

5483

NEBRASKA DOCUMENTARY
STAMP TAX

OCT 18 2010

FILED
CASS COUNTY, NE.

\$ 46.25 BY OP

2010 OCT 18 AM 10:04
eik 194 of Deeds 33

David Johnson
REGISTER OF DEEDS

5483 \$5.50

TRUSTEE'S DEED
(Inter Vivos Trust) **COMPARED**

THE Grantor, **DAVID J. NIELSEN, TRUSTEE AND HIS SUCCESSORS IN TRUST UNDER THE DAVID J. NIELSEN REVOCABLE TRUST, AN UNDIVIDED 1/2 INTEREST AND MARY L. CLASSEN (NKA MARY L. NIELSEN), TRUSTEE AND HER SUCCESSORS IN TRUST UNDER THE MARY L. CLASSEN REVOCABLE TRUST AN UNDIVIDED 1/2 INTEREST**, whether one or more, in consideration of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby convey to **WILES INVESTMENT CO., LTD**, Grantee, the following described real estate in Cass County, Nebraska:

**TAX LOT 16 LOCATED IN THE NE¼ OF THE SE¼ OF SECTION 25,
T12N, R13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA**

Subject to easements and restrictions of record.

Grantor covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed this 10.15.10

DAVID J. NIELSEN, REVOCABLE TRUST
David Nielsen
By: DAVID J. NIELSEN,
as Trustee

MARY L. CLASSEN REVOCABLE TRUST
Mary L. Classen NKA
By: MARY L. CLASSEN (NKA MARY L. NIELSEN
as Trustee
Mary L. Nielsen

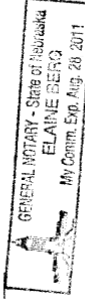
STATE OF Nebraska
COUNTY OF CASS

The foregoing instrument was acknowledged before me this 15 day of Oct, 2010 by **DAVID J. NIELSEN TRUSTEE OF THE DAVID J. NIELSEN REVOCABLE TRUST AND MARY L. CLASSEN (NKA MARY L. NIELSEN) TRUSTEE OF THE MARY L. CLASSEN REVOCABLE TRUST**

Notary Public, State and County aforesaid

Elaine Berg
Notary Signature

Elaine Berg
Notary Printed Signature



My commission expires: 8/28/11

X

#5483

Real Estate Transfer Statement

FORM 521

TO BE FILED WITH 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 3 Date of Sale Mo. 10 Day 15 Yr. 10 4 Date of Deed Mo. 10 Day 15 Yr. 10

5 Grantor's Name, Address, and Telephone (Please Print)
 Grantor's Name (Seller) David J. Nielsen Trustee
Mary L. Classen (NKA Mary L. Nielsen) Trust
 Street or Other Mailing Address WILES INVESTMENT CO., LTD
17409 Webster Blvd P.O. Box 281
 City PLATTSMOUTH State NE Zip Code 68048
 Telephone Number (402) 804-0153

6 Grantee's Name, Address, and Telephone (Please Print)
 Grantee's Name (Buyer)
 Street or Other Mailing Address
 City PLATTSMOUTH State NE Zip Code 68048
 Telephone Number (402) 298-8947

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 checked="" 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	(10) <input type="checkbox"/> Exempt	(11) <input type="checkbox"/> Mobile Home			
(2) <input type="checkbox"/> Unimproved	(2) <input type="checkbox"/> Multi-Family	(5) <input type="checkbox"/> Agricultural	(7) <input type="checkbox"/> Mineral interests- Nonproducing	(9) <input type="checkbox"/> 1031 Exchange? (was transfer an IRS like-kind exchange)						
(3) <input type="checkbox"/> I/O L	(3) <input type="checkbox"/> Commercial									

8 Type of Deed: Sale, Corrective, Warranty, Quit Claim, Sheriff, Conservator, Land Contract, Executor, Partition, Personal Rep, Bill of Sale, Cemetery, Other. 1031 Exchange? (was transfer an IRS like-kind exchange) Yes No

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

10 Type of Transfer: Sale, Gift, Foreclosure, Exchange, Auction, Life Estate, Irrevocable Trust, Partition, Court Decree, Satisfaction of Contract, Other (explain) _____

11 Ownership Transferred in Full? (if No, explain division) YES NO 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)
 YES NO Parents and Child Family Corporation, Partnership or LLC Spouse Grandparents and Grandchild Brothers and Sisters Aunt or Uncle to Niece or Nephew Other _____

14 What is the current market value of the real property? Same as #24
 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 CBS HOME
 17 Was transfer through a real estate agent? (if Yes, name of agent) _____
 18 Address of Property 13617 9TH AVE
PLATTSMOUTH, NE 68048
 19 Name and Address of Person to Whom Tax Statement Should be Sent SAME AS #6

20 Legal Description TL 16 NE1/4 OF SE1/4 SEC. 25, T12N, R13E OF THE 6TH P.M., CASS COUNTY, NE

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 22	\$ 204,500.00
23 Was nonreal property included in purchase? <input type="checkbox"/> YES <input type="checkbox"/> NO (if Yes, enter amount and attach itemized list)	\$ 23	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	\$ 204,500.00

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.

25 **sign here** Print or Type Name of Grantee or Authorized Representative Buyer Telephone Number (505) 610
 Signature of Grantee or Authorized Representative _____ Date _____

REGISTER OF DEEDS' USE ONLY		FOR NDR USE ONLY	
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Deed Book	29 Deed Page
Mo. <u>10</u> Day <u>18</u> Yr. <u>10</u>	\$ <u>4161.25</u>	<u>194</u>	<u>33</u>

