

NEBRASKA DOCUMENTARY
STAMP TAX

MAY 14 2014

\$Ex 4 BY JH

#1959

FILED
CASS COUNTY, NE.

2014 MAY 14 AM 10:48

BK 45 OF Gen PG 900

David Jordan

REGISTER OF DEEDS

#1959 \$16.00

Prepared by & Return to: Carlson & Burnett, LLP, 816 S. 169th Street, Omaha, NE 68118

QUITCLAIM DEED

SETH D. AHRENS and AMANDA R. AHRENS, husband and wife, Grantors, for good and lawful consideration, hereby transfer and convey unto SETH D. AHRENS and AMANDA RAE AHRENS, Co-Trustees and their successors in trust under SETH AND AMANDA AHRENS REVOCABLE TRUST, Grantees, the real estate situated in Cass County, Nebraska as described on Exhibit A attached hereto and incorporated herein by this reference.

This deed is exempt from documentary stamp tax under Neb. Rev. Stat. §76-902(4).

Executed on this 30 day of April, 2014.

Seth D. Ahrens

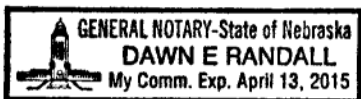
SETH D. AHRENS, Grantor

Amanda R. Ahrens

AMANDA R. AHRENS, Grantor

STATE OF NEBRASKA)
) SS.
COUNTY OF Cass)

The foregoing instrument was acknowledged before me on April 30, 2014, by SETH D. AHRENS and AMANDA R. AHRENS, husband and wife, GRANTORS.



Dawn E. Randall

Notary Public

#1959

EXHIBIT A

Tax Lot Seventeen (17), being a part of the South half of the Northeast Quarter (S1/2 NE1/4) of Section 22, Township 10 North, Range 12 East, and part of Tax Lot 2 located in the Northeast Quarter (NE1/4) 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.



Real Estate Transfer Statement

FORM 521

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

1959

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

1 County Name		2 County Number CASS - 13		3 Date of Sale Mo. 04 Day 30 Yr. 14		4 Date of Deed Mo. 04 Day 30 Yr. 14	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Seth D. Ahrens and Amanda R. Ahrens Street or Other Mailing Address 806 84th St. City Nehawka State NE Zip Code 68413 Telephone Number (402) 267-5226				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Seth D. Ahrens and Amanda R. Ahrens, Co-Trustees et al Street or Other Mailing Address 806 84th St. City Nehawka State NE Zip Code 68413 Telephone Number (402) 267-5226			

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: Corrective, Land Contract, Personal Rep., Bill of Sale, Joint Tenancy, Warranty, Sheriff, Executor, Mineral, Cemetery, Other, Quit Claim, Conservator, Partition, Trust, Transfer on Death

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

10 Type of Transfer: Sale, Gift, Foreclosure, Revocable Trust, Court Decree, Satisfaction of Contract, Joint Tenancy, Auction, Exchange, Life Estate, Irrevocable Trust, Partition, Transfer on Death, 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.)
 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 Grantor Trust

14 What is the current market value of the real property? \$327,272

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? (If Yes, include the name of the agent.) YES NO

18 Address of Property: 806 84th St, Nehawka, NE 68413

19 Name and Address of Person to Whom the Tax Statement Should be Sent: Seth D. and Amanda R. Ahrens, Trustees, 806 84th St, Nehawka, NE 68413

20 Legal Description
See 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 the 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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

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.

Niel D. Nielsen

(402) 827-0414

Print or Type Name of Grantee or Authorized Representative

Telephone Number

sign here

Niel D Nielsen
Signature of Grantee or Authorized Representative

Attorney

5/6/14

Title

Date

Register of Deeds' Use Only				For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 14 Yr. 14	27 Value of Stamp or Exempt Number \$ Ex4	28 Deed Book 45	29 Deed Page 900	

Nebraska Department of Revenue

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

Form No. 96-269-2008 Rev. 7-2013 Supersedes 96-269-2008 Rev. 8-2011

Grantee—Retain a copy of this document for your records.

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