

NEBRASKA DOCUMENTARY
STAMP TAX

JAN 31 2014

\$281.25 BY JH

#414
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FILED
CASS COUNTY, NE.

2014 JAN 31 AM 8:49

BK 40 OF Gen PG 634

David Jordan
REGISTER OF DEEDS

#416 \$16.00

WARRANTY DEED

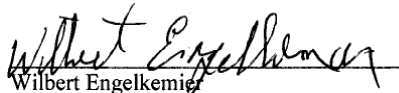
KNOW ALL PERSONS BY THESE PRESENTS that WILBERT ENGELKEMIER, a single person, herein called the grantors, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION received from grantee, do grant, bargain, sell, convey and confirm unto the JAMES F. ENGELKEMIER AND JOAN B. ENGELKEMIER, CO-TRUSTEES OF THE J&J ENGELKEMIER FAMILY TRUST, herein after called the grantee, the following-described real property in Cass County, Nebraska, to-wit:

See Attached Schedule A

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and its heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with its heirs and assigns that grantors are lawfully seized of said premises; that it is free from encumbrance except easements and restrictions of record, if any; that grantors have good right and lawful authority to convey the same; and that grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

DATED this 30 day of January, 2014.


Wilbert Engelkemier

STATE OF NEBRASKA)
)SS:
COUNTY OF CASS)

The foregoing instrument was acknowledged before me on this 30th day of January, 2014, by Wilbert Engelkemier, a single person, who acknowledged the execution of the above to be his voluntary act and deed.




Notary Public

SCHEDULE "A"

#414

Tax Lot One (1) located in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-two (32), Township Twelve (12) North, Range Twelve (12) East of the 6th P.M., in Cass County, Nebraska, the boundary of which is more fully described as follows: Beginning at the Northeast Corner of said Section Thirty-two (32); thence South 0°00'00" West, (assumed bearing), along the East line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), 950.00'; thence North 74°12'10" West, 247.53'; thence North 0°00'00" East, parallel with the East line, 878.88' to a point on the North line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence North 89°06'08" East, along said North line, 238.20' to the point of beginning and containing a calculated area of 5.00 Acres, more or less.

AND

Tax Lot Two (2) - A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-two (32), Township Twelve (12) North, Range Twelve (12) East of the 6th P.M. in Cass County, Nebraska, the boundary of which is more fully described as follows: Referring to the Northeast Corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence South 89°06'08" West, (assumed bearing), along the North line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), 238.20' to the true point of beginning; thence South 0°00'00" West, parallel with the East line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), 878.88'; thence North 74°12'10" West, 7.50'; thence North 5°10'53" West, 163.32' to an existing fence line; thence North 87°01'44" West, (along existing fence), 525.74'; thence North 31°38'21" West, (along existing fence), 789.17' to a point on the North line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence North 89°06'08" East, along said North line, 961.10' to the point of beginning and containing a calculated area of 12.03 Acres, more or less.



Real Estate Transfer Statement

• To be filed with the Register of Deeds.
• Read instructions on reverse side.

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 CASS - 13		3 Date of Sale Mo. 1 Day 30 Yr. 2014		4 Date of Deed Mo. 1 Day 30 Yr. 2014	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wilbert Engelkemier Street or Other Mailing Address 501 East 4th St. P.O. Box 5 City Louisville, Ky 4037 State Zip Code 68037 Telephone Number 402-658-7076				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James and Joan Engelkemier Street or Other Mailing Address 11310 Agnew Rd. City Louisville State NE Zip Code 68037 Telephone Number (402) 949-0173			
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							
10 Type of Transfer <input type="checkbox"/> Sale <input type="checkbox"/> Auction <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Life Estate <input type="checkbox"/> Foreclosure <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 checked="" type="checkbox"/> Other (Explain.) Warranty Deed							
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"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Brothers and Sisters <input checked="" 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? \$125,000				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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
18 Address of Property 11310 Agnew Rd. Louisville, NE 68037				19 Name and Address of Person to Whom the Tax Statement Should be Sent James Engelkemier 11310 Agnew Rd. Louisville, NE 68037			

20 Legal Description

See Attached Schedule A

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed	22	\$	125,000.00
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	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	125,000.00

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.

James Engelkemier

(402) 949-0173

sign
here

Print or Type Name of Grantee or Authorized Representative

Grantee

Telephone Number

1/30/2014

Signature of Grantee or Authorized Representative

Date

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 30 Yr. 14	27 Value of Stamp or Exempt Number \$ 281.25	28 Deed Book 40	29 Deed Page 634

Nebraska Department of Revenue

Form No. 96-269-2008 Rev. 7-2013 Supersedes 96-269-2008 Rev. 8-2011

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327

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

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