

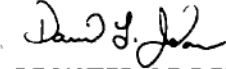
NEBRASKA DOCUMENTARY
STAMP TAX

Jun 03, 2014

\$ Ex004 By AP

FILED
CASS COUNTY, NE.

2014 Jun 03 PM 12:34
Bk 47 OF GEN PG 72



REGISTER OF DEEDS
#02277 \$16.00

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

WARRANTY DEED TO TRUST

George W. Horning, and Cynthia L. Horning, husband and wife, Grantors, for good and valuable consideration convey to George W. Horning, trustee of the Horning Property Trust dated August 9, 2012, Grantee, including all amendments thereto, and to the trustee's successors in trust without further conveyance, Grantors' one-sixth (1/6) interest in the following described real estate:

The North Half (N 1/2) 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 a 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 with Grantee that Grantors:

- (1) are lawfully seised 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;

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

Dated the 23rd day of May, 2014.

George W. Horning
George W. Horning, Grantor

Cynthia L. Horning
Cynthia L. Horning, Grantor

State of Washington)
County of Kitsap)



The foregoing instrument was acknowledged before me this 23rd day of May, 2014, by George W. Horning, and Cynthia L. Horning, husband and wife, grantors, either personally known to me or identified by me through satisfactory evidence as required by law.

Liana J. Stieh
Notary Public

Real Estate Transfer Statement

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

Lee

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. <u>05</u> Day <u>23</u> Yr. <u>2014</u>		4 Date of Deed Mo. <u>05</u> Day <u>23</u> Yr. <u>2014</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) George W. Horning and Cynthia L. Horning Street or Other Mailing Address 10742 North Madison Ave NE City State Zip Code Bainbridge Island WA 98110 Telephone Number (206) 818-3672				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) George W. Horning, trustee of the Horning Property Trust dated August 9, 2012 Street or Other Mailing Address 10742 North Madison Ave NE City State Zip Code Bainbridge Island WA 98110 Telephone Number (206) 818-3672			

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 checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" 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: Warranty, Quit Claim, Corrective, Sheriff, Conservator, Land Contract, Executor, Partition, Personal Rep., Mineral, Trust, Bill of Sale, Cemetery, Transfer on Death, Joint Tenancy, Other.

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

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

14 What is the current market value of the real property?
\$273,857 (1/6 interest)

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
Rural Cass County, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee

20 Legal Description
Grantor's (1/6) 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 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.

Andrew M. Loudon #21511 (402) 475-1075
 Print or Type Name of Grantee or Authorized Representative Telephone Number
 Signature of Grantee or Authorized Representative Attorney Title Date 6-2-14

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>3</u> Yr. <u>14</u>	27 Value of Stamp or Exempt Number \$ <u>Ex #4</u>	28 Deed Book <u>47</u>	29 Deed Page <u>72</u>