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CASS COUNTY, NE.

2010 DEC -9 PM 2:33

bk. 194 Deeds pg. 250

David John

REGISTER OF DEEDS

#6636 \$16.00

COMPARED

TRUSTEE'S DEED

A Deed of Trust was made and entered into on or about August 6, 2006, by and between Glenn R. Wolfe and Tarcila T. Wolfe, as husband and wife, as Trustors, and The Nehawka Bank, Beneficiary, wherein Nehawka Bank was named Trustee. This Deed of Trust was recorded September 6, 2006, in the Records of the Register of Deeds for Cass County, Nebraska, in Book 599 at Page 934.

John W. Voelker, Attorney at Law, has been appointed Successor Trustee, pursuant to a Substitution of Trustee filed of record with the Register of Deeds of Cass County, Nebraska. Hereinafter the Successor Trustee, John W. Voelker, Attorney at Law, will be referred to as GRANTOR.

The GRANTOR in consideration of \$10,000.00 and other valuable consideration received from Nehawka Bank, hereinafter GRANTEE, does hereby grant, bargain, sell, convey and confirm unto GRANTEE the following described real property in Cass County, Nebraska:

THE EAST 68.5 FEET OF LOTS 10 & 11 IN BLOCK 1, ALL IN SOUTH UNION, CASS COUNTY, NEBRASKA.

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE, and to the GRANTEE'S successors and assigns forever.

GRANTOR does hereby covenant with the GRANTEE and with the GRANTEE'S successors and assigns:

(1) That Glenn R. Wolfe and Tarcila T. Wolfe, as husband and wife, as Trustors, failed to pay the Beneficiary payments which were contractually due, and the GRANTOR, at the request of the Beneficiary, elected to declare the entire unpaid balance, together with interest thereon, at once immediately due and payable.

(2) That a Notice of Default was recorded by GRANTOR on August 13, 2010, as in Book 614 at Page 759, in the records of the Register of Deeds, Cass County, Nebraska. Within ten (10) days thereafter, a copy of the recorded Notice of Default was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008.

(3) That Trustors, Glenn R. Wolfe and Tarcila T. Wolfe, husband and wife, failed to cure the default referenced in the

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Notice of Default within 30 days after the recording of the Notice of Default.

(4) That a Notice of Trustee's Sale was executed by GRANTOR. At least twenty (20) days prior to the date of sale, a copy of the Notice of time and place of the Trustee's Sale was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008.

(5) GRANTOR published the Notice of Trustee's Sale, to be held on November 15, 2010, at 10:00 a.m., at Cass County Courthouse, Plattsmouth, Cass County, Nebraska, which notice was published in The Journal, Cass County, Nebraska, once a week for five (5) consecutive weeks, commencing on September 30, 2010, and ending October 28, 2010. The last publication of Notice was at least ten (10) days prior to the Trustee's Sale, held on November 15, 2010, and said sale was not later than thirty (30) days after the last publication of Notice.


(6) GRANTOR conducted the sale of the real property at public auction on November 15, 2010, at 10:00 a.m., at Cass County Courthouse, Plattsmouth, Cass County, Nebraska. GRANTOR accepted the bid of Nehawka Bank, in the sum of \$10,000.00 as the highest bid upon said real property. GRANTOR has complied with the requirements of Neb. Rev. Stat. §76-1001 through 76-1018, in the exercise of the sale of the real property described herein at the Trustee's Sale held on November 15, 2010.

This Deed shall operate to convey to the GRANTEE, the GRANTOR'S title and all right, title, interest and claim of the Trustors, and their successors in interest and of all persons claiming by, through or under them, in and to the above-described real property, including all such right, title, interest and claim in and to such property acquired by the Trustors or their successors in interest subsequent to the execution of the Deed of Trust.

This Deed is subject to all easements, restrictions or covenants of record, which GRANTOR is not entitled to convey pursuant to Neb. Rev. Stat. §76-1010(2).

Dated this 24th day of Nov., 2010.

RETURN TO:



John W. Voelker, Successor Trustee
1010 Central Ave
Nebraska City, NE 68410
(402) 873-7999

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STATE OF NEBRASKA)
) ss.
COUNTY OF OTOE)

On this 24th day of Nov., 2010, before me the undersigned, a Notary Public duly commissioned and qualified for said county, personally came John W. Voelker, Successor Trustee, personally known to me to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed.



Sarah E Ulfers

Notary Public

Real Estate Transfer Statement

• Read instructions on reverse side

10636

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 Mo. <u>11</u> Day <u>15</u> Yr. <u>2010</u>	4 Date of Deed Mo. <u>11</u> Day <u>24</u> Yr. <u>2010</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John Voelker, Trustee Street or Other Mailing Address 1010 Central Ave City State Zip Code Nebraska City NE 68410 Telephone Number (402) 873-7999		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nehawka Bank Street or Other Mailing Address PO Box 36 City State Zip Code Nehawka NE 68413 Telephone Number (402) 227-2375	

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 checked="" type="checkbox"/> Improved	(1) <input checked="" type="checkbox"/> Single Family (4) <input type="checkbox"/> Industrial (6) <input type="checkbox"/> Recreational (8) <input type="checkbox"/> Mineral Interests-Producing	(9) <input type="checkbox"/> State Assessed (1) <input type="checkbox"/> Mobile Home
(2) <input type="checkbox"/> Unimproved	(2) <input type="checkbox"/> Multi-Family (5) <input type="checkbox"/> Agricultural (7) <input type="checkbox"/> Mineral Interests-Nonproducing	(10) <input type="checkbox"/> Exempt
(3) <input type="checkbox"/> IOLL	(3) <input type="checkbox"/> Commercial	

8 Type of Deed: Corrective Land Contract Personal Rep. Bill of Sale Warranty Sheriff Executor Mineral Cemetery Quit Claim Conservator Partition Trust Other Trustee's

9 1031 Exchange? (was transfer an IRS like-kind exchange) Yes No

10 Type of Transfer: Sale Gift Foreclosure Revocable Trust Court Decree Satisfaction of Contract Auction Exchange Life Estate Irrevocable Trust Partition Other (explain)

11 Ownership Transferred in Full? (if No, explain division) YES NO

12 Was real estate purchased for same use? (if No, state 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 Spouse Parents and Child Family Corporation, Partnership or LLC Grandparents and Grandchild Brothers and Sisters Aunt or Uncle to Niece or Nephew Other

14 What is the current market value of the real property? **\$10,000**

15 Was mortgage assumed? If Yes, state 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? (if Yes, name of agent) YES NO

18 Address of Property
**120 S. 1st St
Union, Ne 68455**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Nehawka Bank
PO Box 36
Nehawka, NE 68413**

20 Legal Description
The east 68.5 feet of Lots 10 & 11 in Block 1, all in South Union, Cass County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 10,000.00
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	\$ 10,000.00

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 **sign here** **John Voelker** (402) 873-7999
Print or Type Name of Grantee or Authorized Representative Telephone Number
 Trustee Date
Signature of Grantee or Authorized Representative Title

REGISTER OF DEEDS' USE ONLY			FOR NDR USE ONLY
26 Date Deed Recorded Mo. <u>12</u> Day <u>9</u> Yr. <u>10</u>	27 Value of Stamp or Exempt Number \$ 822	28 Deed Book 194	29 Deed Page 250
			30