



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. 7 Day 16 Yr. 14	4 Date of Deed Mo. 7 Day 12 Yr. 14
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) The Clarinda Condos, LLC Street or Other Mailing Address 10713 Valley St City Omaha State NE Zip Code 68124 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 Omaha State NE Zip Code 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"/> 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
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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"/> 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.)
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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 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
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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 & 305 & 311 Turner Boulevard, 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
Units 3, 101, 102, 103, 104, 105, 106, 204, 205, 206, 304, 305, 306 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	\$	430,000.00
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)	23	\$	430,000.00

26 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

Stacy
Signature of Grantee or Authorized Representative

Residual
Title

402-691-9933
Telephone Number

7/15/14
Date

Register of Deeds' Use Only For Dept. Use Only

26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$ 967.50	28 Deed Book	29 Deed Page
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Nebraska Department of Revenue
Form No. 95-269-2008 Rev. 7-2013 Supersedes previous versions 8-2011
Grantor—Retain a copy of

DEED 2014055630



JUL 21 2014 14:23 P 2



DEED 2014055630



JUL 21 2014 14:23 P 2

Nebr Doc Stamp Tax
07-21-2014 Date
\$ 967.50
By PN

Fee amount: 16.00
FB: 16-06525
COMP: PN

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
07/21/2014 14:23:48.00



WARRANTY DEED

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

THE CLARINDA CONDOS, LLC, a Nebraska limited liability company, 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):

SEE ATTACHED EXHIBIT "A"

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.

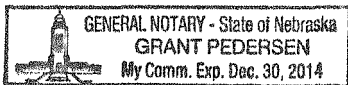
Executed: July 17, 2014

THE CLARINDA CONDOS, LLC, a Nebraska limited liability company

By: [Signature]
Ryan Barry, Manager

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

The foregoing Warranty Deed was acknowledged before me on 7/17/14, 2014, by Ryan Barry, as Manager of The Clarinda Condos, LLC, a Nebraska limited liability company, for and on behalf of the company.



[Signature]
NOTARY PUBLIC

My commission expires. 12/30/14

913779

Exhibit "A"
Legal Description

Units 3, 101, 102, 103, 104, 105, 106, 204, 205, 206, 304, 305 and 306, 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.

Exhibit "A"
Legal Description

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