

NEBRASKA DOCUMENTARY
STAMP TAX

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CASS COUNTY, NE.

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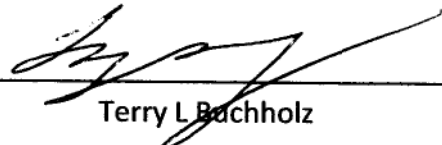
David John
REGISTER OF DEEDS

#5501 \$10.00

QUITCLAIM DEED

Buchholz & Warsing Investment Properties, Inc. Grantor(s), in consideration of One dollar And other valuable consideration received from Grantee(s), **J & B Services** or the survivor of them, quitclaim to grantee(s), any rights they may have in the following described real estate (as defined in Neb. Stat. 76-201): Known as **PLATTSMOUTH - OUTLOTS LOT 58 NE1/4 NE1/4 24-12-13(1.03) IN THE CITY OF PLATTSMOUTH, CASS COUNTY NEBRASKA** as surveyed, platted and recorded in CASS COUNTY, NEBRASKA

Executed this 25th day of November, 2015

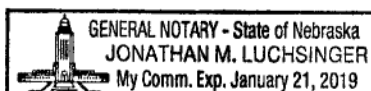


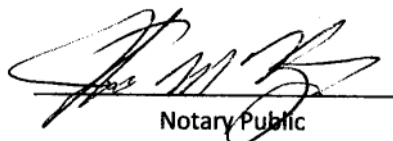
Terry L. Buchholz

STATE OF NEBRASKA)
) SS.
COUNTY OF CASS)

The foregoing instrument was acknowledge before me on this 25th day of

November, 2015, By Terry L. Buchholz and _____





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 | | 2 County Number CASS - 13 | | 3 Date of Sale/Transfer Mo. <u>08</u> Day _____ Yr. <u>2015</u> | | 4 Date of Deed Mo. <u>08</u> Day _____ Yr. <u>2015</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) 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 Email Address terrybuck@aol.com | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) J & B Services Street or Other Mailing Address 112 South 11th Street City Plattsmouth State Ne Zip Code 68048 Telephone Number (402) 980-6681 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 johnwarsing@charter.net | | | |

| | | |
|--|---|---|
| 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"/> Mobile Home |

| | | | | | | | |
|---|--|--|--|--|--|--|--|
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty | | | | | | | |
|---|--|--|--|--|--|--|--|

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | | | | | |
|--|--|--|--|--|--|--|--|

| | | | |
|---|--|--|--|
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ | | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ | |
|---|--|--|--|

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|--|--|--|--|
| 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 | | | |
|--|--|--|--|

| | | | |
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| 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.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No \$ <u>193,237</u> 6.00 % | |
|---|--|--|--|

| | | | |
|---|--|---|--|
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 J & B Services 112 South 11th Street Plattsmouth Nebraska 68048 | |
|--|--|--|--|

| | | | |
|---|--|---|--|
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | 20 Legal Description PLATTSMOUTH - OUTLOTS LOT 58 NE1/4 NE1/4 24-12-13(1.03) Cass County Nebraska | |
|---|--|---|--|

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 | | (402) 980-6681 |
| | Print or Type Name of Grantee or Authorized Representative | | Phone Number |
| | | | <u>11-30-2015</u> |
| | Signature of Grantee or Authorized Representative | | Date |
| | Title | | |

Register of Deed's Use Only

For Dept. Use Only

| | | | | | |
|--|--|---|--|------------------------------------|--|
| 26 Date Deed Recorded Mo. <u>11</u> Day <u>30</u> Yr. <u>15</u> | | 27 Value of Stamp or Exempt Number \$ <u>Ex # 56</u> | | 28 Recording Data <u>80-491</u> | |
|--|--|---|--|------------------------------------|--|