

Pages 4 Doc Tax \$ _____ EX # _____
Fee Amt \$ 28.00 Ck Pd \$ 28.00
Cash PD \$ _____ Refund \$ _____
Paid by #46 CARLSON Ck # 7757
_____ Ck # _____
CUSTOMER CHG CODE _____

State of Nebraska Gage County ss. Entered in
Numerical Index and filed for record the
----- 23rd day of October -----, 2014-----
at 2:00 o'clock P.M., and recorded as
INSTRUMENT NO 2014- 2945
Ruth E. Sims
Register of Deeds
By _____ Deputy

2014- 2945
12-6-5
TRACT INDEX
COMPUTER _____
COMPARED _____
PAGED _____

Space Above Line Reserved for Recording Purposes

#46

Return to:
Jeffery W. Davis
Carlson, Schafer & Davis, P.C., L.L.O.
114 N. 6th Street
Beatrice, NE 68310

REVOCABLE TRANSFER ON DEATH DEED
(More than One Owner)

Notice to Owners

You should each 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	Mailing Address of Owner
Bruce B. Carsten	801 Lincoln, P.O. Box 145 Cortland, Nebraska 68331
Barbara S. Carsten	801 Lincoln, P.O. Box 145 Cortland, Nebraska 68331

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 survivor of the Owners to the Primary Beneficiary or to the Alternate Beneficiary as provided below.

2014- 2945

Parcel 1:

That part of the South Half of the Southeast Quarter (S½ SE¼) lying West of the Chicago, Rock Island & Pacific Railroad Right of Way in Section Twelve (12), Township Six (6) North, Range Five (5) East of the 6th P.M., Gage County, Nebraska.

Parcel 2:

The Southwest Quarter (SW¼) of Section Twelve (12), Township Six (6) North, Range Five (5) East of the 6th P.M., Gage County, Nebraska;

EXCEPT a tract of land more particularly described as: Commencing at the Southwest corner of said Southwest Quarter; thence N00°00'00"E (Assumed Bearing) on the West line of said Southwest Quarter, a distance of 1262.00 feet to the Point of Beginning; thence continuing N00°00'00"E on the West line of said Southwest Quarter, a distance of 318.00 feet; thence S90°00'00"E, a distance of 516.00 feet; thence N67°12'00"E, a distance of 514.57 feet; thence S34°39'48"E, a distance of 507.48 feet; thence S00°00'00"W on a line parallel to the West line of said Southwest Quarter, a distance of 100.00 feet; thence N90°00'00"W, a distance of 1279.00 feet to the Point of Beginning.

Primary Beneficiaries

We designate the following beneficiaries of this revocable transfer on death deed if the beneficiaries survives the survivor of us.

Name of Primary Beneficiary	Mailing Address of Primary Beneficiary
Laurie E. Brolliar	4512 N. 192 nd Circle Omaha, Nebraska 68022
Leah K. Gruenig	216 Pleasantview Avenue Louisville, Kentucky 40206

Transfer on Death

At the death of the survivor of us, we transfer our interest in the described property to the beneficiaries as designated above. The transfer occurs at the death of the survivor of the Transferors.

Survivorship Required

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

This TOD Deed is Revocable

Before our death, we (or the survivor of us) have the right to revoke this deed.

2014- 2945

Growing Crops

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

The primary or alternate beneficiary

The estate of the survivor of us.

We understand that if we make no choice growing crops pass to the estate of the survivor of us.

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 last surviving 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 last-surviving Transferor's surviving spouse and children, and the expenses of administration to the extent needed to pay such amounts by the personal representative.

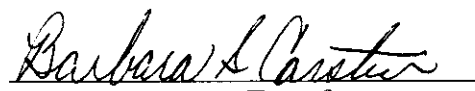
Warning:

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 Owners Making This Transfer on Death Deed

We, Bruce B. Carsten and Barbara S. Carsten, the Transferors, sign our names to this instrument on October 22, 2014, and being first duly sworn, do hereby declare to the undersigned authority that we sign and execute this transfer on death deed to transfer our interest in the described real property and that we sign it willingly or that one or both of us willingly direct another to sign for that signer or signers, that we execute it as our free and voluntary act for the purposes therein expressed, that we are eighteen years of age or older or are not at this time a minor, and that we are of sound mind and under no constraint or undue influence.


Bruce B. Carsten, Transferor


Barbara S. Carsten, 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 Transferors died under the circumstances existing at the date of the signing of this deed.

We, Amy M. Christen and Kelly D. Bagwell, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the Transferors sign and execute this transfer on death deed to transfer their interest in the described real property and that they sign it willingly or either or both of them willingly directs another to sign for either or both of them, and that they execute it as their free and voluntary act for the purposes therein expressed, and that each of us, in the presence and hearing of the Transferors, hereby signs this deed as witness to the Transferors' signing, and that to the best of his or her knowledge the Transferors are eighteen years of age or older or are not at this time minors and the Transferors are of sound mind and under no constraint or undue influence.

Amy M. Christen
Witness' Name

114 North 6th Street, Beatrice, NE 68310
Witness' Address

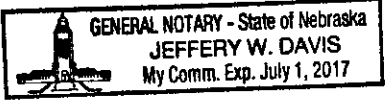
Kelly D. Bagwell
Witness' Name

114 North 6th Street, Beatrice, NE 68310
Witness' Address

Acknowledgement

STATE OF NEBRASKA, COUNTY OF GAGE))ss:

Subscribed, sworn to, and acknowledged before me by Bruce B. Carsten and Barbara S. Carsten, the Transferors, and subscribed and sworn to before me by the above-named witnesses, this 22nd day of October, 2014.



[Signature]
Notary Public