

011582233

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 applicable item number.

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

1 County Name Sarpy		2 County Number 77		3 Date of Sale/Transfer Mo. 08 Day 20 Yr. 2019		4 Date of Deed Mo. 8 Day 20 Yr. 2019	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) C.C.P. Limited Liability Company, a Nebraska limited liability company Street or Other Mailing Address 11515 South 72nd Street City Papillion State NE Zip Code 68046				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sarpy County School District No. 001 a/k/a Bellevue Public Schools Street or Other Mailing Address 2600 Arboretum Drive City Bellevue State NE Zip Code 68123			
Telephone Number				Phone Number 402-492-2411		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				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 checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input 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"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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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"/> Court Decree	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
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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 PUBLIC SCHOOL

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"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other <i>Jim</i>
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14 What is the current market value of the real property?
\$3,400,000.00

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 NTC No

18 Address of Property
**2810 Harlan Drive
Bellevue, NE 68005**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Bellevue Public Schools
2600 Arboretum Drive
Bellevue, NE 68123**

18a No address assigned 18b Vacant Land

20 Legal Description
Lot One (1), Parks 1st Addition, an Addition to the City of Bellevue, Sarpy County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	3,400,000	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	\$	3,400,000	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **TWO**

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.

JEFF RIPPE
Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____
Jeff Rippe
Signature of Grantee or Authorized Representative _____ GRANTEE Title _____ Date _____

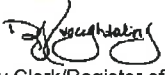

sign here

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 08 Day 21 Yr. 19	27 Value of Stamp or Exempt Number \$ex 2	28 Recording Data 2019-19090

294200WD No 4

COUNTER JB
VERIFY JB
FEES \$ 16.00
CHG_SFILE
SUBMITTED NEBRASKA TITLE COMPANY-OMAHA

NEBRASKA DOCUMENTARY
STAMP TAX
Aug 21, 2019
\$ Ex002 By JB

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2019-19090
2019 Aug 21 08:54:00 AM

County Clerk/Register of Deeds
Deb Houghtaling


SPECIAL WARRANTY DEED

C.C.P. Limited Liability Company, a Nebraska limited liability company, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Sarpy County School District No. 001 a/k/a Bellevue Public Schools, as GRANTEE, conveys to GRANTEE, the following-described real estate located in Sarpy County, Nebraska:

Lot One (1), Parks 1st Addition, an Addition to the City of Bellevue, Sarpy County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor, and none other.

Executed: B-20-19

[SIGNATURE AND NOTARIAL ACKNOWLEDGEMENT PAGE TO FOLLOW]

[SIGNATURE AND NOTARIAL ACKNOWLEDGEMENT PAGE FOR SPECIAL WARRANTY DEED]

C.C.P. Limited Liability Company,
a Nebraska limited liability company

By: [Signature]
Eric M. Parks, Trustee of the Eric M.
Parks Revocable Trust, Member

By: [Signature]
Perry M. Parks, Trustee of the Perry M.
Parks Revocable Trust, Member

State of Nebraska
County of Sarpy

The foregoing instrument was acknowledged before me this 20th day of August, 2019 by Eric M. Parks, Trustee of the Eric M. Parks Revocable Trust, Member of C.C.P. Limited Liability Company, a Nebraska limited liability company, on behalf of the limited liability company.

[Signature]
Notary Public



State of Nebraska
County of Sarpy

The foregoing instrument was acknowledged before me this 20th day of August, 2019 by Perry M. Parks, Trustee of the Perry M. Parks Revocable Trust, Member of C.C.P. Limited Liability Company, a Nebraska limited liability company, on behalf of the limited liability company.

[Signature]
Notary Public

