



Real Estate Transfer Statement

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

FORM
521

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

1 County Name DOUGLAS - 28		2 County Number		3 Date of Sale Mo. <u>7</u> Day <u>16</u> Yr. <u>14</u>		4 Date of Deed Mo. <u>7</u> Day <u>9</u> Yr. <u>14</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeffrey E. Machmuller and Peggy M. Machmuller Street or Other Mailing Address 6540 Darlington Court City State Zip Code Lincoln NE 68510 Telephone Number 402-691-9933				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Turner Park North, LLC Street or Other Mailing Address c/o Colliers, 6464 Center Street, Suite 200 City State Zip Code Omaha NE 68106 Telephone Number 402-691-9933			

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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<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 <input type="checkbox"/> Mobile Home

8 Type of Deed <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Corrective <input type="checkbox"/> Sheriff <input type="checkbox"/> Conservator	<input type="checkbox"/> Land Contract <input type="checkbox"/> Executor <input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep. <input type="checkbox"/> Mineral <input type="checkbox"/> Trust	<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cometary <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other	9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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10 Type of Transfer <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction	<input type="checkbox"/> Gift <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Inevitable Trust	<input type="checkbox"/> Court Decree <input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other (Explain.)
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11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Stop-parent and Step-child <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership or LLC <input type="checkbox"/> Other
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14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO \$ _____ %
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16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	17 Was transfer through a real estate agent? (If Yes, include the name of the agent.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Colliers International
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18 Address of Property 3027 Farnam Street, #201, Omaha, Nebraska 68131	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as #6
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20 Legal Description
Unit 202, 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.

22 Total purchase price, including any liabilities assumed	22	\$	117,000.00
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	\$	117,000.00

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: *Decided*
Telephone Number: **691-9933**
Date: **7/15/14**

Register of Deeds' Use Only For Dept. Use Only

26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$ 263.25	28 Read Book	29 Deed Page
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Nebraska Department of Revenue Form No. 96-269-2008 Rev. 7-2013 Supersedes 99-269-2008 Rev. 8-2011
Grantee—Retain a copy of

DEED 201405522

JUL 21 2014 13:29 P 1



DEED 2014055522



JUL 21 2014 13:29 P 1

Nebr Doc Stamp Tax
07-21-2014 Date
\$ 263.25
By PN

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

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
07/21/2014 13:29:55.00



2014055522

WARRANTY DEED

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

JEFFREY E. MACHMULLER AND PEGGY M. MACHMULLER, Husband and Wife, 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 202, 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: 7-9-14

Jeffrey E. Machmuller
Jeffrey E. Machmuller

Peggy M. Machmuller
Peggy M. Machmuller

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

The foregoing Warranty Deed was acknowledged before me on July 9th, 2014, by Jeffrey E. Machmuller and Peggy M. Machmuller.

Aylin S. Karmazin
NOTARY PUBLIC

My commission expires. March 24, 2018

113127

