

#5058

FILED
CASS COUNTY, NE.

2013 SEP 17 AM 9:35

BK 33 GEN PG 20

DEED JOHN
REGISTER OF DEEDS

#5058 \$16.00

Space Above Line Reserved for Recording Purposes

REVOCABLE TRANSFER ON DEATH DEED

Notice to OwnerYou should carefully read all information on this form. You May Want to Consult a Lawyer before Using This Form.

This form must be recorded with the Register of Deeds of the County in which the property is located before your death and it also must be recorded with the Register of Deeds of the County in which the property is located within 30 days after it was signed. If either of these requirements is not met, this form will not be effective.

Identifying Information about Owner(s)**Name of Owner**

Richard T. Johnson, a single person

Mailing Address of Owner19911 Beach Rd, #105
Plattsmouth, NE 68048**Notice to Register of Deeds**

This is a transfer on death deed and Form 521 is not required with the filing of this Transfer on Death deed under Neb. Rev. Stat. §76-214(2)(b).

Legal Description

The following real estate is transferred by this document, effective at the death of the Owner to the Primary Beneficiary or to the Alternate Beneficiary as provided below.

Lot 2 except the South 16 Feet & 4A as recorded in Deed Book 138, Page 263 in the NE1/4 of Section 35, Township 13, Range 13 East of the 6th P.M., Cass County, Nebraska;

Southpark Townhome Unit 105 in the SW1/4 of the NE1/4 of Section 35, Township 13, Range 13 East of the 6th P.M., Cass County, Nebraska;

Southpark Townhome Unit 113 in the SW1/4 of the NE1/4 of Section 35, Township 13, Range 13 East of the 6th P.M., Cass County, Nebraska.

Primary Beneficiary

I designate the following beneficiary of this revocable transfer on death deed if the beneficiary survives me.

Name of Primary BeneficiaryRichard T. Johnson, Trustee and his
Successors in Trust of the Richard T. Johnson
Living Trust dated August 22, 2013**Mailing Address of Primary Beneficiary**19911 Beach Rd #105
Plattsmouth, NE 68048**Alternate Beneficiary**

If my primary beneficiary does not survive me, I designate the following alternate beneficiary if that alternate beneficiary survives me.

Name of Alternate Beneficiary

[Name of Alternate Beneficiary]

Mailing Address of Alternate Beneficiary[Street Address Alternate Beneficiary] [City State Zip
Alternate Beneficiary]**Transfer on Death**

At my death, I transfer my interest in the described property to the beneficiaries as designated above. The transfer occurs at the death of the Transferor.

Survivorship Required

Under Nebraska law, the interest of a designated beneficiary is contingent on the designated beneficiary surviving the transferor by one hundred twenty hours.

This TOD Deed is Revocable

Before my death, I have the right to revoke this deed.

Growing Crops

If this land is agricultural land the growing crops shall pass to:

_____ My primary or alternate beneficiary

_____ My estate

I understand that if I make no choice growing crops pass to my estate.

Legally Required Warnings in the TOD Deed: Please pay close attention to the following warnings.**Warning:**

The property transferred remains subject to inheritance taxation in Nebraska to the same extent as if owned by the transferor at death. Failure to timely pay inheritance taxes is subject to interest and penalties as provided by law.

Warning:

The designated beneficiary is personally liable, to the extent of the value of the property transferred, to account for Medicaid reimbursement to the extent necessary to discharge any such claim remaining after application of the assets of the transferor's estate. The designated beneficiary may also be personally liable, to the extent of the value of the property transferred, for claims against the estate, statutory allowances to the transferor's surviving spouse and children, and the expenses of administration to the extent needed to pay such amounts by the personal representative.

Warning:

The Department of Health and Human Services may require revocation of this deed by a transferor, a transferor's spouse, or both a transferor and the transferor's spouse in order to qualify or remain qualified for Medicaid assistance,

Signature of Owner Making This Transfer on Death Deed

I, Richard T. Johnson, the transferor, signs my name to this instrument on Sept 12, 2013, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this transfer on death deed to transfer my interest in the described real property and that I sign it willingly or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes therein expressed, that I am eighteen years of age or older or I am not at this time a minor, and that I am of sound mind and under no constraint or undue influence,

Richard T. Johnson
Richard T. Johnson, Transferor

Warning: The two witnesses must be disinterested for this Deed to be valid. An interested witness means any individual who on the date that this deed is or would be entitled to receive any interest in the land if the transferor died under the circumstances existing at the date of the signing of this deed.

We, Shelly L. Bell and Deborah Habscheidt, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the transferor signs and executes this transfer on death deed to transfer his or her interest in the described real property and that he or she signs it willingly or willingly directs another to sign for him or her, and that he or she execute it as his or her free and voluntary act for the purposes therein expressed, and that each of us, in the presence and hearing of the transferor, hereby signs this deed as witness to the transferor's signing, and that to the best of his or her knowledge the transferor is eighteen years of age or older or is not at this time a minor and the transferor is of sound mind and under no constraint or undue influence.

Shelly L. Bell
Witness' Name

545 Main, Plattsmouth NE 68048
Witness' Address

Deborah Habscheidt
Witness' Name

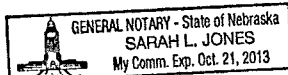
545 Main, Plattsmouth NE 68048
Witness' Address

Acknowledgement:

State of Nebraska)
) ss.
County of Cass)

Subscribed, sworn to, and acknowledged before me by Richard T. Johnson [Name of Owner], the transferor, and subscribed and sworn to before me by Shelly L. Bell and Deborah Habscheidt witnesses, this 12th day of September, 2013.

[Seal]



Sarah L. Jones
Notary Public
My Commission Expires