

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.

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

1 County Name Kearney		2 County Number 50 #34		3 Date of Sale/Transfer Mo. 12 Day 19 Yr. 2014		4 Date of Deed Mo. 12 Day 17 Yr. 2014	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) VOLENTINE FARMS, LTD., LIMITED PARTNERSHIP				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) PLATTE RIVER RECOVERY IMPLEMENTATION FOUNDATION, A NEBRASKA NON-PROFIT CORPORATION, TRUSTEE			
Street or Other Mailing Address 409 W Road				Street or Other Mailing Address P.O. Box 83107			
City Kearney		State NE		City Lincoln		State NE	
Zip Code 68845		Zip Code 68501		Telephone Number NA		Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Telephone Number NA		Is the grantee a 509(a) foundation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Email Address NA		Email Address dwilson@nebcommfound.org	

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"/> IOL	<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"/> 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? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Inevocable 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?
~~1,350,000.00~~ **\$1,136,532**

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 Tri-County Title & Escrow

18 Address of Property

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Same as No. 6 Above

20 Legal Description
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres **191.33**

22 Total purchase price, including any liabilities assumed	22	\$	1,136,532	1,350,000.00
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	\$	1,136,532	1,350,000.00
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.

PLATTE RIVER RECOVERY IMPLEMENTATION FOUNDATION, A NEBRASKA NON-PROFIT CORP, TRUSTEE

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____

Signature of Grantee or Authorized Representative *[Signature]* _____ Grantee Title _____ Date **December 19, 2014**

sign here

Register of Deeds' Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 01 Day 29 Yr. 2015	27 Value of Stamp or Exempt Number \$ 2558.25	28 Recording Date 233-885/887 2015 00136
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174:1

WARRANTY DEED

EXHIBIT "A"

A tract of land being part of Government Lots 1 and 2 and the accretion thereto, Section 21, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska, being more particularly described as follows:

Beginning at the Government Meander Corner on the right bank of the Platte River between Sections 16 and said Section 21 (found); thence on an assumed bearing of S20°02'46"W a distance of 19.10 feet to the Center line of County Road "W"; thence continuing on said Center line the following courses and distances: Following a circular curve to the right, with a radius of 961.29 feet, a delta angle of 3°58'26", an arc length of 66.67 feet, a chord length of 66.66 feet and a chord bearing of S75°41'16"E; thence S71°41'35"E a distance of 230.85 feet; thence following a circular curve to the left, with a radius of 731.40 feet, a delta angle of 11°29'22", an arc length of 146.67 feet, a chord length of 146.42 feet and a chord bearing of S77°26'16"E; thence S83°05'37"E a distance of 832.22 feet; thence following a circular curve to the left, with a radius of 1907.68 feet, a delta angle of 5°51'46", an arc length of 195.20 feet, a chord length of 195.11 feet and a chord bearing of S86°07'52"E to a nail (found); thence S88°59'33"E a distance of 531.20 feet to the East line of said Section 21; thence leaving said center line, on a bearing of N00°39'36"W, on said East line, a distance of 32.62 feet to the Government Meander Corner on the right bank of the Platte River, between said Section 21 and Section 22, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska (found); thence N04°51'23"E, on the line of accretion between said Section 21 and 22, a distance of 0.41 feet to the North Right of Way of County Road "W"; thence continuing on said North Right of Way the following courses and distances: N88°59'24"W, a distance of 530.22 feet to a rebar (found); thence following a circular curve to the right with a radius of 1874.65 feet, a delta angle of 5°51'57", an arc length of 191.91 feet, a chord length of 191.84 feet and a chord bearing of N86°07'57"W, to a rebar (found); thence N83°05'45"W, a distance of 832.21 feet to a capped rebar (set); thence following a circular curve to the right with a radius of 698.40 feet, a delta angle of 11°29'22", an arc length of 140.05 feet, a chord length of 139.81 feet and a chord bearing of N77°26'16"W to a rebar (found); thence North 71°41'35"W, a distance of 230.85 feet; thence following a circular curve to the left with a radius of 994.29 feet, a delta angle of 3°58'26", an arc length of 68.96 feet, a chord length of 68.95 feet and a chord bearing of N73°41'16"W to a rebar (found); thence leaving said North County Road Right of Way on a bearing of S06°34'35"W, a distance of 14.12 feet to the Point of Beginning. Said tract of land being occupied by existing County Road "W", Kearney County, Nebraska, and containing a calculated area of 1.51 acres, more or less;

Together With:

A tract of land being part of Government Lots 1 and 2, and the accretion thereto Section 21, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska, being more particularly described as follows: Referring to the Government Meander Corner on the right bank of the Platte River, between Section 16 and said Section 21 (found); thence on an assumed bearing of N06°41'32"E, on the East line of property as surveyed by Dependent Resurvey, Nebraska State Application 1362, a distance of 14.04 feet to a rebar (found), also being the North Right of Way line of a county road, also being the Point of beginning; thence continuing on said East line of property as surveyed by said Dependent Resurvey, Nebraska State Application 1362, on a bearing of N07°01'25"E, a distance of 1917.52 feet to a capped rebar (set); thence continuing on the previous bearing a distance of 153 feet, more or less, to the thread of the Platte River; thence on said thread of the Platte River in an easterly direction, N82°29'53"E, a distance of 370.9 feet; thence N87°44'17"E, a distance of 211.7 feet to the geographic center line of said Platte River, as surveyed by Ron Ridgeway, Nebraska RLS 568, (2012); thence on said geographic center line, on a bearing of S80°31'42"E, a distance of 285.8 feet; thence continuing on said geographic center line on a bearing of S86°28'55"E, a distance of 244.5 feet to the said thread of said Platte River; thence continuing on said thread

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the following courses and distances: $S70^{\circ}09'59''E$, a distance of 156.8 feet; thence $S46^{\circ}54'51''E$, a distance of 353.9 feet; thence $S80^{\circ}06'27''E$, 371.3 feet to the line accretion between said Government Lot 1 in said Section 21 and Government Lot 4, located in Section 22, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska; thence on said line of accretion, on a bearing of $S04^{\circ}51'23''W$, a distance of 953 feet, more or less, to a capped rebar (set); thence continuing on the previous bearing, on said line of accretion, a distance of 936.98 feet to the north Right of Way of existing County Road "W"; thence on said north Right of Way on a bearing of $N88^{\circ}59'24''W$, a distance of 530.22 feet to a rebar (found); thence continuing on said north Right of Way, on a circular curve to the right with a radius of 1874.65 feet, a delta angle of $5^{\circ}51'57''$, an arc length of 191.91 feet, a chord length of 191.84 feet and a chord bearing of $N86^{\circ}07'57''W$, to a rebar (found); thence $N83^{\circ}05'45''W$ on said north Right of Way, a distance of 832.21 feet to a capped rebar (set); thence continuing on said north Right of Way, on a circular curve to the right with a radius of 698.40 feet, a delta angle of $11^{\circ}29'22''$, an arc length of 140.05 feet, a chord length of 139.81 feet and a chord bearing of $N77^{\circ}26'16''W$ to a rebar (found); thence $N71^{\circ}41'35''W$ on said north Right of Way, a distance of 230.85 feet; thence continuing on said north Right of Way, on a circular curve to the left with a radius of 994.29 feet, a delta angle of $3^{\circ}53'26''$, an arc length of 68.96 feet, a chord length of 68.95 feet and a chord bearing of $N73^{\circ}41'16''W$ to a rebar (found), also being the Point of Beginning and containing a calculated area of 96.52 acres more or less.

Together With:

A tract of land being part of Government Lots 3 and 4, and the accretion thereto, located in Section 22, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska, being more particularly described as follows: Beginning at the Government Meander Corner on the right bank of the Platte River between Section 21, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska, and said Section 22 (found); thence on an assumed bearing of $S00^{\circ}39'36''E$, on the East line of said Section 22, a distance of 32.62 feet to the Center line of County Road "W"; thence continuing on said Center line the following courses and distances; $S38^{\circ}59'33''E$, a distance of 189.32 feet to a nail (found); thence $S89^{\circ}36'59''E$, a distance of 491.94 feet to a nail (found); thence $S88^{\circ}42'32''E$, a distance of 1720.97 feet to a nail (found); thence $S88^{\circ}57'36''E$, a distance of 234.86 feet to the line between said Government Lot 3 and Government Lot 2, all in said Section 22; thence $N00^{\circ}40'22''W$, on said line between said Government Lots 3 and 2, a distance of 32.83 feet to the North Right of Way line of said County Road "W" (set capped rebar); thence on said North Right of Way of said County Road "W", on a bearing of $N89^{\circ}01'10''W$, a distance of 253.21 feet to a rebar (found); thence continuing on said North Right of Way on a bearing of $N88^{\circ}42'13''W$ a distance of 1721.71 feet to a rebar (found); thence $N89^{\circ}36'27''W$ on said North Right of Way, a distance of 492.06 feet; thence $N88^{\circ}59'24''W$, on said North Right of Way, a distance of 190.06 feet; thence $S04^{\circ}51'23''W$, a distance of 0.41 feet to the Point of Beginning. Said tract of land being occupied by existing County Road "W", Kearney County, Nebraska and containing a calculated area of 1.99 acres, more or less;

Together With

A tract of land being part of Government Lots 3 and 4, and the accretion thereto, located in Section 22, Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska, being more particularly described as follows: Referring to the Government Meander Corner on the right bank of the Platte River between Section 21 and said Section 22 (found); thence on an assumed bearing of $N04^{\circ}51'23''E$, a distance of 0.41 feet to the north Right of Way line of County Road "W", also being the Point of Beginning; thence on the line of accretion between Government Lot 1 in Section 21 located in Township 8 North, Range 16 West of the 6th P.M., Kearney County, Nebraska, and said Government Lot 4 in said Section 22, on a bearing of $N04^{\circ}51'23''E$ on said line of accretion, a distance of 936.98 feet to a capped rebar (set); thence continuing on the previous bearing, on said line of accretion, a distance of 953 feet, more or less, to the thread of the Platte River; thence easterly, following said thread of the Platte River, the following courses and distances: $S80^{\circ}06'27''E$, a distance of 47.5 feet; thence $S52^{\circ}07'13''E$, a distance of 419.8 feet; thence $S87^{\circ}16'32''E$, a

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distance of 396.8 feet; thence $S70^{\circ}33'30''E$, a distance of 447.0 feet; thence $S76^{\circ}46'57''E$, a distance of 504.0 feet; thence $N88^{\circ}37'50''E$, a distance of 438.4 feet; thence $S48^{\circ}31'27''E$, a distance of 363.8 feet; thence $S73^{\circ}03'59''E$, a distance of 87.9 feet to the line of accretion between said Government Lot 3 in Section 22 and Government Lot 2 in said Section 22; thence leaving the said thread of the Platte River, on said line of accretion, on a bearing of $S00^{\circ}30'33''W$, a distance of 129 feet, more or less, to a capped rebar (set); thence continuing on said line of accretion, on the previous bearing, a distance of 1048.52 feet to the north Right of Way of said County Road "W" (set capped rebar); thence on said north Right of Way of said County Road "W", on a bearing of $N89^{\circ}01'10''W$, a distance of 233.21 feet to a rebar (found); thence continuing on said north Right of Way on a bearing of $N88^{\circ}42'13''W$, a distance of 1721.71 feet to a rebar (found); thence $N89^{\circ}36'27''W$ on said north Right of Way, a distance of 492.06 feet; thence $N88^{\circ}59'24''W$, on said north Right of Way, a distance of 190.06 feet to the Point of Beginning and containing a calculated area of 91.31 acres, more or less.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
50	233	885	12/19/2014	Base: 10-0007		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
0002812.00	34	1		GeoCde	Twn	Rng	sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				3651	8	16	21	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
692,470		692,470		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 0	D) 3	E) 0	F) 9			
LCG	ACRES	VALUE		LCG	ACRES	VALUE						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A	2.510	15,060		2G	4.300	5,590						
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Acretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	6.810	20,650						
3D				Roads	10.110							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other	223.940	671,820						
Outbuildings				Non-AG TOTAL	234.050	671,820						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:

(Continue on back)

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