

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number <b>DOUGLAS - 28</b>	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>1</u> Yr. <u>2020</u>	4 Date of Deed Mo. <u>12</u> Day <u>1</u> Yr. <u>2020</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Talida Land Holdings 17 LLC</b> Street or Other Mailing Address <b>13575 Lynam Drive</b> City <b>Omaha</b> State <b>NE</b> Zip Code <b>68138</b> Phone Number [Redacted] Email Address <b>na</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>H &amp; S Partnership, LLP</b> Street or Other Mailing Address <b>13575 Lynam Drive</b> City <b>Omaha</b> State <b>NE</b> Zip Code <b>68138</b> Phone Number [Redacted] 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 <b>na</b>	

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 checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Commercial	
	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Mineral Interests-Nonproducing	
	<input type="checkbox"/> Mineral Interests-Producing	
	<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 transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  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? <b>\$155,460</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property <b>Parcel 0106290016</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Same as #6</b>
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**See Attached**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	22	\$	275,000.00
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.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	275,000.00

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.

**H & S Partnership, LLP by Abby Bise** [Redacted]  
Print or Type Name of Grantee or Authorized Representative Phone Number

**sign here** [Redacted] Authorized Agent  
Signature of Grantee or Authorized Representative Title

[Redacted] Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$ _____	28 Recording Data

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

Part of the East ½ of the southwest ¼ of Section 5, Township 15 North, Range 10 East of the 6th P.M., as surveyed, platted and recorded in Douglas County, Nebraska and being more particularly described as follows: Beginning at the Northwest corner of the East ½ of the Southwest ¼ of said Section 5; thence N89°26'24"E (assumed bearing), along the North line of the Southwest ¼ of said Section 5, a distance of 325.94 feet; thence S00°03'22" W, along the West line of a tract of land as described and recorded in Instrument #2006065443, Douglas County, Records, a distance of 1336.11 feet; thence S89°26'24" W, a distance of 326.14 feet to a point on the West line of the East ½ of the Southwest ¼ of said Section 5; thence N00°03'53" E, along the West line of the East ½ of the Southwest ¼ of Section 5, a distance of 1336.12 feet to the point of beginning. TOGETHER WITH Part of the West half of the East half of the Southwest Quarter of Section 5, Township 15 North, Range 10 East of the Sixth P.M., Douglas County, Nebraska being more particularly described as follows; Commencing at the Southwest Corner of said West Half East half Southwest Quarter; thence N 89°00' 48"E (assumed bearing) on the South line of said West half East half Southwest Quarter, a distance of 326.43 feet; thence N00°02' 54"W, a distance of 33.00 feet to a point on the northerly right-of-way line of West Maple Road, said point also being the point of beginning; thence continuing N00°02' 54"W, a distance of 2602.47 feet to a point on the North line of said West half East half Southwest Quarter; thence N89°20'14"E on said North line, a distance of 334.80 feet to the Northeast Corner of said West half East half Southwest Quarter; thence S00°03'41"E on the East line of said West half East half Southwest Quarter, a distance of 2600.57 feet to a point of intersection with said northerly right-of-way line, said point being 33.00 feet northerly of the Southeast corner of said West half East half Southwest Quarter; thence S69°00'48"W, 33.00 feet distance from and parallel with said South line and on said northerly right-of-way line, a distance of 335.43 feet to the point of beginning, in Douglas County, Nebraska.