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NEBRASKA DOCUMENTARY
STAMP TAX

AUG - 2 2012

\$Ex #4 BY AP

FILED
CASS COUNTY, NE.

2012 AUG -2 PM 4:11

BK 1 OF Gen PG 207

David John
REGISTER OF DEEDS
#4385 \$11.50

WARRANTY DEED

JAMES F. ENGELKEMIER and JOAN B. ENGELKEMIER, Husband and Wife, GRANTORS, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION convey to GRANTEES, JAMES F. ENGELKEMIER and JOAN B. ENGELKEMIER, CO-TRUSTEES of the J & J ENGELKEMIER FAMILY TRUST, the following described real estate in Cass County, Nebraska (as defined in NEB. REV. STAT. §76-201):

112

See Attached Schedule "A".

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

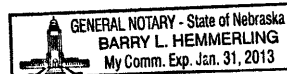
- (1) are lawfully seized of such real estate and that it is free from encumbrances, except covenants, easements and restrictions of record, if any;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all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

Executed this 27 day of July, 2012.

James F. Engelkemier
JAMES F. ENGELKEMIER
Joan B. Engelkemier
JOAN B. ENGELKEMIER

STATE OF NEBRASKA)
COUNTY OF Lancaster) ss.

The foregoing instrument was acknowledged before me on July 27, 2012, by JAMES F. ENGELKEMIER and JOAN B. ENGELKEMIER, Husband and Wife.



Barry L. Hemmerling
Notary Public

Return To:
Barry L. Hemmerling
Jeffrey, Hahn, Hemmerling &
Zimmerman, P.C., L.L.O.
5640 South 84th Street, Suite 100
Lincoln, NE 68516

SCHEDULE "A"

The West Half of the Southeast Quarter ($W\frac{1}{2} SE\frac{1}{4}$) of Section Twenty (20), Township Twelve (12) North, Range Twelve (12) East of the 6th P.M., Cass County, Nebraska, except Tax Lot Three (3);

The East Half of the Southwest Quarter ($E\frac{1}{2} SW\frac{1}{4}$) of Section Twenty (20), Township Twelve (12) North, Range Twelve (12) East of the 6th P.M., Cass County, Nebraska;

The Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4} NE\frac{1}{4}$) of Section Twenty-nine (29), Township Twelve (12) North, Range Twelve (12) East of the 6th P.M., Cass County, Nebraska;

A tract of land situated in the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-nine (29), Township Twelve (12) North, Range Twelve (12) East of the 6th P.M., Cass County, Nebraska, more particularly described as follows: Commencing at the North Quarter corner of Section Twenty-nine (29); thence South $01^{\circ}02'29''$ West along the West line of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Twenty-nine (29) to the Northwest corner of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); thence North $89^{\circ}57'06''$ East along the North line of the said Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) for a distance of 14.48 feet to the point of beginning of the tract of land to be described; thence continuing North $89^{\circ}57'06''$ East along the said North line of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) for a distance of 629.94'; thence South $17^{\circ}47'00''$ East for a distance of 685.33 feet; thence South $72^{\circ}13'$ West for a distance of 600.00 feet; thence North $17^{\circ}47'$ West for a distance of 877.22 feet to the said point of beginning. The tract of land herein described contains 10.76 acres, more or less;

A perpetual and assignable easement to accelerate and increase the flow of surface water over and across the following property: Commencing at the Northwest corner of said Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4} NE\frac{1}{4}$) of Section Twenty-nine (29); thence North $89^{\circ}57'06''$ East, along the North line of said Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4} NE\frac{1}{4}$) for a distance of 14.48 feet; thence South $17^{\circ}47'00''$ East, for a distance of 742.00 feet to the point of beginning of said center line; thence South $78^{\circ}20'00''$ West to the West line of said Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4} NE\frac{1}{4}$) and the point of termination.

The exterior boundaries of said strip of land are shortened or lengthened so as to intersect with a line which bears South $17^{\circ}47'00''$ East through the point of beginning and with the West line of said Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4} NE\frac{1}{4}$) at the point of termination; and,

The East Half of the Northeast Quarter ($E\frac{1}{2} NE\frac{1}{4}$) of Section Thirty-two (32), Township Twelve (12) North, Range Twelve (12) East of the 6th P.M., Cass County, Nebraska, except Tax Lots One (1) and Two (2).



Real Estate Transfer Statement

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

FORM
521

#4385

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND ITEMS 1-25 ARE ACCURATELY COMPLETED

1 County Name CASS - 13		2 County Number		3 Date of Sale Mo. ____ Day ____ Yr. ____		4 Date of Deed Mo. 7 Day 22 Yr. 12	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) JAMES F. ENGELKEMIER & JOAN B. ENGELKEMIER Street or Other Mailing Address 11310 AGNEW ROAD City State Zip Code LOUISVILLE NE 68307 Telephone Number (402) 234-4947				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) JAMES F. ENGELKEMIER & JOAN B. ENGELKEMIER Street or Other Mailing Address 11310 AGNEW ROAD City State Zip Code LOUISVILLE NE 68307 Telephone Number (402) 234-4947			

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)
(1) <input checked="" type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family	(4) <input type="checkbox"/> Industrial	(7) <input type="checkbox"/> Mineral Interests-Nonproducing	(9) <input type="checkbox"/> State Acquired	(1) <input type="checkbox"/> Mobile Home
(2) <input type="checkbox"/> Unimproved	(2) <input type="checkbox"/> Multi-Family	(5) <input checked="" type="checkbox"/> Agricultural	(8) <input type="checkbox"/> Mineral Interests-Producing	(10) <input type="checkbox"/> Exempt	
(3) <input type="checkbox"/> IOLL	(3) <input type="checkbox"/> Commercial	(6) <input type="checkbox"/> Recreational			
8 Type of Deed		9 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"/> Yes <input checked="" type="checkbox"/> No
<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"/> Other	
10 Type of Transfer		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 type="checkbox"/> Sale	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/> Auction	<input type="checkbox"/> Exchange	<input type="checkbox"/> Life Estate			
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"/> Grandparents and Grandchild		<input type="checkbox"/> Brothers and Sisters			
		<input type="checkbox"/> Family Corporation, Partnership or LLC			
		<input type="checkbox"/> Aunt or Uncle to Niece or Nephew			
		<input checked="" type="checkbox"/> Other GRANTORS' TRUST			
14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
\$717,284		<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 Tax Statement Should be Sent			
11310 AGNEW ROAD LOUISVILLE, NEBRASKA		JAMES F. ENGELKEMIER & JOAN B. ENGELKEMIER, CO-TRUSTEES 11310 AGNEW ROAD LOUISVILLE, NE 68037			

20 Legal Description

SEE ATTACHED SCHEDULE "A".

21 If agricultural, list total number of acres 270.90

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.)	\$	0.00
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 76-902 (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.

JAMES F. ENGELKEMIER, CO-TRUSTEE

sign
here

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

GRANTEE

(402) 234-4947

Telephone Number

7/22/12

Date

REGISTER OF DEEDS' USE ONLY				FOR DEPT. USE ONLY
26 Date Deed Recorded Mo. 8 Day 2 Yr. 12	27 Value of Stamp or Exempt Number \$ EX4	28 Deed Book 1	29 Deed Page 207	30

Nebraska Department of Revenue

Form No. 96-269-2008 Rev. 8-2011 Supersedes 96-269-2008

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327

GRANTEE—Please retain a copy of this document for your records.

#4385

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