

## 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 1-27 are accurately completed.

1. County Name Polk	2. County Number 72	3. Date of Sale/Transfer Mo. 2 Day 25 Yr. 2025	4. Date of Deed Mo. 2 Day 21 Yr. 2025
5. Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lisa Dale Norton Street or Other Mailing Address 2874 Plaza Verde City Santa Fe State NM Zip Code 87507 Phone Number 505-474-1493 Email Address n/a		6. Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Todd W VanHousen and Carlene R. VanHousen Street or Other Mailing Address 12272 D Rd City Polk State NE Zip Code 68654 Phone Number 402-366-9278 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 n/a	

720006489

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	
<input type="checkbox"/> Improved <input 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
(C) <input type="checkbox"/> Mobile Home			
8. Type of Deed			
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator <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 checked="" type="checkbox"/> Warranty
9. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> No		10. Type of Transfer	
		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<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) _____	
11. Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
12. Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? \$840,000.00		15. Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input type="checkbox"/> No \$ _____ %	
16. Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) <input checked="" type="checkbox"/> Yes Tri-County Title & Escrow Company <input type="checkbox"/> No	
18. Address of Property NE		19. Name and Address of Person to Whom the Tax Statement Should be Sent See #6 above	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
20. Legal Description (Attach additional pages, if needed.) N1/2NW1/4 in Section 13, Township 13 North, Range 4 West of the 6th P.M., Polk County, Nebraska.			
21. If agricultural, list total number of acres transferred in this transaction. 80 acres			
22. Total purchase price, including any liabilities assumed		22	\$840,000.00
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.) (see instructions)		23	\$0.00
24. Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$840,000.00
25. If this transfer is exempt from the documentary stamp tax, list the exemption number _____			
26. Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27. If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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.

Todd W VanHousen and Carlene R. VanHousen

Print or Type Name of Grantee or Authorized Representative

402-366-9278

Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Grantee

Title

February 25, 2025

Date

Register of Deeds' Use Only			For Dept. Use Only
28. Date Deed Recorded Mo. 2 Day 27 Yr. 25	29. Value of Stamp or Exempt Number \$ 1890.00	30. Recording Data Book 106 - Page 262	



NEBRASKA  
DOCUMENTARY STAMP  
TAX  
Date: 02/27/25 By DG  
\$1890.00

STATE OF NEBRASKA )  
 ) ss  
POLK COUNTY )  
Filed for Record in the Clerk's Office  
Of said county the 27 day of  
February , 2025 at  
02 o'clock and 05 minutes PM  
in Book 106 Page 262  
Debra S. Girard County Clerk  
By [Signature]

Tri-County Title & Escrow Company, PO Box 1185, Columbus, NE 68602-1185

### WARRANTY DEED

**Lisa Dale Norton, an unmarried person, GRANTOR**, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, **Todd W. Van Housen and Carlene R. Van Housen, husband and wife**, as joint tenants with right of survivorship, and not as tenants in common, conveys to GRANTEE, the following described real estate (as defined in Neb. Stat. 76-201) in: Polk County, Nebraska:

**N1/2NW1/4 in Section 13, Township 13 North, Range 4 West of the 6th P.M., Polk County, Nebraska.**

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions, covenants, roads, rights-of-way and other restrictions of record; prior oil gas and other mineral interest conveyances and reservations and patent reservations of records; and oil and gas leases of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons, except as set forth above.

Executed February 21, 2025.

[Signature]  
Lisa Dale Norton

STATE OF New Mexico )  
 ) ss:  
COUNTY OF Santa Fe )

The foregoing instrument was acknowledged before me this 21 day of February, 2025, by **Lisa Dale Norton, an unmarried person.**

[Signature]  
Notary Public

My Commission Expires: 10/11/2026

STATE OF NEW MEXICO  
NOTARY PUBLIC  
ANA CRISTINA ACUNA FLORES  
Commission Number 1138907  
Commission Expires 10/11/2026

File No. 240170