



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 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>12</u> Yr. <u>14</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Adam W. Krause Street or Other Mailing Address 5430 Fairway Road City Fairway State Ks Zip Code 66205 Telephone Number 408-691-9933				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Turner Park North, LLC Street or Other Mailing Address c/o Collifers, 6464 Center Street, Suite 200 City Omaha State NE Zip Code 68106 Telephone Number 408-691-9933			

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 checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home	
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt		
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational				

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 trustee 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 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 **Collifers International**

18 Address of Property
305 Turner Boulevard, #2, Omaha, Nebraska 68131

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as #6

20 Legal Description
 Unit 2, 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	\$	77,200.00
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	\$	77,200.00

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: **408-691-9933**
 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
 \$ **175.50**

Nebraska Department of Revenue
 Form No. 95-259-2008 Rev. 7-2013 Supercedes 90-259-2003 Rev. 9-2011



DEED 2014055524



JUL 21 2014 13:30 P 1



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JUL 21 2014 13:30 P 1

Nebr Doc Stamp Tax
07-21-2014 Date
\$ 175.50
By PN

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

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
07/21/2014 13:30:06.00



WARRANTY DEED

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

ADAM W. KRAUSE, a single person, 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 2, 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: Adam W. Krause 7-10-14

Adam Krause

State of Missouri)
County of Jackson) -- ss.

The foregoing Warranty Deed was acknowledged before me on July 10, 2014, by Adam W. Krause.

NOTARY PUBLIC

My commission expires. 12/2/16

113786

ELIZABETH K. COUZENS Notary Public - Notary Seal State of Missouri Commissioned for Jackson County My Commission Expires: December 02, 2016 Commission Number: 12694197
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