

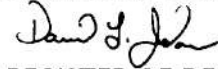
NEBRASKA DOCUMENTARY
STAMP TAX

Jun 30, 2014

\$ Ex004 By AP

FILED
CASS COUNTY, NE.

2014 Jun 30 AM 11:28
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REGISTER OF DEEDS
#02756 \$16.00

CORRECTIVE WARRANTY DEED

WHEREAS, this Corrective Warranty Deed is entered into this 27 day of June, 2014, by and between Christine L. Westover, a married person ("Grantor") and WRS Properties, LLC, a Nebraska limited liability company ("Grantee");

WHEREAS, by Warranty Deed dated May 27, 2014, and filed in the office of the Register of Deeds of Cass County, Nebraska, in Book 46 of General Page 870 (the "Original Deed"), Grantor conveyed to Grantee the following described real estate located in Cass County, Nebraska:

Sublot 3 of Tax Lot 6, an Administrative Subdivision (being a Replat of Sublot 2 of Tax Lot 6) located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 11 North, Range 11 East of the 6th P.M., Cass County, Nebraska.

A tract of land located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 11 North, Range 11 East of the 6th P.M., Cass County, Nebraska, more fully described as follows:

Referring to the SE Corner of said Section 21; thence N 0°00'00" E, along the East line of the SE $\frac{1}{4}$, 1954.67'; thence N 89°57'14" W, 94.48' to the SE Corner of Sublot 1 of Tax Lot 6 and the *True Point of Beginning*; thence S 0°28'16" W, 75.00'; thence N 89°57'14" W, 396.23'; thence N 0°18'57" E, 75.00' to the SW Corner of Sublot 1 of Tax Lot 6; thence S 89°57'14" E, 396.43' to the point of beginning.

WHEREAS, said Original Deed through error and inadvertence included incorrect legal descriptions of the Property; and

WHEREAS, the parties desire to correct the error set forth in said Original Deed as set forth herein below.

NOW, THEREFORE, for good and valuable consideration, Grantor hereby conveys to Grantee the following described real estate (as defined in NEB. REV. STAT. § 76-201) in Cass County, Nebraska:

Sublot 1 of Tax Lot 6, REVISED, located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 11 North, Range 11 East of the 6th P.M., Cass County, Nebraska.

Grantor covenants jointly and severally with Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrant and will defend the title to real estate against the lawful claims of all persons claiming by, through or under Grantor.

Transaction is exempt from documentary stamp tax pursuant to NEB. REV. STAT. § 76-902(4).

Executed June 27, 2014.

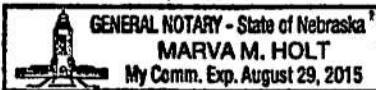
Christine L. Westover
Christine L. Westover, Grantor

Vern L. Westover
Vern L. Westover (Spouse signs only to convey any marital interest)

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing was acknowledged before me on June 27, 2014, by Christine L. Westover, as Grantor, and Vern L. Westover, as Spouse.

Marva M. Holt
Notary Public





Real Estate Transfer Statement

FORM 521

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

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

1 County Name CASS - 13		2 County Number		3 Date of Sale Mo. <u>6</u> Day <u>27</u> Yr. <u>14</u>		4 Date of Deed Mo. <u>6</u> Day <u>27</u> Yr. <u>14</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Christine L. Westover Street or Other Mailing Address 12799 Hwy 1 City Weeping Water State NE Zip Code 68463 Telephone Number (402) 267-7765				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) WRS Properties, LLC Street or Other Mailing Address 12799 Hwy 1 City Weeping Water State NE Zip Code 68463 Telephone Number (402) 267-7765			

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"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home		
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt			
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational					
8 Type of Deed						9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)	
<input type="checkbox"/> Warranty	<input checked="" type="checkbox"/> Corrective	<input type="checkbox"/> Land Contract	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Joint Tenancy	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Other		
<input type="checkbox"/> Conservation	<input type="checkbox"/> Partition	<input type="checkbox"/> Trust	<input type="checkbox"/> Transfer on Death				
10 Type of Transfer				11 Was the property purchased for same use? (If No, state the intended use.)			
<input type="checkbox"/> Sale	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Joint Tenancy transfer into	
<input type="checkbox"/> Auction	<input type="checkbox"/> Exchange	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Transfer on Death	<input checked="" type="checkbox"/> Other (Explain.)	Grantor's LLC
12 Was ownership transferred in full? (If No, explain the division.)				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 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? \$361,588		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 7800 Hwy 50 Weeping Water, NE		19 Name and Address of Person to Whom the Tax Statement Should be Sent Christine L. Westover, Manager 12799 Hwy 1 Weeping Water, NE 68463	

20 Legal Description
Sublot 1 of Tax Lot 6, REVISED, located in the NE 1/4 of the SE 1/4 of Section 21, Township 11 North, Range 11 East of the 6th P.M., Cass County, Nebraska.

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(4)

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.

sign here Brandon D. Hamm (402) 390-9500
 Print or Type Name of Grantee or Authorized Representative Telephone Number
[Signature] Attorney 6/30/14
 Signature of Grantee or Authorized Representative Title Date

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>30</u> Yr. <u>14</u>	27 Value of Stamp or Exempt Number \$ <u>EL# 4</u>	28 Deed Book <u>48</u>	29 Deed Page <u>974</u>