

10-12

#5492

NEBRASKA DOCUMENTARY
STAMP TAX

NOV 22 2011

\$ 11.25 BY CLP

FILED
CASS COUNTY, NE.

2011 NOV 22 PM 4:02

BK 195 OF Deed PG 775

David John
REGISTER OF DEEDS
#5492 \$5.50

COMPARED

QUITCLAIM DEED
Joint Tenancy

THE GRANTOR, Donald R. Ahrens and Jan M. Ahrens, husband and wife, whether one or more, in consideration of **One Dollar and other valuable consideration** receipt of which is hereby acknowledged, quitclaims and conveys to **Seth D. Ahrens and Amanda R. Ahrens, husband and wife**, as joint tenants with right of survivorship, and not as tenants in common, Grantee, the following described real estate (as defined in Neb. Stat. 76-201) in Cass County, Nebraska:

Tax Lot Seventeen (17), being a part of the South half of the Northeast Quarter (S 1/2 NE 1/4) of Section 22, Township 10 North, Range 12 East, and part of Tax Lot 2 located in the Northeast Quarter (NE 1/4) of said Section 22, Cass County, Nebraska, in being more particularly described as follows:

Beginning at the Northeast corner of said Tax Lot 2; thence South 00 degrees 12 minutes 44 seconds East (assumed bearing), along the East line of said Northeast Quarter, a distance of 904.24 feet; thence South 89 degrees 47 minutes 16 seconds West, a distance of 284.60 feet; thence North 00 degrees 33 minutes 07 seconds East, a distance of 905.37 feet to a point on the North line of said Tax Lot 2; thence South 89 degrees 59 minutes 28 seconds East, along said North line, a distance of 272.52 feet to the point of beginning.

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.

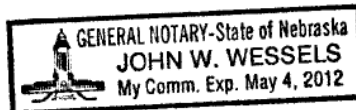
Executed 11-9-, 11

Donald R. Ahrens
Donald R. Ahrens

Jan M. Ahrens
Jan M. Ahrens

STATE OF Nebraska

COUNTY OF Cass



The foregoing instrument was acknowledged before me this 9 day of Nov, 2011 by **Donald R. Ahrens and Jan M. Ahrens, husband and wife.**

John W. Wesfels
Notary Public

Please Return recorded document to:
Nebraska Title Company
14680 West Dodge Road, Suite 1
Omaha, NE 68154

H

TO BE FILED WITH REGISTER OF DEEDS

Real Estate Transfer Statement

#5492

FORM 521

Read Instructions on reverse side

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND LINES 1-25 ARE ACCURATELY COMPLETED

1 County Name Cass	2 County Number 13	3 Date of Sale Mo <u>11</u> Day <u>9</u> Yr. <u>11</u>	4 Date of Deed Mo <u>11</u> Day <u>9</u> Yr. <u>11</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald R Ahrens and Jan M Ahrens atwy Street or Other Mailing Address 4957 B Road City Nehawka, NE 68413 Telephone Number 402-267-2285		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Seth D Ahrens and Amanda R Ahrens atwy Street or Other Mailing Address 806 South 84th Street City Nehawka, NE 68413 Telephone Number 402-297-4917	

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 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 checked="" 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
<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Cemetary
	<input type="checkbox"/> Conservator	<input type="checkbox"/> Partition	<input type="checkbox"/> Trust	<input type="checkbox"/> Other _____

9. 1031 Exchange? (was transfer an IRS like-kind exchange) Yes No

10 Type of Transfer

<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Gift	<input 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)

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> Spouse	<input checked="" 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? \$ 5,000.00

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
**806 South 84th Street
Nehawka, NE 68413**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Seth D Ahrens
806 South 84th Street
Nehawka, NE 68413**

20 Legal Description
See Attached Exhibit "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed.....	\$0.00
23 Was nonreal property included in purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if Yes, enter amount and attach itemized list)	\$0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$0.00

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

25 ▶ **Seth D Ahrens**
Print or Type Name of Grantee or Authorized Representative

Seth Ahrens
Signature of Grantee or Authorized Representative

Telephone Number 402-297-4917

11-9-11
Date

Grantee
Title

REGISTER OF DEEDS' USE ONLY			FOR NDR USE ONLY	
26 Date Deed Recorded Mo. <u>11</u> Day <u>22</u> Yr. <u>11</u>	27 Value of Stamp or Exempt Number \$ <u>11.25</u>	28 Deed Book <u>195</u>	29 Deed Page <u>775</u>	30

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

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

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

#5492

File No.:

EXHIBIT "A"

Tax Lot Seventeen (17), being a part of the South half of the Northeast Quarter (S 1/2 NE 1/4) of Section 22, Township 10 North, Range 12 East, and part of Tax Lot 2 located in the Northeast Quarter (NE 1/4) of said Section 22, Cass County, Nebraska, in being more particularly described as follows:

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