne 68048

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Buchholz & Warsing Investment Properties, Inc.
15006 42nd Street Plattsmouth Ne 68948

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description
PLATTSMOUTH - OUTLOTS LOT 58 NE1/4 NE1/4 24-12-13(1.03) CASS County, NE.

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? ☐ Yes ☒ 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 Terry L Buchholz (402) 296-9008
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Title **1-26-15**
Date

Register of Deed's Use Only		For Dept. Use Only
-----------------------------	--	--------------------

26 Date Deed Recorded Mo. <u>1</u> Day <u>26</u> Yr. <u>15</u>	27 Value of Stamp or Exempt Number \$ 168.75	28 Recording Data 161.70
---	--	------------------------------------