

2650

NEBRASKA DOCUMENTARY  
STAMP TAX

JUN 23 2014

\$ Ex 13 BY GR

FILED  
CASS COUNTY, NE.

2014 JUN 23 AM 11:22

BK 48 OF GEN 645

David Jordan  
REGISTER OF DEEDS

# 2650 \$16.00

### QUIT CLAIM DEED

KATHRYN D. TINCHER, Grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Grantee, MARK A. TINCHER, quitclaims to Grantee, all her interest in the following-described real estate, commonly known as 203 Wiles Road, Plattsmouth, Cass County, Nebraska, and all surrounding property, legally described as:

SEE EXHIBIT A.

This Quitclaim Deed given pursuant to a Decree of Dissolution entered in the District Court of Cass County, Nebraska, at CI 12 - 314, wherein Grantor is Plaintiff and Grantee is Defendant.

Executed this 12<sup>th</sup> day of May, 2014.

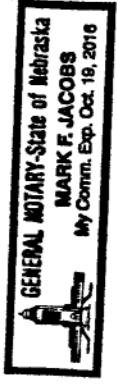
  
KATHRYN D. TINCHER, Grantor

STATE OF NEBRASKA )  
                                  ) SS.  
COUNTY OF DOUGLAS )

On this 12 day of May, 2014, before me, the undersigned Notary Public, duly commissioned and qualified in and for said county, personally came KATHRYN D. TINCHER, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and Notarial Seal the day and year first above written.

  
Notary Public



Return to:  
Grant Law Offices, PC  
3717 Harney Street  
Omaha, NE 68131  
(402) 341-1211

4

Exhibit A

LOT 2, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T12N, R13 EAST OF THE 6<sup>TH</sup> P.M., CASS COUNTY, NEBRASKA, THE BOUNDARY BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 75 AND THE SOUTH RIGHT OF WAY LINE OF WEST WILES (AS RELOCATED). SAID POINT ALSO BEING 1023.15' SOUTH AND 48.00' WEST OF THE NE CORNER OF SAID SECTION 26; THENCE S 89 DEGREES 49 MINUTES 08 SECONDS W, ALONG THE SOUTH LINE OF WEST WILES ROAD (AS RELOCATED), 617.31'; THENCE S 0 DEGREES 00 MINUTES 26 SECONDS W, ALONG THE WEST LINE OF LOT 2, 299.93'; THENCE N 89 DEGREES 59 MINUTES 01 SECONDS E, ALONG THE SOUTH LINE OF LOT 2, 380.31'; THENCE N 0 DEGREES 00 MINUTES 25 SECONDS E, 15.28'; THENCE 89 DEGREES 57 MINUTES 34 SECONDS E, 157.00'; THENCE N 0 DEGREES 00 MINUTES 25 SECONDS E, 15.00'; THENCE S 89 DEGREES 57 MINUTES 34 SECONDS E, 80.00' TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 75; THENCE N 0 DEGREES 00 MINUTES 25 SECONDS E, ALONG SAID RIGHT OF WAY LINE, 271.66' TO THE POINT OF BEGINNING.

(The real property identification number is 130165646)



# Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds.  
Read instructions on reverse side.

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

1 County Name CASS - 13 2 County Number 2 3 Date of Sale Mo. 05 Day 12 Yr. 2014 4 Date of Deed Mo. 05 Day 12 Yr. 2014

5 Grantor's Name, Address, and Telephone (Please Print)  
Grantor's Name (Seller)  
Kathryn D. Tincher  
Street or Other Mailing Address  
3128 N. 150th Street  
City Omaha State NE Zip Code 68116

6 Grantee's Name, Address, and Telephone (Please Print)  
Grantee's Name (Buyer)  
Mark A. Tincher  
Street or Other Mailing Address  
203 E. Wiles Road  
City Plattsmouth State NE Zip Code 68048  
Telephone Number (402) 306-5001

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 type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Land Contract <input type="checkbox"/> Sheriff <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Life Estate <input type="checkbox"/> Foreclosure <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other (Explain,) <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed  
 Warranty  
 Quit Claim  
 Sale  
 Auction  
 Corrective  
 Sheriff  
 Conservator  
 Land Contract  
 Executor  
 Partition  
 Personal Rep.  
 Mineral  
 Trust  
 Bill of Sale  
 Cemetery  
 Transfer on Death  
 Joint Tenancy  
 Other  
 Satisfaction of Contract  
 Transfer on Death  
 Joint Tenancy  
 Other (Explain,)

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

10 Type of Transfer  
 Court Decree  
 Partition  
 Satisfaction of Contract  
 Transfer on Death  
 Joint Tenancy  
 Other (Explain,)

11 Was ownership transferred in full? (If No, explain the division.)  
 YES  NO  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.)  
 YES  NO  Spouse  Parents and Child  Brothers and Sisters  Family Corp., Partnership or LLC  
 Grandparents and Grandchild  Step-parent and Step-child  Aunt or Uncle to Niece or Nephew  Other

14 What is the current market value of the real property?  
559,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 YES  NO \$ 559,000 %

16 Does this conveyance divide a current parcel of land?  
 YES  NO

18 Address of Property  
203 E. Wiles Road  
Plattsmouth, NE 68048

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Mark A. Tincher  
203 E. Wiles Road  
Plattsmouth, NE 68048

20 Legal Description  
See Exhibit A

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

22 Total purchase price, including any liabilities assumed	\$ 22	1.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	\$ 23	1.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	1.00

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  
 John P. Grant  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative  
 Attorney for Grantee  
 Telephone Number (402) 341-1211  
 Date 6-5-2014

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>23</u> Yr. <u>14</u>	27 Value of Stamp or Exempt Number \$ <u>Ex #12</u>	28 Deed Book <u>48</u>
		29 Deed Page <u>545</u>

Exhibit A

LOT 2, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T12N, R13 EAST OF THE 6<sup>TH</sup> P.M., CASS COUNTY, NEBRASKA, THE BOUNDARY BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 75 AND THE SOUTH RIGHT OF WAY LINE OF WEST WILES (AS RELOCATED). SAID POINT ALSO BEING 1023.15' SOUTH AND 48.00' WEST OF THE NE CORNER OF SAID SECTION 26; THENCE S 89 DEGREES 49 MINUTES 08 SECONDS W, ALONG THE SOUTH LINE OF WEST WILES ROAD (AS RELOCATED), 617.31'; THENCE S 0 DEGREES 00 MINUTES 26 SECONDS W, ALONG THE WEST LINE OF LOT 2, 299.93'; THENCE N 89 DEGREES 59 MINUTES 01 SECONDS E, ALONG THE SOUTH LINE OF LOT 2, 380.31'; THENCE N 0 DEGREES 00 MINUTES 25 SECONDS E, 15.28'; THENCE 89 DEGREES 57 MINUTES 34 SECONDS E, 157.00'; THENCE N 0 DEGREES 00 MINUTES 25 SECONDS E, 15.00'; THENCE S 89 DEGREES 57 MINUTES 34 SECONDS E, 80.00' TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 75; THENCE N 0 DEGREES 00 MINUTES 25 SECONDS E, ALONG SAID RIGHT OF WAY LINE, 271.66' TO THE POINT OF BEGINNING.

(The real property identification number is 130165646)

FILED FOR RECORD 7-7-97 AT 1:40 P.M.  
IN BOOK 165 OF Deed PAGE 350  
REGISTER OF DEEDS, CASS CO., NE Patricia Meininger  
Doc # 121 \$ 550

COMPLETED

NEBRASKA DOCUMENTARY  
STAMP TAX  
JUL 07 1997  
\$ 196.00 BY PM

**PERSONAL REPRESENTATIVE'S DEED**

KNOW ALL PERSONS BY THESE PRESENTS that Eva Nell DeCoster, Personal Representative of the Estate of Mabel P.I. Mendenhall, a/k/a Mabel P. Mendenhall, a/k/a Mabel A. Mendenhall, a/k/a Mabel Mendenhall, Deceased, Grantor, in consideration of the sum of One Dollar and Other Valuable Consideration received from Mark A. Tincher and Kathryn D. Tincher, husband and wife, Grantees, as joint tenants with right of survivorship, and not as tenants in common, conveys to Grantees, the following described real estate (as defined in Nebraska Revised Statute 76-201):

Lot 2 in the NE1/4 of the NE1/4 of Section 26, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska; Except that portion of Lot 2 described as follows: Beginning at the E1/4 corner of said Section 26, thence North 1,324.93'; thence West 48' to the true point of beginning, the said point being the SE corner of said Lot 2; thence continuing West for a distance of 237' along the South property line of said Lot 2; thence North 15'; thence East 157' to a point 15' North of the South property line of said Lot 2; thence North 15'; thence East 80' to a point on the East line of said Lot 2, said point being 30' North of the point of beginning; thence South 30' to the point of beginning, containing approximately .11 acres, more or less; and, Except Highway,

subject to easements and restrictions of record, if any.

Grantor covenants with Grantees that Grantor has legal power and lawful authority to convey the same.

It is the intention of all parties hereto that in the event of the death of either of the Grantees, the entire fee simple title to the real estate shall vest in the surviving Grantee.

EXECUTED this 30 day of June, 1997.

ESTATE OF MABEL P. I. MENDENHALL,  
Deceased,

By Eva Nell DeCoster  
Eva Nell DeCoster, Personal Representative

STATE OF NEBRASKA )  
                                  )SS:  
COUNTY OF CASS        )

The foregoing instrument was acknowledged before me on 30 June, 1997, by Eva Nell DeCoster, Personal Representative of the Estate of Mabel P. I. Mendenhall, a/k/a Mabel P. Mendenhall, a/k/a Mabel A. Mendenhall, a/k/a Mabel Mendenhall, Deceased.



Mary Jane Beins  
Notary Public