

Inst # 2016029602 Mon Jul 25 15:18:28 CDT 2016  
Filing Fee: \$28.00  
Lancaster County, NE Assessor/Register of Deeds  
Cporac Office TODD  
Pages 4



Return recorded document to:  
Dennis D. Oelschlager  
800 Rokeby Rd.  
Lincoln, Nebraska 68512

**REVOCABLE TRANSFER ON DEATH DEED**

**IDENTIFYING INFORMATION:**

Name of Owners: **DENNIS D. OELSCHLAGER** and **BARBARA S. OELSCHLAGER**, husband and wife  
Address of Owners: 800 Rokeby Rd., Lincoln, Nebraska 68512

**LEGAL DESCRIPTION:**

The North Half (N1/2) of the Northeast Quarter (NE1/4) of Section Thirty-Five (35), Township Nine (9) North, Range Six (6), East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska less any previous conveyances to the State of Nebraska or County of Lancaster, Nebraska for road purposes.

**PRIMARY BENEFICIARIES:**

We designate the following beneficiaries of this revocable transfer on death deed if the beneficiaries survive the survivor of us:

<b>NAMES OF PRIMARY BENEFICIARIES</b>	<b>MAILING ADDRESS OF PRIMARY BENEFICIARIES</b>
<b>BRANDON OELSCHLAGER</b>	1201 Rokeby Rd Lincoln, Nebraska 68512
<b>ANGELA CLAYPOOL</b>	9601 Keystone Dr., Lincoln, Nebraska 68512
<b>MICHELLE REAVIS</b>	8350 S. 33 <sup>rd</sup> St. Apt #701 Lincoln, Nebraska 68512

**TRANSFER ON DEATH:**

Upon the death of the survivor of us we transfer our interest in the described property to the beneficiaries as designated above. The transfer occurs at the death of the survivor of the Owners/Transferors.

**SURVIVORSHIP REQUIRED:**

Under Nebraska law, the interest of a designated beneficiary is contingent on the designated beneficiary surviving the survivor of the Owners/Transferors by one hundred twenty hours.

**TRANSFER ON DEATH REVOCABLE:**

Before our deaths, we (or the survivor of us) have the right to revoke this deed.

**LEGALLY REQUIRED WARNINGS IN THE TRANSFER ON DEATH DEED**

*Please pay close attention to the following warning:*

**Warning:** The property transferred remains subject to inheritance taxation in Nebraska to the same extent as if owned by the transferor at death. Failure to timely pay inheritance taxes is subject to interest and penalties as provided by law.

**Warning:** The designated beneficiary is personally liable, to the extent of the property transferred, to account for Medicaid reimbursement to the extent necessary to discharge any such claim remaining after application of the assets of the transferor's estate. The designated beneficiary may also be personally liable, to the extent of the value of the property transferred, for claims against the estate, statutory allowances to the transferor's surviving spouse and children, and the expenses of administration to the extent needed to pay such amounts by the personal representative.

**Warning:** The Department of Health and Human Services may require revocation of this deed by transferor, a transferor's spouse or both a transferor and a transferor's spouse in order to qualify or remain qualified for Medicaid assistance.



We, **DENNIS D. OELSCHLAGER** and **BARBARA S. OELSCHLAGER**, the Transferors, sign our names to this instrument this 22 day of July, 2016, and being first duly sworn, do hereby declare to the undersigned authority that we sign and execute this transfer on death deed to transfer our interest in the described real property and that we sign it willingly or willingly direct another to sign for us, that we execute it as our free and voluntary act for the purposes therein expressed, that we are eighteen years of age or older or are not at this time a minor, and that we are of sound mind and under no constraint or undue influence.

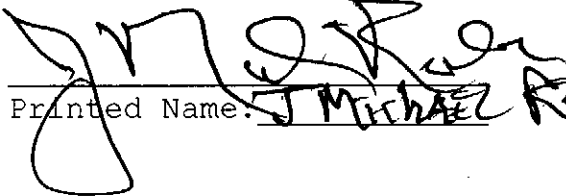


**DENNIS D. OELSCHLAGER**, Transferor



**BARBARA S. OELSCHLAGER**, Transferor

We,  and , the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the transferors sign and execute this transfer on death deed to transfer their interest in the described real property and that they sign it or willingly direct another to sign for them, and they execute it as their free and voluntary act for the purposes therein expressed, and that each of us, in the presence and hearing of the transferors, hereby signs this deed as witness to the transferors' signing, and that to the best of our knowledge the transferors are eighteen years of age or older or are not at this time a minor and the transferors are of sound mind and under no constraint or undue influence.



Printed Name: J Michael Rieder



Printed Name: JoAnn Rieder

STATE OF NEBRASKA )  
 ) SS.  
 COUNTY OF LANCASTER )

Subscribed, sworn to, and acknowledged before me by **DENNIS D. OELSCHLAGER** and **BARBARA S. OELSCHLAGER**, husband and wife, the Transferors, and subscribed and sworn to before us by J. Michael Riedel and John Riedel, witnesses, this July 29 day of July 29, 2016.

Brandy J. Poole  
 Notary Public

