

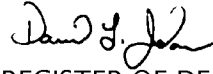
NEBRASKA DOCUMENTARY
STAMP TAX

May 16, 2016

\$ Ex004 By KV

FILED
CASS COUNTY, NE.

2016 May 16 PM 03:44
Bk_91__OF__GEN_PG____416


REGISTER OF DEEDS
#02589 \$16.00

****CORRECTIVE****
QUITCLAIM DEED
Joint Tenancy

THE GRANTOR, Buchholz & Warsing Investment Properties, Inc., a Nebraska corporation, whether one or more, in consideration of **One Dollar and other valuable consideration** receipt of which is hereby acknowledged, quitclaims and conveys to **John A. Warsing and Betty W. Warsing, husband and wife**, as joint tenants with right of survivorship, and not as tenants in common, Grantee, the following described real estate (as defined in Neb. Stat. 76-201) in Cass County, Nebraska:

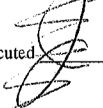
Lot Fifty-Eight (58), in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Twenty-Four (24), Township Twelve (12) North, Range Thirteen (13), East of the 6th P.M., Cass County, Nebraska, EXCEPT part of Lot 58, being more particularly described as follows:

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.

****This deed is being file to correct an incorrect grantor in the Quitclaim Deed recorded November 30, 2015 in Book 80, Page 491. J & B Services is a trade name and not a legal entity able to hold title.****

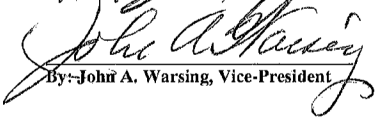
It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving Grantee.

Executed

 May 14, 2016

Buchholz & Warsing Investment Properties, Inc.,
a Nebraska corporation


By: Terry L. Buchholz, President


By: John A. Warsing, Vice-President



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>5</u> Day <u>16</u> Yr. <u>16</u> | 4 Date of Deed Mo. <u>5</u> Day <u>14</u> Yr. <u>16</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 3333 Email Address | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John A. Warsing and Betty W. Warsing 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 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"/> Unimproved <input type="checkbox"/> IOLL | <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational | <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 <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery | | <input type="checkbox"/> Conservator <input checked="" type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor | <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral |
| 9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty | | |
| 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 | | |
| 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"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other | | | | |
| 14 What is the current market value of the real property? \$67,151.00 | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | | |
| 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 Avenue Plattsmouth, NE 68048 | | 19 Name and Address of Person to Whom Tax Statement Should be Sent John A. Warsing 1003 Chicago Avenue Plattsmouth, NE 68048 | | |
| 18a <input type="checkbox"/> No address assigned | | 18b <input type="checkbox"/> 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 \$ 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.) | 23 \$ |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 0.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>4</u> | |

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 A. Warsing or Betty W. Warsing Print or Type Name of Grantee or Authorized Representative | (402) 980-6681 Phone Number |
| | ▶ <i>Betty W. Warsing</i> Signature of Grantee or Authorized Representative | 5/14/16 Date |
| | Grantee Title | |

| | | |
|---|---|------------------------------------|
| Register of Deeds' Use Only | | For Dept. Use Only |
| 26 Date Deed Recorded Mo. <u>5</u> Day <u>16</u> Yr. <u>16</u> | 27 Value of Stamp or Exempt Number \$ Ex #4 | 28 Recording Data 91-416 |

EXHIBIT "A"

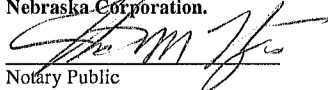
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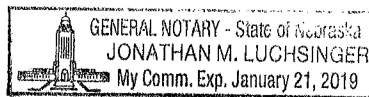
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STATE OF Nebraska

COUNTY OF Cass

The foregoing instrument was acknowledged before me this 14th day of May,
2016 by **Terry L. Buchholz, President of Buchholz & Warsing Investment Properties, Inc., a**
Nebraska Corporation.

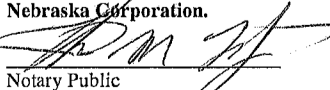

Notary Public



STATE OF Nebraska

COUNTY OF Cass

The foregoing instrument was acknowledged before me this 14th day of May,
2016 by **John A. Warsing, Vice-President of Buchholz & Warsing Investment Properties, Inc., a**
Nebraska Corporation.


Notary Public

PL0002971

