



# Real Estate Transfer Statement

FORM 521

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 items 1-25 are accurately completed.

1 County Name <b>DOUGLAS - 28</b>	2 County Number <b>28</b>	3 Date of Sale Mo. <b>7</b> Day <b>15</b> Yr. <b>14</b>	4 Date of Deed Mo. <b>7</b> Day <b>11</b> Yr. <b>14</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Christine M. Higgins and Todd J. Higgins</b> Street or Other Mailing Address <b>9140 W. Judge Rd., #380</b> City <b>Omaha</b> State <b>NE</b> Zip Code <b>68114</b> Telephone Number <b>402-691-9933</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Turner Park North, LLC</b> Street or Other Mailing Address <b>c/o Colliers, 6464 Center Street, Suite 200</b> City <b>Omaha</b> State <b>NE</b> Zip Code <b>68106</b> Telephone Number <b>402-691-9933</b>	

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

(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	(C) <input type="checkbox"/> Mobile Home
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8 Type of Deed  
 Warranty  
 Quit Claim  
 Corrective  
 Sheriff  
 Conservator  
 Land Contract  
 Executor  
 Partition  
 Personal Rep.  
 Mineral  
 Trust  
 Bill of Sale  
 Cemetery  
 Transfer on Death  
 Joint Tenancy  
 Other

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

10 Type of Transfer  
 Sale  
 Auction  
 Gift  
 Exchange  
 Foreclosure  
 Life Estate  
 Revocable Trust  
 Irrevocable Trust  
 Court Decree  
 Partition  
 Satisfaction of Contract  
 Transfer on Death  
 Joint Tenancy  
 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  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?  
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 YES  NO \$ \_\_\_\_\_ %

16 Address of Property  
**3027 Farnam Street, #302, Omaha, Nebraska 68131**

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)  
 YES  NO **Colliers International**

18 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Same as #6**

20 Legal Description  
Unit 302 in The Clarinda Condominiums, a condominium property regime organized under the laws of the State of Nebraska, in the City of Omaha, Douglas County, Nebraska pursuant to Declaration of Condominium dated May 15, 2007, recorded May 16, 2007 as Instrument No. 2007055257 of the Records of Douglas County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	100,425.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	23	\$	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	100,425.00

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.

Turner Park North, LLC  
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative: *[Signature]* Title: *President* Telephone Number: **691-9933** Date: **7/15/14**

### Register of Deeds' Use Only

26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$ <b>227.25</b>	28 Deed Book	29 Deed Page	For Dept. Use Only
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Nebraska Department of Revenue  
Form No. 99-289-2008 Rev. 7-2013 Supercedes 99-289-2003 Rev. 8-2011  
Grantee—Retain a copy



DEED 201405495



JUL 21 2014 12:13 P 1



DEED 2014055495



JUL 21 2014 12:13 P 1

Nebr Doc Stamp Tax
07-21-2014 Date
\$ 227.25
By BW

Fee amount: 10.00  
FB: 16-06525  
COMP: BW

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
07/21/2014 12:13:36.00



### WARRANTY DEED

Return to: TitleCore, LLC, 9140 West Dodge Road, Suite 380, Omaha, Nebraska 68114

CHRISTINE M. HIGGINS AND TODD J. HIGGINS, Wife and Husband, GRANTOR, in consideration of ONE DOLLAR and other good and valuable consideration received from GRANTEE, TURNER PARK NORTH, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

Unit 302, in THE CLARINDA CONDOMINIUMS, a condominium property regime organized under the laws of the State of Nebraska, in the City of Omaha, in Douglas County, Nebraska, pursuant to Declaration of Condominium for The Clarinda Condominiums dated May 15, 2007 and recorded May 16, 2007, as Instrument No. 2007055257 of the Records of Douglas County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR

1. is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions 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: July 11, 2014

[Signature]  
Christine M. Higgins

[Signature]  
Todd J. Higgins

State of Nebraska )  
County of Douglas ) -- ss.

The foregoing Warranty Deed was acknowledged before me on July 11, 2014, by Christine M. Higgins and Todd J. Higgins.

[Signature]  
NOTARY PUBLIC

My commission expires. March 8, 2015  
1141321

