

NEBRASKA DOCUMENTARY  
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DEC - 9 2010

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# 6637

FILED  
CASS COUNTY, NE.

2010 DEC -9 PM 2:38

OK 194 DL PG 253

David John  
REGISTER OF DEEDS

#6637 \$16.00

COMPARED

**TRUSTEE'S DEED**

A Deed of Trust was made and entered into on or about December 29, 2004, 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 January 3, 2005, in the Records of the Register of Deeds for Cass County, Nebraska, in Book 496 at Page 751.

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 \$58,000.00 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 WEST 6" OF LOT 1 AND ALL OF LOT 2, EXCEPT THE WEST 6" THEREOF, ALL IN BLOCK ONE (1), SOUTH UNION, IN THE VILLAGE OF 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 763, 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

X

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.

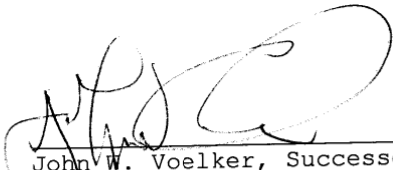
(6) GRANTOR conducted the sale of the real property at public auction on November 15, 2010, at 10:00 a.m., at Cass County Courthouse, Plattsmouth, Cass County, Nebraska. GRANTOR accepted the bid of Nehawka Bank, in the sum of \$58,000.00 as the highest bid upon said real property. GRANTOR has complied 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 24<sup>th</sup> day of Nov., 2010.

**RETURN TO:**

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

STATE OF NEBRASKA

)  
) ss.

COUNTY OF OTOE

On this 24<sup>th</sup> 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

# 6637

TO BE FILED WITH REGISTER OF DEEDS

# Real Estate Transfer Statement

• 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 <u>Cass</u>	2 County Number <u>13</u>	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) <u>John Voelker, Trustee</u> Street or Other Mailing Address <u>1010 Central Ave.</u> City <u>Neb. City NE 68410</u> State <u>NE</u> Zip Code <u>68410</u> Telephone Number <u>402-873-7999</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Nehawka Bank</u> Street or Other Mailing Address <u>PO Box 36</u> City <u>Nehawka NE 68413</u> State <u>NE</u> Zip Code <u>68413</u> Telephone Number <u>402-237-2375</u>	

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

<input type="checkbox"/> Warranty	<input type="checkbox"/> Corrective	<input type="checkbox"/> Land Contract	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Bill of Sale	9 1031 Exchange? (was transfer an IRS like-kind exchange) <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"/> Conservator	<input type="checkbox"/> Partition	<input type="checkbox"/> Trust	<input checked="" type="checkbox"/> Other Trustee	

10 Type of Transfer

<input type="checkbox"/> Sale	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Foreclosure	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Satisfaction of Contract
<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"/> 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? 58,000

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  
115 W. Main 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 West 6" of Lot 1 and all of Lot 2, except the West 6" thereof, all in block 1, South Union, in the Village of Union, Cass County, Nebraska.

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	<u>58000</u>	-
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)		\$		<u>900</u>

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

John Voelker Trustee  
Signature of Grantee or Authorized Representative Title

11/24/10  
Date

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 <u>\$ Ex 22</u>	28 Deed Book <u>194</u>	29 Deed Page <u>263</u>	30

