

C

NEBRASKA DOCUMENTARY  
STAMP TAX

JUN 11 2018

\$ 315.<sup>00</sup> By EB

FILED  
CASS COUNTY, NE.

2018 JUN 11 AM 11:16

BK 140 OF GEN. REG. 325

David John  
REGISTER OF DEEDS

# 2546 \$ 10.<sup>00</sup>

(15)

**JOINT TENANCY WARRANTY DEED**

Michael G. Benes, a single person, Grantor, whether one or more, in consideration of \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, conveys to Dustin A. Hoffman and Tina M. Hoffman, husband and wife, Grantee(s) as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Cass County, Nebraska:

**Parcel 1: Sublot 1 of Lot 3 and Tax Lot 6 of the Southeast Quarter of the Southeast Quarter of Section 34, Township 11 North, Range 9 East of the 6th P.M., Cass County, Nebraska**

**Parcel 2: A parcel of land in the Southeast Quarter of Section 34, Township 11 North, Range 9 East of the 6th P.M., Cass County, Nebraska identified as Tract #15, EXCEPT the East 860 feet thereof, on the Chicago, Rock Island and Pacific Railway Company Right-of-Way and Track Map**

Grantor covenants (jointly and severally, if more than one) with the Grantee(s) 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
- (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: ~~April 20~~, 2018

6/8

Michael G. Benes  
Michael G. Benes

STATE OF Nebraska

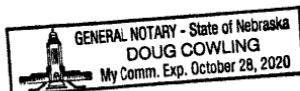
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me on 6/8/18 by Michael G. Benes, a single person

[Signature]  
Notary Public

My Commission Expires:

(SEAL)



After Recording Return to:

D. C. TITLE AGENCY  
4750 NORMAL BLVD STE 1  
LINCOLN NE 68506

[Signature]

Real Estate Transfer Statement

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.

# 2544

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives...

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent...

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description, 21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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...

sign here, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Title, GRANTEE, Date

Register of Deed's Use Only, 26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data, For Dept. Use Only

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

# 2544

**ORDER NO.: 2018130**

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ALTA Commitment - Exhibit "A"

(2018130.PFD/2018130/4)