

FF

#145

C

NEBRASKA DOCUMENTARY  
STAMP TAX

JAN 13 2014

\$ 1012.50 BY AL

FILED  
CASS COUNTY, NE.

2014 JAN 13 PM 2:17  
BK 31 OF 62 PG 104

David Jordan  
REGISTER OF DEEDS  
# 145 \$10.00

WARRANTY DEED

**John E. Nicholson and Nora M. Nicholson, husband and wife, GRANTOR,** whether one or more, in consideration of One Dollar and other good and valuable consideration received from **GRANTEE, JLH Holdings LLC, a Nebraska limited liability company,** conveys to **GRANTEE,** the following-described real estate (as defined in Neb. Rev. Stat. 76-201).

**Lot Six (6), Plattsmouth Industrial Site #2, City of Plattsmouth, Cass County, Nebraska.**

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, **except** for any easements and restrictions now of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed on this 10 day of Jan, 2014.

*John E. Nicholson*  
John E. Nicholson

*Nora M. Nicholson*  
Nora M. Nicholson

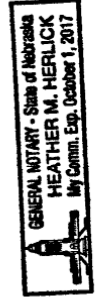
State of Nebraska

§

County of Cass

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of January, 2014 by **John E. Nicholson and Nora M. Nicholson, husband and wife.**

*Heather M. Herlick*  
Notary Public



PL0001334

# Real Estate Transfer Statement

FORM

521

145

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

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

1 County Name **Cass** 2 County Number **13** 3 Date of Sale Mo. **01** Day **10** Yr. **14** 4 Date of Deed Mo. **01** Day **10** Yr. **14**

5 Grantor's Name, Address, and Telephone (Please Print)  
 Grantor's Name (Seller) **John E. Nicholson and Nora M. Nicholson**  
 Street or Other Mailing Address **10117 Oakview Drive**  
 City **Plattsmouth, NE 68048** State **NE** Zip Code **68048**  
 Telephone Number **(402) 699-1089**

6 Grantee's Name, Address, and Telephone (Please Print)  
 Grantee's Name (Buyer) **JLH Holdings LLC, a Nebraska limited liability company**  
 Street or Other Mailing Address **977 Lakeview Drive**  
 City **Plattsmouth, NE 68048** State **NE** Zip Code **68048**  
 Telephone Number **(402) 227-2355**

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C also if property is mobile home.  
**(A) Status**  Improved  Single Family  Industrial  Mineral Interests - Nonproducing  State Assessed  Mobile Home  
 Unimproved  Multi-Family  Agricultural  Mineral Interests-Producing  Exempt  
 LOLL  Commercial  Recreational

8 Type of Deed  Warranty  Corrective  Land Contract  Personal Rep.  Bill of Sale  Joint Tenancy  
 Quit Claim  Sheriff  Executor  Mineral  Cemetery  Other  Other (Explain) \_\_\_\_\_  
 Conservator  Partition  Trust  Transfer on Death  Court Decree  Partition  Satisfaction of Contract  Joint Tenancy

9. Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  Yes  No

10 Type of Transfer  Sale  Gift  Foreclosure  Revocable Trust  Court Decree  Partition  Transfer on Death  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 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  Brothers and sisters  Family Corp., Partnership or LLC  
 Grandparents and Grandchild  Step-parent and Step-Child  Aunt or Uncle to Niece or Nephew  Other

14 What is the current market value of the real property? **\$450,000.00**

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

18 Address of Property **2415 Industrial Road Plattsmouth, NE 68048**

19 Name and Address of Person to Whom Tax Statement Should be Sent  
**JLH Holdings LLC, a Nebraska limited liability company**  
**Jason Hobscheidt, Manager**  
**977 Lakeview Drive**  
**Plattsmouth, NE 68048**

20 Legal Description: **Lot Six (6), Plattsmouth Industrial Site #2, City of Plattsmouth, Cass County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed.....	22	<b>\$450,000.00</b>
23 Was nonreal property included in purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if Yes, enter amount and attach itemized list)	23	<b>\$450,000.00</b>

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

**sign here**

► **Jason Hobscheidt, Manager**  
 Print or Type Name of Grantee or Authorized Representative  
*Jason Hobscheidt*  
 Signature of Grantee or Authorized Representative

**(402) 227-2355**  
 Telephone Number  
 Date **1-10-2014**

26 Date Deed Recorded Mo. <b>1</b> Day <b>13</b> Yr. <b>14</b>		27 Value of Stamp or Exempt Number \$ <b>1,012.50</b>		28 Deed Book <b>39</b>		29 Deed Page <b>104</b>		FOR NDR USE ONLY	
								30	

Nebraska Department of Revenue  
 Form No. 96-269-2008 Rev. 7-2013 Supersedes 96-269-2008 Rev 8-2011  
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327