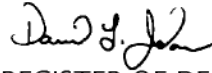


NEBRASKA DOCUMENTARY
STAMP TAX
Jun 25, 2018
\$ Ex002 By EB

FILED
CASS COUNTY, NE.

2018 Jun 25 PM 02:27
Bk_141 OF ___ GEN.PG. ___ 518


REGISTER OF DEEDS
#02856 \$28.00

Pages 4

FOR REGISTER OF DEEDS USE ONLY

Return to: Tina Yates

Nebraska Dept. of Transportation, R.O.W. Division

1500 Highway 2, Box 94759

Lincoln, NE 68509-4759

WARRANTY DEED

PROJECT: 75-2 (1072)

C.N.: 21209

TRACT: 40

KNOW ALL MEN BY THESE PRESENTS:

THAT **Mark A. Tincher**, a single person

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **ONE AND NO/100----(\$1.00)----DOLLARS AND OTHER VALUABLE CONSIDERATION** in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real estate;

A TRACT OF LAND LOCATED IN LOT 2 IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 1553.79 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 48.00 FEET TO A POINT ON THE WESTERLY HIGHWAY 75 RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 72.93 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY WEST WILES ROAD RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 12 MINUTES, 01 SECONDS LEFT, A DISTANCE OF 617.58 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE SOUTHERLY DEFLECTING 089 DEGREES, 47 MINUTES, 59 SECONDS LEFT, A DISTANCE OF 94.16 FEET

WARRANTY DEED

PROJECT: 75-2 (1072)

C.N.: 21209

TRACT: 40

ALONG THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE EASTERLY DEFLECTING 089 DEGREES, 51 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 28.89 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 20.00 FEET; THENCE NORTHEASTERLY DEFLECTING 026 DEGREES, 33 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 55.90 FEET; THENCE NORTHEASTERLY DEFLECTING 036 DEGREES, 52 MINUTES, 12 SECONDS RIGHT, A DISTANCE OF 22.36 FEET; THENCE EASTERLY DEFLECTING 026 DEGREES, 33 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 400.00 FEET; THENCE EASTERLY DEFLECTING 007 DEGREES, 45 MINUTES, 55 SECONDS RIGHT, A DISTANCE OF 111.02 FEET; THENCE SOUTHEASTERLY DEFLECTING 042 DEGREES, 10 MINUTES, 48 SECONDS RIGHT,

A DISTANCE OF 52.26 FEET TO THE POINT OF BEGINNING CONTAINING 0.35 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2; THENCE NORTHERLY A DISTANCE OF 198.85 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 180 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 198.85 FEET TO A POINT ON THE WESTERLY HIGHWAY 75 RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 180 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 198.85 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 039 DEGREES, 54 MINUTES, 21 SECONDS LEFT, A DISTANCE OF 52.26 FEET; THENCE WESTERLY DEFLECTING 042 DEGREES, 10 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 111.02 FEET; THENCE WESTERLY DEFLECTING 007 DEGREES, 45 MINUTES, 55 SECONDS LEFT, A DISTANCE OF 400.00 FEET; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 66.08 FEET TO THE POINT OF TERMINATION.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY.

SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

WARRANTY DEED

PROJECT: 75-2 (1072)

C.N.: 21209

TRACT: 40

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons, whomsoever.

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.

2856

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/Transfer Mo. 06 Day 15 Yr. 18		4 Date of Deed Mo. 03 Day 29 Yr. 18	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mark A. Tincher Street or Other Mailing Address 203 East Wiles Road City Plattsmouth State NE Zip Code 68048 Phone Number (402) 306-5001 Email Address Mark T <markt@betterwayautomotive.com>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska, Department of Transportation Street or Other Mailing Address PO BOX 94759 City Lincoln State NE Zip Code 68509-4759 Phone Number (402) 479-4491 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address joey.kramerNebraska.gov			

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"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed			<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt			
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational					

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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<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"/> 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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"/> Other
		<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	

14 What is the current market value of the real property?
\$32,160

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 TitleCore National, LLC No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
State of Nebraska, Department of Transportation
PO Box 94759
Lincoln NE 68509-4759

18a No address assigned 18b Vacant land

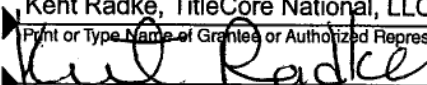
20 Legal Description
See attached Exhibit "A"

21 If agricultural, list total number of acres .35 acres

22 Total purchase price, including any liabilities assumed	22	\$	32,160.00
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	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	32,160.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902 (2)

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.

sign here  **Kent Radke**, TitleCore National, LLC
Print or Type Name of Grantee or Authorized Representative

Escrow Closer
Title

(402) 420-1001
Phone Number
June 15, 2018
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 06 Day 25 Yr. 18	27 Value of Stamp or Exempt Number \$ 92	28 Recording Data 141-518	

Grantee—Retain a copy of this document for your records.
2018 Jun 25 02:27 Ex002 141 518

2854

EXHIBIT "A"

A TRACT OF LAND LOCATED IN LOT 2 IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE 6th PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION;
THENCE NORTHERLY A DISTANCE OF 1,553.79 FEET ALONG THE EAST LINE OF SAID SECTION;
THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 48.00 FEET TO A POINT ON THE WESTERLY HIGHWAY 75 RIGHT OF WAY LINE TO THE POINT OF BEGINNING;
THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 72.93 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY WEST WILES ROAD RIGHT OF WAY LINE;
THENCE WESTERLY DEFLECTING 090 DEGREES, 12 MINUTES, 01 SECONDS LEFT, A DISTANCE OF 617.58 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID LOT 2;
THENCE SOUTHERLY DEFLECTING 089 DEGREES, 47 MINUTES, 59 SECONDS LEFT, A DISTANCE OF 94.16 FEET ALONG THE WEST LINE OF SAID LOT 2 ;
THENCE EASTERLY DEFLECTING 089 DEGREES, 51 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 28.89 FEET;
THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 20.00 FEET;
THENCE NORTHEASTERLY DEFLECTING 026 DEGREES, 33 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 55.90 FEET;
THENCE NORTHEASTERLY DEFLECTING 036 DEGREES, 52 MINUTES, 12 SECONDS RIGHT, A DISTANCE OF 22.36 FEET;
THENCE EASTERLY DEFLECTING 026 DEGREES, 33 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 400.00 FEET;
THENCE EASTERLY DEFLECTING 007 DEGREES, 45 MINUTES, 55 SECONDS RIGHT, A DISTANCE OF 111.02 FEET;
THENCE SOUTHEASTERLY DEFLECTING 042 DEGREES, 10 MINUTES, 48 SECONDS RIGHT, A DISTANCE OF 52.26 FEET TO THE POINT OF BEGINNING.