

NEBRASKA DOCUMENTARY  
STAMP TAX

JAN 31 2014

\$ EX 23 BY JH

#418  
C  
FILED  
CASS COUNTY, NE.

2014 JAN 31 AM 8:52

BK 40 OF Gen PG 1637

David J. Jorhan  
REGISTER OF DEEDS

#418 \$16.00

Return to: Barry L. Hemmerling, JHHZ, 5640 S. 84<sup>th</sup> St., Ste. 100, Lincoln, NE 68516

EASEMENT

THIS EASEMENT AGREEMENT, made and entered into this 30 day of January, 2014 by and between JAMES F. ENGELKEMIER and JOAN B. ENGELKEMIER, Co-Trustees of the J & J ENGELKEMIER FAMILY TRUST and WILBERT ENGELKEMIER.

WITNESSETH:

WHEREAS, James F. Engelkemier and Joan B. Engelkemier, Co-Trustees of the J & J Engelkemier Family Trust are the owners of real property more particularly described as the East Half of the Northeast Quarter (E $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section Thirty-Two (32), Township Twelve (12) North, Range Twelve (12) East of the 6th P.M., Cass County, Nebraska, and hereinafter referred to as the "Servient Land"; and,

WHEREAS, Wilbert Engelkemier is the owner of real property more particularly described as the West Half of the Northeast Quarter (W $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section Thirty-Two (32), Township Twelve (12) North, Range Twelve (12) East of the 6th P.M., Cass County, Nebraska, and hereinafter referred to as the "Dominant Land"; and,

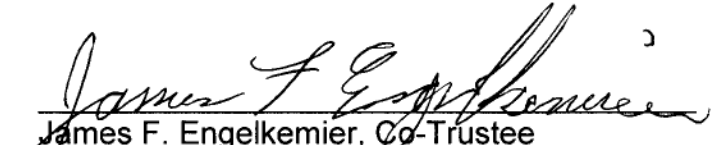
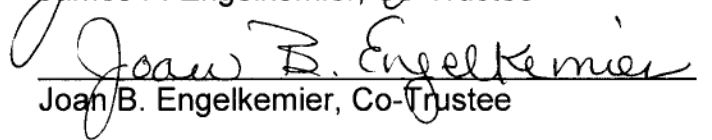
WHEREAS, James F. Engelkemier and Joan B. Engelkemier, Co-Trustees of the J & J Engelkemier Family Trust desire to grant to Wilbert Engelkemier an EASEMENT for the right of ingress and egress across the Servient Land.

#418

NOW, THEREFORE, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, James F. Engelkemier and Joan B. Engelkemier, Co-Trustees of the J & J Engelkemier Family Trust do hereby grant to Wilbert Engelkemier an EASEMENT over and across the south 20 feet of the Servient Land for the purpose of ingress and egress to and from the Dominant Land. The EASEMENT granted herein is perpetual and is for the benefit of and appurtenant to the Dominant Land, and shall run with the land.

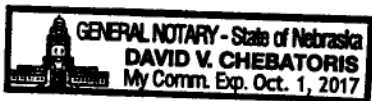
Neither James F. Engelkemier and Joan B. Engelkemier, Co-Trustees of the J & J Engelkemier Family Trust, nor their successors or assigns, shall be required to maintain said EASEMENT for the benefit of Wilbert Engelkemier; however, they shall not obstruct his use of the same.

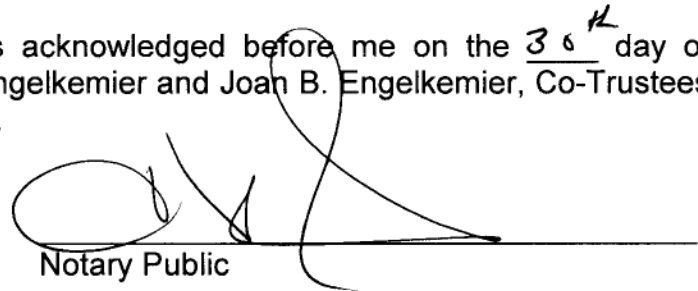
This EASEMENT shall be binding upon, and shall inure to the benefit of the parties hereto, and their respective heirs, successors and assigns, each to the other.

  
James F. Engelkemier, Co-Trustee  
  
Joan B. Engelkemier, Co-Trustee

STATE OF NEBRASKA                    )  
  ) ss:  
COUNTY OF CASS                    )

The foregoing instrument was acknowledged before me on the 30<sup>th</sup> day of JANUARY, 2014, by James F. Engelkemier and Joan B. Engelkemier, Co-Trustees of the J & J Engelkemier Family Trust.



  
Notary Public

TO BE FILED  
WITH REGISTER  
OF DEEDS

# Real Estate Transfer Statement

• Read instructions on reverse side

FORM  
521

410

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND ITEMS 1-25 ARE ACCURATELY COMPLETED

1 County Name <b>CASS</b>	2 County Number <b>CASS - 13</b>	3 Date of Sale Mo. <b>1</b> Day <b>30</b> Yr. <b>14</b>	4 Date of Deed Mo. <b>1</b> Day <b>30</b> Yr. <b>14</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>JAMES &amp; JOAN ENGELKEMER</b> Street or Other Mailing Address <b>11310 Ashen Rd</b> City <b>Louisville, Mo</b> State <b>68037</b> Telephone Number <b>402-949-0173</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Wilbert Engelkemier</b> <del>11310 Ashen Rd</del> Street or Other Mailing Address <b>11310 Ashen Rd</b> City <b>Louisville, Mo</b> State <b>68037</b> Telephone Number <b>402-949-0173</b>	

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C also if property is mobile home.			
(A) Status	(B) Property Type		(C)
(1) <input type="checkbox"/> Improved (2) <input checked="" type="checkbox"/> Unimproved (3) <input type="checkbox"/> IOLL	(1) <input type="checkbox"/> Single Family (2) <input type="checkbox"/> Multi-Family (3) <input type="checkbox"/> Commercial	(4) <input type="checkbox"/> Industrial (5) <input checked="" type="checkbox"/> Agricultural (6) <input type="checkbox"/> Recreational (7) <input type="checkbox"/> Mineral Interests-Nonproducing	(8) <input type="checkbox"/> Mineral Interests-Producing (9) <input type="checkbox"/> State Assessed (10) <input type="checkbox"/> Exempt (1) <input type="checkbox"/> Mobile Home
8 Type of Deed <input 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
9 1031 Exchange? (was transfer an IRS like-kind exchange)	<input type="checkbox"/> Yes <input 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"/> Foreclosure <input type="checkbox"/> Life Estate	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Irrevocable Trust
11 Ownership Transferred in Full? (if No, explain division)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
12 Was real estate purchased for same use? (if No, state intended use)	<input type="checkbox"/> YES <input type="checkbox"/> NO		
13 Was transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check appropriate box)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Family Corporation, Partnership or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input checked="" type="checkbox"/> Other <b>FAMILY TRUST</b>		
14 What is the current market value of the real property? <b>8125000</b>	15 Was mortgage assumed? If Yes, state amount and interest rate. <input checked="" type="checkbox"/> YES <input 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, name of agent) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
18 Address of Property	19 Name and Address of Person to Whom Tax Statement Should be Sent <b>JAMES ENGELKEMER</b> <b>11310 Ashen Rd</b> <b>Louisville, Mo 68037</b>		

20 Legal Description <b>E 1/2 NE 1/4 32-12-12 CASS Co.</b> <b>W 1/2 NE 1/4 32-12-12 CASS Co.</b>	21 If agricultural, list total number of acres
--	--

22 Total purchase price, including any liabilities assumed	22 \$ <b>1.60</b>
23 Was nonreal property included in purchase? <input type="checkbox"/> YES <input type="checkbox"/> NO (if Yes, enter amount and attach itemized list)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <b>0.00</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.

25 Print or Type Name of Grantee or Authorized Representative <b>JAMES F. ENGELKEMER by Attorney</b>	Telephone Number <b>402-949-0173</b>
Signature of Grantee or Authorized Representative 	Title <b>Attorney</b>
sign here	Date <b>11/30/14</b>

REGISTER OF DEEDS' USE ONLY			FOR NDR USE ONLY	
26 Date Deed Recorded Mo. <b>1</b> Day <b>31</b> Yr. <b>14</b>	27 Value of Stamp or Exempt Number <b>\$ EX23</b>	28 Deed Book <b>40</b>	29 Deed Page <b>637</b>	30

