

RECORDS ADMINISTRATOR
CASS COUNTY, NEBRASKA

NOV 21 2014

EX #4 BY AB

5367

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FILED
CASS COUNTY, NE.

2014 NOV 25 AM 10: 53

BK 58 OF Gen PG 2

David Jordan

REGISTER OF DEEDS

#5367 \$10.00

Return filed document to:
Perry, Guthery, Haase & Gessford, P.C., L.L.O.
233 S. 13th St, Suite 1400
Lincoln, NE 68508

WARRANTY DEED

Georgia Walker Seagren, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from GRANTEE, Georgia W. Seagren, as Trustee of the Georgia W. Seagren Living Trust, conveys to GRANTEE, and to the Trustee's successors in Trust without further conveyance, the following-described real estate (as defined in Neb. Rev. Stat. §76-201):

An undivided one-half (1/2) interest in and to the North Half (N1/2) 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 the Trustee or any of the Trustee's Successors in Trust shall be conclusive evidence in favor of any person relying or claiming under such instrument that, at the time of delivery, that the Trust was in effect, the instrument was executed in accordance with the proper authority and within the terms of the Trust (including power of sale), and that the instrument is binding on all of the 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 the Trustee without any conveyance or transfer to, by, or from any succeeding or retiring Trustee or the Personal Representative of the estate of a deceased Trustee.

GRANTOR covenants with GRANTEE that GRANTOR:

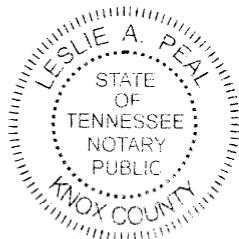
- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and,
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 21st day of October, 2014.

Georgia Walker Seagren
Georgia Walker Seagren, GRANTOR

STATE OF TENNESSEE)
) ss.
COUNTY OF Knox)

The foregoing instrument was acknowledged before me on the 21st day of October, 2014, by Georgia Walker Seagren, a single person, GRANTOR.



Leslie A Peal
Notary Public
My Commission Expires: 11/04/2017



Real Estate Transfer Statement

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.

5327

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/Transfer	4 Date of Deed
	CASS - 13	Mo. 10 Day 21 Yr. 2014	Mo. 10 Day 21 Yr. 2014

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Georgia Walker Seagren		Grantee's Name (Buyer) Georgia W. Seagren, Trustee	
Street or Other Mailing Address 8001 Corteland Dr.		Street or Other Mailing Address 8001 Corteland Dr.	
City Knoxville	State TN	City Knoxville	State TN
Zip Code 37909		Zip Code 37909	
Telephone Number (865) 693-1296		Telephone Number (865) 693-1296	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		Email Address	If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Agricultural	
	<input type="checkbox"/> Commercial	
	<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	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
					<input type="checkbox"/> 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

<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse
<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child

Other Grantor's Rev Trust

14 What is the current market value of the real property? \$614,057

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 or a title company? (If Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property

Rural Route
Cass County, Nebraska

18a No address assigned 18b Vacant land

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

United Farm & Ranch Management Company
Attn: Jeff Frack
PO Box 85506
Lincoln, NE 68501

20 Legal Description

An undivided one-half (1/2) interest in and to 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 1/2 of 320 acres

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
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

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.

Georgia W. Seagren, Trustee of the Georgia W. Seagren Living Trust (865) 693-1296

Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative Attorney for Grantee 11/24/14

Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 11 Day 25 Yr. 14	\$ 2x4	58-2

Grantee—Retain a copy of this document for your records.