

plat

#5584

NEBRASKA DOCUMENTARY
STAMP TAX

OCT 21 2010

\$ 157.50 BY AP

FILED
CASS COUNTY, NE.

2010 OCT 21 PM 1:41

BK P14 of Rec. pg 5A

David Johnson
REGISTER OF DEEDS

5584 \$ 6.00

COMPARED

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT MERLE W. DILLS, A SINGLE PERSON, Grantor, whether one or more, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto STEVEN L. SHARP AND CAMMIE L. SHARP, HUSBAND AND WIFE, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in CassCounty, Nebraska:

THE NORTH 55 ½ FEET OF LOTS 7 & 8, BLOCK 33, CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA

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

And the grantor does hereby covenant with the grantees and with 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 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 this 9.7.10

Merle W. Dills
MERLE W. DILLS

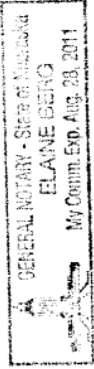
STATE OF Nebraska
COUNTY OF Cass

Notary Public, State and County aforesaid

Elaine Berg
Notary Signature

Elaine Berg
Notary Printed Signature

My commission expires:
8-28-11



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#5584

FORM 521

Real Estate Transfer Statement

Read instructions on reverse side

TO BE FILED WITH REGISTER OF DEEDS

1 County Name CASS - 13 2 County Number 3 Date of Sale Mo. 10 Day 20 Yr. 10 4 Date of Deed Mo. 09 Day 17 Yr. 10

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) MERLE W. DILLS
Street or Other Mailing Address 15014 NORMANDY BLVD
City BELLEVEUE State NE Zip Code 68123
Telephone Number

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) STEVEN L. AND CAMMIE L. SHARP et ux
Street or Other Mailing Address 2068 PLATTEVIEW DR. P.O. BOX 161
City CEDAR CREEK State NE Zip Code 68016
Telephone Number 1-402-234-2008H (402) 304-3888 1-402-981-5578c

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C also if property is mobile home.

(A) Status (1) Improved (2) Unimproved (3) IOLL (4) Single Family (5) Multi-Family (6) Industrial (7) Agricultural (8) Recreational (9) Mineral Interests-Producing (10) Mineral Interests-Nonproducing (11) Mobile Home

8 Type of Deed (1) Warranty (2) Quit Claim (3) Corrective (4) Sheriff (5) Conservator (6) Land Contract (7) Bill of Sale (8) Cemetery (9) Other (10) 1031 Exchange? (was transfer an IRS like-kind exchange) Yes No

9 1031 Exchange? (was transfer an IRS like-kind exchange) Yes No

10 Type of Transfer (1) Sale (2) Auction (3) Gift (4) Exchange (5) Foreclosure (6) Life Estate (7) Revocable Trust (8) Irrevocable Trust (9) Court Decree (10) Partition (11) Satisfaction of Contract (12) Other (explain)

11 Ownership Transferred in Full? (if No, explain division) YES NO

12 Was real estate purchased for same use? (if No, state intended use) YES NO

13 Was transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check appropriate box) YES NO

14 What is the current market value of the real property? same as #24 15 Was mortgage assumed? If Yes, state amount and interest rate. YES NO \$ %

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent? (if Yes, name of agent) YES NO CBS HOM

18 Address of Property 125 AND 129 S. 4TH ST. PLATTSMOUTH, NE 68048 19 Name and Address of Person to Whom Tax Statement Should be Sent SAME AS #6

20 Legal Description THE NORTH 55 1/2 FEET OF LOTS 7 & 8, BLOCK 33, CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed \$ 70,000.00

23 Was nonreal property included in purchase? YES NO (if Yes, enter amount and attach itemized list) \$

24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 70,000.00

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.

25 **sign here** Print or Type Name of Grantor or Authorized Representative Steve Sharp Telephone Number 10-20-10

Signature of Grantee or Authorized Representative [Signature] Title Buyer Date 10-20-10

26 Date Deed Recorded Mo. 10 Day 21 Yr. 10 27 Value of Stamp or Exempt Number 157.50 28 Deed Book 194 29 Deed Page 54

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