

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 item.

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

1 County Name Polk		2 County Number 72		3 Date of Sale/Transfer Mo. 3 Day 28 Yr. 23		4 Date of Deed Mo. 3 Day 17 Yr. 23	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deborah Fugleberg, aka Deborah Fugleberg Successor Trustee of the Virgil V. Johansen Revocable Trust dated January 7, 1997 Street or Other Mailing Address 2019 S. 211th Street City Elkhorn State NE Zip Code 68022 Phone Number (402) 698-2080 Email Address hdfugle@msn.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Randy H. Grossnicklaus and Lisa J. Grossnicklaus, husband and wife Street or Other Mailing Address 1864 136th Road City Osceola State NE Zip Code 68651 Phone Number (402) 270-0475 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 type="checkbox"/> No Email Address poochgross@aol.com			

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<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"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input checked="" type="checkbox"/> Trust/Trustee	
	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty	

9 Was transfer part of an IRS like-kind exchange (IRC § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Auction	<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"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<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?
\$480,000.00

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 OK Real Estate No

18 Address of Property
Ag Land
Osceola, NE 68651

19 Name and Address of Person to Whom Tax Statement Should be Sent
Randy H. Grossnicklaus
1864 136th Road
Osceola, NE 68651

18a No address assigned 18b Vacant Land

20 Legal Description
N1/2 S1/2 NE1/4 of Section 13, Township 15 North, Range 2 West of the 6th P.M., Polk County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 480,000.00
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.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 480,000.00

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.

sign here

▶ **Randy H. Grossnicklaus**
 Print or Type Name of Grantee or Authorized Representative (402) 270-0475
 Phone Number

▶ *[Signature]*
 Signature of Grantee or Authorized Representative Grantee
 Title **3/28/23**
 Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 03 Day 30 Yr. 2023	27 Value of Stamp or Exempt Number \$ 1,080.00	28 Recording Data Book 104 - Page 677

STATE OF NEBRASKA)
) ss
POLK COUNTY)
Filed for Record in the Clerk's Office
Of said county the 30 day of
March , 2023 at
04 o'clock and 00 minutes PM
in Book 104 Page 677
By Debra S. Girard County Clerk
[Signature]

NEBRASKA
DOCUMENTARY STAMP
TAX
Date: 03/30/23 By DG
\$1080.00

Return to Ronald E. Colling Attorney at Law P.O. Box 367 Osceola, NE 68651

TRUSTEE'S DEED
(Inter Vivos Trust)

DEBORAH FUGLEBERG aka Deborah Fugelberg, aka Debra Fugleberg, as SUCCESSOR TRUSTEE OF THE VIRGIL V. JOHANSEN REVOCABLE TRUST DATED JANUARY 7, 1997 GRANTOR, in consideration of Four Hundred Eighty (\$480,000.00) Dollars received from GRANTEE,

RANDY H. GROSSNICKLAUS and LISA J. GROSSNICKLAUS, Husband and Wife,

Conveys to GRANTEE, as joint tenants and not as tenants in common the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

North Half of South Half of Northeast Quarter (N 1/2 S 1/2 NE 1/4) of Section Thirteen (13), Township Fifteen (15) North, Range Two (2) West of the 6th P.M., Polk County, Nebraska Subject to easements and restrictions of record

- GRANTOR covenants with GRANTEE that GRANTOR:
- 1) is lawfully seized of such real estate and that it is free from encumbrances,
 - 2) has legal power and lawful authority to convey the same,
 - 3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed: March 17, 2023

Deborah Fugleberg
Deborah Fugleberg, Trustee

State of Nebraska)
) SS
County of Douglas)

The foregoing Trustee's Deed was acknowledged before me on March 17 2023
By Deborah Fugleberg, as Successor Trustee of Virgil V. Johansen Revocable Trust dated January 7, 1997

EMILY J EARNEST
General Notary - State of Nebraska
My Commission Expires Nov 16, 2025

11952

[Signature]
Notary Public
Emily J. Earnest