

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 #35		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? if Yes, is the grantee a 509(a) foundation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Telephone Number 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"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational				

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"/> Camatory	<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"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input 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"/> 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?
Value included on prior transaction 213,463

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

19 Name and Address of Person to Whom Tax Statement Should be Sent
Same as Prior Transaction #6

18a No address assigned 18b Vacant Land

20 Legal Description
SEE ATTACHED EXHIBIT "A"

21 If agricultural, list total number of acres 36.843

22 Total purchase price, including any liabilities assumed	22	\$ 213,468	Incl on Prior	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	\$ 213,468	Incl on Prior	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

EXHIBIT
2015 Equal
175
477

Register of Deeds Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 29 Yr. 2015	27 Value of Stamp or Exempt Number \$ 481.50	28 Recording Data 233-888/891 201500137

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Volentine – Quit Claim Deed Legal Descriptions

(E – 0.904 Acres)

A tract of land being part of the accretion to Government Lots One (1) and Two (2), located in Section Twenty-One (21), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian (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 Sixteen (16), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian (6th P.M.), Kearney County, Nebraska, and said Section 21 (found); thence on an assumed bearing of North 06°41'32" East, 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), thence continuing on said east line of property as surveyed by said Dependent Resurvey, Nebraska State Application 1362, on a bearing of North 07°01'25" East, a distance of 1917.52 feet; thence continuing on the previous bearing a distance of 153 feet, more or less, to the thread of the Platte River, also being the Point of Beginning; thence continuing on the previous bearing a distance of 151 feet, more or less, to the geographic center line of said Platte River, as surveyed by Ron Ridgeway, Nebraska RLS 568, (2012); thence on said geographic center line of said Platte River, on a bearing of South 80°31'41" East, a distance of 568 feet more or less, thence South 87°44'17" West on the thread of the said Platte River, a distance of 212 feet, more or less; thence continuing on said thread of the Platte River, on a bearing of S82°29'53" West, a distance of 370.9 feet, more or less to the Point of Beginning. The said geographic center line of the said Platte River lies on the north side of said tract with the thread of said Platte River lying on the south side of said tract.

Containing a calculated area of 0.90 acres, more or less.

(F – 0.387 Acres)

A tract of land being part of the accretion to Government Lots One (1) and Two (2), located in Section Twenty-One (21), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian (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 Sixteen (16), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian (6th P.M.), Kearney County, Nebraska, and said Section 21 (found); thence on an assumed bearing of North 06°41'32" East, 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), thence continuing on said east line of property as surveyed by said Dependent Resurvey, Nebraska State Application 1362, on a bearing of North 07°01'25" East, a distance of 1917.52 feet; thence continuing on the previous bearing a distance of 153 feet, more or less, to the thread of the Platte River; thence continuing on the previous bearing a distance of 151 feet, more or less, to the geographic center line of said Platte River, as surveyed by Ron Ridgeway, Nebraska RLS 568, (2012); thence on said geographic center line of said Platte River, on a bearing of South 80°31'41" East, a distance of 568 feet more or less to the Point of Beginning; thence continuing on said geographic center line of said Platte River, on the previous bearing, a distance of 285.8 feet, more or less; thence continuing on said geographic center line of said Platte River, on a

bearing of South 86°28'55" East, a distance of 244.5 feet, more or less; thence North 70°09'52" West, on the thread of said Platte River, a distance of 219.9 feet, more or less; thence South 87°44'17" West on said thread of said Platte River, a distance of 319.2 feet, more or less to the Point of Beginning. The said geographic center line of the said Platte River lies on the south side of said tract with the thread of said Platte River lying on the north side of said tract.

Containing a calculated area of 0.39 acres, more or less.

(G - 3.417 Acres)

A tract of land being part of the accretion to Government Lots One (1) and Two (2), located in Section Twenty-One (21), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian (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 Sixteen (16), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian (6th P.M.), Kearney County, Nebraska, and said Section 21 (found); thence on an assumed bearing of North 06°41'32" East, 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), thence continuing on said east line of property as surveyed by said Dependent Resurvey, Nebraska State Application 1362, on a bearing of North 07°01'25" East, a distance of 1917.52 feet; thence continuing on the previous bearing a distance of 153 feet, more or less, to the thread of the Platte River; thence continuing on the previous bearing a distance of 151 feet, more or less, to the geographic center line of said Platte River, as surveyed by Ron Ridgeway, Nebraska RLS 568, (2012); thence on said geographic center line of said Platte River, on a bearing of South 80°31'41" East, a distance of 568 feet more or less; thence continuing on said geographic center line of said Platte River, on the previous bearing, a distance of 285.8 feet, more or less; thence continuing on said geographic center line of said Platte River, on a bearing of South 86°28'55" East, a distance of 244.5 feet to the Point of Beginning; thence continuing of said geographic center line, on the previous bearing, a distance of 452.8 feet, more or less, thence continuing on said geographic center line, on a bearing of South 79°23'20" East, a distance of 352.4 feet, more or less to the line of accretion between said Section 21 and Section Twenty-Two (22), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian (6th P.M.), Kearney County, Nebraska; thence on said line of accretion, on a bearing of South 04° 51'23" West, a distance of 270.4 feet, more or less; thence on the thread of said Platte River, on a bearing of North 80°06'27" West, a distance of 371.3 feet, more or less; thence continuing on said thread of said Platte River, on a bearing of North 46°54'51" West, a distance of 358.9 feet, more or less; thence North 70°09'52" West, on said thread of said Platte River, a distance of 157.8 feet, more or less, to the Point of Beginning. The said geographic center line of the said Platte River lies on the north side of said tract with the thread of said Platte River lying on the south side of said tract.

Containing a calculated area of 3.42 acres, more or less.

(H - 32.135 acres)

A Tract of land being part of the accretion to Government Lots Three (3) and Four (4), located in Section Twenty-Two (22), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian (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 Twenty-One (21), Township Eight (8) North, Range Sixteen (16) West of the 6th Principal Meridian (6th P.M.), Kearney County, Nebraska, and said Section 22 (found); thence on an assumed bearing of North 04°51'23" East a distance of 0.41 feet, on the line of accretion between said Government Lot One (1) in said Section Twenty-One (21), and said Government Lot 4 in said Section 22, thence continuing on the previous bearing, on said line of accretion, a distance of 986.98 feet; 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, also being the Point of Beginning; thence on said thread of the Platte River, the following courses and distances

South 80°06'27" East, a distance of 47.5 feet, more or less; thence
South 52°07'13" East, a distance of 419.8 feet, more or less; thence
South 87°16'32" East, a distance of 396.8 feet, more or less; thence
South 70°33'30" East, a distance of 447.0 feet, more or less; thence
South 76°46'57" East, a distance of 504.0 feet, more or less; thence
North 88°37'50" East, a distance of 438.4 feet, more or less; thence
South 48°31'27" East, a distance of 363.8 feet, more or less; thence
South 73°03'59" East, a distance of 87.9 feet, more or less, to the line of accretion between said Government Lot 3 in Section 22 and Government Lot Two (2) in said Section 22; thence leaving the said thread of the Platte River, on said line of accretion, on a bearing of North 00°30'33" East, a distance of 919.5 feet, more or less, to the geographic center line of said Platte River, as surveyed by Ron Ridgeway, Nebraska RLS 568, (2012); thence on said geographic center line of said Platte River, on a bearing of North 89°26'37" West, a distance of 1322.4 feet, more or less; thence continuing on said geographic center line, on a bearing of North 89°15'34" West, a distance of 461.3 feet, more or less; thence North 79°23'30" West on said geographic center line, a distance of 695.2 feet, more or less to said line of accretion between Government Lot One (1) in said Section 21 and said Government Lot 4 in said Section 22; thence on said line of accretion between Sections 21 and 22, on a bearing of South 04°51'23" West, a distance of 270.4 feet, more or less, to the Point of Beginning. The said geographic center line of the said Platte River lies on the north side of said tract with the thread of said Platte River lying on the south side of said tract.

Containing a calculated area of 32.14 acres, more or less.

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