

NEBRASKA DOCUMENTARY
STAMP TAX
Mar 08, 2019
\$ 900.00 By KV

RECORDED
CASS COUNTY, NE.
2019 Mar 08 AM 08:11
Bk 155 OF GEN PG 412

Susan R. Laduke
REGISTER OF DEEDS
#00769 \$16.00

Pages 2

WARRANTY DEED

Return to:
Nebraska Land Title & Abstract
3910 South Street
Lincoln, NE 68506

Ken C. Halvorsen and Elizabeth Halvorsen, husband and wife ("Grantor"), in consideration of One Dollar and other valuable consideration received from Grantee, do convey unto **Casey's Retail Company, an Iowa corporation, ("Grantee")** the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE as follows:

1. Grantor is lawfully seized of said Premises and it is free from encumbrances, subject, however, to any restrictions, reservations, covenants, easements and agreements of record and subject to all regular taxes and special assessments;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto signed as of the 6 day of March, 2019.

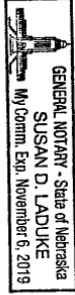
Ken C. Halvorsen
Ken C. Halvorsen

Elizabeth Halvorsen
Elizabeth Halvorsen

State of Nebraska
County of Lancaster

The foregoing instrument was acknowledged before me this 6 day of March, 2019, by Elizabeth Halvorsen, wife of Ken C. Halvorsen.

Susan R. Laduke
Notary Public - Affix Seal to the Right



State of Nebraska
County of Lancaster

The foregoing instrument was acknowledged before me this 6 day of March, 2019 by Ken C. Halvorsen, husband of Elizabeth Halvorsen.

Susan R. Laduke
Notary Public - Affix Seal to the Right

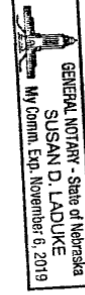


EXHIBIT "A"

Part of Tax Lot 12 located in the Southeast Quarter of Section 20, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska; more particularly described as follows: Beginning at a point on the East line of said Southeast Quarter of Section 20, 229.7 feet North of the Southeast corner of said Southeast Quarter, thence Westerly and parallel to the South line of said Southeast Quarter, 183.0 feet; thence North parallel to the East line of said Southeast Quarter, 100.0 feet; thence Easterly parallel to the said South line of the Southeast Quarter, 183.0 feet to a point on the said East line of the Southeast Quarter; thence South along said East line 100.0 feet to the point of beginning, except the East 33.00 feet thereof for roadway right of way.

AND - Part of Tax Lot 12 located in the Southeast Quarter of Section 20, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska; more particularly described as follows: Beginning at a point 330.00 feet North and 33.00 feet West of the Southeast corner of the Southeast Quarter of said Section 20; said point being on the West right of way line of First Street in the Village of Eagle; thence West and parallel to the South line of the Southeast Quarter of said Section 20, 150.00 feet; thence South and parallel to the East line of the Southeast Quarter of Section 20, 44.50 feet; thence West and parallel to the South line of said Southeast Quarter 82.94 feet; thence North and parallel to the East line of said Southeast Quarter 142.26 feet; thence East and parallel to the South line of said Southeast Quarter 78.94 feet; thence North and parallel to the East line of said Southeast Quarter 51.12 feet; thence East and parallel to the South line of said Southeast Quarter 154.00 feet to a point on the West right of way line of First Street; thence South along said right of way line 148.88 feet to the point of beginning.

EXCEPT- That part of Tax Lot 12 located in the Southeast Quarter of Section 20, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska; more particularly described as follows: Beginning at a point on the West right of way line of First Street, Village of Eagle, said point being 378.88 feet North and 33 feet West of the Southeast corner of Southeast Quarter of Section 20; thence West and parallel to the South line of said Section 20, 232.94 feet; thence North and parallel to the East line of said Section 20, 48.88 feet; thence East and parallel to the South line of said Section 20, 78.94 feet; thence North and parallel to the East line of said Section 20, 51.12 feet; thence East and parallel to the South line of said Section 20, 154.00 feet; thence South 100 feet to the point of beginning.

EXCEPT - Fraction of Sublot 14 of Tax Lot 12, located in the Southeast Quarter of Section 20, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska; more particularly described as follows: Beginning at the Northwest corner of Sublot 14 of Tax Lot 12; thence North 90° East, along the North line, 76.84 feet; thence South 0° West, 93.71 feet to a point on the North line of Sublot 11 of Tax Lot 12; thence North 89°45'38" West, along said North line, 75.97 feet to a point on the West line of Sublot 14 of Tax Lot 12; thence North 0°31'49" West, along said West line 93.38 feet to the point of beginning.

Real Estate Transfer Statement

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

109

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

1 County Name Cass 2 County Number 13 3 Date of Sale/Transfer Mo. 3 Day 7 Yr. 19 4 Date of Deed Mo. 3 Day 6 Yr. 19

5 Grantor's Name, Address, and Telephone (Please Print)
 Grantor's Name (Seller) Ken C. Halvorsen and Elizabeth Halvorsen, husband and wife
 Street or Other Mailing Address 7957 Yellow Knife Dr.
 City Lincoln State Nebraska Zip Code 68506
 Telephone Number 402-430-9682

6 Grantee's Name (Buyer)
Casey's Retail Company, an Iowa corporation
 Street or Other Mailing Address One Convenience Blvd. S.E.
 City Lincoln State IA Zip Code 50021
 Telephone Number 515-446-6441
 Is the grantee a 501(c)(3) organization? Yes No
 If Yes, is the grantee a 509(a) foundation? Yes No

Email Address N/A

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

(B) Property Type Land Contract/Memo Partition Sheriff Other
 Lease Personal Rep. Trust/Trustee
 Executor Mineral Quit Claim Warranty

(C) Mobile Home

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate-Transfer on Death Executor Mineral Quit Claim Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) Yes No

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract 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 transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check appropriate box)
 YES NO Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property? \$400,000.00

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 or a title company? (If Yes, include the name of the agent or title company contact) YES NO

18 Address of Property
 801 S 1st St.
 Eagle, NE 68347

18a. No address assigned 18b. Vacant Land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Casey's Retail Company, an Iowa corporation
One Convenience Blvd. S.E.
Ankeny, IA 50021

20 Legal Description See Attached Exhibit A

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed _____

23 Was non-real property included in the purchase? YES NO (if Yes, dollar enter amount and attach itemized list.)

22	\$	400,000
23	\$	0.00
24	\$	400,000

24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____

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.

Casey's Retail Company, an Iowa corporation
 Print or Type Name of Grantee or Authorized Representative Legal Counsel Title _____
 Signature of Grantee or Authorized Representative [Signature] Date 3/5/2019
 Phone Number 515-446-6441

sign here

26 Date Deed Recorded Mo. 3 Day 8 Yr. 19 27 Value of Stamp or Exempt Number \$ 900.00 28 Recording Date 155-412

REGISTER OF DEEDS' USE ONLY

For Dept. Use Only

109

EXHIBIT "A"

Part of Tax Lot 12 located in the Southeast Quarter of Section 20, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska; more particularly described as follows: Beginning at a point on the East line of said Southeast Quarter of Section 20, 229.7 feet North of the Southeast corner of said Southeast Quarter, thence Westerly and parallel to the South line of said Southeast Quarter, 183.0 feet; thence North parallel to the East line of said Southeast Quarter, 100.0 feet; thence Easterly parallel to the said South line of the Southeast Quarter, 183.0 feet to a point on the said East line of the Southeast Quarter; thence South along said East line 100.0 feet to the point of beginning, except the East 33.00 feet thereof for roadway right of way.

AND - Part of Tax Lot 12 located in the Southeast Quarter of Section 20, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska; more particularly described as follows: Beginning at a point 330.00 feet North and 33.00 feet West of the Southeast corner of the Southeast Quarter of said Section 20; said point being on the West right of way line of First Street in the Village of Eagle; thence West and parallel to the South line of the Southeast Quarter of said Section 20, 150.00 feet; thence South and parallel to the East line of the Southeast Quarter of Section 20, 44.50 feet; thence West and parallel to the South line of said Southeast Quarter 82.94 feet; thence North and parallel to the East line of said Southeast Quarter 142.26 feet; thence East and parallel to the South line of said Southeast Quarter 78.94 feet; thence North and parallel to the East line of said Southeast Quarter 51.12 feet; thence East and parallel to the South line of said Southeast Quarter 154.00 feet to a point on the West right of way line of First Street; thence South along said right of way line 148.88 feet to the point of beginning.

EXCEPT- That part of Tax Lot 12 located in the Southeast Quarter of Section 20, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska; more particularly described as follows: Beginning at a point on the West right of way line of First Street, Village of Eagle, said point being 378.88 feet North and 33 feet West of the Southeast corner of Southeast Quarter of Section 20; thence West and parallel to the South line of said Section 20, 232.94 feet; thence North and parallel to the East line of said Section 20, 48.88 feet; thence East and parallel to the South line of said Section 20, 78.94 feet; thence North and parallel to the East line of said Section 20, 51.12 feet; thence East and parallel to the South line of said Section 20, 154.00 feet; thence South 100 feet to the point of beginning.

EXCEPT - Fraction of Sublot 14 of Tax Lot 12, located in the Southeast Quarter of Section 20, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska; more particularly described as follows: Beginning at the Northwest corner of Sublot 14 of Tax Lot 12; thence North 90° East, along the North line, 76.84 feet; thence South 0° West, 93.71 feet to a point on the North line of Sublot 11 of Tax Lot 12; thence North 89°45'38" West, along said North line, 75.97 feet to a point on the West line of Sublot 14 of Tax Lot 12; thence North 0°31'49" West, along said West line 93.38 feet to the point of beginning.