

89-0198 E-N-G-R-C-M

STATE OF NEBRASKA
 COUNTY OF NEMAHA ss

I do hereby certify that this instrument was entered on unrecorded index and filed for record this 17 day of February 1989 at 2:30 o'clock PM and recorded in Book No. 104 of Series at page 75

Cherry Kohra
 COUNTY CLERK OR DEPUTY

Fee, 6.50

**DEED OF DISTRIBUTION
 BY
 PERSONAL REPRESENTATIVE**

Leanne Pearson, Personal Representative of the Estate of Leonard A. Lunzmann, Deceased, GRANTOR, conveys and releases to Leanne Pearson, GRANTEE, the following-described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter of Section 12, Township 5, Range 13, East of the 6th P.M., Nemaha County, Nebraska, except a tract of ground commencing at the Northwest corner of the Northeast Quarter of said Section 12, Township 5 North, Range 13, East along the North line of said Section 12, a distance of 369 feet to the place of beginning, thence continuing East along the north line of said Section 12, a distance of 126 feet to a point, thence South 247.5 feet to a point, thence West 126 feet to a point, thence North 247.5 feet to the place of beginning, and

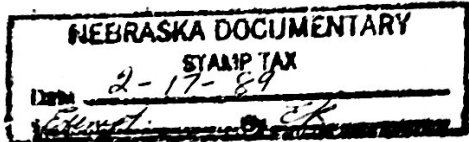
The East Half of the Northeast Quarter (E1/2 NE1/4) and the East Half of the West Half of the Southeast Quarter (E1/2 W1/2 SE1/4) of Section 35, Township 5 North, Range 13, East of the 6th P.M., Nemaha County, Nebraska, and

The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 7, Township 5 North, Range 14, East of the 6th P.M., Nemaha County, Nebraska.

subject to easements, reservations covenants and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed: Febr 16, 1988.



Leanne Pearson
 Leanne Pearson, Personal Representative of the Estate of Leonard A. Lunzmann, deceased

STATE OF NEBRASKA)
) ss.
 County of Nemaha)

The foregoing instrument was acknowledged before me on 2-16, 1988, by Leanne Pearson, Personal Representative of the Estate of Leonard A. Lunzmann, deceased.

GENERAL NOTARY - State of Nebraska
 JAMES L. WEINGERGER
 My Comm. Exp. 11-4-91

James L. Weingerger
 Notary Public

My commission expires: 11-4-91

89-0198

Filed for record in the County Clerk's Office
February 17, 1989, at 2:30 p.m. and recorded
in Book No. 104 of Deeds, page 73.

JoAnn Rohrs, County Clerk
Fee \$6.50

JOINT TENANCY WARRANTY DEED

Leanne K. Pearson and Irvin L. Pearson, Wife and Husband

Grantor, in consideration of
One dollar and other good and valuable consideration
dollars received from Grantee,

Leanne K. Pearson and Irvin L. Pearson, Wife and Husband

conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter of Section 12, Township 5, Range 13, East of the 6th P.M., Nemaha County, Nebraska, except a tract of ground commencing at the Northwest corner of the Northeast Quarter of said Section 12, Township 5 North, Range 13, East along the North line of said Section 12, a distance of 369 feet to the place of beginning, thence continuing East along the north line of said Section 12, a distance of 126 feet to a point, thence South 247.5 feet to a point, thence West 126 feet to a point, thence North 247.5 feet to the place of beginning, and

The East Half of the Northeast Quarter (E1/2 NE1/4) and the East Half of the West Half of the Southeast Quarter (E1/2 W1/2 SE1/4) of Section 35, Township 5 North, Range 13, East of the 6th P.M., Nemaha County, Nebraska, and

The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 7, Township 5 North, Range 14, East of the 6th P.M., Nemaha County, Nebraska.

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

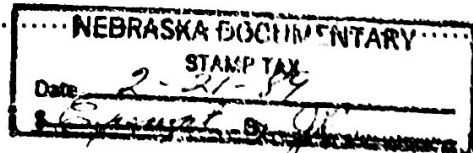
- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims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

Executed: February 17th, 1989

Leanne K. Pearson
Leanne K. Pearson

Irvin L. Pearson
Irvin L. Pearson

State of NEBRASKA
County of Saunders



The foregoing instrument was acknowledged before me on
by Leanne K. Pearson and Irvin L. Pearson, wife and husband.

STATE OF NEBRASKA

County of ~~saunders~~ *Nemaha*

James H. Handberg
Notary Public
My commission expires: 11-4-91

Filed for record and entered in Numerical Index on Feb. 21, 1989 at 12:50 o'clock P.M., and recorded in Deed Record 104, Page 79

NOTARY SEAL
AFFIXED

NO. 89-0207 E-N-G-R-C-M-T-A

By: *Leanne K. Pearson*
County or Deputy County Clerk
Register of Deeds or Deputy Register of Deeds

fee \$6.50

89-0207

Filed for record in the County Clerk's Office
February 21, 1989, at 12:50 p.m. and recorded
in Book 104 of Deeds, page 79.

JoAnn Rohrs, County Clerk
Fee \$6.50

Nebraska Documentary Stamp Tax
 Date: May 22, 2014
 \$ exempt 19 By: AQD

State of Nebraska) No. 140603 E-M-G-R-C-M-T-A
 County (Nemaha) Fees 10.00
 I hereby certify that this instrument was entered on numerical index and filed for record this 22 day of May 2014 at 12:46 o'clock P.m. and recorded in Book 128 of Deed page 212.
[Signature]
 County Clerk or Deputy

After recording return to:
 Bromm Lindahl, Freeman-Caddy & Lausterer
 P O Box 277
 Wahoo, NE 68066

WARRANTY DEED

Leanne K. Pearson and Irvin L. Pearson, wife and husband, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other consideration, receipt of which is hereby acknowledged, conveys to Irvin L. Pearson, Jr. and Leanne K. Pearson, Co-Trustees of the Irvin L. and Leanne K. Pearson Joint Living Trust dated May 19, 2014, Grantee, whether one or more, the following described real estate (as defined in Neb.Rev.Stat. §76-201) in Nemaha County, Nebraska:

- ✓ The Northeast Quarter of Section 12, Township 5, Range 13, East of the 6th P.M., Nemaha County, Nebraska, EXCEPT a tract of ground commencing at the Northwest corner of the Northeast Quarter of said Section 12, Township 5 North, Range 13, East along the North line of said Section 12, a distance of 369 feet to the place of beginning, thence continuing East along the North line of said Section 12, a distance of 126 feet to a point, thence South 247.5 feet to a point, thence West 126 feet to a point, thence North 247.5 feet to the place of beginning, AND
- ✓ The East Half of the Northeast Quarter (E1/2 NE1/4) and the East Half of the West Half of the Southeast Quarter (E 1/2 W 1/2 SE 1/4) of Section 35, Township 5 North, Range 13, East of the 6th P.M., Nemaha County, Nebraska, AND
- ✓ The Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 7, Township 5 North, Range 14, East of the 6th P.M., Nemaha County, Nebraska, AND
- ✓ The Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section Seven (7), Township Five (5) North, Range Fourteen (14) East of the 6th P.M. in Nemaha County, Nebraska

Grantor covenants (jointly and severally, if more than one) with the 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 the title to the real estate against the lawful claims of all persons.

DATED this 19th day of May, 2014.

[Signature]
 Leanne K. Pearson

[Signature]
 Irvin L. Pearson

STATE OF NEBRASKA)
 COUNTY OF SAUNDERS) ss.

The foregoing Warranty Deed was acknowledged before me on this 19th day of May, 2014, by Leanne K. Pearson and Irvin L. Pearson, wife and husband.

GENERAL NOTARY - State of Nebraska
 CURTIS A. BROMM
 My Comm. Exp. March 17, 2015

[Signature]
 Notary Public

Real Estate Transfer Statement

• 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		2 County Number		3 Date of Sale		4 Date of Deed	
NEMAHA - 64				Mo. <u>5</u> Day <u>19</u> Yr. <u>14</u>		Mo. <u>5</u> Day <u>19</u> Yr. <u>14</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Leanne K. Pearson & Irvin L. Pearson, w & h				Grantee's Name (Buyer) Irvin L. Pearson & Leanne K. Pearson, h & w			
Street or Other Mailing Address 1890 County Road B				Street or Other Mailing Address 1890 County Road B			
City		State		City		State	
Ceresco		NE		Ceresco		NR	
Zip Code		68019		Zip Code		68019	
Telephone Number (402) 665-2567				Telephone Number (402) 665-2567			

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 type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed		9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)		
<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Corrective	<input type="checkbox"/> Land Contract	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Bill of Sale
<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Cemetery
	<input type="checkbox"/> Conservator	<input type="checkbox"/> Partition	<input type="checkbox"/> Trust	<input type="checkbox"/> Transfer on Death
10 Type of Transfer		9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)		
<input type="checkbox"/> Sale	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input checked="" type="checkbox"/> Revocable Trust	<input type="checkbox"/> Court Decree
<input type="checkbox"/> Auction	<input type="checkbox"/> Exchange	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Partition
		12 Was real estate purchased for same use? (If No, state the intended use.)		
		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> Spouse	
		<input type="checkbox"/> Parents and Child	
		<input type="checkbox"/> Brothers and Sisters	
		<input type="checkbox"/> Family Corp., Partnership or LLC	
		<input type="checkbox"/> Grandparents and Grandchild	
		<input type="checkbox"/> Step-parent and Step-child	
		<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?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
750,000		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO \$ _____ %	
16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
Nemaha County, Nebraska		Same as 6	

20 Legal Description
See attached

21 If agricultural, list total number of acres 350

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.)	\$
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 19

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 **Attorney**

Print or Type Name of Grantor or Authorized Representative: Curt Bromm (402) 443-3225 Telephone Number

Signature of Grantee or Authorized Representative: _____ Title: _____ Date: 5-19-14

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Deed Book	29 Deed Page
Mo. <u>5</u> Day <u>22</u> Yr. <u>14</u>	\$ <u>exempt 19</u>	<u>128</u>	<u>212</u>

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