

Real Estate Transfer Statement

• To be filed with the Register of Deeds.
• Read instructions on reverse side.

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

1 County Name	2 County Number <div style="border: 1px solid black; padding: 2px;">Select County & County Number</div>	3 Date of Sale Mo. ____ Day ____ Yr. ____	4 Date of Deed Mo. ____ Day ____ Yr. ____
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Street or Other Mailing Address City State Zip Code Telephone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Street or Other Mailing Address City State Zip Code Telephone Number	

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"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input 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"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed
 Warranty
 Quit Claim
 Corrective
 Sheriff
 Conservator
 Land Contract
 Executor
 Partition
 Personal Rep.
 Mineral
 Trust
 Bill of Sale
 Cemetery
 Transfer on Death
 Joint Tenancy
 Other _____

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer
 Sale
 Auction
 Gift
 Exchange
 Foreclosure
 Life Estate
 Revocable Trust
 Irrevocable Trust
 Court Decree
 Partition
 Satisfaction of Contract
 Transfer on Death
 Joint Tenancy
 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.)
 YES NO
 Spouse Parents and Child Brothers and Sisters Family Corp., Partnership or LLC
 Grandparents and Grandchild Step-parent and Step-child Aunt or Uncle to Niece or Nephew Other _____

14 What is the current market value of the real property?

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? (If Yes, include the name of the agent.)
 YES NO _____

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input type="checkbox"/> NO (If Yes, enter amount and attach itemized list.) . . .	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0 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**

Print or Type Name of Grantee or Authorized Representative	Telephone Number
Signature of Grantee or Authorized Representative	Title
	Date

Register of Deeds' Use Only

26 Date Deed Recorded Mo. ____ Day ____ Yr. ____	27 Value of Stamp or Exempt Number \$	28 Deed Book	29 Deed Page
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For Dept. Use Only

Instructions

The Register of Deeds will not accept a deed for recording unless items 1 through 25 are properly completed and this Real Estate Transfer Statement, Form 521, is signed.

Who Must File. Any grantee, or grantee's authorized representative, who wishes to record a deed to real property must file Form 521. A land contract or memorandum of contract requires a completed Form 521, which is not subject to the documentary stamp tax until the deed is presented for recording.

When and Where to File. Form 521 must be filed with the Register of Deeds when the deed or land contract or memorandum of contract is presented for recording.

Specific Instructions Grantee (Buyer)

Items 1 and 2. Indicate the county where the property is located. If it is located in more than one county, indicate the county where the transfer is being filed. The county number can be found on the Department of Revenue [website at www.revenue.ne.gov/PAD](http://www.revenue.ne.gov/PAD).

Item 4. The date of the deed is the date on which it was signed by the grantor, unless otherwise specified in the deed.

Items 5 and 6. Enter the complete name, address, and telephone number of the grantor and grantee. A business address should be used for business organizations such as corporations, trusts, and partnerships.

Item 7. Indicate the type of property being transferred. Check only one box in Categories A and B. "IOLL" means improvement on leased land. Check C only if the property being transferred is a mobile home.

Item 8. Indicate the type of deed being filed. Check only one box.

Item 9. Indicate whether the real estate transfer is a like-kind exchange under Internal Revenue Code § 1031.

Item 11. Indicate what property interests were transferred. If full ownership was not transferred, check "No" and explain.

Item 10. Indicate the type of transfer. Check only one box.

Item 12. A "purchase for the same use" means a purchase with the same intended use of the property. A change in use can include, for example, a vacant lot becoming a cemetery or an agricultural lot becoming a subdivision.

Item 13. Check the appropriate box to indicate if the transfer was between relatives.

Item 14. Indicate the current market value of the real property. Current market value is the purchase price which would be paid for the property, based upon a sale between a willing buyer and a willing seller in the ordinary course of trade.

Item 15. Indicate whether the buyer assumed a mortgage as part of the purchase price. If a mortgage was assumed, check "Yes" and indicate the dollar amount and interest rate. If no mortgage was assumed, check "No."

Item 16. If this transfer divides the property into two or more parcels, check "Yes." If this transfer does not divide or split the property, check "No."

Item 20. The legal description can be found in the deed or the abstract of the real property.

Item 21. Indicate the total number of agricultural or horticultural acres included in the sale.

Item 22. Enter the total purchase price or consideration paid or to be paid, including cash, mortgages, property traded, assumed liabilities, leases, easements, and personal property purchased.

Item 23. Enter the total dollar value of items which are included in the total purchase price, but are not considered a part of the real property. If there are none of these items, check "No" and enter zero.

Item 25. The list of exemptions is available from the Register of Deeds or at www.revenue.ne.gov/PAD under "Featured Information." Click on "Documentary Stamp Tax" then click on "Documentary Stamp Tax Exemptions Chart."

Authorized Signature. Form 521 must be signed and dated by the grantee or the grantee's authorized representative.

Register of Deeds

The Register of Deeds will not record the deed if items 1 through 25 on Form 521 have not been completed or the Form 521 has not been signed by the grantee or authorized representative.

The Register of Deeds will complete items 26 through 29 at the time the deed is recorded.

The Register of Deeds will forward Form 521 to the county assessor when items 1 through 29 are complete.

Please retain a copy of this statement for your records.