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NEBRASKA DOCUMENTARY STAMP TAX

JUN 1 1 2018

83/5,00 By 8B

FILED CASS COUNTY, NE.

2018 JUN 11 AM 11:16

REGISTER OF DEEDS

(B)

## JOINT TENANCY WARRANTY DEED

Michael G. Benes, a single person, Grantor, whether one or more, in consideration of \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, conveys to Dustin A. Hoffman and Tina M. Hoffman, husband and wife, Grantee(s) as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Cass County, Nebraska:

Parcel 1: Sublot 1 of Lot 3 and Tax Lot 6 of the Southeast Quarter of the Southeast Quarter of Section 34, Township 11 North, Range 9 East of the 6th P.M., Cass County, Nebraska

Parcel 2: A parcel of land in the Southeast Quarter of Section 34, Township 11 North, Range 9 East of the 6th PM., Cass County, Nebraska identified as Tract #15, EXCEPT the East 860 feet thereof, on the Chicago, Rock Island and Pacific Railway Company Right-of-Way and Track Map

Grantor covenants (jointly and severally, if more than one) with the Grantee(s) that Grantor:

- is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: April 20; 2018

6/8

Michael G. Benes

STATE OF Nebraska

COUNTY OF Lancaster

The foregoing instrument was acknowledged before me on\_Michael G. Benes, a single person

6/8/18

by

Notary Public

My Commission Expires:

(SEAL)

GENERAL NOTARY - State of Nebraska
DOUG COWLING
My Comm. Exp. October 28, 2020

After Recording Return to:

D. C. TITLE AGENCY 4750 NORMAL BLVD STE 1 LINCOLN NE 68506

1

## **NEBRASKA** Good Life, Great Service. DEPARTMENT OF REVENUE

1 County Name

## **Real Estate Transfer Statement**

Mo. 6 Day 8 Yr. 2018

4 Date of Deed

**FORM** 521

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

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

3 Date of Sale/Transfer

Mo. 6 Day 8 Yr. 2018

2 County Number

CASS - 13

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)		
Grantor's Name (Seller) MICHAEL G BENES	Grantee's Name (Buyer) DUSTIN A AND TINA M HOFFMAN		
Street or Other Mailing Address 23612 FLETCHER AVE	Street or Other Mailing Address 23612 FLETCHER AVE 23700 Fletcher Ave Alvo		
City State Zip Code NE 68304	ALVO State	Zip Code <b>68304</b>	
Phone Number (402) 570-3218	Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes ✓ No Yes ✓ No	
Email Address NA	Email Address		
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)			
✓ Improved       ✓ Single Family       Industrial       Mineral Interests-Nonproducing       State Assessed       Mobile Home         Unimproved       Multi-Family       Agricultural       Mineral Interests-Producing       Exempt         IOLL       Commercial       Recreational			
	nd Contract/Memo Partition Sheriff Other_		
☐ Bill of Sale     ☐ Corrective     ☐ Easement     ☐ Lei       ☐ Cemetery     ☐ Death Certificate – Transfer on Death     ☐ Executor     ☐ Min	ase Personal Rep. Trust/Trustee  neral Quit Claim V Warranty		
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  10 Type of Transfer  Distribution  Forect  Auction  Easement  Gift	osure Irrevocable Trust Revocable Trust Transfer on Life Estate Sale Trustee to E		
	or Trust Partition Satisfaction of Contract Other (Expl	ain)	
11 Was ownership transferred in full? (If No, explain the division.)    Yes			
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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other			
Brothers and Sisters Grandparents and Grandchild Spouse			
Ex-spouse Parents and Child Step-parent and Step-child			
14 What is the current market value of the real property?  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
\$140,000	☐ Yes ☑ No \$ %		
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes DC TITLE- DOUG  No		
Yes V No Of the agent of title company contact.) V Yes <u>DC TITLE-DOUG</u> No  18 Address of Property  19 Name and Address of Person to Whom the Tax Statement Should be Sent			
23612 FLETCHER AVE			
SAME AS #6			
18a No address assigned 18b Vacant land			
20 Legal Description			
SEE EXHIBIT A			
21 If agricultural, list total number of acres			
22 Total purchase price, including any liabilities assumed	22 \$ 1	40,000,00	
23 Was non-real property included in the purchase?  Yes  No (If Yes, e	nter dollar amount and attach itemized list.)		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		40,000,00	
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.			
DUSTIN A AND TINA M HOFFMAN		2) 570-3218	
sign Print or Type Name of Grantee or Authorized Representative		e Number 6/8/2018	
nere Signature of Grantee or Authorized Representative Title Date			
Register of Deed's Use Only For Dept. Use Only			
26 Date Deed Recorded  Mo. Day 1 Yr. 8 27 Value of Stamp or Exempt Number \$ 315. 00	28 Recording Data 140. 325	-	
Nebraska Department of Revenue  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016			

## EXHIBIT "A" LEGAL DESCRIPTION



ORDER NO.: 2018130

Parcel 1: Sublot 1 of Lot 3 and Tax Lot 6 of the Southeast Quarter of the Southeast Quarter of Section 34, Township 11 North, Range 9 East of the 6th P.M., Cass County, Nebraska

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