

\$193.50 BY UP

BK 3 of Gen pg. 17

David John
REGISTER OF DEEDS

#4719 \$5.50

WARRANTY DEED

Record and return to:
Bell Escrow Services, Inc.
543 Main Street
Plattsmouth, NE 68048

KNOW ALL MEN by these presents that, Sarah L. Garner-Gaxiola FKA Sarah L. Garner and Frank Gaxiola, wife and husband, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto WILES INVESTMENT CO., LTD., herein called the grantee whether one or more, the following described real property in Cass County, Nebraska:

TAX LOTS 2 AND 3 IN THE NW¹/₄ OF THE NW¹/₄ OF SECTION 1, T11N,
R13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns 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.

Executed this 20 day of Aug, 2012

Sarah L. Garner-Gaxiola FKA Sarah L. Garner

Sarah L. Garner-Gaxiola FKA Sarah L. Garner

Frank Gaxiola
Frank Gaxiola

STATE OF Nebraska
COUNTY OF Cass

The foregoing instrument was acknowledged before me this 20 day of Aug, 2012 by Sarah L. Garner- Gaxiola FKA Sarah L. Garner and Frank Gaxiola, wife and husband.

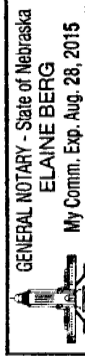
Notary Public, State and County aforesaid

Elaine Berg
Notary Signature

Elaine Berg
Notary Printed Signature

My commission expires:

8-28-15



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Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds.
Read instructions on reverse side. #4719

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 12 3 Date of Sale Mo. 8 Day 20 Yr. 12 4 Date of Deed Mo. 8 Day 20 Yr. 12

5 Grantor's Name, Address, and Telephone (Please Print)
 Grantor's Name (Seller) WILES INVESTMENT CO., LTD.
 Sarah L. Garner-Gaxiola (see attached)
 Street or Other Mailing Address P.O. Box 46
 1120 77th STREET
 City Plattsmouth State NE Zip Code 68048
 LUBBOCK TX 79423
 Telephone Number (806) 535-0970

6 Grantee's Name, Address, and Telephone (Please Print)
 Grantee's Name (Buyer) WILES INVESTMENT CO., LTD.
 Street or Other Mailing Address P.O. Box 46
 City Plattsmouth State NE Zip Code 68048
 Telephone Number (806) 535-0970

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)
(1) <input checked="" type="checkbox"/> Improved	(7) <input type="checkbox"/> Mineral Interests-Nonproducing	(1) <input type="checkbox"/> Mobile Home
(2) <input type="checkbox"/> Unimproved	(8) <input type="checkbox"/> Mineral Interests-Producing	(9) <input type="checkbox"/> State Assessed
(3) <input type="checkbox"/> TOLL	(9) <input type="checkbox"/> IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?)	(10) <input type="checkbox"/> Exempt
8 Type of Deed	10 Personal Rep. <input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Corrective <input type="checkbox"/> Land Contract <input type="checkbox"/> Sheriff <input type="checkbox"/> Executor <input type="checkbox"/> Partition <input type="checkbox"/> Conservator	
<input type="checkbox"/> Quit Claim	11 Was ownership transferred in full? (If No, explain the division.)	
10 Type of Transfer	<input checked="" type="checkbox"/> Sale <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Court Decree <input type="checkbox"/> Satisfaction of Contract	
<input type="checkbox"/> Auction	<input type="checkbox"/> Exchange <input type="checkbox"/> Life Estate <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Partition <input type="checkbox"/> Other (Explain)	

11 Was ownership transferred in full? (If No, explain the division.)
 YES NO

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

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
 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?
\$56,596

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? (If Yes, include the name of the agent.)
 YES NO

18 Address of Property
303 E. CHURCH RD.
PLATTSMOUTH, NE 68048

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

20 Legal Description
TAX LOTS 2 AND 3 IN THE NW1/4 OF THE NW1/4 OF SECTION 1,T11N,R13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed

\$	22	\$	86,000.00
\$	23	\$	
\$	24	\$	86,000.00

23 Was nonreal property included in the purchase? YES NO (If Yes, enter amount and attach itemized list.)

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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.

EMERSON WILES, PRESIDENT OF WILES INVESTMENT CO., LTD.
 Print or Type Name of Grantee or Authorized Representative

Emerson Wiles
 Signature of Grantee or Authorized Representative

BUYER
 Title

8-20-12
 Telephone Number
 Date

26 Date Filed Recorded Mo. 8 Day 20 Yr. 12 27 Value of Stamp or Exempt Number \$ 193.50 28 Deed Book 3 29 Deed Page 17

REGISTER OF DEEDS' USE ONLY FOR DEPT. USE ONLY

Nebraska Department of Revenue Form No. 96-269-2008 Rev. 8-2011 Supercedeses 96-269-2008

#4719

GRANTOR/SELLER: SARAH L. GARNER-GAXIOLA FKA SARAH L. GARNER
AND FRANK GAXIOLA