

NEBRASKA DOCUMENTARY
STAMP TAX

FEB - 9 2010

\$ 81.00 BY AP

FILED
CASS COUNTY, NE.

2010 FEB - 9 PM 3:37

BK 192 OF Deed PG 776

David Jordan
REGISTER OF DEEDS
734 # 650

COMPARED

Special Warranty Deed

Wells Fargo Bank NA, in consideration of Thirty-Five Thousand One Hundred and 00/100 Dollars (\$35,100.00), and other valuable consideration received from GRANTEE, **Pure Investments LLC**, whose mailing address is 318 S 7TH ST PLATSMOUTH, NE 68048, the following described real estate:

All that certain parcel of land situate in the County of Cass and State of Nebraska being known as Lots 1 and 2 Oakmont Addition to the City of Plattsmouth and Outlot 103 in the SW ¼ SW ¼ of Section 18, T12N, R14E of the 6th P.M., all in City of Plattsmouth, Cass County, Nebraska.

Tax ID: 130016438

Commonly known as 604 CHICAGO AVE PLATTSMOUTH, NE 68048

BEING the same premises which Garry McCubbin, Successor Trustee in Deed dated 10/27/2008 and recorded in the Cass County Recorder's Office in Book 190 Page 692 granted and conveyed to Secretary of Veterans Affairs

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- 1) is lawfully seised of such real estate;
- 2) has legal power and lawful authority to convey the same;
- 3) Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Executed: December 30th, 2009

Loan No. 0198531204B

POA*

Wells Fargo Bank NA

Prepared By/Return to:

Cass County - 10-4-2007

ServiceLink

Misc Bk 27 Pg-362

4000 Industrial Blvd.

Aliquippa, PA 15001

By:

Its:

NICOLE ROBINSON
Vice President Loan Documentation

Acknowledgment For Corporation

State of Iowa

County of POIK

The foregoing instrument was acknowledged before me on this 30th day of December, 2009,
by Nicole Robinson, V.P.

(Name of Officer) (Title of Officer)

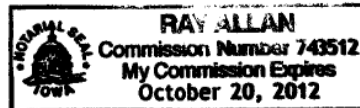
Of Wells Fargo Bank NA, a _____ corporation, on behalf of said corporation.

My commission expires: 10-20-2012

Notary Public

Ray Allen

Ray Allen



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. ____ Day ____ Yr. ____	4 Date of Deed Mo. <u>12</u> Day <u>30</u> Yr. <u>2009</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Wells Fargo Bank National Association</u> Street or Other Mailing Address <u>795 Stateview Blvd</u> City <u>Fort Mill SC</u> State <u>SC</u> Zip Code <u>29715</u> Telephone Number <u>1 (800) 439-5451</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Pure Investments LLC</u> Street or Other Mailing Address <u>316 South 7th Street</u> City <u>Plattsmouth NE</u> State <u>NE</u> Zip Code <u>68048</u> Telephone Number <u>1 (888) 414-6616</u>	

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C also if property is mobile home.			
(A) Status (1) <input checked="" type="checkbox"/> Improved (2) <input type="checkbox"/> Unimproved (3) <input type="checkbox"/> IOLL	(B) Property Type (1) <input type="checkbox"/> Single Family (2) <input type="checkbox"/> Multi-Family (3) <input type="checkbox"/> Commercial (4) <input type="checkbox"/> Industrial (5) <input type="checkbox"/> Agricultural (6) <input type="checkbox"/> Recreational (7) <input type="checkbox"/> Mineral Interests-Nonproducing (8) <input type="checkbox"/> Mineral Interests-Producing (9) <input type="checkbox"/> State Assessed (10) <input type="checkbox"/> Exempt	(C) (1) <input type="checkbox"/> Mobile Home	
8 Type of Deed <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Quit Claim <input type="checkbox"/> Corrective <input type="checkbox"/> Sheriff <input type="checkbox"/> Conservator <input type="checkbox"/> Land Contract <input type="checkbox"/> Executor <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Mineral <input type="checkbox"/> Trust <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Other		9 1031 Exchange? (was transfer an IRS like-kind exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
10 Type of Transfer <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Court Decree <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (explain)		11 Ownership Transferred in Full? (if No, explain division) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
12 Was real estate purchased for same use? (if No, state intended use) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		13 Was transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check appropriate box) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Family Corporation, Partnership or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Brothers and Sisters <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? <u>35100.00</u>		15 Was mortgage assumed? If Yes, state 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, name of agent) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
18 Address of Property <u>604 Chicago Ave</u>		19 Name and Address of Person to Whom Tax Statement Should be Sent <u>Pure Investment LLC</u> <u>316 South 7th St</u> <u>Plattsmouth NE 68048</u>	

20 Legal Description
Lot 1 & 2 Oakmont Addition to the City of Plattsmouth - Outlot 103 in SW 1/4 SW 1/4 of Section 18, T12N, R14E, of the 2nd PM. all in City of Plattsmouth, Cass Co. NE.

21 If agricultural, list total number of acres	22 Total purchase price, including any liabilities assumed	23 Was nonreal property included in purchase? <input type="checkbox"/> YES <input type="checkbox"/> NO (if Yes, enter amount and attach itemized list)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
	\$ <u>35,100.00</u>		\$ <u>35,100.00</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 <u>Jarvis Stewart</u> Print or Type Name of Grantee or Authorized Representative	<u>1 (800) 439-5451</u> Telephone Number
<u>Jarvis Stewart</u> Signature of Grantee or Authorized Representative	<u>AGENT</u> Title
	<u>1/6/2009</u> Date

REGISTER OF DEEDS' USE ONLY			FOR NDR USE ONLY
26 Date Deed Recorded Mo. <u>02</u> Day <u>09</u> Yr. <u>10</u>	27 Value of Stamp or Exempt Number <u>\$ 81.00</u>	28 Deed Book <u>192</u>	29 Deed Page <u>776</u>

Nebraska Department of Revenue
Form No. 96-269-2008 Supersedes 2-146-67 Rev. 12-00

Authorized by Neb. Rev. Stat. §76-214, 77-1327, R.R.S. 1943

GRANTEE — Please make a copy of this document for your records.