



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		2 County Number		3 Date of Sale		4 Date of Deed	
DOUGLAS - 28				Mo. 16 Day 14 Yr. 14		Mo. 1 Day 9 Yr. 14	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Jack Austin Henry				Grantee's Name (Buyer) Turner Park North, LLC			
Street or Other Mailing Address 3027 Farnam #201				Street or Other Mailing Address c/o Colliders, 6464 Center Street, Suite 200			
City Omaha NE		State NE		City Omaha		State NE	
Zip Code 68131				Zip Code 68106			
Telephone Number 408-691-9933				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 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 checked="" 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"/> Cemetery <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			
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"/> Irrevocable 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.)			
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			
13 Was the transfer between relatives, or if to a trustee, are the trustor 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"/> Brothers and Sisters <input type="checkbox"/> Family Corp., Partnership or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> 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.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO \$ _____ %			
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 Colliders International			
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			

20 Legal Description
Unit 201, 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	\$	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.)	\$	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	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.

Print or Type Name of Grantee or Authorized Representative: Turner Park North, LLC
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. \$ 227.25
Nebraska Department of Revenue
Form No. 66-269-2008 Rev. 7-2013 Supersedes 98-269-2008 Rev. 9-2011



DEED 2014055599



JUL 21 2014 14:20 P 1

Grantee—Retain a copy



DEED 2014055599



JUL 21 2014 14:20 P 1

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

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

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
07/21/2014 14:20:55.00



WARRANTY DEED

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

JACK AUSTIN HENRY, 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 201, 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 9, 2014

Jack Austin Henry

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

The foregoing Warranty Deed was acknowledged before me on July 9, 2014, by Jack Austin Henry.

NOTARY PUBLIC

My commission expires. Oct 31, 2016

113826

