

23-24
12-13

NEBRASKA DOCUMENTARY
STAMP TAX

7043

DEC 29 2010

\$641.25 BY CP

FILED
CASS COUNTY, NE.

2010 DEC 29 PM 2:41

BR 194 OF Deed PG 345

David John

REGISTER OF DEEDS

#7043 \$6.00

COMPARED

CORPORATE WARRANTY DEED

THE Grantor, **Mark A. Tincher and Kathryn D. Tincher, husband and wife and Tincher Investments Co., Inc.** in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to **Wiles Bros., Inc., A Nebraska Corporation,** Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Cass County, Nebraska:

TAX LOT 72 LOCATED IN THE NW¼ OF SECTION 24 TOGETHER WITH THAT PORTION OF THE NW¼ OF THE SW¼ OF SECTION 24 LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 75; TOGETHER WITH SUBLOT 1 OF LOT 9 LOCATED IN THE NE¼ OF THE SE¼ OF SECTION 23; TOGETHER WITH PART OF LOT 14 EAST OF THE MISSOURI PACIFIC RAILROAD LOCATED IN THE SE¼ OF THE NE¼ OF SECTION 23, ALL INCLUDED IN TOWNSHIP 12, RANGE 13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA

THE Grantor covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record **and subject to all regular taxes and special assessments.**
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed this 12.27.10

[Signature]
Mark A. Tincher

[Signature]
Kathryn D. Tincher

[Signature]
Tincher Investments Co., Inc. by
Mark A. Tincher, President

STATE OF Nebraska

COUNTY OF Cass

The foregoing instrument was acknowledged before me this 27 day of Dec, 2010 by Mark A. Tincher and Kathryn D. Tincher, husband and wife and Mark A. Tincher for Tincher Investments Co., Inc.

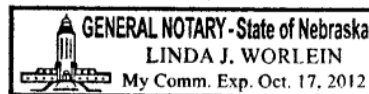
Notary Public, State and County aforesaid

[Signature]
Notary Signature

Linda J. Worlein
Notary Printed Signature

My commission expires:

10-17-2012



X

TO BE FILED
WITH REGISTER
OF DEEDS

Real Estate Transfer Statement

• Read instructions on reverse side

#77043

FORM
521

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND ITEMS 1-25 ARE ACCURATELY COMPLETED

1 County Name CASS - 13		2 County Number		3 Date of Sale Mo. 12 Day 29 Yr. 10		4 Date of Deed Mo. 12 Day 27 Yr. 10	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mark A. and Kathryn D. Tincher and Tincher Investments Co., Inc. Street or Other Mailing Address 203 Wiles Rd. City Plattsmouth State NE Zip Code 68048 Telephone Number (402) 306-5022				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) WILES BROS., INC., A NEBRASKA CORPORATION Street or Other Mailing Address 606 WILES RD. City PLATTSMOUTH State NE Zip Code 68048 Telephone Number (402) 298-8550			

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

(A) Status	(B) Property Type						(C)
(1) <input type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family	(4) <input type="checkbox"/> Industrial	(6) <input type="checkbox"/> Recreational	(8) <input type="checkbox"/> Mineral Interests-Producing	(9) <input type="checkbox"/> State Assessed	(1) <input type="checkbox"/> Mobile Home	
(2) <input checked="" type="checkbox"/> Unimproved	(2) <input type="checkbox"/> Multi-Family	(5) <input checked="" type="checkbox"/> Agricultural	(7) <input type="checkbox"/> Mineral Interests-Nonproducing	(10) <input type="checkbox"/> Exempt			
(3) <input type="checkbox"/> IOLL	(3) <input type="checkbox"/> Commercial						

8 Type of Deed
 Warranty
 Quit Claim
 Corrective
 Sheriff
 Conservator
 Land Contract
 Executor
 Partition
 Personal Rep.
 Mineral
 Trust
 Bill of Sale
 Cemetery
 Other _____

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

10 Type of Transfer
 Sale
 Auction
 Gift
 Exchange
 Foreclosure
 Life Estate
 Revocable Trust
 Irrevocable Trust
 Court Decree
 Partition
 Satisfaction of Contract
 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
 Spouse Parents and Child Family Corporation, Partnership or LLC
 Grandparents and Grandchild Brothers and Sisters Aunt or Uncle to Niece or Nephew Other _____

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? YES NO

17 Was transfer through a real estate agent? (if Yes, name of agent) YES NO

18 Address of Property

19 Name and Address of Person to Whom Tax Statement Should be Sent
SAME AS #6

20 Legal Description
SEE ATTACHED LEGAL DESCRIPTION

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	285,000.00
23 Was nonreal property included in purchase? <input type="checkbox"/> YES <input type="checkbox"/> NO (if Yes, enter amount and attach itemized list)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	285,000.00

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 Grantee or Authorized Representative
Bruce E. Wiles Telephone Number 12-29-10
 Signature of Grantee or Authorized Representative Title BUYER Date

REGISTER OF DEEDS' USE ONLY				FOR NDR USE ONLY
26 Date Deed Recorded Mo. 12 Day 29 Yr. 10	27 Value of Stamp or Exempt Number \$ 641.25	28 Deed Book 194	29 Deed Page 345	30



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