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NEBRASKA DOCUMENTARY
STAMP TAX

JAN 29 2013

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FILED
CASS COUNTY, NE.

2013 JAN 29 PM 12:50

15 Gen 919

David John
REGISTER OF DEEDS

#504 \$16.00

RETURN TO:
Andrew M. Loudon, Esq.
Baylor Evnen Curtiss Gruit & Witt LLP
1248 "O" Street, Suite 600
Lincoln, NE 68508

WARRANTY DEED TO TRUST

Virginia H. Templeton and John S. Templeton, husband and wife, Grantors, for good and valuable consideration convey to John S. Templeton and Virginia H. Templeton, as trustee of the John S. Templeton and Virginia H. Templeton Revocable Living Trust dated the 2nd day of June, 2005, including all amendments thereto, and to the trustee's successors in trust without further conveyance, all of grantors' right, title, and interest in the following described real estate:

An undivided one-sixth interest in the North Half (N ½) of Section 16, Township 11 North, Range 12 East of the 6th P.M., Cass County, Nebraska.

Any deed, conveyance or other instrument executed by the trustee or any successor in trust shall be conclusive evidence in favor of any person relying or claiming under such instrument that at the time of delivery the trust was in effect, the instrument was executed in accordance with proper authority and within the terms of the trust (including power of sale), and that the instrument is binding on all beneficiaries of the trust.

Legal title to all property conveyed to the trustee shall be vested in the trustee or trustees who are serving from time to time as trustee without any conveyance or transfer to, by, or from any succeeding or retiring trustee or the personal representative of a deceased trustee.

Grantors covenant (jointly and severally, if more than one) with Grantee that Grantors:

- (1) are lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
 - (2) have legal power and lawful authority to convey the same;
- ✗

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(3) warrant and will defend title to the real estate against the lawful claims of all persons.

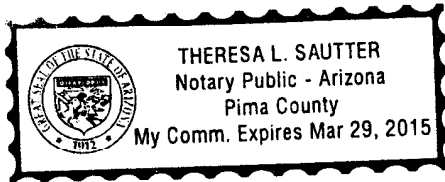
Dated the 22 day of January, 2013.

Virginia H. Templeton
Virginia H. Templeton, Grantor

John S. Templeton
John S. Templeton, Grantor

State of Arizona)
County of Pima)

The foregoing instrument was acknowledged before me this 22 day of Jan, 2013, by Virginia H. Templeton and John S. Templeton, husband and wife, grantors, either personally known to me or identified by me through satisfactory evidence as required by law.



Theresa L. Sautter
Notary Public

Real Estate Transfer Statement

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

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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. 12 Day 17 Yr. 2012	4 Date of Deed Mo. 12 Day 17 Yr. 2012
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Virginia H. Templeton & John S. Templeton Street or Other Mailing Address 5266 W. Arid Canyon Drive City State Zip Code Marana AZ 85658 Telephone Number (520) 579-4367		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attachment Street or Other Mailing Address 5266 W. Arid Canyon Drive City State Zip Code Marana AZ 85658 Telephone Number (520) 579-4367	

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status (1) <input type="checkbox"/> Improved (2) <input checked="" type="checkbox"/> Unimproved (3) <input type="checkbox"/> IOLL	(B) Property Type (1) <input type="checkbox"/> Single Family (4) <input type="checkbox"/> Industrial (2) <input type="checkbox"/> Multi-Family (5) <input checked="" type="checkbox"/> Agricultural (3) <input type="checkbox"/> Commercial (6) <input type="checkbox"/> Recreational	(C) (1) <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Corrective <input type="checkbox"/> Land Contract <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Cemetery <input type="checkbox"/> Quit Claim <input type="checkbox"/> Conservator <input type="checkbox"/> Partition <input type="checkbox"/> Trust <input type="checkbox"/> Other _____		9 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10 Type of Transfer <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"/> 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 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO _____		12 Was real estate purchased for same use? (If No, state the intended use.) <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 type="checkbox"/> Spouse <input 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 checked="" type="checkbox"/> Other Trust		
14 What is the current market value of the real property? \$182,990	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	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 _____	
18 Address of Property Rural Cass County	19 Name and Address of Person to Whom Tax Statement Should be Sent Grantee	

20 Legal Description
An undivided one-sixth interest in the North Half (N 1/2) of Section 16, Township 11 North, Range 12 East of the 6th P.M., Cass County, Nebraska

21 If agricultural, list total number of acres 320

22 Total purchase price, including any liabilities assumed	22	\$	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.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 a

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.

Andrew M. Loudon, NSBA #21511 #21511 (402) 475-1076
Print or Type Name of Grantee or Authorized Representative Telephone Number
sign here _____ Attorney
Signature of Grantee or Authorized Representative Title
Date 1/5/13

REGISTER OF DEEDS' USE ONLY				FOR DEPT. USE ONLY
26 Date Deed Recorded Mo. 1 Day 29 Yr. 13	27 Value of Stamp or Exempt Number \$ EX#4	28 Deed Book 15	29 Deed Page 919	30

REAL ESTATE TRANSFER STATEMENT –ATTACHMENT

6. GRANTEE'S NAME, ADDRESS, AND TELEPHONE:

John S. Templeton and Virginia H. Templeton, as trustee of the John S. Templeton and Virginia H. Templeton Revocable Living Trust dated the 2nd day of June, 2005.

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