



After recording, return to: Paul J. Halbur, Fraser Stryker, 409 S. 17 St., Suite 500, Omaha, NE 68102

GENERAL WARRANTY DEED

Roger J. Kanne and Beverly J. Kanne, husband and wife, ("Grantor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from Grantee, conveys to Kanne Korp, L.P., an Iowa limited partnership ("Grantees"), the following described real estate:

See Exhibit A attached hereto and made a part hereof.

Grantor covenants with Grantees that Grantor: (1) is lawfully seized of such real estate and that it is free from encumbrances, except (a) matters of record; and (b) general and special taxes and assessments which are a lien but not due and delinquent; (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.

Dated this 17 day of May, 2019.

Roger J. Kanne
 Roger J. Kanne

Beverly J. Kanne
 Beverly J. Kanne

STATE OF Iowa)
) ss.
 COUNTY OF Carroll)

On this 17 day of May, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared ROGER J. KANNE and BEVERLY J. KANNE, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Patricia J. Beck
 Notary Public

Exhibit A
Real Estate

The North 23 feet of Lot 24 and the South 37 feet of Lot 25, BLock 9, Jerome Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska;

AND

The North 9 feet of Lot 25 and all of Lots 26 and 27, BLock 9, Jerome Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

FORM

521

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/Transfer		4 Date of Deed	
DOUGLAS - 28				Mo. 5 Day 17 Yr. 2019		Mo. 5 Day 17 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Roger J. Kanne, et al.				Grantee's Name (Buyer) Kanne Corp, L.P.			
Street or Other Mailing Address 624 N. Crawford St.				Street or Other Mailing Address 624 N. Crawford St.			
City Carroll		State IA		City Carroll		State IA	
Phone Number 712-792-2722		Zip Code 51401		Phone Number 712-792-2722		Zip Code 51401	
Email Address todd@communityoil.com				Email Address todd@communityoil.com			
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"/> Single Family				<input type="checkbox"/> Mobile Home	
<input type="checkbox"/> Unimproved		<input type="checkbox"/> Industrial				<input type="checkbox"/> State Assessed	
<input type="checkbox"/> IOLL		<input type="checkbox"/> Agricultural				<input type="checkbox"/> Exempt	
<input type="checkbox"/> Commercial		<input type="checkbox"/> Recreational					
8 Type of Deed							
<input type="checkbox"/> Bill of Sale		<input type="checkbox"/> Corrective		<input type="checkbox"/> Distribution		<input type="checkbox"/> Land Contract/Memo	
<input type="checkbox"/> Cemetery		<input type="checkbox"/> Death Certificate - Transfer on Death		<input type="checkbox"/> Easement		<input type="checkbox"/> Lease	
		<input type="checkbox"/> Executor		<input type="checkbox"/> Mineral		<input type="checkbox"/> Partition	
				<input type="checkbox"/> Quit Claim		<input checked="" type="checkbox"/> Warranty	
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
10 Type of Transfer							
<input type="checkbox"/> Auction		<input type="checkbox"/> Easement		<input type="checkbox"/> Gift		<input type="checkbox"/> Life Estate	
<input type="checkbox"/> Court Decree		<input type="checkbox"/> Exchange		<input type="checkbox"/> Grantor Trust		<input type="checkbox"/> Partition	
				<input type="checkbox"/> Irrevocable Trust		<input type="checkbox"/> Revocable Trust	
				<input type="checkbox"/> Sale		<input type="checkbox"/> Transfer on Death	
				<input type="checkbox"/> Satisfaction of Contract		<input checked="" type="checkbox"/> Other (Explain) cont. to family	
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 checked="" type="checkbox"/> Yes		<input type="checkbox"/> No		<input type="checkbox"/> Aunt or Uncle to Niece or Nephew		<input checked="" type="checkbox"/> Family Corp., Partnership, or LLC	
		<input type="checkbox"/> Brothers and Sisters		<input type="checkbox"/> Grandparents and Grandchild		<input type="checkbox"/> Self	
		<input type="checkbox"/> Ex-spouse		<input type="checkbox"/> Parents and Child		<input type="checkbox"/> Spouse	
						<input type="checkbox"/> Step-parent and Step-child	
14 What is the current market value of the real property?							
\$923,100.00							
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 or a title company? (If Yes, include the name of the agent or title company contact.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
18 Address of Property							
See Attached							
19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Kanne Corp, L.P. 624 N. Crawford St. Carroll, IA 51401							
20 Legal Description							
See Attached							
21 If agricultural, list total number of acres _____							
22 Total purchase price, including any liabilities assumed							
22 \$ 0.00							
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)							
23 \$							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)							
24 \$ 0.00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5(b)							
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.							
<div style="display: flex; justify-content: space-between;"> <div> <p>sign here</p> <p>Print or Type Name of Grantee or Authorized Representative TODD A. KANNE</p> <p>Signature of Grantee or Authorized Representative <i>Todd A. Kanne</i></p> </div> <div> <p>Managing Partner</p> <p>Title</p> </div> <div> <p>712-792-5840</p> <p>Phone Number</p> <p>5-17-19</p> <p>Date</p> </div> </div>							
Register of Deed's Use Only							
26 Date Deed Recorded		27 Value of Stamp or Exempt Number		28 Recording Data		For Dept. Use Only	
Mo. _____ Day _____ Yr. _____		\$ _____					

Grantee—Retain a copy of this document for your records.

Exhibit A
Real Estate

The property located at 101 S 38th Ave, Omaha, NE 68131, and legally described as:

The North 23 feet of Lot 24 and the South 37 feet of Lot 25, Block 9, Jerome Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska;

AND

The property located at 115 S 38th Ave, Omaha, NE 68131, and legally described as:

The North 9 feet of Lot 25 and all of Lots 26 and 27, Block 9, Jerome Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.