

NEBRASKA DOCUMENTARY  
STAMP TAX

MAR 30 2018

\$ EX2 By KV

FILED FOR RECORD 2018 MAR 30 AT 11:38 a.m.  
IN BOOK 136 OF 201 PAGE 308

REGISTER OF DEEDS, CASS CO., NE David John  
#1409 \$22.00  
(319)

EASEMENT DEED - INDIVIDUAL (GENERAL page 1)

PROJECT: C001312220  
TRACT: 1

C.N.:

KNOW ALL MEN BY THESE PRESENTS:

THAT Lois N. Minford, TTEE, G. Michael Minford, POA

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of (\$-0-) -0- **DOLLARS** in hand paid does hereby grant, and convey unto Cass County, Nebraska, and to its successors and assigns the following described permanent easement for the purpose of Roadway and culvert construction and the subsequent maintenance of same, situated in Cass County, and State of Nebraska, to-wit;

A tract of land located in the SW 1/4 of Section 13-Township 11 North-Range 13 East of the 6th Principal Meridian, Cass County, Nebraska, more particularly described as follows:

Referring to the SW corner of the SW 1/4 of Section 13-Township 11 North-Range 13 East; thence east, along the south line of said SW 1/4, a distance of 1,415.00 feet; thence north, perpendicular, a distance of 33.00 feet, to the point of beginning; thence continuing north, along the last described course, a distance of 42.00 feet; thence east, perpendicular, a distance of 135.00 feet; thence south, perpendicular, a distance of 42.00 feet; thence west, to the point of beginning, said area containing 0.13 acres, more or less, being the land for which a permanent easement is hereby acquired.

The abandonment of said permanent easement for the purposes described herein shall render this conveyance void and cause said permanent easement to revert to said Grantor and to his, her or their heirs, successors and assigns.

Signed this 29<sup>th</sup> day of September, A.D. 2017.

\_\_\_\_\_  
\_\_\_\_\_

A. Michel MD  
\_\_\_\_\_

\_\_\_\_\_





# 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.

1409

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

1 County Name <b>Cass</b>	2 County Number <b>13</b>	3 Date of Sale/Transfer Mo. <b>9</b> Day <b>29</b> Yr. <b>17</b>	4 Date of Deed Mo. <b>9</b> Day <b>29</b> Yr. <b>17</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Louis N. Minford, TTEE, &amp; Michael Minford, POA</b> Street or Other Mailing Address <b>204 N. Davis Ave</b> City <b>Plattsmouth</b> State <b>NE</b> Zip Code <b>68048</b> Telephone Number <b>402-9553</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Cass County, Nebraska</b> Street or Other Mailing Address <b>Sub Main St</b> City <b>Plattsmouth</b> State <b>NE</b> Zip Code <b>68048</b> Telephone Number <b>402-9553</b> 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	

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 type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" 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  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 **Easement**

12 Was real estate purchased for same use? (If No, state the intended use.)  Yes  No **Easement**

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?  
**\$179,824.-**

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  No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Cass County, Nebraska  
Sub Main St  
Plattsmouth NE 68048**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**SEE ATTACHED**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	<b>0</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input 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	\$	<b>0.00</b>

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 **Lenny Thome** Print or Type Name of Grantee or Authorized Representative  
**Grantee** Title  
**402-296-9353** Phone Number  
**3/23/18** Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>3</b> Day <b>30</b> Yr. <b>18</b>	27 Value of Stamp or Exempt Number \$ <b>EX2</b>	28 Recording Data <b>136-308</b>

Grantee—Retain a copy of this document for your records.

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AP-7