

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 DOUGLAS - 28		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>12</u> Yr. <u>2021</u>		4 Date of Deed Mo. <u>1</u> Day <u>12</u> Yr. <u>2021</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) F. Blaine Batten Street or Other Mailing Address 22625 Wilson Avenue City Waterloo State NE Zip Code 68069 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) F. Blaine Batten, Trustee of the F. Blaine Batten Trust dated 6/3/1992, as amended Street or Other Mailing Address 22625 Wilson Avenue City Waterloo State NE Zip Code 68069 Phone Number 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			

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 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		<input type="checkbox"/> Mobile Home

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim 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 Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract 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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$126,620

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

19 Name and Address of Person to Whom the Tax Statement Should be Sent
F. Blaine Batten, Trustee
4511 South 67th Street
Omaha, NE 68117

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
 The East 26 acres of the West 48 acres of the West half (1/2) of the SE 1/4 of Section 7, Township 16 North, Range 10 East of the 6th P.M., in Douglas County, Nebraska, except the South 290.40 feet of the West 150.00 feet of the East 26 acres of the West 48 acres of the West half (1/2) of the SE 1/4 of Section 7, Township 16 North, Range 10 East of the Sixth P.M., in Douglas County, Nebraska.

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

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.) (see instructions)	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 **§ 76-902 (19)**

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.

F. Blaine Batten, Trustee [Redacted]

Print or Type Name of Grantee or Authorized Representative Phone Number
1/12/2021

Signature of Grantee or Authorized Representative Title Date
Grantee

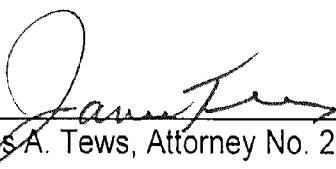
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$ _____	28 Recording Data

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

CERTIFICATE OF EXEMPTION

Pursuant to Neb. Rev Stat. 76-902(19), the undersigned claims exemption on this transfer of property into a trust. Further, the undersigned certifies that if the transfer referred to herein was made directly from the grantor to the beneficiary(ies) under the trust, it would be under such circumstances as to come within exemption 76-902(5)(a). Evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

DATED this 12th day of January, 2021



James A. Tews, Attorney No. 22726

4821-4346-7030.1