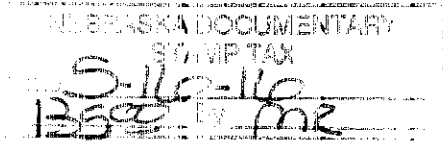


DOCUMENT NO: 2016-00485
FILED IN THE OFFICE OF THAYER COUNTY CLERK
ON MAY 16TH, 2016, 3:48 PM
IN DEED BOOK 93 PAGE 416

FEE: \$145.00 PAID
REC _____ INDEXED _____
RETURN TO: BRAD ELTING REAL ESTATE

Marie E. Rauner
MARIE E RAUNER, THAYER COUNTY CLERK



Please return document to:
Brad Elting & Co.
145 North 4th Street
Hebron NE 68370

WARRANTY DEED

MARVIN H. SCHMIDT AND HELEN D. SCHMIDT, HUSBAND AND WIFE,
GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration,
received from GRANTEE,

BRITTANY THIEMAN,

convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

**Lots Eleven and Twelve (11 and 12) in Block Five (5), Ernst
Schultz' Second Addition to Deshler, Thayer County, Nebraska,
subject to easements and restrictions of record.**

GRANTORS covenant jointly and severally with the GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

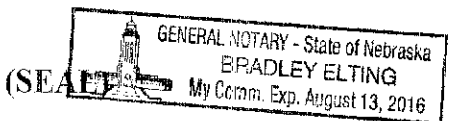
Executed this 16 day of ~~April~~^{May} 2016.

Marvin H. Schmidt
MARVIN H. SCHMIDT

Helen D. Schmidt
HELEN D. SCHMIDT

STATE OF NEBRASKA)
) ss.
COUNTY OF THAYER)

The foregoing instrument was acknowledged before me on this 16 day of ~~April~~^{May}, 2016,
by MARVIN H. SCHMIDT AND HELEN D. SCHMIDT, Husband and Wife.



Bradley Elting
NOTARY PUBLIC

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

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

1 County Name THAYER - 85		2 County Number 85		3 Date of Sale/Transfer Mo. 5 Day 16 Yr. 16		4 Date of Deed Mo. 5 Day 16 Yr. 16	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marvin & Helen Schmidt Street or Other Mailing Address 213 W Enola Ave. City Deshler State NE Zip Code 68340 Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brittany Thieman Street or Other Mailing Address 213 W Enola Ave. City Deshler State NE Zip Code 68340 Phone Number _____ Email Address _____			
				is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input type="checkbox"/>		If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/>	

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"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty		

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse		
	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child		

14 What is the current market value of the real property?
\$60,000

15 Was the mortgage assumed? (If Yes, state the 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 or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes **Dana Esting**

18 Address of Property
213 W Enola Ave., Deshler NE 68340

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as #6

18a No address assigned 18b Vacant land

20 Legal Description
Lots Eleven and Twelve (11 and 12) in Block Five (5), Ernst Schultz' Second Addition to Deshler, Thayer County, NEbraska, subject to easements and restrictions of record.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 60,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 60,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

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

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____

Signature of Grantee or Authorized Representative _____ Title _____ Date **5-16-16**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 16 Yr. 16	27 Value of Stamp or Exempt Number \$ 133.00	28 Recording Data 0693Ag416