

Pages 2 Doc Tax \$ 38.25 EX # _____
 Fee Amt \$ 16.00 Ck Pd \$ 54.25
 Cash PD \$ _____ Refund \$ _____
 Paid by #67 WOLLENBURG Ck # 1657
 _____ Ck # _____
 CUSTOMER CHG CODE _____
 RETURN TO #67 WOLLENBURG

 _____ WILL PICK UP _____

TRACT INDEX
 COMPUTER
 COMPARED _____
 PAGED _____

2018-2222
 M-305A

State of Nebraska Gage County ss. Entered in
 Numerical Index and filed for record the
 _____ 16TH _____ day of _____ AUGUST _____, 2018
 at 8:15 o'clock _____ A. M., and recorded as
 INSTRUMENT NO 2018-2222

 Register of Deeds

By _____ Deputy

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

TRUSTEE'S DEED

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>08-16-2018</u>	
\$ <u>38.25</u>	By <u>JN</u>

RETURN TO:

KNOW ALL MEN BY THESE PRESENTS:

That a Deed of Trust was made and entered into on or about November 30, 2004, by and between Evelyn J. Tiemann, a single person, as Trustor, and CitiFinancial, Inc. (MD), Beneficiary, wherein Michael F. Kivett was named Trustee. This Deed of Trust was recorded December 1, 2004 in the Records of the Register of Deeds of Gage County, Nebraska as Instrument No. 2004-5091.

On or about February 8, 2017, CFNA Receivables (MD), Inc. f/k/a CitiFinancial, Inc. d/b/a CitiFinancial, Inc. (MD), Beneficiary, assigned all of its right, title and beneficial interest in the Deed of Trust to CitiFinancial Servicing, LLC. The Assignment was recorded February 21, 2017, in the office of the Register of Deeds of Gage County, Nebraska, as Instrument No. 2017-505.

On or about February 8, 2017, CitiFinancial Servicing, LLC, Beneficiary, assigned all of its right, title and beneficial interest in the Deed of Trust to Bayview Loan Servicing, LLC. The Assignment was recorded February 21, 2017, in the office of the Register of Deeds of Gage County, Nebraska, as Instrument No. 2017-506.

Camille R. Hawk, Attorney at Law, has been appointed Successor Trustee, pursuant to a Substitution of Trustee filed for record with the Register of Deeds of Gage County, Nebraska. Hereinafter the Successor Trustee, Camille R. Hawk, Attorney at Law, will be referred to as GRANTOR.

The GRANTOR in consideration of **Sixteen Thousand Five Hundred Dollars and No Cents (\$16,500.00)** and other valuable consideration received from **Curtis L. Wollenburg and Laurie A. Wollenburg, husband and wife, as joint tenants with full rights of survivorship**, hereinafter GRANTEES, does hereby grant, bargain, sell, convey and confirm unto GRANTEES the following described real property in Gage County, Nebraska:

Lot 1 and the East 30 feet of Lot 2, Pemberton Block Addition to Beatrice, Gage 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 the GRANTEES' successors and assigns forever.

GRANTOR does hereby covenant with the GRANTEES and with the GRANTEES' successors and assigns:

(1) That Evelyn J. Tiemann, a single person, as Trustor, failed to pay the Beneficiary payments which were contractually due, and the GRANTOR, at the request of the Beneficiary, elected to declare the entire unpaid principal balance, together with interest thereon, at once immediately due and payable.

2018-2222

Pages 2 Doc Tax \$ _____ EX # _____

Fee Amt \$ 16.00 Ck Pd \$ _____

Cash PD \$ 16.00 Refund \$ _____

Paid by #67 WOLLENBU Ck # _____

_____ Ck # _____

CUSTOMER CHG CODE _____

RETURN TO #67 WOLLENBURG

_____ WILL PICK UP _____

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COMPUTER

COMPARED _____

PAGED _____

11-305A

2018-2230

State of Nebraska Gage County ss. Entered in Numerical Index and filed for record the

16TH day of AUGUST, 2018

at 3:45 o'clock P. M., and recorded as

INSTRUMENT NO **2018-2230**

[Signature]
Register of Deeds

By _____ Deputy

REVOCABLE TRANSFER ON DEATH DEED
(Husband and Wife joint tenants with rights of survivorship)

Notice to Owner

This form must be recorded with the Register of Deeds of the County in which the property is located before your death and it also must be recorded with the Register of Deeds of the County in which the property is located within 30 days after it was signed. If either of these requirements is not met, this form will not be effective.

Identifying Information about Owners

Name of Owners

Curtis L Wollenburg

Laurie A Wollenburg

Mailing Address of Owners

1810 Park St

Beatrice, NE 68310

Notice to Register of Deeds

This is a transfer on death deed and a Real Estate Transfer Statement, Form 521 is not required with the filing of this Transfer on Death deed under Neb. Rev. Stat. 76-214(2)(b).

Legal Description

The following real estate is transferred by this document, effective at the death of the Owners to the Primary Beneficiaries as provided below.

Lot 1 and the East 30 feet of lot 2, Pemberton Block Addition to Beatrice, Gage County, Nebraska

Primary Beneficiaries

I designate the following beneficiaries of this revocable transfer on death deed if the beneficiaries survive us. (1/2 share of the real estate each)

Name of Primary Beneficiaries

Justin L Wollenburg

Brandon D Wollenburg

Mailing Address of Primary Beneficiaries

1023 High St
Beatrice, NE 68310

1924 Jefferson St
Beatrice, NE 68310

Transfer on Death

At my death, I transfer my interest in the described property to the beneficiaries as designated above. The transfer occurs at the death of the Transferor.

Survivorship Required

Under Nebraska law, the interest of a designated beneficiary is contingent on the designated beneficiaries surviving the transferor by one hundred twenty (120) hours.

This TOD Deed is Revocable

Before my death, I have the right to revoke this deed.

Legally Required Warnings in the TOD Deed:

Please pay close attention to the following warnings.

2018-2230

