

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2 # PAGES 2 GRANTEE MASTER NAME # 13027

PARCEL # / FILING NUMBER 001308001/63080.01 001308901/63126

DOC STAMPS \$ 42.75

SALES FILE # 1 # PAGES 2

NEIGHBORHOOD #	<u>1</u> 100 AGRICULTURAL	105 GUIDE ROCK RESIDENTIAL	200 GUIDE ROCK COMMERCIAL	205 RED CLOUD RESIDENTIAL	300 RED CLOUD COMMERCIAL	305 BLUE HILL RESIDENTIAL	400 BLUE HILL COMMERCIAL	400 BLADEN RESIDENTIAL
	405 BLADEN COMMERCIAL	500 COWLES W/ HOME SITE	505 COWLES NO HOME SITE	510 COWLES COMMERCIAL W/ SITE	515 COWLES COMMERCIAL / NO SITE	600 ROSEMONT W/HOME SITE	605 ROSEMONT / NO HOME SITE	610 ROSEMONT COMMERCIAL W/SITE
	615 ROSEMONT COMMERCIAL / NO SITE	700 INAVALE W/HOME SITE	705 INAVALE/ NO HOME SITE	710 INAVALE COMMERCIAL	800 AMBOY VILLAGE W/ HOME SITE	805 AMBOY VILLAGE/ NO HOME SITE	1000 RURAL COMMERCIAL	1005 RURAL COMMERCIAL
	1010 GRASS GREEN / GOLF COURSE	1015 SAND GREEN / GOLF COURSE	1020 RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	<u>4000</u> AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 175

TOTAL SALE PRICE \$ 19,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 12-21-2016

DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Between Siblings

Real Estate Transfer Statement

• 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.

1

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>21</u> Yr. <u>2016</u>		4 Date of Deed Mo. <u>12</u> Day <u>22</u> Yr. <u>2016</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rodney G. Rose and June K. Rose Street or Other Mailing Address 1994 Road X City Blue Hill State NE Zip Code 68930 Phone Number Email Address Unavailable				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attachment Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No 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 checked="" 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"/> State Assessed <input type="checkbox"/> Exempt <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 type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other
--	---	---	---	---	--	--------------------------------

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

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <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.)
 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input checked="" 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
--	---	--	---	--------------------------------

14 What is the current market value of the real property?
\$19,000

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 No

18 Address of Property
**1994 Road X
Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Linda Hemberger
2890 S. Meadow Lane
Hastings, NE 68901**

18a No address assigned 18b Vacant land

20 Legal Description
See Attachment

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$	19,000.00
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.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	19,000.00

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.

Matthew D. Baack (402) 834-3300
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney 12/22/2016
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>3</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>42.75</u>	28 Recording Data <u>BK2017, Pg 2-3</u>

6. Grantee's Name, Address, and Telephone

Name: Diane E. Hemberger
Address: 2616 Edgewood
City, State, Zip: Hastings, NE 68901
Telephone: Unavailable
Email: Unavailable

Name: Linda Hemberger
Address: 2890 S. Meadow Lane
City, State, Zip: Hastings, NE 68901
Telephone: Unavailable
Email: Unavailable

20. Legal Description

A parcel of land located in the Southwest Quarter (SW 1/4) of Section Seventeen (17) and in the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southeast Corner of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Four (4) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska; thence N89°54'49"W (assumed bearing) on the South line of said Southeast Quarter (SE 1/4), a distance of 394.47 feet; thence N10°42'16"E, a distance of 493.66 feet; thence N90°00'00"E, a distance of 402.78 feet; thence S00°00'00"E, a distance of 485.85 feet to the South line of the Southwest Quarter (SW 1/4) of Section Seventeen (17), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; thence N89°53'36"W on said South line, a distance of 100.00 feet to the point of beginning, containing 5.00 acres, more or less, including 0.32 acres of county road right of way.

BK2017, Pg 2

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of January A.D., 2017, at 1:58
o'clock P M. Recorded in Book 2017
on Page 2-3
Deb Hingenberg County Clerk
16:00 BK Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-3-17
\$ 42.75 By BB

Return to: Skalka & Baack Law Firm, L.L.C., PO Box 907, Hastings, NE 68902-0907

WARRANTY DEED

RODNEY G. ROSE and JUNE K. ROSE, husband and wife, GRANTOR, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to DIANE E. HEMBERGER, a married person, and LINDA HEMBERGER, a married person, GRANTEE, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

A parcel of land located in the Southwest Quarter (SW 1/4) of Section Seventeen (17) and in the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southeast Corner of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Four (4) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska; thence N89°54'49"W (assumed bearing) on the South line of said Southeast Quarter (SE 1/4), a distance of 394.47 feet; thence N10°42'16"E, a distance of 493.66 feet; thence N90°00'00"E, a distance of 402.78 feet; thence S00°00'00"E, a distance of 485.85 feet to the South line of the Southwest Quarter (SW 1/4) of Section Seventeen (17), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; thence N89°53'36"W on said South line, a distance of 100.00 feet to the point of beginning, containing 5.00 acres, more or less, including 0.32 acres of county road right of way.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend the title to the real estate against the lawful

claims of all persons.

EXECUTED: December 21, 2016

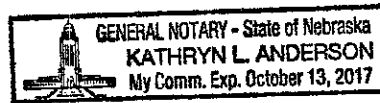
Rodney G. Rose
RODNEY G. ROSE, GRANTOR

June K. Rose
JUNE K. ROSE, GRANTOR

State of Nebraska)
 Webster) ss.
County of Adams)

The foregoing instrument was acknowledged before me on December 21, 2016, by
RODNEY G. ROSE and JUNE K. ROSE, husband and wife, GRANTOR.

Kathryn L. Anderson
Notary Public



WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 05/04/2017

Parcel # : 001308001
 Current Owner : HEMBERGER, LINDA & DIANE E.
 2890 SOUTH MEADOW LANE
 HASTINGS, NE 68901-

Map # : 4135-16-2-00000-000-6308
 Tax District : 175
 Neighborhood : 1
 Greenbelt Area/Date :

Legal Description : A PARCEL OF LAND IN SW1/4 OF 17-4-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
7261	DEROIN SOILS, 3-6% SLOPES, SE GRAS		3G	No		0.09	1,425	130	130
3844	GEARY SILT LOAM, 3-7% SLOPES GRAS	GRAS	2G	No		0.94	1,425	1,340	1,340
Grass Use Totals :						1.03		1,470	1,470
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.08	0	0	0
Road Use Totals :						0.08		0	0
Parcel Totals :						1.11		1,470	1,470

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 05/04/2017

Record: 1 of: 1

Inspected By: Inspection Date:

Parcel ID #:	001308901	Map #	: 4135-18-3-00000-000-6312
HEMBERGER, LINDA & DIANE E.		Situs	:1994 RD X
2890 SOUTH MEADOW LANE		Legal	:A PARCEL OF LAND IN SE1/4 18-4-9
HASTINGS, NE			
	68901-		

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1950 / 67
Quality	: 30 - Average	Effective Age	:
Condition	: 30 - Average	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: One-Story 100%		
Exterior Wall	: 100% SIDING		
Floor Area	: 1234		
Basement Area	: 948		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 4		
Baths	: 1.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 8		

RESIDENCE VALUATION SUMMARY

Improvement Value	\$48,180
Lump Sums	
Lump Sums Description : RURAL RESIDENTIAL	
FINAL ESTIMATE OF VALUE.....	\$48,180

FARM VALUATION SUMMARY

Residence Value	\$48,180
Outbuilding Value	\$13,105
Agland Value	\$15,785
Total Value	\$77,070
Current Total Assessed Value for Parcel # 001308901	\$77,070

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/04/2017

Record : 1 of: 1

Parcel ID #: 001308901	Map #: 4135-18-3-00000-000-6312
HEMBERGER, LINDA & DIANE E.	Situs : 1994 RD X
2890 SOUTH MEADOW LANE	Legal : A PARCEL OF LAND IN SE1/4 18-4-9
HASTINGS, NE 68901-	

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000	Manual Date : 06/13	Cost Factor : 0.95
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	<u>DESCRIPTION</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
	<u>Square feet</u>			
BASIC STRUCTURE COST	1,234	x	81.99	= 101,176
 <u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,234	2.01	2.01	2,480
PLUMBING Base is: 9 (under base)	1	1176.67	(0.91)	(1,123)
BASEMENT COST	948	16.91	12.99	16,026
PARTITION FINISH				
RECREATIONAL FINISH	834	16.65	11.25	13,886
MINIMUM FINISH				
 ADJUSTED STRUCTURE COST	 1234	 x	 107.33	 = 132,445
 <u>IMPROVEMENTS</u>				
ATTACHED GARAGE	548	23.24	0.67	12,735
SLAB W/ROOF & STEPS	24	34.31		825

TOTAL REPLACEMENT COST NEW	1234	x	118.32	= 146,005
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Depreciation	: 67% Total	67% Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : (97,825)

Improvement Value	\$48,180
Lump Sums RURAL RESIDENTIAL	
Outbuilding Value	\$13,105
Land Value	\$15,785
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$77,070
Value per Acre	\$20,070

WEBSTER COUNTY ASSESSOR'S OFFICE

RURAL OUTBUILDINGS

Date of Run : 05/04/2017

Parcel # : 001308901
 Current Owner : HEMBERGER, LINDA & DIANE E.

Map # : 4135-18-3-00000-000-6312
 Tax District : 185
 Neighborhood : 1
 Legal Description : A PARCEL OF LAND IN SE1/4 18-4-9

2890 SOUTH MEADOW LANE
 HASTINGS, NE 68901-

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor : 1

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1	MCI STEEL BUILDING Notes :	30	Fair		45 x 30 x 9	GABL	METAL	METAL	CONC	1,350	11.85	15,998	42%	9,280
2	*ST STORAGE BIN Notes :	30	Fair		x 18 x 16				WOOD	3,270	0.75	2,453	42%	1,420
3	NV NO VALUE/WASH HO Notes :				x x	GABL	SHNGL	WOOD	WOOD	1	0.00	0	0%	0
4	*ST STORAGE BIN Notes :	30	Fair		x 21 x 19				WOOD	5,007	0.76	3,805	42%	2,205
5	NV NO VALUE BUILDIN Notes :				x x	GABL	SHNGL	WOOD	WOOD	1	0.00	0	0%	0
6	*SLV 2 - SALVAGE BIN Notes :				x x				WOOD	2	100.00	200	0%	200
6	NV NO VALUE BUILDIN Notes :				x x	GABL	SHNGL	WOOD	WOOD	1	0.00	0	0%	0
7	NV NO VALUE BUILDIN Notes :				x x	GABL	SHNGL	WOOD	WOOD	1	0.00	0	0%	0
8	NV NO VALUE BUILDIN Notes :				x x	GABL	SHNGL	WOOD	WOOD	1	0.00	0	0%	0

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
9 NV	NO VALUE BUILDIN				x x	GABL	SHNGL	WOOD	WOOD	1	0.00	0	0%	0
	Notes :													

Total Outbuilding Value : 13,105

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 05/04/2017

Parcel # : 001308901
 Current Owner : HEMBERGER, LINDA & DIANE E.
 2890 SOUTH MEADOW LANE
 HASTINGS, NE 68901-

Map # : 4135-18-3-00000-000-6312
 Tax District : 185
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : A PARCEL OF LAND IN SE1/4 18-4-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
HOM1RR	HOME SITE 1ST ACRE - RURAL RE HOME		HOM1RR	No		1.00	10,000	10,000	10,000
					Home Use Totals :	1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.30	0	0	0
					Road Use Totals :	0.30		0	0
BLD2	BUILDING SITE ADDITIONAL ACRE SITE		BLD2	No		1.00	2,950	2,950	2,950
RES	RURAL RESIDENTIAL - ADDITIONA SITE		RES	No		1.54	1,840	2,835	2,835
					Site Use Totals :	2.54		5,785	5,785
					Parcel Totals :	3.84		15,785	15,785

BOOK-PAGE

DRYLAND ACRES	EQUIP DRYLAND ACRES	CREP DRYLAND ACRES	GREENBELT DRYLAND ACRES	GRASSLAND ACRES	EQUIP GRASSLAND ACRES	CREP GRASSLAND ACRES	GREENBELT GRASSLAND ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G .94	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D	3D E	3D P	3D G	3G .09	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G	4G	4G	4G
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL 1.03	TOTAL	TOTAL	TOTAL

CRP ACRES	CANOPY 30% GREATER ACRES	CANOPY 2 ENCASED BY DRY OR IRR ACRES	AG OTHER ACRES	NON-AG ACRES ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS .38
1C	1T	1T 2	ACCRETION	FARM SITE 1
2C1	2T1	2T1 2	WASTE	HOME SITES 1
2C	2T	2T 2	OTHER	OTHER 1.54 Ruv Rcs.
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-5 # PAGES 1 GRANTEE MASTER NAME # 10005

PARCEL # / FILING NUMBER 000307800/6700

DOC STAMPS \$ Exempt 5

SALES FILE # 2 # PAGES 1

NEIGHBORHOOD #

1	100	105	200	205	<u>300</u>	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

<u>1000</u>	2000	4000	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
					RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 195

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-4-2017

DEED TYPE WD

SALE QUAL CODE	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE			
	1	2	3	<u>4</u>	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	<u>BH</u>	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Parent to Child gift.

Real Estate Transfer Statement

• 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.

2

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>4</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>1</u> Day <u>4</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary K. Schlesinger Street or Other Mailing Address PO Box 103 City Blue Hill State NE Zip Code 68930				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mackenzie M. Schlesinger Street or Other Mailing Address 202 SW Railway City Blue Hill State NE Zip Code 68930			
Phone Number (269) 953-3418 Email Address NA				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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 checked="" 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"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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"/> Corrective	<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? (I.R.C. § 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 checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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 checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$45,930

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 No

18 Address of Property
202 SW Railway Street, Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots 1, 2, 3 and 4, Block 17, Original Town of Blue Hill. Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input 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	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a

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	Don E. Theobald <small>Print or Type Name of Grantee or Authorized Representative</small>	Attorney	(402) 746-2774 <small>Phone Number</small>
	 <small>Signature of Grantee or Authorized Representative</small>	_____ <small>Title</small>	01/04/17 <small>Date</small>

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>5</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	28 Recording Data <u>BK2017, Pg 5</u>	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of January A.D., 2017, at 2:20 o'clock P. M. Recorded in Book 2017 on Page 5
Deb Klingenberg County Clerk
DD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-4-17
\$ Exempt By BB

Return to:
Theobald Law Office
P O Box 423
Red Cloud, NE 68970

WARRANTY DEED

Mary K. Schlesinger, a single person, Grantor, in consideration of love and affection received from Grantee, Mackenzie M. Schlesinger, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 1, 2, 3 and 4, Block 17, Original Town of Blue Hill, Webster County, Nebraska

Grantor covenants, jointly and severally, if more than one, with Grantee that Grantor:

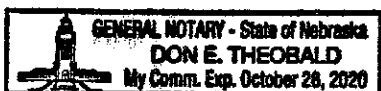
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed January 4, 2017.

Mary K Schlesinger
Mary K. Schlesinger

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on January 4, 2017 by Mary K. Schlesinger, a single person.



Don E Theobald
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-6 # PAGES 2 GRANTEE MASTER NAME # 12945

PARCEL # / FILING NUMBER 001314400/63430

DOC STAMPS \$ 0 Exempt 15

SALES FILE # 3 # PAGES 2

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
							RURAL RESIDENTIAL <input checked="" type="checkbox"/>	
							SUBURBAN <input type="checkbox"/>	

TAX DISTRICT 185

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 12-9-2016

DEED TYPE PRD of D

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Rural Residential - Estate Settlement

Real Estate Transfer Statement

• 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.

3

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 9 Yr. 2016		4 Date of Deed Mo. 12 Day 9 Yr. 2016	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Connie L. Cooper, Personal Representative Street or Other Mailing Address 905 Forest Drive City Norfolk State NE Zip Code 68701				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mary K. Schlesinger Street or Other Mailing Address P.O. Box 103 City Blue Hill State NE Zip Code 68930			
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 checked="" 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"/> State Assessed <input type="checkbox"/> Exempt				<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"/> Sheriff <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty							
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <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 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.)				12 Was real estate purchased for same use? (If No, state the intended use.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<input 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 checked="" type="checkbox"/> Yes <input 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 checked="" 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 _____							
14 What is the current market value of the real property? \$120,000				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land?				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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property Webster County, Nebraska				19 Name and Address of Person to Whom the Tax Statement Should be Sent Mary K. Schlesinger P.O. Box 103 Blue Hill, NE 68930			
18a <input type="checkbox"/> No address assigned				18b <input type="checkbox"/> Vacant land			

20 Legal Description
See Exhibit "A" attached hereto and made a part hereof.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	Exempt
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	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **76-902(15)**

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.

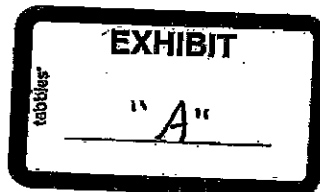
sign here **Mary K. Schlesinger**
Print or Type Name of Grantee or Authorized Representative
Mary K. Schlesinger
Signature of Grantee or Authorized Representative
Grantee
269-953-3418
Phone Number
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 4 Yr. 17	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK2017, Pg 6-7	

Grantee—Retain a copy of this document for your records.

LEGAL DESCRIPTION:

1) A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 30 TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA; THENCE N90°00'00"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 520.77 FEET; THENCE S00°00'00"E, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 116.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF NEBRASKA STATE HIGHWAY NO. 4, AS RECORDED IN DEED BOOK 2005, PAGE 188, AND THE POINT OF BEGINNING; THENCE N77°46'33"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 62.78 FEET; THENCE S89°59'58"E, CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 510.00 FEET; THENCE S28°24'12"W, A DISTANCE OF 410.77 FEET; THENCE N80°59'11"W, A DISTANCE OF 400.00 FEET; THENCE N03°49'41"E, A DISTANCE OF 286.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.72 ACRES, MORE OR LESS.



State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of January A.D., 2017, at 2:25 o'clock P. M. Recorded in Book 2017 on Page 6-7
Deb Klingenberg County Clerk
16.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-4-17
\$ Exempt # 15 By BB

RETURN TO:

Jeffrey L. Hrouda
1306 N. 13th St., Ste. 101
Norfolk, NE 68701

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

Connie L. Cooper, duly appointed Personal Representative of the Estate of Richard A. Hartman, deceased, filed in the County Court of Webster County, Nebraska, Case No. PR16-3, hereinafter GRANTOR,

In consideration of the partial distribution of property to GRANTEE in a total value of \$120,000.00 and other good and valuable consideration received from GRANTEE:

Mary K. Schlesinger,

hereby transfers, assigns, and conveys to GRANTEE, all GRANTOR's right, title and interest in and to the real estate legally described on Exhibit "A", attached hereto and made a part hereof, subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Dated this 9th day of December, 2016.

ESTATE OF RICHARD A. HARTMAN,
Deceased

By Connie L. Cooper
Connie L. Cooper,
Personal Representative

STATE OF NEBRASKA)
)ss.
COUNTY OF MADISON)

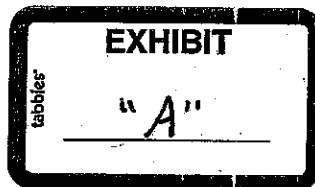
Subscribed and acknowledged before me this 9 day of December, 2016, by Connie L. Cooper, the duly appointed Personal Representative of the Estate of Richard A. Hartman, deceased, filed in the County Court of Webster County, Nebraska, Case No. PR16-3, for and on behalf of said Estate, who acknowledges the same to be her voluntary act and deed.

Amy J. Kreikemeier
Notary Public

GENERAL NOTARY - State of Nebraska
AMY J. KREIKEMEIER
My Comm. Exp. June 1, 2017

LEGAL DESCRIPTION:

1) A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 30 TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA; THENCE N90°00'00"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 520.77 FEET; THENCE S00°00'00"E, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 116.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF NEBRASKA STATE HIGHWAY NO. 4, AS RECORDED IN DEED BOOK 2005, PAGE 188, AND THE POINT OF BEGINNING; THENCE N77°46'33"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 62.78 FEET; THENCE S89°59'58"E, CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 510.00 FEET; THENCE S28°24'12"W, A DISTANCE OF 410.77 FEET; THENCE N80°59'11"W, A DISTANCE OF 400.00 FEET; THENCE N03°49'41"E, A DISTANCE OF 286.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.72 ACRES, MORE OR LESS.



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-8 # PAGES 1 GRANTEE MASTER NAME # 10552

PARCEL # / FILING NUMBER 000149800/38750

DOC STAMPS \$ 0 Exempt 4

SALES FILE # 4 # PAGES 1

NEIGHBORHOOD #	1	100	105	<u>200</u>	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 65

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 9-8-2013

DEED TYPE CWD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	<u>RC</u>	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Corrective Deed - Corrected buyers name.

BK2017, Pg 8

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 8 day
of January A.D., 2017, at 10:40
o'clock A. M. Recorded in Book 2016
on Page 8
Deb Klingenberg County Clerk
DD Deputy
Ind ___ Comp ___ Assessor ___ Garded ___

When recording is completed return to:
Duncan, Walker, Schenker & Daake, PC, LLO
P.O. Box 340
Hildreth, NE 68947

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-8-17
\$ Exempt By BB

CORRECTIVE WARRANTY DEED

MELBA L. DELL, a single person, Grantor, whether one or more, in consideration of ONE and no/100
— (\$1.00) — Dollar and Love and Affection, receipt of which is hereby acknowledged, conveys to

THOMAS C. SUTTON, II, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

Lots Nineteen (19), Twenty (20) and Twenty-One (21), Block Three (3), Radcliff's
Addition to Red Cloud, Webster County, Nebraska; also known as 526 North
Franklin Street.

This corrective deed is being filed to correct the Grantee's name from Thomas C. Sutton, III to THOMAS
C. SUTTON, II, as recorded on the original deed dated September 9, 2013 in Book 2013 on Page 2282.

Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seised of such real estate, and 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; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: January 5, 2017.

Melba L. Dell
Melba L. Dell, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me on January 5, 2017, by, Melba L. Dell,
a single person.

(Seal)

GENERAL NOTARY - State of Nebraska
DOUGLAS R. WALKER
My Comm. Exp. Dec. 28, 2019

Douglas R. Walker
Notary Public.

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **4**
 • 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 WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>8</u> Yr. <u>2013</u>		4 Date of Deed Mo. <u>1</u> Day <u>5</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Melba Dell Street or Other Mailing Address P O Box 303 City Hildreth State NE Zip Code 68947 Phone Number (308) 215-0766 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Thomas C. Sutton, II Street or Other Mailing Address 521 North Cedar Street City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No 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 checked="" 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"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

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 checked="" type="checkbox"/> Corrective	<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 type="checkbox"/> Warranty

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

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) <u>corrective</u>

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?
\$5,000

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 No

18 Address of Property
526 N Franklin St. Red Cloud, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Thomas C. Sutton, II
521 North Cedar Street
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

20 Legal Description
Lots Nineteen (19), Twenty (20) and Twenty-One (21), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska; also known as 526 North Franklin Street.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **4**

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 → Thomas C. Sutton II Print or Type Name of Grantee or Authorized Representative

→ Douglas R. Walker Signature of Grantee or Authorized Representative

→ Attorney Title

Phone Number 1-5-17

Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>8</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 4</u>	28 Recording Data <u>BK2017, Pg 78</u>

Grantee—Retain a copy of this document for your records.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-9 # PAGES 1 GRANTEE MASTER NAME # 10023

PARCEL # / FILING NUMBER 000123400 / 35560

DOC STAMPS \$ 0 Exempt 2

SALES FILE # 5 # PAGES 1

NEIGHBORHOOD #	1	100	105	<u>200</u>	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 65

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 7-19-2016

DEED TYPE SWD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	<u>RC</u>	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Gift

Real Estate Transfer Statement

5

• 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		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 07 Day 19 Yr. 2016		Mo. 07 Day 19 Yr. 2016	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Edana Wiese				Grantee's Name (Buyer) City of Red Cloud, Board of Public Trust			
Street or Other Mailing Address 445 N Chestnut St				Street or Other Mailing Address 540 N Webster St			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number				Phone Number (402) 746-2215		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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 checked="" 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"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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"/> Corrective	<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? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<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?

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 No

18 Address of Property
 714 N Elm St
 Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
 Lot Twenty-one (21) and the North Fifteen feet (N15') of Lot Twenty-two (22), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$ 0.00
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	\$ 0.00
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 2

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.

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title Date 1-6-17

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 6 Yr. 2017	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data Blk 2017, Pg 9	

Grantee—Retain a copy of this document for your records.

BW2016, Pg 9

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 6th day
of Jan A.D., 2017, at 11:15
o'clock A.M. Recorded in Book 2017
on Page 9
Dick Augenberg County Clerk
10.00 DWA Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-9-2017
\$ 0.00 By DWA

SPECIAL WARRANTY DEED

Edana Wiese, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Twenty-one (21) and the North Fifteen feet (N15') of Lot Twenty-two (22), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except roads and highways, easements and restrictions 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 claiming by or through Grantor, but not otherwise.

Executed July 19, 2016.

Edana S. Wiese

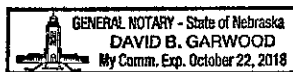
Edana Wiese

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on July 19, 2016, by Edana Wiese, a single person.

Comm. expires 10-22-2018

David B. Garwood
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-20

PAGES 2

GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 000352600

DOC STAMPS \$ 0

SALES FILE # 0

PAGES _____

NEIGHBORHOOD #

1	100	105	200	205	300	<u>305</u>	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	<u>2000</u>	4000	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
					RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 195

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 10-12-2016

DEED TYPE Survey

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
-----	----------	----------	-----------	--------

CODE

1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

<u>BH</u>	BLA	COW	GR	INA	RC	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Survey

BK2017, Pg 20

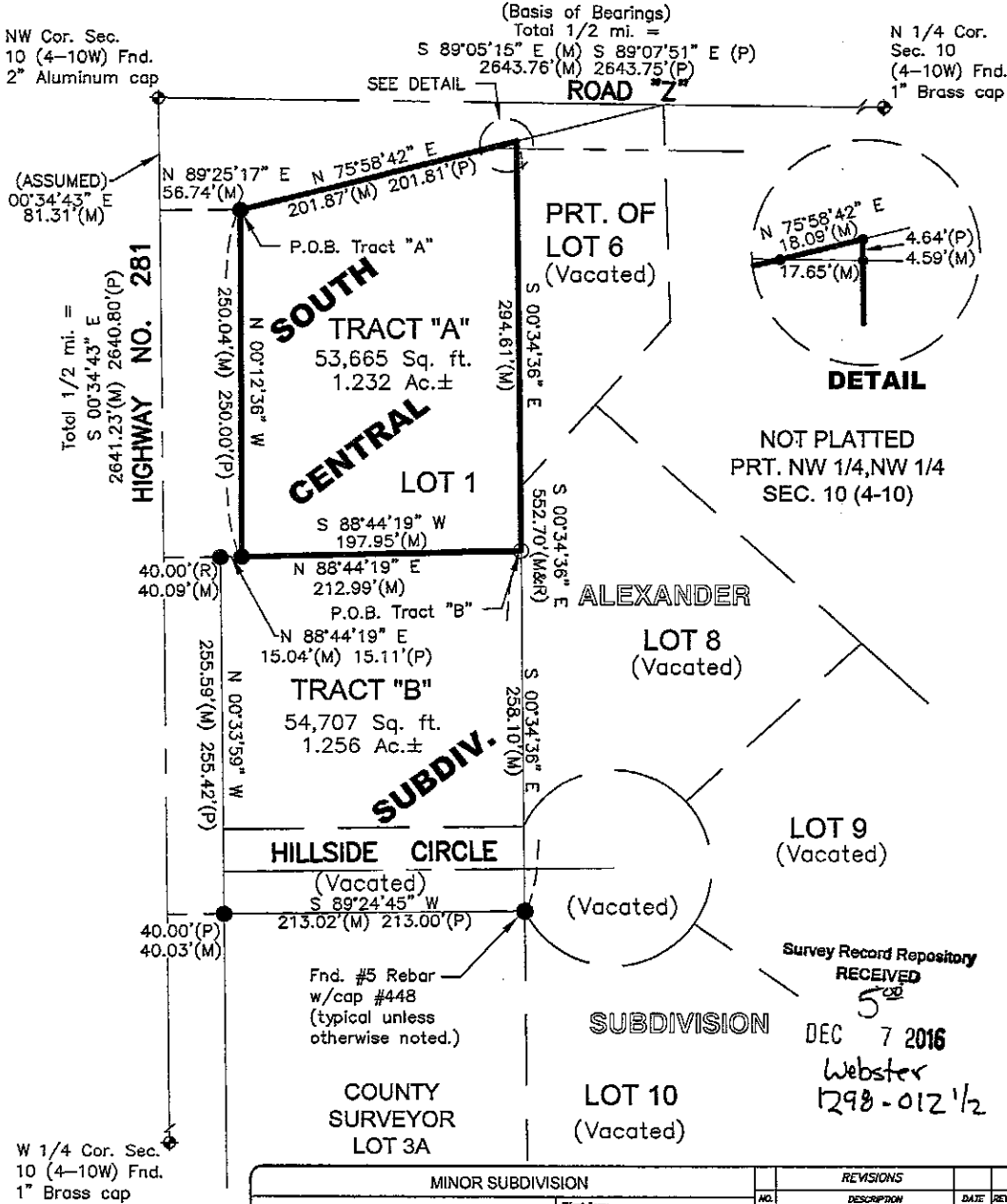



SCALE



Scale 1"=100'

State of Nebraska } ss.
 County of Webster } Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 16 day
 of January A.D. 2017, at 12:35
 o'clock P. M. Recorded in Book 2017
 on Page 20-21
Deb Klingenhorn County Clerk
MLC Deputy
 Ind. — Comp. — Assessor — Carded —



MINOR SUBDIVISION		REVISIONS			
NO.	DESCRIPTION	DATE	REV. BY		
1	Minor Subdivision	8.15.16	JMM		
 HUSKER SURVEYING 4535 Harvard Blvd. Suite 101 Lincoln, NE 68506 Ph: (402) 423-5222		Client Name: _____ Class Type: _____			
Prepared By: _____ Project Name: DG BLUE HILL Project Location: Blue Hill, NE 68930 Project Address: US Hwy. 281 & "Z" Rd. Client Number: _____		Dwn. By: BH Apprd. By: JMM Job No.: 4879 Date of Survey: 5-31-16			

BK2017, Pg 2.1

LEGAL DESCRIPTION(S)

PARENT PARCEL DESCRIPTION:

Lot 1, SOUTH CENTRAL SUBDIVISION in the Northwest Quarter (NW 1/4) of Section Ten (10), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, as surveyed, platted and recorded on February 2, 2010 In Book 2010, Pages 142-143.
Containing 2.48 acres, more or less.

TRACT "A":

That part of Lot 1, SOUTH CENTRAL SUBDIVISION in the Northwest Quarter (NW 1/4) of Section Ten (10), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, as surveyed, platted and recorded on February 2, 2010 In Book 2010, Pages 142-143 and being more particularly described as follows:

Referring to the Northwest corner of said Section 10, a 2" Aluminum cap found for corner; thence southerly on an assumed bearing of South 00°34'43" East, on the West line of the Northwest Quarter of Section 10, 81.31 feet; thence easterly North 89°25'17" East, 58.74 feet, to the Northwest corner of said Lot 1, South Central Subdivision, also being the true Point of Beginning; thence Northeasterly North 75°58'42" East, on the northerly line of Lot 1, South Central Subdivision, 201.87 feet, to the Northeast corner of said Lot 1; thence southerly South 00°34'36" East, on the East line of Lot 1, South Central Subdivision, 294.61 feet; thence westerly South 88°44'19" West, 197.95 feet, to a point of intersection on the easterly right-of-way line of Highway No. 281; thence northerly North 00°12'36" West, on the easterly right-of-way line of Highway No. 281, 250.04 feet, to the Point of Beginning.
Containing a total calculated area of 53,665 square feet, or 1.232 acres, more or less.

TRACT "B":

That part of Lot 1, SOUTH CENTRAL SUBDIVISION in the Northwest Quarter (NW 1/4) of Section Ten (10), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, as surveyed, platted and recorded on February 2, 2010 In Book 2010, Pages 142-143 and being more particularly described as follows:

Referring to the Northwest corner of said Section 10, a 2" Aluminum cap found for corner; thence southerly on an assumed bearing of South 00°34'43" East, on the West line of the Northwest Quarter of Section 10, 81.31 feet; thence easterly North 89°25'17" East, 58.74 feet, to the Northwest corner of said Lot 1, South Central Subdivision; thence Northeasterly North 75°58'42" East, on the northerly line of Lot 1, South Central Subdivision, 201.87 feet, to the Northeast corner of said Lot 1; thence southerly South 00°34'36" East, on the East line of Lot 1, South Central Subdivision, 294.61 feet, to the Point of Beginning for the described tract; thence southerly South 00°34'36" East, on the easterly line of Lot 1, South Central Subdivision, 258.10 feet, to the Southeast corner of Lot 1, South Central Subdivision; thence westerly South 89°24'45" West, on the southerly line of Lot 1, South Central Subdivision, 213.02 feet, to a point of intersection on the easterly right-of-way line of Highway No. 281; thence northerly North 00°33'55" West, on the easterly right-of-way line of Highway No. 281, 255.96 feet; thence departing said right-of-way line easterly North 88°44'19" East, 212.98 feet, to the Point of Beginning.
Containing a total calculated area of 54,707 square feet, or 1.256 acres, more or less.

SECTION CORNER TIES

- NW Cor. Sec. 10 (4-10W)
 Fnd. 2" Aluminum cap in concrete
 NNE 17.43' Ctr. of "O" Sta. 1107
 SW 60.06' NE Cor. right pole base
 NW 64.74' SE cor. of inlet
 NW 65.13' NE cor. of inlet
 SE 99.15' Fnd. #5 Rebar w/cap #448
- W 1/4 Cor. Sec. 10 (4-10W)
 Fnd. Brass Cap
 W 25.14' Fnd. #5 Rebar
 SW 49.56' Fnd. "X" NW cor. headwall
 SE 48.80' Fnd. #5 Rebar in headwall
- N 1/4 Cor. Sec. 10 (4-10W)
 Fnd. Brass cap in asphalt
 N 24.25' Fnd. #5 Rebar
 S 12.34' Fnd. #5 Rebar
 NW 47.01' Fnd. #5 Rebar
 N 5.5' to E-W Rd. Ctr. line

SURVEYOR'S CERTIFICATE

I, Jayme M. Malone, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, or under my direct supervision on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or re-monumented corners. Distances shown are measured in feet and decimals of a foot.


Jayme M. Malone

Jayme M. Malone
 Nebraska L.S. #440
 4535 Normal Blvd. Suite 165
 Lincoln, Nebraska. 68502
 (402)423-5202
 jayme@huskersurveying.com

10/12/2016



1298-012 2/2

MINOR SUBDIVISION		REVISIONS			
 4535 Normal Blvd. Suite 165 Lincoln, NE 68502 Ph: (402) 423-5202	Client Inger	NO.	DESCRIPTION	DATE	REV. BY
		1	Minor Subdivision	8-15-16	JMM
Prepared For:	Project Name	Den. By		BH	
	Project Location	Apprd. By		JMM	
	Project Address	Job No.		4870	
	Client Number	Date of Survey		5-31-18	
		Sheet 2 of 2			

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-22 # PAGES 1 GRANTEE MASTER NAME # 10040

PARCEL # / FILING NUMBER 001602000/65345

DOC STAMPS \$ 1449.00

SALES FILE # 6 # PAGES 1

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 190

TOTAL SALE PRICE \$ 644,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-4-2017

DEED TYPE CWD

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	<u>1</u>	2	3	4	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS _____

Real Estate Transfer Statement

6

• 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		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>4</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>12</u> Day <u>30</u> Yr. <u>16</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Pinyon Investments Inc. Street or Other Mailing Address 9833 E. Parker Road City Parker State CO Zip Code 80138				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Enterprise Development-Oportunities, Inc. Street or Other Mailing Address P.O. Box 309 City Hastings State NE Zip Code 68902			
Phone Number N/A				Phone Number 402-463-6671		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address N/A				Email Address N/A			

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 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		<input type="checkbox"/> Mobile Home

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"/> Corrective	<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? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<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?
\$644,000

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 **Prairie Title, Inc.** No

18 Address of Property

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

18a No address assigned 18b Vacant land

20 Legal Description
The W 1/2 SW 1/4 and the S 100 acres of the E 1/2 of W 1/2 of Section 6, Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 644,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input 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	\$ 644,000.00

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.

Laurie L. Hawes (402) 463-6673
Print or Type Name of Grantee or Authorized Representative Phone Number

Laurie L. Hawes Escrow Closer
Signature of Grantee or Authorized Representative Title

1-4-2017
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>6</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>1,449.00</u>	28 Recording Data <u>BK2017, Pg 22</u>

BK2017, Pg 22

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of January A.D., 2017 at 12:55
o'clock P.M. Recorded in Book 2017
on Page 22
Deb Klittingberger County Clerk
10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-6-17
\$ 1,449.00 By BB

Return to: Enterprise Development Opportunities, Inc., P.O. Box 309, Hastings NE 68902

CORPORATION WARRANTY DEED

PINYON INVESTMENTS INC., a Colorado corporation, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to ENTERPRISE DEVELOPMENT OPPORTUNITIES, INC., a Nebraska corporation, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

The West Half of Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) and the South One Hundred (S 100) acres of the East Half of West Half (E $\frac{1}{2}$ W $\frac{1}{2}$) of Section Six (6), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions 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.

Executed: 12/30, 2016.

PINYON INVESTMENTS INC.

By: Mary Lou Dalton, President
MARY LOU DALTON, President

STATE OF Colorado)
)SS.
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on December 30, 2016, by Mary Lou Dalton, President of Pinyon Investments Inc.

ARIEL EICHLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144007844
MY COMMISSION EXPIRES 02/18/2018

Ariel Eichler
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE

AGLAND INVENTORY REPORT

Date of Print : 04/25/2017

Parcel # : 001602000
 Current Owner : ENTERPRISE DEVELOPMENT~OPPORTUNITIES, INC

Map # : 4243-06-0-0-0-65345
 Tax District : 190
 Neighborhood : 1
 Greenbelt Area/Date : NO

PO BOX 309
 HASTINGS NE 68902-

Legal Description : SW1/4 & S1/2SE1/4NW1/4 6-3-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2667	HOLDREGE SILT LOAM, 0-1% SLOP DRY		1D	No		24.00	2,705	64,920	64,920
2669	HOLDREGE SILT LOAM, 1-3% SLPE DRY		1D	No		9.00	2,705	24,345	24,345
3561	HOBBS SILT LOAM, OCCASIONALLY DRY		2D1	No		38.00	2,435	92,530	92,530
2671	HOLDREGE SILT LOAM, 3-7% SLOP DRY		3D1	No		38.00	2,265	86,070	86,070
2521	COLY-HOBBS SILT LOAMS, 0-30% DRY		4D	No		7.00	2,190	15,330	15,330
4147	HOLDREGE SOILS, 3-7% SLOPES, DRY		3D	No		30.00	2,265	67,950	67,950
2524	COLY SILT LOAM, 3-11% SLOPES DRY		4D1	No		19.00	2,190	41,610	41,610
3852	GEARY-HOBBS SOILS	DRY	4D	No		13.00	2,190	28,470	28,470
Dry Use Totals :						178.00		421,225	421,225
ROAD	COUNTY ROAD	ROAD	ROAD	No		6.00	0	0	0
Road Use Totals :						6.00		0	0
Parcel Totals :						184.00		421,225	421,225

PARCEL(S)

001602000 / 65345

BOOK-PAGE

2017-22

DATE OF SALE

1-4-2017

SALE PRICE

644,000

SPLIT

X

AGLAND TOTAL ACRES

178

PRICE PAID PER ACRE

NON AGLAND TOTAL ACRES

6

TOTAL ACRES

184

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	332,690	-	332,690
2015	479,075	-	479,075
2016	421,225	-	421,225
2017	421,225	-	421,225

BOOK-PAGE 2017-22

EQUIP DRYLAND		CREP DRYLAND		GREENBELT DRYLAND		EQUIP GRASSLAND		CREP GRASSLAND		GREENBELT GRASSLAND	
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1	1G1	1G1	1G1	1G1
1D 33	1D E	1D P	1D G	1G	1G	1G	1G	1G	1G	1G	1G
2D1 38	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G	2G	2G	2G	2G
3D1 38	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1	3G1	3G1	3G1	3G1
3D 30	3D E	3D P	3D G	3G	3G	3G	3G	3G	3G	3G	3G
4D1 19	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1	4G1	4G1	4G1	4G1
4D 20	4D E	4D P	4D G	4G	4G	4G	4G	4G	4G	4G	4G
TOTAL 178	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS 6
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL 6

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-23 # PAGES 2 GRANTEE MASTER NAME # 10052

PARCEL # / FILING NUMBER 000332900 / 9400

DOC STAMPS \$ 155.25

SALES FILE # 7 # PAGES 2

NEIGHBORHOOD #	1	100	105	200	205	<u>300</u>	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
							RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 195

TOTAL SALE PRICE \$ 69,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 12-27-2016

DEED TYPE ITWD

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<u>1</u>	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	<u>BH</u>	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS _____

Real Estate Transfer Statement

• 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.

7

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>27</u> Yr. <u>16</u>		4 Date of Deed Mo. <u>10</u> Day <u>17</u> Yr. <u>16</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attachment				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cody A. Reutter and Crissy Beurskens			
Street or Other Mailing Address 1005 W. Gage Street				Street or Other Mailing Address 1005 W. Gage Street			
City Blue Hill		State NE		Zip Code 68930		City Blue Hill	
State NE		Zip Code 68930		City Blue Hill		State NE	
Phone Number n/a		Phone Number 269-953-6452		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a				Email Address n/a			

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 checked="" 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"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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"/> Corrective	<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? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<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?
\$69,000

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 **Dayna Grimmert** No

18 Address of Property
1005 W. Gage St., Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description
All of Lots 3 and 4 and the E 15 feet of the N 1/2 of Lot 5, Block 5, Hoover's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 69,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input 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	\$ 69,000.00

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.

Cody A. Reutter **269-953-6452**
 Print or Type Name of Grantee or Authorized Representative Phone Number

Cody A. Reutter **12-27-2016**
 Signature of Grantee or Authorized Representative Grantee Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>6</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>155.25</u>	28 Recording Data <u>BK2017, Pg 23-24</u>

Grantee—Retain a copy of this document for your records.

Michael Wright

Angela Wright

Rhonda Cox

Steven Cox

Rodney Wright

Beverly Wright

Leland V. Wright

Wanda L. Wright

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of January A.D., 2017, at 2:05 o'clock P M. Recorded in Book 2017 on Page 23-24
Deb Klingenberg County Clerk
llc, llc BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-6-17
\$ 155.25 By BB

Return to: Prairie Title, Inc., P.O. Box 309, Hastings NE 68902

JOINT TENANCY WARRANTY DEED

MICHAEL WRIGHT AND ANGELA WRIGHT, husband and wife; **RHONDA COX AND STEVEN COX**, wife and husband; **RODNEY WRIGHT AND BEVERLY WRIGHT**, husband and wife; **AND LELAND V. WRIGHT AND WANDA L. WRIGHT**, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration receipt of which is hereby acknowledged, conveys to **CODY A. REUTTER**, a single person, **Lola Reutter**, a single person, **AND CRISSY BEURSKENS**, a single person, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201. L.R.

All of Lots Three (3) and Four (4) and the East Fifteen (E 15) Feet of the North Half (N ½) of Lot Five (5), Block Five (5), Hoover's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: October 19, 2016.

Michael Wright
MICHAEL WRIGHT

Angela Wright
ANGELA WRIGHT

Rhonda Cox
RHONDA COX

Steven Cox
STEVEN COX

Rodney Wright
RODNEY WRIGHT

Beverly Wright
BEVERLY WRIGHT

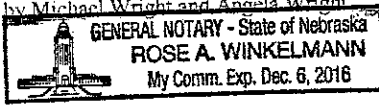
Leland V. Wright
LELAND V. WRIGHT

Wanda L. Wright
WANDA L. WRIGHT

STATE OF Nebraska
) SS:

COUNTY OF Seward

The foregoing warranty deed was acknowledged before me on Oct 8, 2016,
by Michael Wright and Angela Wright



Rose A. Winkelmann
Notary Public

My commission expires: 12-6-16

STATE OF NE)
COUNTY OF Adams) SS:

The foregoing warranty deed was acknowledged before me on October 17, 2016,
by Rhonda Cox and Steven Cox.



Dayna C. Grummett
Notary Public

My commission expires: 3-4-17

STATE OF Nebraska)
COUNTY OF Deuel) SS:

The foregoing warranty deed was acknowledged before me on Oct. 3, 2016,
by Rodney Wright and Beverly Wright.

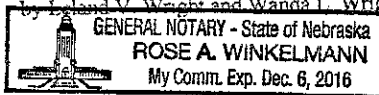


Corinne R. Fischer
Notary Public

My commission expires: 2-26-2017

STATE OF Nebraska)
COUNTY OF Seward) SS:

The foregoing warranty deed was acknowledged before me on Oct. 8, 2016,
by Island V. Wright and Wanda L. Wright.



Rose A. Winkelmann
Notary Public

My commission expires: 12-6-16

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/25/2017
Inspected By: SK Inspection Date: 09/01/2010

Record : 1 of: 1

Parcel ID #: 000332900 Map # : 4133-00-0-20055-005-9400
 WRIGHT, LELAND V & WANDA L -LE Situs :1005 W GAGE ST
 1913 HIGHWAY 69 Legal :LOTS 3 & 4 & E 15'OF N1/2 LOT 5 BLOCK
 WACO, NE 68460-9120 5 HOOVERS ADDITION BLUE HILL

LOT INFORMATION

Neighborhood : 300 BLUE HILL
 Lot Width : IRR Value Method: SF
 Lot Depth : # of Units : 14512.5
 Topography : LEVEL Amenities Unit Value : 0.25
 Street Access : PA,A Adjustments :
 Utilities : ALL Lot Value : 3,615

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1885/132
 Quality : 30 - Average Effective Age :
 Condition : 30 - Average Remodel Date :
 Arch Type : Remodel Type :
 Style : One-Story 100%
 Exterior Wall : 100% VINYL
 Floor Area : 1,312
 Basement Area : 1,040
 Sub Floor : WOOD JOIST/WOOD SUBFLOOR
 Bedrooms : 2
 Baths : 2.0
 Heat Type : 100% WARM & COOLED
 Roof Type : COMP SHINGLES
 Plumbing Fixt : 7

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$56,420
 Estimate of Value (Using Market Approach)
 Estimate of Value (Using Model)
 Model # and Description
 Calculations 0 x 0

FINAL ESTIMATE

Improvement Value \$52,805
 Land Value \$3,615
 FINAL ESTIMATE OF VALUE \$56,420
 Value per Square Foot 40
 Current Total Assessed Value for Parcel # 000332900 \$56,420

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-23

DATE OF SALE 12-27-2016

LEGAL DESCRIPTION Lots 344 & E 15' Lot 5 Block 5 Hoovers Addition Blue Hill

LOCATION ID PARCEL(S) 000332900

ASSESSOR LOCATION Blue Hill

ADDRESS OF PROPERTY 1005 W Gage St

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	3615	38800	42415
2016	3615	52805	56420
2017	3615	52805	56420

SELLING PRICE 69000 | 521 ADJUSTMENT 0 | ASSESSOR ADJUSTMENT 0 | ADJUSTED SELLING PRICE 69000

SCHOOL BASE # 91-0074 | HOUSE QUALITY 30 | HOUSE CONDITION 30 | DATE OF CONSTRUCTION 1885

MOBILE HOME _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-25

PAGES 1

GRANTEE MASTER NAME # 10062

PARCEL # / FILING NUMBER 001406400/63975

DOC STAMPS \$ 947.25

SALES FILE # 8

PAGES 1

NEIGHBORHOOD #

<u>1</u>	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	<u>4000</u>	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
					RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 5

TOTAL SALE PRICE \$ 421,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-6-2016

DEED TYPE WSD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
------------	----------	----------	----	--------

CODE

<u>1</u>	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS

Real Estate Transfer Statement

• 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.

8

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>6</u> Yr. <u>2016</u>		4 Date of Deed Mo. <u>1</u> Day <u>6</u> Yr. <u>2016</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thomas R. Pauley and Colleen J. Pauley Street or Other Mailing Address 5200 Skye Loch City Hastings State NE Zip Code 68901 Phone Number (402) 463-6891 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David S. Stuehrenberg and Debra J. Stuehrenberg Street or Other Mailing Address 1341 Heritage Drive City Hastings State NE Zip Code 68901 Phone Number (402) 469-1277 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			

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 checked="" 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 <input type="checkbox"/> Mobile Home

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"/> Corrective	<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? (I.R.C. § 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?
\$421,000

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 **Agri Affiliates** No

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description
The Northwest Quarter (NW¼) of Section Fourteen (14), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres 160+-

22 Total purchase price, including any liabilities assumed	\$ 421,000.00
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.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 421,000.00

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.

David S. Stuehrenberg (402) 469-1277
 Print or Type Name of Grantee or Authorized Representative Phone Number

David S. Stuehrenberg Grantee
 Signature of Grantee or Authorized Representative Title Date **1-6-17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>6</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>947.25</u>	28 Recording Data BK2017, Pg 25

Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of January A.D., 2017, at 1:55 o'clock P.M., Recorded in Book 2017 on Page 25
Deb Klingenberg County Clerk
10.00 BB Deputy
Ind. Camp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-6-17
\$ 947.25 By BB

Return to:
Southern Title, LLC
P O Box 221
Red Cloud, NE 68970

WARRANTY DEED


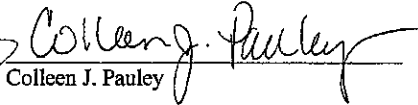
Thomas R. Pauley and Colleen J. Pauley, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, David S. Stuehrenberg and Debra J. Stuehrenberg, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Fourteen (14), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

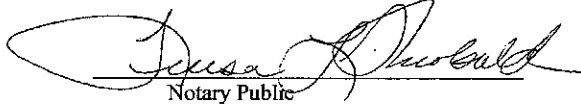
Executed January 6, 2017.


Thomas R. Pauley

Colleen J. Pauley

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on ~~December~~ January 6, 2017 by Thomas R. Pauley and Colleen J. Pauley, husband and wife.

GENERAL NOTARY - State of Nebraska
TERESA L. THEOBALD
My Comm. Exp. August 27, 2017


Notary Public

My commission expires: 8/27/2017

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 04/25/2017
Inspected By: SK Inspection Date: 10/11/2016

Record: 1 of: 1

Parcel ID #: 001406400	Map # : 4489-14-2-0-0-63975
PAULEY, THOMAS R & COLLEEN J	Situs :14-1-10 Legal :NW1/4 14-1-10
5200 SKYELOCH HASTINGS NE	68901-7389

PHYSICAL INFORMATION

Type	: N/A	Year Built/Age	:
Quality	: N/A	Effective Age	:
Condition	: N/A	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	:		
Exterior Wall	:		
Floor Area	:		
Basement Area	:		
Sub Floor	: CONCRETE SLAB		
Bedrooms	:		
Baths	:		
Heat Type	:		
Roof Type	:		
Plumbing Fixt	:		

RESIDENCE VALUATION SUMMARY

Improvement Value	\$0
Lump Sums	\$4,625 *
Lump Sums Description :	
FINAL ESTIMATE OF VALUE.....	\$4,625

FARM VALUATION SUMMARY

Residence Value	\$4,625
Outbuilding Value	
Agland Value	\$230,030
Total Value	\$234,655
Current Total Assessed Value for Parcel # 001406400	\$234,655

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 04/25/2017

Parcel # : 001406400
 Current Owner : PAULEY, THOMAS R & COLLEEN J

 5200 SKYELOCH
 HASTINGS NE 68901-7389

Map # : 4489-14-2-0-0-63975
 Tax District : 5
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : NW1/4 14-1-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No		1.00	5,765	5,765	5,765
						Farm Use Totals :		5,765	5,765
3852	GEARY-HOBBS SOILS	GRAS	4G	No		3.06	1,425	4,360	4,360
2671	HOLDREGE SILT LOAM, 3-7% SLOP	GRAS	3G1	No		16.84	1,425	23,995	23,995
4148	HOLDREGE SOILS, 7-11% SLOPES,	GRAS	4G1	No		36.28	1,425	51,700	51,700
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		35.67	1,425	50,830	50,830
2560	COLY-ULY-HOBBS SILT LOAMS, 3-	GRAS	4G	No		54.22	1,425	77,265	77,265
2674	HOLDREGE SILT LOAM, 1-3% SLOP	GRAS	1G	No		10.11	1,425	14,405	14,405
2347	MCCOOK SILT LOAM, RARELY FLOO	GRAS	1G1	No		1.20	1,425	1,710	1,710
						Grass Use Totals :	157.38	224,265	224,265
ROAD	COUNTY ROAD	ROAD	ROAD	No		2.08	0	0	0
						Road Use Totals :	2.08	0	0
						Parcel Totals :	160.46	230,030	230,030

PARCEL(S) 001406400 / 63975

BOOK-PAGE 2017-25

DATE OF SALE 1-6-2016

SALE PRICE 421,000

SPLIT X

AGLAND TOTAL ACRES 157.38

PRICE PAID PER ACRE

NON AGLAND TOTAL ACRES 3.08

TOTAL ACRES 160.46

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	135,880	-	135,880
2015	189,780	-	189,780
2016	205,790	4625	210,415
2017	230,030	4625	234,655

BOOK-PAGE 2017-25

DRYLAND ACRES	EQUIP DRYLAND ACRES	CREP DRYLAND ACRES	GREENBELT DRYLAND ACRES	GRASSLAND ACRES	EQUIP GRASSLAND ACRES	CREP GRASSLAND ACRES	GREENBELT GRASSLAND ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1 1.2	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G 10.11	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1 16.84	3G1	3G1	3G1
3D	3D E	3D P	3D G	3G	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1 36.28	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G 92.95	4G	4G	4G
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL 157.38	TOTAL	TOTAL	TOTAL

CRP ACRES	CANOPY 30% GREATER ACRES	CANOPY 2 ENCASED BY DRY OR IRR ACRES	AG OTHER ACRES	NON-AG ACRES ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS 2.08
1C	1T	1T 2	ACCRETION	FARM SITE 1 5765
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL 3.08 TOTAL 5765

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-49 # PAGES 2 GRANTEE MASTER NAME # 10067

PARCEL # / FILING NUMBER 001408700/64090

DOC STAMPS \$ Exempt 5a

SALES FILE # 9 # PAGES 2

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 45

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-5-2017

DEED TYPE QCD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Divorce Decree

Real Estate Transfer Statement

• 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.

9

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>05</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>01</u> Day <u>05</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Philip J Meyers , a <i>single person</i>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Martha Meyers , a <i>single person</i>			
Street or Other Mailing Address 801 W Custer St				Street or Other Mailing Address 801 W Custer St			
City Lincoln		State NE		City Lincoln		State NE	
Zip Code 68521		Zip Code 68521		Phone Number 402-746-0377		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Phone Number 402-436-2483						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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 checked="" 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"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed		9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<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"/> 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"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) <u>Divorce</u>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input checked="" 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

14 What is the current market value of the real property? \$241,860		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent Martha Meyers 801 W Custer St, Lincoln NE 68521	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description
See Exhibit "A"

21 If agricultural, list total number of acres 157.68

22 Total purchase price, including any liabilities assumed	\$	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 (a)

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 *Martha Meyers*
Print or Type Name of Grantee or Authorized Representative

Martha Meyers
Signature of Grantee or Authorized Representative

owner
Title

402-746-0377
Phone Number

4-17
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____	27 Value of Stamp or Exempt Number 2017 Jan 10 09:18 AM Ex05a Book 2017 Page 49	28 Recording Data	

EXHIBIT "A"

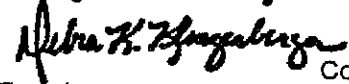
THE NORTH HALF OF THE NORTH HALF OF SECTION TWENTY-ONE (21) IN TOWNSHIP ONE (1) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA; EXCEPT A TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 10 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER CORNER OF SAID SECTION 21; THENCE S89°24'33"W (AN ASSUMED BEARING) ON THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING; THENCE S00°35'27"E PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 558.46 FEET; THENCE S89°24'33"W ON A LINE PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 780.00 FEET; THENCE N00°35'27"W ON A LINE PERPENDICULAR TO SAID SECTION LINE A DISTANCE OF 558.46 FEET TO SAID SECTION LINE; THENCE N89°24'33"E ON SAID SECTION LINE A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING.

Index _____
Computer _____
Assessor _____
Carded _____

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of January A.D., 2017, at 09:18 o'clock AM. Recorded in Book 2017 on Pages 49-50

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/10/17
\$ Ex05a By BB



County Clerk

Fee: \$16.00 By: BB Deputy
Electronically Recorded

QUITCLAIM DEED

PHILIP J. MEYERS, an individual, GRANTOR, in consideration of and pursuant to the Decree of Dissolution entered in the District Court of Webster County, Nebraska, Case No. CI15-72, hereby quitclaims to GRANTEE, MARTHA F. MEYERS, all his right, title and interest in and to the following described real estate (as defined in Neb.Rev.Stat. §76-201) in Webster County, Nebraska:

THE NORTH HALF OF THE NORTH HALF OF SECTION TWENTY-ONE (21) IN TOWNSHIP ONE (1) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA; EXCEPT A TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 10 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER CORNER OF SAID SECTION 21; THENCE S89°24'33"W (AN ASSUMED BEARING) ON THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING; THENCE S00°35'27"E PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 558.46 FEET; THENCE S89°24'33"W ON A LINE PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 780.00 FEET; THENCE N00°35'27"W ON A LINE PERPENDICULAR TO SAID SECTION LINE A DISTANCE OF 558.46 FEET TO SAID SECTION LINE; THENCE N89°24'33"E ON SAID SECTION LINE A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING.


EXECUTED THIS 5th DAY of January, 2017.



PHILIP J. MEYERS, GRANTOR

STATE OF NEBRASKA)
) ss.
COUNTY OF Lancaster)

The foregoing Quitclaim Deed was acknowledged before me on this 5th day of January, 2017, by Philip J. Meyers, Grantor.


Notary Public

State of Nebraska - General Notary
ADAM N. LENZEN
My Commission Expires
July 15, 2020

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-53 # PAGES 2 GRANTEE MASTER NAME # 10065
 PARCEL # / FILING NUMBER 001556700 / 64770 001557700 / 64815 001557300 / 64800

DOC STAMPS \$ Exempt. 56

SALES FILE # 10 # PAGES 3

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 45

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 12-31-2016

DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Contribution to family LLC.

Real Estate Transfer Statement

• 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.

10

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

1 County Name WEBSTER - 01		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>31</u> Yr. <u>16</u>		4 Date of Deed Mo. <u>11</u> Day <u>21</u> Yr. <u>16</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brett A. Gottsch and William L. Gottsch Street or Other Mailing Address 20507 Nicholas Circle, Suite 107 City Elkhorn State NE Zip Code 68022 Phone Number (402) 289-4421 Email Address brett@gottsch.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gottsch Enterprises, LLC Street or Other Mailing Address 20507 Nicholas Circle, Suite 107 City Elkhorn State NE Zip Code 68022 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No 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 type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty - contrib to family LLC

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

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 1. _____

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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$2,580,000

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 No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee - see Item 6

18a No address assigned 18b Vacant land

20 Legal Description
The Southeast Quarter (SE¼) of Section Seventeen (17); and the East Half (E½) of Section Twenty (20); all in Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres approx 480

22 Total purchase price, including any liabilities assumed	22	\$	0.00
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	\$	0.00
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 **5-See attachment**

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

William Gottsch
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

_____ Title

Phone Number _____
 Date 11/21/16

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>11</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #56</u>	28 Recording Data <u>BK2017, Pg 53-54</u>	

1. Contribution to family LLC. Grantee - Retain a copy of this document for your records.

RESOLUTIONS OF THE VOTING MEMBERS AND MANAGERS OF
GOTTSCH ENTERPRISES, LLC TO ACCEPT
ADDITIONAL CAPITAL CONTRIBUTION

The undersigned William L. Gottsch and Brett A. Gottsch constitute all of the voting members and managers of Gottsch Enterprises, LLC, a Nebraska limited liability company, and unanimously adopt the following resolutions.

WHEREAS, William L. Gottsch and Brett A. Gottsch, the sole members of Gottsch Enterprises, LLC desire to contribute their respective interests in certain property in Adams and Webster county Nebraska to this Company, and

WHEREAS, the foregoing contributions of real property shall be accomplished by each contributing member executing a Warranty Deed and Bills of Sale conveying the property to the Company on or before December 31, 2016, free of liens and

WHEREAS, the voting members and managers of this Company deem it to be in the best interest of this Company to accept said contributions,

THEREFORE BE IT RESOLVED THAT, the Company shall accept the following contributions from William L. Gottsch:

- a. An undivided one half interest in The Southeast Quarter (SE $\frac{1}{4}$) of Section Seventeen (17); and the East Half (E $\frac{1}{2}$) of Section Twenty (20); all in Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, together with all fixtures, irrigation equipment and other improvements located thereon.

William L. Gottsch's tax basis in this property:\$894,256.62

- b. An undivided one half interest in The Northwest Quarter (NW $\frac{1}{4}$) of Section Four (4); Township Eight (8) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, together with all fixtures, irrigation equipment and other improvements located thereon.

William L. Gottsch's tax basis in this property:\$97,665.28

BE IT RESOLVED THAT, the Company shall accept the following contributions from Brett A. Gottsch:

- a. An undivided one half interest in The Southeast Quarter (SE $\frac{1}{4}$) of Section Seventeen (17); and the East Half (E $\frac{1}{2}$) of Section

Twenty (20); all in Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, together with all fixtures, irrigation equipment and other improvements located thereon.

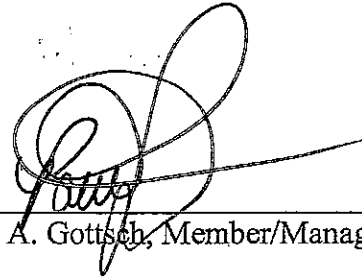
Brett A. Gottsch's tax basis in this property: \$894,256.60

- b. An undivided one half interest in The Northwest Quarter (NW¼) of Section Four (4); Township Eight (8) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, together with all fixtures, irrigation equipment and other improvements located thereon.

Brett A. Gottsch's tax basis in this property: \$ 97,665.29

BE IT FURTHER RESOLVED THAT, the contributing members shall receive no consideration for the conveyance of the above described property to the Company, but the value of the property equal to each contributor's tax basis in the contributed property shall be credited to their respective capital accounts as provided in Article (6) of the Company's Amended and Restated Operating Agreement dated effective as of June 30, 2014.

Dated 11/21/16, 2016.

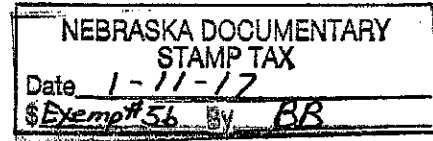


Brett A. Gottsch, Member/Manager



William L. Gottsch, Member/Manager

State of Nebraska } ss.
 County of Webster } Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 11 day
 of January A.D., 2017, at 8:35
 o'clock A M. Recorded in Book 2017
 on Page 53-54
Deb Klingenberg County Clerk
16.00 BB Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___



Return to:
 Anna L. Stehlik
 P.O. Box 609
 Hastings, NE 68902-0609
 Warranty Deed

WARRANTY DEED

Brett A. Gottsch, a single person, and William L. Gottsch and Carrie L. Gottsch, husband and wife, GRANTORS, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from, Gottsch Enterprises, LLC, a Nebraska limited liability company, GRANTEE, conveys to GRANTEE, the following real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE $\frac{1}{4}$) of Section Seventeen (17); and the East Half (E $\frac{1}{2}$) of Section Twenty (20); all in Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

GRANTORS covenant (jointly and severally) with GRANTEE that GRANTORS:

- 1) are lawfully seized of such real estate and that it is free from encumbrances but subject to easements and restrictions of record
- 2) have legal power and lawful authority to convey the same
- 3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed 11/21/16, 2016

Bill

William L. Gottsch

Carrie L. Gottsch

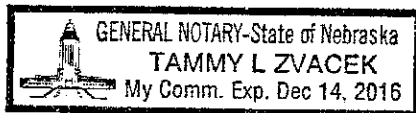
Carrie L. Gottsch

Brett A. Gottsch

Brett A. Gottsch

STATE OF NEBRASKA)
)ss.
COUNTY OF Douglas

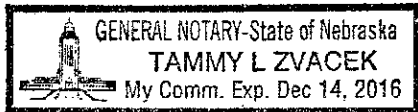
The foregoing instrument was acknowledged before me this 21 day of November, 2016 by William L. Gottsch and Carrie L. Gottsch, husband and wife.



Tammy L. Zvacek
Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 21 day of November, 2016 by Brett A. Gottsch, a single person.



Tammy L. Zvacek
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-60 # PAGES 2 GRANTEE MASTER NAME# 13031

PARCEL # / FILING NUMBER 000323500/8290

DOC STAMPS \$ 0 Exempt 4

SALES FILE # 11 # PAGES 1

NEIGHBORHOOD #

1	100	105	200	205	<u>300</u>	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

<u>1000</u>	2000	4000	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
					RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 195

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-6-2017

DEED TYPE CWD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

<u>BH</u>	BLA	COW	GR	INA	RC	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Corrective deed - wrong legal on first deed - Remove husbands trust.

Real Estate Transfer Statement

• 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 Webster		2 County Number ADAMS-4 91		3 Date of Sale/Transfer Mo. 1 Day 6 Yr. 2017		4 Date of Deed Mo. 1 Day 6 Yr. 2017			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Harry C. Zimmerman Revocable Trust Street or Other Mailing Address 405 N. Sycamore Street City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2727 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Margaret J. Zimmerman Revocable Trust Street or Other Mailing Address 405 N. Sycamore Street City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2727 Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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 checked="" 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"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input checked="" 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"/> Cemetery	<input checked="" 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 type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty		

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<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"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
			<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>Estate Planning</u>

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 checked="" type="checkbox"/> Yes	<input 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 checked="" 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?
\$49,000

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 No

18 Address of Property
**405 N. Sycamore Street
 Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Margaret J. Zimmerman, Trustee;
 Margaret J. Zimmerman Revocable Trust
 405 N. Sycamore Street
 Blue Hill, NE 68930**

20 Legal Description
Lots 3-8, Block 4, Buschows Addition, Blue Hill, Webster County, NE

21 If agricultural, list total number of acres NA

22 Total purchase price, including any liabilities assumed	22	\$ 0:00
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	\$ 0:00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number §76-902(5)(a) 4

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.

Margaret J. Zimmerman, Trustee; Margaret J. Zimmerman Revocable Trust (402) 756-2727
 Print or Type Name of Grantee or Authorized Representative Phone Number

Margaret J. Zimmerman Grantee
 Signature of Grantee or Authorized Representative Title Date 1-6-2017

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>01</u> Day <u>11</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>Blw 2017 Pg 60</u>	

Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 11th day of Jan A.D., 2017, at 1:15 o'clock P. M. Recorded in Book 2017 on Page 60-61
Debra Klingenberg County Clerk
Heidi Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1/11/17
\$ Exempt #4 By DLA

Return recorded document to:
Brad Moncrief, L.L.C.
1239 N. Burlington Avenue, Suite 200
Hastings, NE 68901

CORRECTIVE WARRANTY DEED

MARGARET J. ZIMMERMAN, SUCCESSOR TRUSTEE; HARRY C. ZIMMERMAN REVOCABLE TRUST (HARRY C. ZIMMERMAN, DECEASED), GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, conveys to GRANTEE, MARGARET J. ZIMMERMAN, TRUSTEE; MARGARET J. ZIMMERMAN REVOCABLE TRUST, Grantor's interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

Lots Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), all inclusive, in Block Four (4), of Buschow's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

This Corrective Warranty Deed is being filed to correct the legal description in the previous Warranty Deed filed December 16, 2016 in Book 2016, Page 2775 with the Register of Deeds of Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (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.

Executed January 6, 2017

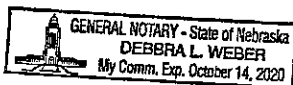
HARRY C. ZIMMERMAN REVOCABLE TRUST

BY: Margaret J Zimmerman
MARGARET J. ZIMMERMAN,
SUCCESSOR TRUSTEE; HARRY C.
ZIMMERMAN REVOCABLE TRUST

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on January 6, 2017, by Margaret J. Zimmerman, Successor Trustee; Harry C. Zimmerman Revocable Trust, Grantor.

Debra L. Weber
Notary Public



BW20M, Pg 61

STATE OF NEBRASKA -- DEPARTMENT OF HEALTH AND HUMAN SERVICES FINANCE AND SUPPORT
CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Harry Charles Zimmerman			2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) February 12, 2010			
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Yale Virginia			5a. AGE-Last Birthday (Yrs.) 73	5b. UNDER 1 YEAR MOS. DAYS	5c. UNDER 1 DAY HOURS MINS.	6. DATE OF BIRTH (Mo., Day, Yr.) April 4, 1936		
7. SOCIAL SECURITY NUMBER			8a. PLACE OF DEATH HOSPITAL: <input type="checkbox"/> Inpatient <input checked="" type="checkbox"/> OTHER <input checked="" type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> ICA <input type="checkbox"/> Other (Specify)					
8b. FACILITY-NAME (If not institution, give street and number) Perkins Pavilion-Good Samaritan Village			8c. CITY OR TOWN OF DEATH (Include Zip Code) Hastings, 68901					
8d. COUNTY OF DEATH Adams			8e. CITY OR TOWN Blue Hill					
9a. RESIDENCE STATE Nebraska		9b. COUNTY Webster		9c. CITY OR TOWN Blue Hill				
9d. STREET AND NUMBER 405 North Sycamore Street			9e. APT. NO.	9f. ZIP CODE 68930	9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name. Margaret Jeanne Bohy					
11. FATHER'S NAME (First, Middle, Last, Suffix) Charles Edwin Zimmerman			12. MOTHER'S NAME (First, Middle, Maiden Surname) Thelma Mason Velvin					
13. EVER IN U.S. ARMED FORCES? Give dates of service if yes. Yes, 3/7-1955 to 6-1-1962			14a. INFORMANT-NAME Margaret Zimmerman		14b. RELATIONSHIP TO DECEDENT Wife			
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE <i>J. H. Wellington</i>		16b. LICENSE NO. 1034		16c. DATE (Mo., Day, Yr.) February 17, 2010		
16d. CEMETERY, CREMATORY OR OTHER LOCATION Blue Hill Cemetery			CITY/TOWN Blue Hill		STATE Nebraska			
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Merten-Butler Mortuary, P.O. Box 185, Blue Hill, Nebraska					17b. Zip Code 68930			
18. PART I. Enter the chain of events--diseases, injuries, or complications--that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.								
IMMEDIATE CAUSE:						APPROXIMATE INTERVAL		
(a) Pancreatic cancer						onset to death 2 years		
DUE TO, OR AS A CONSEQUENCE OF:						onset to death		
(b)						onset to death		
(c)						onset to death		
(d)						onset to death		
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I.					19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		22a. DATE OF INJURY (Mo., Day, Yr.)						
22b. TIME OF INJURY m		22c. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify)						
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED						
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO. CITY/TOWN STATE ZIP CODE								
23a. DATE OF DEATH (Mo., Day, Yr.) February 12, 2010		23b. DATE SIGNED (Mo., Day, Yr.) February 18, 2010		23c. TIME OF DEATH 1:50 p m		24a. DATE SIGNED (Mo., Day, Yr.)		
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <i>Curtis D. Reimer MD</i>		24b. TIME OF DEATH m		24c. DATE PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD m		
24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <i>Curtis D. Reimer MD</i>								
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO				
27. NAME, TITLE AND ADDRESS OF CERTIFIER (PHYSICIAN, CORONER'S PHYSICIAN OR COUNTY ATTORNEY) (Type or Print) Dr. Curtis D. Reimer, 1021 West 14th Street, Hastings, Nebraska 68901								
28a. REGISTRAR'S SIGNATURE					28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.)			

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-73

PAGES 2

GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 001209900/62320

001209700/62310

001211600/62390

001211700/62395

001215400/62395

DOC STAMPS \$ 0

SALES FILE # 0

PAGES _____

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	<u>4000</u> AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS			RURAL RESIDENTIAL _____ SUBURBAN _____

TAX DISTRICT _____

TOTAL SALE PRICE \$ 0

S21 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 10-5-2016

DEED TYPE DC

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Deed Certificate

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 18 day
of Jan A.D., 20 17 at 11:32
o'clock A M. Recorded in Book 2017
on Page 73-74 County Clerk
Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

Return to: Seiler & Parker, P.C., L.L.O., P.O. Box 1288, Hastings, NE 68902-1288

TITLE OF DOCUMENT: CERTIFIED DEATH FOR DEEDS

FULL AND COMPLETE LEGAL DESCRIPTION:

The South One-Half (S½) of Section Twenty-Two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, containing Three Hundred Twenty (320) Acres more or less according to the Government Survey thereof, EXCEPT the South 200 feet of the East 150 feet of the West 750 feet of the Southeast Quarter (SE¼) of Section Twenty-Two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE¼), the Southeast Quarter (SE¼) and the East One-Half (E½) of the East One-Half of the Northwest Quarter (E½ NW ¼), all in Section Twenty-seven (27), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE¼) of Section Thirty-four (34), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

STATE OF NEBRASKA

6/22/2017 Pg 74

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS



DATE OF ISSUANCE

11/21/2016

LINCOLN, NEBRASKA

Stanley S. Cooper
STANLEY S. COOPER
ASSISTANT STATE REGISTRAR
DEPARTMENT HEALTH AND
HUMAN SERVICES

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

16 09117

CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Paul W Schriener			2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) October 5, 2016		
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Smith County, Kansas			5a. AGE - Last Birthday (Yrs.) 89		5b. UNDER 1 YEAR MOS. DAYS		
6. SOCIAL SECURITY NUMBER			7. PLACE OF DEATH HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DCA		8. OTHER <input checked="" type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)		
8a. FACILITY NAME (If not institution, give street and number) Blue Hill Care Center			8b. COUNTY OF DEATH Webster				
9a. CITY OR TOWN OF DEATH (Include Zip Code) Blue Hill 68930			9b. COUNTY OF DEATH Webster				
9c. RESIDENCE STATE Nebraska		9d. COUNTY Webster		9e. CITY OR TOWN Guide Rock			
9f. STREET AND NUMBER 2268 Road O			9g. APT. NO.		9h. ZIP CODE 68942		
9i. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married, but separated <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Wanda Faye Stuckey				
11. FATHER'S NAME (First, Middle, Last, Suffix) Jess Carl Schriener			12. MOTHER'S NAME (First, Middle, Maiden Surname) Neoma V Troyer				
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) Yes 11/02/1950-08/19/1952			14a. INFORMANT NAME Harold Schriener		14b. RELATIONSHIP TO DECEDENT Son		
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE Dayre Williams		16b. LICENSE NO. 0918		16c. DATE (Mo., Day, Yr.) October 8, 2016	
16d. CEMETERY, CREMATORY OR OTHER LOCATION Guide Rock Cemetery			16e. CITY/TOWN Guide Rock		16f. STATE Nebraska		
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska					17b. Zip Code 68970		
CAUSE OF DEATH (See instructions and examples)							
18. PART I. Enter the chain of events, diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.						APPROXIMATE INTERVAL	
IMMEDIATE CAUSE: a) Systolic Congestive Heart Failure						onset to death 8 Weeks	
DUE TO, OR AS A CONSEQUENCE OF: b)						onset to death	
DUE TO, OR AS A CONSEQUENCE OF: c)						onset to death	
DUE TO, OR AS A CONSEQUENCE OF: d)						onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I.						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY		22c. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify)			
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED					
23a. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		23b. CITY/TOWN		23c. STATE		23d. ZIP CODE	
23a. DATE OF DEATH (Mo., Day, Yr.) October 5, 2016			23b. DATE SIGNED (Mo., Day, Yr.) November 14, 2016		23c. TIME OF DEATH 12:04 AM		
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Paul Wibbels, MD			24a. DATE SIGNED (Mo., Day, Yr.)		24b. TIME OF DEATH		
24c. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)			24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD		
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN			26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Paul Wibbels, MD, 2115 N Kansas Avenue, Hastings, Nebraska, 68901							
28a. REGISTRAR'S SIGNATURE Stanley S. Cooper					28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) November 15, 2016		

To be completed/verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

To be completed by: CORONER'S PHYSICIAN - COUNTY ATTORNEY ONLY

0048793

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-80 # PAGES 1 GRANTEE MASTER NAME # 10349

PARCEL # / FILING NUMBER 000122700/35490

DOC STAMPS \$ 36.-

SALES FILE # 12 # PAGES 1

NEIGHBORHOOD #	1	100	105	<u>200</u>	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 65

TOTAL SALE PRICE \$ 15500

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-12-2017

DEED TYPE WD

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	<u>1</u>	2	3	4	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	<u>RC</u>	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Mobile Home

Real Estate Transfer Statement

- 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.

FORM
521

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 1 Day 12 Yr. 2017	4 Date of Deed Mo. 1 Day 12 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David Reed Street or Other Mailing Address 802 S. 5th St. City Norfolk State NE Zip Code 68701 Telephone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bobbie L. Dorn and Vesta K. Dorn Street or Other Mailing Address 923 Rd 700 City Red Cloud State NE Zip Code 68970 Telephone Number 402-746-4011	
Email Address dwiebe@charter-title.net		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 type="checkbox"/> No	
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" 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	(B) Property Type <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"/> 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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<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?
\$15,500.00

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 **Charter Title** No

18 Address of Property
**729 N. Locust St.
Red Cloud, NE 68970**

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Bobbie L. Dorn and Vesta K. Dorn
923 Rd 700
Red Cloud, NE 68970**

20 Legal Description
The South 12.5 feet of Lot 3, all of Lot 4 and the North 24 feet of Lot 5, Block 5, Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	15,500	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	15,500	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.

Print or Type Name of Grantee or Authorized Representative: **Melanie L. Hoffman** Phone Number: **402-746-4011**

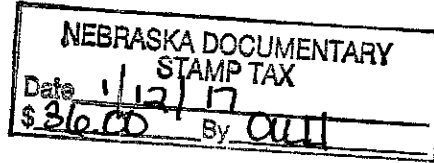
Signature of Grantee or Authorized Representative: *Melanie L. Hoffman* Grantee or Authorized Representative Title: _____ Date: **January 12, 2017**

sign
here

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 12 Yr. 17	27 Value of Stamp or Exempt Number \$ 36.00	28 Recording Data BK2017, Pg 80	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of January, A.D., 2017, at 1:00 o'clock P.M. Recorded in Book 2017 on Page 80
Dehlingenberger County Clerk
\$10.00 CUH Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc.
747 North Burlington Avenue
Suite G208
Hastings, NE 68901
402-463-6788

WARRANTY DEED

David Reed, a single person, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Bobbie L. Dorn and Vesta K. Dorn, husband and wife, a life estate interest and the remainder thereafter to Iantha M. Miller, a single person, and Melanie L. Hoffman, a married person, and Monica K. Schmitz, a married person,

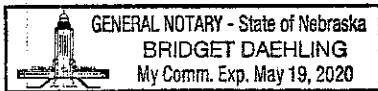
the following described real estate (as defined in Neb. Stat. 76-201) in Webster County, Nebraska:

The South 12.5 feet of Lot 3, all of Lot 4 and the North 24 feet of Lot 5, Block 5, Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;
- (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.

Executed this 12th day of January, 2017.



David Reed
David Reed

STATE OF Nebraska
COUNTY OF Webster

The foregoing instrument was acknowledged before me this 12th day of January, 2017 by David Reed, a single person.

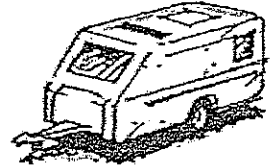
Bridget Daebling
Notary Public

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of January A.D., 2017, at 3:25 o'clock P. M. Recorded in Book 2017 on Page 111-113
Deb Klingenberg County Clerk
22.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



Affidavit of Affixture For a Mobile Home With a Nebraska Certificate of Title



Written consent for release of lien and cancellation of Certificate of Title from each lien holder must be attached to this Affidavit. This completed Affidavit must be presented to the County Treasurer along with the Certificate of Title in the county where the real property is located for cancellation of the existing Certificate of Title to occur.

A filing fee is required per §33-109 and §33-112.

Mobile Home Owner #1 Name <u>Bobbie L. Dorn</u> Address <u>729 N. Locust St</u> City, State Zip <u>Red Cloud, NE 68970</u>	Mobile Home Owner #2 Name <u>Vesta K. Dorn</u> Address <u>729 N. Locust St.</u> City, State Zip <u>Red Cloud, NE 68970</u>
Attach additional Affidavit(s) if more than 2 owners.	
<input checked="" type="checkbox"/> Owner of real estate <input type="checkbox"/> Leasing real estate	

Mobile Home Description: Year 1972 Make Flamingo Trlr Model _____
 Vehicle Identification Number GB227519 Title Number 17020450002
 If two Vehicle Identification Numbers are present, an Affidavit must be completed for each number.

Real Estate Owner #1 Name <u>Bobbie L. Dorn</u> Address <u>729 N. Locust St</u> City, State, Zip <u>Red Cloud, NE 68970</u>	Real Estate Owner #2 Name <u>Vesta K. Dorn</u> Address <u>729 N. Locust St.</u> City, State, Zip <u>Red Cloud, NE 68970</u>
Attach additional Affidavit(s) if more than 2 entities are to be notified.	

Copy of Notice of Cancellation shall be provided to all owners listed above and the following financial institution(s):

Name _____ Address _____ City, State, Zip _____	Name _____ Address _____ City, State, Zip _____
Attach additional Affidavit(s) if more than 2 entities are to be notified	

BK 0011, 19110

Legal Description of Real Property upon which the mobile home is affixed (wheels, towing hitches and running gear are removed and it is permanently attached to a foundation or other support system):

The South 12.5 feet of Lot 3, all of Lot 4 and the North 24 feet of Lot 5, Block 5, Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

The mobile home owner must have an ownership interest in this real property for cancellation of the Certificate of Title to occur. Ownership interest is defined as the simple interest in real estate or an interest as the lessee under a lease of the real property that has a term that continues for at least twenty (20) years after the recording of this Affidavit.

Under penalty of law, the undersigned affirms that the information contained in this Affidavit of Affixture is true and correct and that the above-described mobile home has been affixed to the real property described above. The undersigned hereby acknowledges that this affidavit is made with the understanding that any person who misrepresents the information provided in this affidavit shall be guilty of perjury, a Class III Felony.

All owners must sign and signatures must be notarized.

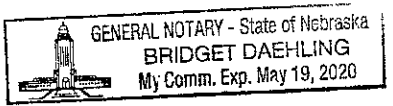
Bobbie L. Dorn
Printed Name of Mobile Home Owner

[Signature]
Signature of Mobile Home Owner

State of Nebraska
County of Webster

The foregoing signature of the affiant was acknowledged before me this 20th day of January, 2017

[Signature]
Notary or Designated County Official



Seal

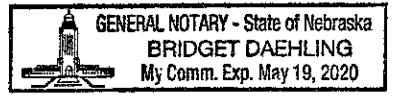
Vesta K. Dorn
Printed Name of Mobile Home Owner

[Signature]
Signature of Mobile Home Owner

State of Nebraska
County of Webster

The foregoing signature of the affiant was acknowledged before me this 20th day of January, 2017

[Signature]
Notary or Designated County Official



Seal

For County Treasurer Use Only

County of filing: Webster
Date of filing: 1/20/17

Office of filing: Registrar of Deeds
Fee paid: 22.00

The County Treasurer shall forward the original to the Register of Deeds in the county where the real property is located and provide copies to the Department of Motor Vehicles, County Assessor, owner and to each financial institution listed on this Affidavit as notice of the cancellation of the Certificate of Title.

NEBRASKA CERTIFICATE OF TITLE



17020450002

Vehicle Identification Number **GB227519** Year **1972** Make **FLAMINGO TRLR** Body Style **MOBILE HOME**

Purchase Date **1/12/2017** Issue Date **1/20/2017** Previous Title Number/State **03267450004 NE** Title Type **ORIGINAL**

Color **WHI / BLU** Odometer **EXEMPT** Model **XX**
 G V W R Capacity **14' X 65'** Legends

Owner Name(s) And Address
BOBBIE L DORN AND/OR VESTA K DORN WROS
729 N LOCUST ST
RED CLOUD, NE 68970

Previous Owner(s)
DAVID REED
RED CLOUD, NE 68970

1ST Lien

2ND Lien

Subsequent Liens Filed

LIEN RELEASES	
1st Release By:	
Title:	Date:
County:	Date:
2nd Release By:	
Title:	Date:
County:	Date:

SELLER MUST COMPLETE

PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 5 YEARS.)
 The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchasers.

I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING NO TENTHS CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK 1. The mileage stated is in excess of its mechanical limits. 2. The odometer reading is not the actual mileage. **WARNING - ODOMETER DISCREPANCY.**

ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

ADDRESS

Bobbie Lee Dorn

SIGNATURE OF SELLER

CITY

STATE

ZIP

Vesta K Dorn

SIGNATURE OF SELLER

I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

Bobbie Lee Dorn

DATE OF SALE

SIGNATURE OF PURCHASER

1-20-17

INVENTORY CONTROL NUMBER

County

Title Number
17020450002

F 2131923

WEBSTER

Witness My Hand And Official Seal The Date Shown Above

County Official
JANET K KNEHANS

Janet K Knehans



By: **J3**

F02131923

\$ 10.00

VOID IF ALTERED OR DUPLICATE ISSUED

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/25/2017
Inspected By: CJ Inspection Date: 09/23/2016

Record : 1 of: 1

Parcel ID #: 000122700	Map # : 4371-00-0-10020-005-0000
DORN, BOBBIE & VESTA -LE 923 RD 700 RED CLOUD, NE 68970-0000	Situs :729 N LOCUST ST Legal :SOUTH 12'6 LOT 3 & ALL LOT 4 & NORTH 24' LOT 5 BLOCK 5 SMITH & MOORE'S ADDITION RED CLOUD

LOT INFORMATION

Neighborhood : 200 RED CLOUD	Value Method: SF
Lot Width : 61.5	# of Units : 8733
Lot Depth : 142	Unit Value : 0.09
Topography : Amenities	Adjustments :
Street Access :	Lot Value : 770
Utilities :	

PHYSICAL INFORMATION

Type : 4 - 14 X 61 Mobile	Year Built/Age : 1972/45
Quality : 20 - Fair	Effective Age :
Condition : 20 - Fair	Remodel Date :
Arch Type :	Remodel Type :
Style : One-Story 100%	
Exterior Wall : 100% SIDING	
Floor Area : 989	
Basement Area : 0	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 2	
Baths : 1.0	
Heat Type : 100% WARM & COOLED	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 5	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$9,765
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$8,995
Land Value	\$770
FINAL ESTIMATE OF VALUE	\$9,765
Value per Square Foot	9
Current Total Assessed Value for Parcel # 000122700	\$9,765

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 04/25/2017

Record : 1 of: 1

Parcel ID #: 000122700	Map # : 4371-00-0-10020-005-0000
DORN, BOBBIE & VESTA -LE	Situs : 729 N LOCUST ST
923 RD 700	Legal : SOUTH 12'6 LOT 3 & ALL LOT 4 & NORTH
RED CLOUD, NE	24' LOT 5 BLOCK 5 SMITH & MOORE'S
68970-0000	ADDITION RED CLOUD

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor : 0.95

DESCRIPTION

	<u>Square feet</u>		<u>Base SF Cost</u>		<u>Total Cost</u>
BASIC STRUCTURE COST	989	x	36.47	=	36,069

ADJUSTMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>		<u>Total Cost</u>
ROOFING	989	1.58	1.58		1,563
SUBFLOOR					
HEATING & COOLING	989	1.68	1.68		1,662
PLUMBING Base is: 7 (under base)	2	514.43	(0.99)		(979)
BASEMENT COST			0.00		
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					

ADJUSTED STRUCTURE COST	989	x	38.74	=	38,314
-------------------------	-----	---	-------	---	--------

IMPROVEMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>		<u>Total Cost</u>
NO GARAGE					
SHED / WORK SHOP/LOW	304	8.46	52%		1,235 *
CONCRETE DRIVE/AVERAGE	624	4.12	32%		1,750 *
SHED/AVERAGE	140	8.46	32%		805 *
CARPORT/FLAT	672	1.95	32%		890 *
YARD SHED/LOW/80SQ	1	100.00	0%		100 *

TOTAL REPLACEMENT COST NEW	989	x	38.74	=	38,315
----------------------------	-----	---	-------	---	--------

Depreciation	: 89% Total	89% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(34,100)

Improvement Value	\$4,215
Land Value	\$770
Lump Sums B/F MH	4,780 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$9,765
Value per Square Foot	\$9.00

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S) 000122700

BOOK-PAGE 2017-80

DATE OF SALE 1-12-2017

SALE PRICE 15500

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	770	11175	11945
2016	770	8995	9765
2017	770	8995	9765

COMMENTS mobile home 1972 14x61 Basement/Foundation

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-81 # PAGES 1 GRANTEE MASTER NAME # 11705

PARCEL # / FILING NUMBER 000140400 / 37520

DOC. STAMPS \$ 0 Exempt 3

SALES FILE # 13 # PAGES 1

NEIGHBORHOOD #	1	100	105	<u>200</u>	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 65

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-9-2017

DEED TYPE QCD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	<u>RC</u>	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Deed in Lieu - returned to seller.

Real Estate Transfer Statement

13

• 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		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>9</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>9</u> Day <u>9</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Patrick J. & Saundra L. Nelson Street or Other Mailing Address 727 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 879-9066 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Belinda Norris Street or Other Mailing Address 643 Oak Ave City Las Animas State CO Zip Code 81054 Phone Number (402) 705-2849 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 type="checkbox"/> No 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 checked="" 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"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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"/> Corrective	<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 checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>Deed in Lieu</u>
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Trustee to Beneficiary		

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"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	
<input type="checkbox"/> Ex-spouse					

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 or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18a No address assigned 18b Vacant land

19 Address of Property
**727 N Chestnut St
 Red Cloud, NE 68970**

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

20 Legal Description
Lot Four (4) and the North Half of Lot Five (5), Block Seven (7), LeDuc's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 0.00
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	\$ 0.00
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 3

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

Kory J. McCracken (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

Attorney
 Signature of Grantee or Authorized Representative Title 11/12/17
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>01</u> Day <u>12</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #3</u>	28 Recording Data <u>2017 Pg 81</u>	

BOOK 2017, Pg 81

State of Nebraska) ss.
County of Webster) Entered on the
numerical index and filed for record in the
Clerk's office of said county this 9th day
of January A.D., 2017 at 3:40
o'clock P. M. Recorded in Books 2017
on Page 31
DeB Klingenberg County Clerk
1000 NZ Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-12-17
\$ 5.00 By LJ

QUITCLAIM DEED

Patrick J. Nelson and Sandra L. Nelson, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaim and convey to Belinda Mae Norris, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Four (4) and the North Half of Lot Five (5), Block Seven (7), LeDuc's Addition to Red Cloud, Webster County, Nebraska.


Executed January 9, 2017
~~December 9, 2016~~

Patrick J Nelson
Patrick J. Nelson

Sandra L Nelson
Sandra L. Nelson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 9, 2017
~~December 9, 2016~~ by Patrick J. Nelson and Sandra L. Nelson, husband and wife.

Comm. 
MARY HUNT
My Comm. Exp. May 12, 2018

Mary Hunt
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-82 # PAGES 1 GRANTEE MASTER NAME # 10072

PARCEL # / FILING NUMBER 001810500/68055

DOC STAMPS \$ 146.25

SALES FILE # 14 # PAGES 1

NEIGHBORHOOD #

<u>1</u>	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

<u>1000</u>	2000	4000	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	

RURAL RESIDENTIAL

SUBURBAN

TAX DISTRICT 45

TOTAL SALE PRICE \$ 65,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-9-2017

DEED TYPE WD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
------------	----------	----------	----	--------

CODE

<u>1</u>	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS _____

Real Estate Transfer Statement

• 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	2 County Number <u>Select County & County Number</u>	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>9</u> Yr. <u>17</u>	4 Date of Deed Mo. <u>1</u> Day <u>6</u> Yr. <u>17</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Brian Bostock</u> Street or Other Mailing Address <u>290 Hwy 281</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number _____ Email Address _____		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Kirby B. Zuerlein</u> Street or Other Mailing Address <u>290 Hwy 281</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number _____ Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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 checked="" 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"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Trustee to Beneficiary
				<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? _____

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 No

18 Address of Property
290 Hwy 281
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

20 Legal Description
Tract in NW4, 25-1-11, 525' x 400'

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ <u>65,000</u> 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	\$ <u>65,000</u> 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.

Print or Type Name of Grantee or Authorized Representative: Kirby J. McCracken

Signature of Grantee or Authorized Representative: [Signature] Title: Attorney

Phone Number: 402-746-3613

Date: 1/12/17

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>01</u> Day <u>12</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>146.25</u>	28 Recording Data <u>2017 Pg 82</u>	

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 11 day
of January A.D., 2017, at 10:00
o'clock P. M. Recorded in Book 2017
on Page 82
Brian Bostock County Clerk
Liz Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-12-17
\$ 146.25 By Liz

WARRANTY DEED

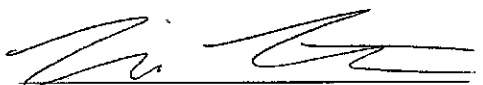
Brian Bostock, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Kirby B. Zuerlein, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Commencing at a point on the Northwest corner of the Northwest Quarter (NW¼) of Section Twenty-five (25), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence East a distance of 400' on the North line of said Northwest Quarter (NW¼); thence South 525'; thence West 400' to the West line of said Northwest Quarter (NW¼); thence North on the West line of said Northwest Quarter (NW¼) a distance of 525' to the place of beginning, EXCEPT a tract conveyed to the State of Nebraska for highway by deed filed in Book 29, page 232, and EXCEPT a tract conveyed to the State of Nebraska for highway by deed filed in Book 2014, page 613.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions 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.

Executed January 6, 2017.

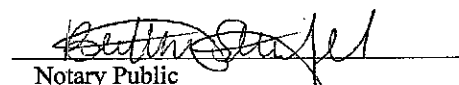

Brian Bostock

STATE OF NE, COUNTY OF Webster, ss.

The foregoing instrument was acknowledged before me on January 6, 2017, by Brian Bostock, a single person.

GENERAL NOTARY - State of Nebraska
BRITTNEY STIEFEL
My Comm. Exp. November 15, 2020

Comm. expires Nov 15, 2020


Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 04/25/2017

Record: 1 of: 1

Inspected By: LS Inspection Date: 07/23/1992

Parcel ID #: 001810500 Map # : 4491-25-2-0-0-68055

ZUERLEIN, KIRBY B. Situs :290 HWY 281
 290 HWY 281 Legal :A TR 400 X 525' IN NW COR NW1/4
 RED CLOUD NE 68970- 25-1-11

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1900 / 117
 Quality : 30 - Average Effective Age :
 Condition : 20 - Fair Remodel Date :
 Arch Type : Remodel Type :
 Style : 1-1/2-St-Fin 78% One-Story 22%
 Exterior Wall : 100% VINYL
 Floor Area : 1200
 Basement Area : 0
 Sub Floor : WOOD JOIST/WOOD SUBFLOOR
 Bedrooms :
 Baths : 1.0
 Heat Type : 100% STOVE HEAT
 Roof Type : COMP SHINGLES
 Plumbing Fixt : 5

RESIDENCE VALUATION SUMMARY

Improvement Value	\$9,445
Lump Sums	\$8,405 *
Lump Sums Description : RURAL RESIDENTIAL	
FINAL ESTIMATE OF VALUE.....	\$17,850

FARM VALUATION SUMMARY

Residence Value	\$17,850
Outbuilding Value	\$485
Agland Value	\$19,300
Total Value	\$37,635

Current Total Assessed Value for Parcel # 001810500 \$37,635

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 04/25/2017

Record : 1 of: 1

Parcel ID #: 001810500	Map # : 4491-25-2-0-0-68055
ZUERLEIN, KIRBY B.	Situs :290 HWY 281
290 HWY 281	Legal :A TR 400 X 525' IN NW COR NW1/4
RED CLOUD NE	25-1-11
68970-	

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor :0.95

	<u>DESCRIPTION</u>	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,200	x 75.97	= 91,164

<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,200	(3.69)	(3.69)	(4,428)
PLUMBING Base is: 9 (under base)	4	1176.67	(3.73)	(4,476)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				

ADJUSTED STRUCTURE COST	1200	x	68.55	= 82,260
-------------------------	------	---	-------	----------

<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
DET GAR AVERAGE COND	672	18.39	32%	8,405 *
SLAB W/ROOF & STEPS	147	24.67		3,625

TOTAL REPLACEMENT COST NEW	1200	x	71.57	= 85,885
----------------------------	------	---	-------	----------

Depreciation : 89% Total	89% Physical	Functional	Economic	
	Less Depreciation/Plus Appreciation :			(76,440)

Improvement Value	\$9,445
Lump Sums RURAL RESIDENTIAL	8,405 *
Outbuilding Value	\$485
Land Value	\$19,300
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$37,635
Value per Acre	\$7,810

WEBSTER COUNTY ASSESSOR'S OFFICE

RURAL OUTBUILDINGS

Date of Run : 04/25/2017

Parcel # : 001810500	Map # : 4491-25-2-0-0-68055
Current Owner : ZUERLEIN, KIRBY B.	Tax District : 45
290 HWY 281	Neighborhood : 1
RED CLOUD NE	Legal Description : A TR 400 X 525' IN NW COR NW1/4 25-1-11
68970-	

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor : 1

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
3	BLOW YARD SHED/ 120 S Notes : FLAT/SALVAGE	10	Poor		12 x 10 x	GABL	METAL	METAL	WOOD	1	101.98	102	0%	100
4	3MS 3 SIDED SHED DIR Notes :	10	Poor		18 x 24 x		METAL	METAL	DIRT	432	4.95	2,138	82%	385

Total Outbuilding Value : 485

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 04/25/2017

Parcel # : 001810500
 Current Owner : ZUERLEIN, KIRBY B.
 290 HWY 281
 RED CLOUD NE 68970-

Map # : 4491-25-2-0-0-68055
 Tax District : 45
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : A TR 400 X 525' IN NW COR NW1/4 25-1-11

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
HOM1RR	HOME SITE 1ST ACRE - RURAL RE HOME		HOM1RR	No		1.00	10,000	10,000	10,000
Home Use Totals :						1.00		10,000	10,000
HWY281	HIGHWAY 281	ROAD	ROAD	No		0.60	0	0	0
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.30	0	0	0
Road Use Totals :						0.90		0	0
RES	RURAL RESIDENTIAL - ADDITIONA SITE		RES	No		1.92	1,840	3,535	3,535
BLD1RR	BUILDING SITE 1ST ACRE - RESI SITE		BLD1RR	No		1.00	5,765	5,765	5,765
Site Use Totals :						2.92		9,300	9,300
Parcel Totals :						4.82		19,300	19,300

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-82

DATE OF SALE 1-9-2017

LEGAL DESCRIPTION A Tract 400 x 525 in NW 1/4 25-1-11

LOCATION ID PARCEL(S) 0001810500

ASSESSOR LOCATION Rur Res.

ADDRESS OF PROPERTY 290 HWY 281

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	18855	18335	37190
2016	18855	19880	38735
2017	19300	18335	37635

SELLING PRICE 65000 | 521 ADJUSTMENT 0 | ASSESSOR ADJUSTMENT 0 | ADJUSTED SELLING PRICE 65000

SCHOOL BASE # 91-0002 | HOUSE QUALITY 30 | HOUSE CONDITION 20 | DATE OF CONSTRUCTION 1900

MOBILE HOME _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-105 # PAGES 1 GRANTEE MASTER NAME # 10078

PARCEL # / FILING NUMBER 000814800 / 7480

DOC STAMPS \$ 9.00

SALES FILE # 15 # PAGES 1

NEIGHBORHOOD #	1	100	105	200	205	300	<u>305</u>	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	<u>2000</u>	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 195

TOTAL SALE PRICE \$ +

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-4-2017

DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	<u>BH</u>	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Aunt/uncle to nephew

Real Estate Transfer Statement

15

• 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	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>04</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>01</u> Day <u>04</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thomas A. Meyer and Patty L. Meyer Street or Other Mailing Address 2716 West 2nd St City Hastings State NE Zip Code 68901 Phone Number Unavailable Email Address Unavailable		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeremy Meyer Street or Other Mailing Address 417 W. Gage St City Blue Hill State NE Zip Code 68930 Phone Number Unavailable 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 type="checkbox"/> No Email Address Unavailable	
--	--	---	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <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	(C) <input type="checkbox"/> Mobile Home <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <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 _____	
---	--

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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 _____	
---	--

14 What is the current market value of the real property? \$3,500	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

18 Address of Property 417 W. Gage St Blue Hill, Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent Jeremy Meyer 417 W. Gage St Blue Hill, NE 68930
---	--

18a No address assigned 18b Vacant land

20 Legal Description
West 20 Feet of the North 43 Feet of Lot Seven (7), Block Six (6), Rohrs Addition to the City of Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres n/a

22 Total purchase price, including any liabilities assumed	\$ 1,00
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.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/a

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.

Matthew D. Baack (402) 834-3300
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Attorney Title Date
 1-9-2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>13</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>9.00</u>	28 Recording Data <u>BK2017, Pg 105</u>

Grantee—Retain a copy of this document for your records.

BK2017, 19 103

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of January, A.D., 2017, at 3:20 o'clock P. M. Recorded in Book 2017 on Page 105
Deb Klingsberg County Clerk
10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-13-17
\$ 9.00 By BB

Return to: Skalka & Baack Law Firm, L.L.C., PO Box 907, Hastings, NE 680902-0907

WARRANTY DEED

THOMAS A. MEYER a/k/a THOMAS MEYER and PATTY L. MEYER a/k/a PATTY MEYER, husband and wife, GRANTOR, whether one or more, in consideration of Three Thousand Five Hundred and no/100 (\$3,500.00) and other valuable consideration, received from GRANTEE, whether one or more, conveys to Grantee, JEREMY MEYER, a single person, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

West 20 Feet of the North 43 Feet of Lot Seven (7), Block Six (6), Rohrsers Addition to the City of Blue Hill, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

EXECUTED: January 4, 2017.

Thomas A. Meyer
THOMAS A. MEYER, Grantor

Patty L. Meyer
PATTY L. MEYER, Grantor

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on the 4th day of January, 2017, by THOMAS A. MEYER and PATTY L. MEYER, husband and wife, GRANTOR.

GENERAL NOTARY - State of Nebraska
MATTHEW D. BAACK
My Comm. Exp. January 9, 2021

Matthew D. Baack
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
COMMERCIAL DATA SHEET

Date of Print: 05/04/2017

Record: 1 of: 1

Inspected By: SK Inspection Date: 10/02/2015

Parcel ID # : 000314800

Map # : 4133-0-0-20010-6-7480

MEYER, JEREMY

Business Name :

417 WEST GAGE STREET

Situs : 417 W GAGE ST

BLUE HILL NE

68930-

Legal : W 20' OF N 43' LOT 7 BLOCK 6

BLUE HILL ROHRERS ADDITION

LOT INFORMATION

Neighborhood : 305 BLUE HILL COMMERCIAL

Lot Width : 20

Value Method: SF

Lot Depth : 43

of Units : 860

Topography : Amenities

Unit Value : 0.74

Street Access :

Adjustments :

Utilities :

Lot Value : 635

COST APPROACH DATA - Values By Marshall & Swift

Appraisal Zone : 1000

Manual Date : 06/13

Cost Factor : 0.95

Total Number of Buildings : 1

Total Number of Sections : 1

Total Area.....	260
Total Building Replacement Cost New.....	\$18,593
Total Refinement Replacement Cost New.....	\$0
Total Replacement Cost New.....	\$18,593
Total Accrued Depreciation..... 85%	(\$15,728)
Total Replacement Cost New Less Physical and Functional Depreciation.....	\$2,865
Economic Depreciation for Neighborhood 305	
Total Replacement Cost New Less Depreciation.....	\$2,865
Total Lump Sums.....	\$0
Total Land Value.....	\$635
FINAL ESTIMATE OF VALUE USING THE COST APPROACH.....	\$3,500
Value per Unit.....	\$0.00
Value per Square Foot.....	\$13.46

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$3,500
Estimate of Value (Using Income Approach)	

FINAL ESTIMATE

Improvement Value	\$2,865
Land Value	\$635
FINAL ESTIMATE OF VALUE	\$3,500

Current Total Assessed Value for Parcel # 000314800 \$3,500

COMMERCIAL SALES FILE

PAGE 1

PARCEL(S) 000314800

BOOK-PAGE 2017-105

DATE OF SALE 1-4-2017

SALE PRICE +

SPLIT

PROPERTY USE 344 Office Building

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	635	2750	3385
2016	635	2865	3500
2017	635	2865	3500

COMMENTS 1900 Low / Fair

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-125 # PAGES 1 GRANTEE MASTER NAME # 10095

PARCEL # / FILING NUMBER 001207001/62145

DOC STAMPS \$ 11.25

SALES FILE # 16 # PAGES 2

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 180

TOTAL SALE PRICE \$ 1

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-9-2017

DEED TYPE QCD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Gave 1/2 interest to other owner. Rundle now has 100%

Real Estate Transfer Statement

• 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.

16

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 01 Day 09 Yr. 2017		Mo. 01 Day 09 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) LEE L. MEENTS				Grantee's Name (Buyer) WILLA M. RUNDLE			
Street or Other Mailing Address 11572 S 150th Road				Street or Other Mailing Address 1570 SOUTH MARIAN ROAD, ROOM 433			
City WOOD RIVER		State NE		City HASTINGS		State NE	
Zip Code 68883				Zip Code 68901			
Telephone Number (308) 380-8282				Telephone Number (402) 469-8127		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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 type="checkbox"/> Improved <input checked="" 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 <input type="checkbox"/> Mobile Home

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"/> Cemetery	<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? (I.R.C. § 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?
\$4,795

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 No

18 Address of Property
RURAL WEBSTER COUNTY

19 Name and Address of Person to Whom the Tax Statement Should be Sent
WILLA RUNDLE
1570 SOUTH MARIAN ROAD, ROOM 433
HASTINGS, NE 68901

18a No address assigned 18b Vacant land

20 Legal Description
SEE ATTACHED

21 If agricultural, list total number of acres _____ 8 _____

22 Total purchase price, including any liabilities assumed	22	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input 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	\$	1,00

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.

MICHAEL E. SULLIVAN (402) 462-0300
 Print or Type Name of Grantee or Authorized Representative Phone Number
Michael E. Sullivan ATTORNEY 1-10-17
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 1 Day 24 Yr. 17	\$ 11.25	BK2017, Pg 125	

20 LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter (SW1/4) of Section Seventeen (17), Township Three (3) North, Range Nine (9) West of the 6th p.m., Webster County, Nebraska, described as follows:

Commencing at the Southwest (SW) corner of said section, thence S90°00'00"E on an assumed bearing along the south line of the Southwest Quarter (SW1/4) of said section a distance of 909.10 feet; to the true point of beginning; thence N00°45'00"W, 675.75 feet; thence N86°59'12"E, 346.90 feet; thence S00°18'23"W, to a point of the South line of the Southwest Quarter (SW1/4) of said section, thence N90°00'00"W, 726.00 feet along the south line of said section to the point of beginning. Said tract contains 7.90 acres more or less of which .549 acres more or less is county road right-of way.

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 05/04/2017

Parcel # : 001207001
 Current Owner : RUNDLE, WILLA M.

Map # : 4241-17-3-0-0-62145
 Tax District : 180
 Neighborhood : 1
 Greenbelt Area/Date : NO

1570 SOUTH MARION ROAD, RM 433
 HASTINGS NE 68901-

Legal Description : TRACT IN SE1/4SW1/4SW1/4 17-3-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
3852	GEARY-HOBBS SOILS	GRAS	4G	No		7.00	1,425	9,975	9,975
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		0.35	1,425	500	500
Grass Use Totals :						7.35		10,475	10,475
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.55	0	0	0
Road Use Totals :						0.55		0	0
Parcel Totals :						7.90		10,475	10,475

DRYLAND	EQUIP DRYLAND	CREP DRYLAND	GREENBELT DRYLAND	GRASSLAND	EQUIP GRASSLAND	CREP GRASSLAND	GREENBELT GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D	3D E	3D P	3D G	3G	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G 7.35	4G	4G	4G
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL 7.35	TOTAL	TOTAL	TOTAL

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS .35
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL .35

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-126 # PAGES 1 GRANTEE MASTER NAME # 13002

PARCEL # / FILING NUMBER 000311900 / 7160 000328400 / 8970

DOC STAMPS \$ 0 Exempt 5a

SALES FILE # 17 # PAGES 2

NEIGHBORHOOD #	1	100	105	200	205	<u>300</u>	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 195

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-18-2017

DEED TYPE WTD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE			
CODE	1	2	3	<u>4</u>	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	<u>BH</u>	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Creating a life estate

Real Estate Transfer Statement

• 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.

17

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>18</u> Yr. <u>17</u>	4 Date of Deed Mo. <u>1</u> Day <u>18</u> Yr. <u>17</u>
---------------	--	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) LOIS K. FRAHM A/K/A LOIS FRAHM Street or Other Mailing Address 209 S PAYNE ST City BLUE HILL State NE Zip Code 68930 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) BRENDA MYERS, HEIDI A FERRALL LE TO LOIS FRAHM Street or Other Mailing Address 209 S PAYNE ST City BLUE HILL State NE Zip Code 68930 Phone Number 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	
---	--	---	--

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 checked="" 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"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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"/> Cemetery	<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 type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty		

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 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 checked="" type="checkbox"/> Life Estate	<input 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 **LIFE ESTATE**

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 checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$136,250

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 No

18 Address of Property
405 W OTOE ST, BLUE HILL, NE
209 S PAYNE ST, BLUE HILL, NE

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
LOIS K FRAHM
209 S PAYNE ST
BLUE HILL, NE 68930

20 Legal Description
SE ATTACHED

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	0.00
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	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5A**

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.

JENNIFER FLEISCHER (402) 762-3524
Print or Type Name of Grantee or Authorized Representative Phone Number

Jennifer Fleischer ATTORNEY 1/18/17
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>24</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5A	28 Recording Data BK2017, Pg 126

THE EAST 41.0' OF THE SOUTH 20.94' OF LOT FOUR (4), BLOCK TWO (2), TYLER'S SUBDIVISION, AND THAT PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJACENT TO THE LAST DESCRIBED TRACT; AND THE WEST 41.0' OF THE EAST 62.89' OF LOT TEN (10), AND ALL OF LOT EIGHT (8), AND THE SOUTH 25.06' OF LOT NINE (9), BLOCK FIVE (5) GRUSEL'S SUBDIVISION, ALL IN BLUE HILL, WEBSTER COUNTY, NEBRASKA.

THE WEST SIX FEET (W6') OF LOT TWO (2), AND ALL OF LOT THREE (3), BLOCK TWO (2), ROHRER'S ADDITION TO THE VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of January A.D., 2017, at 8:15 o'clock A M. Recorded in Book 2017 on Page 126
Deb Klingsberg County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-24-17
\$Exempt-#5A By RB

WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

LOIS K. FRAHM a/k/a LOIS FRAHM, a single person, herein called Grantor, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto BRENDA MYERS, a single person and HEIDI A. FARRALL, a married person, and reserving full life use and benefit otherwise known as a LIFE ESTATE TO LOIS K. FRAHM, a single person, as tenants in common herein called the grantee whether one or more, the following described real estate in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

THE EAST 41.0' OF THE SOUTH 20.94' OF LOT FOUR (4), BLOCK TWO (2), TYLER'S SUBDIVISION, AND THAT PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJACENT TO THE LAST DESCRIBED TRACT; AND THE WEST 41.0' OF THE EAST 62.89' OF LOT TEN (10), AND ALL OF LOT EIGHT (8), AND THE SOUTH 25.06' OF LOT NINE (9), BLOCK FIVE (5) GRUSEL'S SUBDIVISION, ALL IN BLUE HILL, WEBSTER COUNTY, NEBRASKA.

THE WEST SIX FEET (W6') OF LOT TWO (2), AND ALL OF LOT THREE (3), BLOCK TWO (2), ROHRER'S ADDITION TO THE VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantor warrant will defend the title to said premises against the lawful claims of all person whomsoever.

Executed: 1-18-17

Lois K. Frahm
LOIS K. FRAHM, Grantor

STATE OF NEBRASKA)
COUNTY OF Clay) ss.

Before me, a notary public qualified for said county, personally came LOIS K. FRAHM, a/k/a LOIS FRAHM, a single person, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on January 18, 2017

GENERAL NOTARY - State of Nebraska
CRYSTAL M. SHESTAK
My Comm. Exp. June 26, 2019

Crystal M Shestak
Notary Public
CRYSTAL M SHESTAK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-128 # PAGES 2 GRANTEE MASTER NAME # 12133

PARCEL # / FILING NUMBER 000319400/8070

DOC STAMPS \$ Exempt 5a

SALES FILE # 18 # PAGES 2

NEIGHBORHOOD #	1	100	105	200	205	<u>300</u>	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 195

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-9-2017

DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	<u>BH</u>	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Creating a life estate

Real Estate Transfer Statement

• 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.

18

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 1 Day 9 Yr. 2017	Mo. 1 Day 9 Yr. 2017

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Larry E. Gianakos and Rosaleen Gianakos		Grantee's Name (Buyer) Please see attachment	
Street or Other Mailing Address 210 North Payne Street		Street or Other Mailing Address	
City Blue Hill	State NE	Zip Code 68930	City State Zip Code
Phone Number	Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes No Yes 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 checked="" 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"/> 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"/> 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
----------------	--	---	---	---	--	--------------------------------

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input checked="" 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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Subject to life estate of Grantors	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 checked="" type="checkbox"/> Yes	<input 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 checked="" 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

14 What is the current market value of the real property?	\$105,785	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	--	---	--

18 Address of Property	210 North Payne Street Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent	Larry E. and Rosaleen Gianakos 210 North Payne Street Blue Hill, NE 68939
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description
Part of Lots Three (3) and Four (4), Hawley's Subdivision of Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet thence South 105 feet; thence West 107 Feet, thence North 105 feet to the point of beginning

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	0.00
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.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 (a)

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	Richard C. Witt	(402) 462-0300
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	<i>Richard C. Witt</i>	1-20-17
	Signature of Grantee or Authorized Representative	Date
	Attorney	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 1 Day 24 Yr. 2017	\$ Exempt # SA	BK2017, Pg 128-129

Grantee—Retain a copy of this document for your records.

ADDENDUM TO REAL ESTATE TRANSFER STATEMENT

5. Grantors:

Larry E. and Rosaleen Gianakos
210 North Payne Street
Blue Hill, NE 68930

6. Grantees:

Kevin Gianakos
Bradley Gianakos
Laurie A. Fischer
Peter Gianakos
Life Estate of Larry E. Gianakos and Rosaleen Gianakos
210 North Payne Street
Blue Hill, NE 68930

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of January A.D., 2017 at 8:25 o'clock A. M. Recorded in Book 2017 on Page 128-129
Deb Klingsberger County Clerk
16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-24-17
\$ Exempt 154 BB

Please return to: Richard Witt, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

WARRANTY DEED

Larry E. Gianakos and Rosaleen Gianakos, also known as Rosleen Gianakos, husband and wife, GRANTORS, in consideration of love and affection, convey to GRANTEES, Kevin Gianakos, son of Grantors, Bradley Gianakos, son of Grantors, Laurie A. Fischer, daughter of Grantors, and Peter Gianakos, son of Grantors, the following described real estate (as defined in Neb. Rev. Stat. 76-201), subject to a life estate in said real estate which is hereby reserved by Grantors:

Part of Lots Three (3) and Four (4), Hawley's Subdivision of Lot Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska, bounded as follows: Commencing at a point 163 feet East of the Northwest corner of said Lot Three (3), thence East 107 feet thence South 105 feet; thence West 107 Feet, thence North 105 feet to the point of beginning.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

- (1) are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

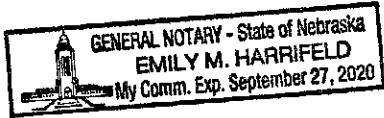
Executed: January 9, 2017.

Larry E. Gianakos
Larry E. Gianakos, Grantor

Rosaleen Gianakos
Rosaleen Gianakos, Grantor

STATE OF NEBRASKA)
) SS.
COUNTY OF ADAMS)

The foregoing Warranty Deed was acknowledged before the undersigned Notary Public by Larry E. Gianakos and Rosaleen Gianakos, husband and wife, on January 9, 2017.



Emily M. Harifield
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-137 # PAGES 1 GRANTEE MASTER NAME # 10115

PARCEL # / FILING NUMBER 000102100/30080

DOC STAMPS \$ 0 Exempt 13

SALES FILE # 19 # PAGES 1

NEIGHBORHOOD #

1	100	105	<u>200</u>	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

<u>1000</u>	2000	4000	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
					RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-23-2017

DEED TYPE Purchase Agreement

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	INA	<u>RC</u>	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Used 2016 assessed value as market value.

Real Estate Transfer Statement

• 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.

19

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>23</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>01</u> Day <u>23</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David and Linda Mans Street or Other Mailing Address 645 Road 1100 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2774 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jim Owens Street or Other Mailing Address 522 North Webster City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2774 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 type="checkbox"/> No Email Address NA			

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 checked="" 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"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

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 checked="" type="checkbox"/> Other Notice
<input type="checkbox"/> Bill of Sale	<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"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) Notice of Cont

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?
\$7,795

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 No

18 Address of Property
522 North Webster, Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Jim Owens, 522 North Webster, Red Cloud, NE 68970

18a No address assigned 18b Vacant land

20 Legal Description
Lots Four (4) and Five (5), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **13**

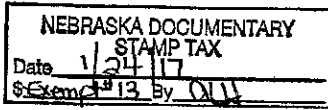
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

<p>Don E. Theobald Print or Type Name of Grantee or Authorized Representative</p> <p><i>[Signature]</i> Signature of Grantee or Authorized Representative</p>	<p>Attorney Title</p> <p>(402) 746-2774 Phone Number</p> <p>01/24/17 Date</p>
--	---

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>24</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt # 13	28 Recording Data BK 2017, Pg 137

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of January, A.D., 2017, at 4:17 o'clock P. M. Recorded in Book 201 on Page 157
Deborah D. Dargatzis County Clerk
RD. BO Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



Return to:
Theobald Law Office
PO Box 423
Reed Cloud, NE 68970

NOTICE OF AGREEMENT FOR THE SALE AND PURCHASE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that Dave Mans and Linda Mans, husband and wife, Sellers, and Jim Owens, a single person, Buyer, have entered into a Contract for Sale of Real Estate:

1. The Written Contract between the parties is dated January 23, 2017. The Sellers' address is 645 Road 1100, Red Cloud, Nebraska. Buyer's address is 522 North Webster Street, Red Cloud, Nebraska.

2. The real property which is the subject of this sale, and against which this Notice should be indexed and recorded, is the following (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4) and Five (5), Block Three (3), Original
Town of Red Cloud, Webster County, Nebraska

3. The purpose of the Notice is to record evidence of the sale and the Buyer's equitable ownership of the property, even while the Seller retains the legal title in trust for the Buyer.

4. Particulars: The Buyer is responsible to pay real property taxes for the year 2017 and all subsequent years. The deed of conveyance, to be given to the Buyer when the carried debt is paid, is held "in escrow" by Theobald Law Office. The Sellers and Buyer represent that when the deed of conveyance is placed of record, all consideration to be paid by the Buyer to the Seller will have been paid, at that time; and third parties may then rely upon the completion of the Written Agreement.

DATED: 1-23/17 Dave Mans
Seller

Linda Mans
Seller

DATED: 1-23-17 Jim Owens
Buyer

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-140 # PAGES 1 GRANTEE MASTER NAME # 10117

PARCEL #/
FILING NUMBER 002315700/72390

DOC STAMPS \$ 38.75

SALES FILE # 20 # PAGES 1

NEIGHBORHOOD #

<u>1</u>	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

<u>1000</u>	2000	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____
SUBURBAN Inavale

TAX DISTRICT 45

TOTAL SALE PRICE \$ 14500

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 12-2-2016

DEED TYPE WD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
<u>1</u>	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	<u>INA</u>	RC	ROS	RURAL
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS _____

Real Estate Transfer Statement

• 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.

20

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 12 Day 2 Yr. 2016		4 Date of Deed Mo. 01 Day 25 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marjorie D. Morgan, a single person Street or Other Mailing Address 212 Truman Avenue City Republican City State NE Zip Code 68971 Phone Number (308) 425-6262 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ed Gericke Street or Other Mailing Address 609 Minnesota Avenue City Inavale State NE Zip Code 68952 Phone Number (402) 767-0124 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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 checked="" 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"/> 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 _____
--	---	---	---	---	--	--------------------------------------

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

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <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.)
 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"/> 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 _____
---	--	--	---	--------------------------------------

14 What is the current market value of the real property?
\$14,500

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 No

18 Address of Property
**609 Minnesota Avenue
Inavale, NE 68952**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Ed Gericke
609 Minnesota Avenue
Inavale, NE 68952**

20 Legal Description
Lots Eleven (11) and Twelve (12) in the Southwest Quarter (SW¼) of Section Thirty-five (35), Township Two (2), North, Range Twelve (12), Inavale, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 14,500.00
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.)	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 14,500.00

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.

Henry C. Schenker (308) 425-6273
Print or Type Name of Grantee or Authorized Representative Phone Number

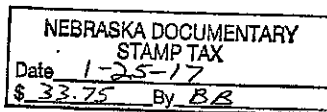
Henry C. Schenker Attorney
Signature of Grantee or Authorized Representative Title Date **1/25/2017**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 25 Yr. 2017	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK2017, Pg 140

Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of January, A.D., 2017, at 3:45 o'clock P. M. Recorded in Book 2017 on Page 140
Deb Kligenberger County Clerk
10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



When recording is complete return to:
Duncan, Walker, Schenker & Daake
P. O. Box 207
Franklin, NE 68939

WARRANTY DEED

MARJORIE D. MORGAN, a single person, Grantor, whether one or more,

in consideration of Fourteen Thousand Five Hundred and no/100 --- (\$14,500.00) --- Dollars, receipt of which is hereby acknowledged, conveys to

ED GERICKE, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

Lots Eleven (11) and Twelve (12) in the Southwest Quarter (SW¼) of Section Thirty-five (35), Township Two (2), North, Range Twelve (12), Inavale, Webster County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

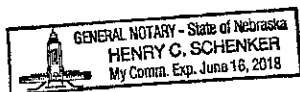
- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants, and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: January 25, 2017.

Marjorie D. Morgan
Marjorie D. Morgan.

STATE OF NEBRASKA)
FRANKLIN COUNTY) ss.

The foregoing instrument was acknowledged before me on January 25, 2017 by Marjorie D. Morgan, a single person.



Henry C. Schenker
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 04/25/2017

Record: 1 of: 1

Inspected By: LS Inspection Date: 04/29/1992

Parcel ID #: 002315700	Map #	: 4369-35-3-0-0-72390
GERICKE, ED	Situs	:609 MINNESOTA AVE
609 MINNESOTA AVENUE	Legal	:LOTS 11 & 12 IN SW1/4 35-2-12
INAVALE NE		68952-

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1920 / 97
Quality	: 30 - Average	Effective Age	:
Condition	: 20 - Fair	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: One-Story 100%		
Exterior Wall	: 100% SIDING		
Floor Area	: 864		
Basement Area	: 0		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 2		
Baths	: 1.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 5		

RESIDENCE VALUATION SUMMARY

Improvement Value	\$4,030
Lump Sums	\$4,510 *
Lump Sums Description : SUB INA	
FINAL ESTIMATE OF VALUE.....	\$8,540

FARM VALUATION SUMMARY

Residence Value	\$8,540
Outbuilding Value	
Agland Value	\$10,000
Total Value	\$18,540

Current Total Assessed Value for Parcel # 002315700	\$18,540
---	----------

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 04/25/2017

Record : 1 of: 1

Parcel ID #: 002315700	Map # : 4369-35-3-0-0-72390
GERICKE, ED	Situs : 609 MINNESOTA AVE
609 MINNESOTA AVENUE	Legal : LOTS 11 & 12 IN SW1/4 35-2-12
INVALE NE	68952-

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000	Manual Date : 06/13	Cost Factor : 0.95
-----------------------	---------------------	--------------------

	<u>DESCRIPTION</u>	<u>Square feet</u>	x	<u>Base SF Cost</u>	=	<u>Total Cost</u>
BASIC STRUCTURE COST		864		87.76		75,825

<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	864	2.01	2.01	1,737
PLUMBING Base is: 9 (under base)	4	1176.67	(5.18)	(4,476)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				

ADJUSTED STRUCTURE COST	864	x	84.59	=	73,086
-------------------------	-----	---	-------	---	--------

<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
CONCRETE DRIVE	1050	3.94		4,135
DET GAR FAIR COND	480	16.20	42%	4,510 *
SLAB W/ROOF & STEPS	96	26.25		2,520
OPEN SLAB	144	6.01		865

TOTAL REPLACEMENT COST NEW	864	x	93.29	=	80,605
----------------------------	-----	---	-------	---	--------

Depreciation : 95% Total	95% Physical	Functional	Economic	
	Less Depreciation/Plus Appreciation :			(76,575)

Improvement Value	\$4,030
Lump Sums SUB INA	4,510 *
Outbuilding Value	
Land Value	\$10,000
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$18,540
Value per Acre	

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 04/25/2017

Parcel # : 002315700
 Current Owner : GERICKE, ED

609 MINNESOTA AVENUE
 INAVALE NE 68952-

Map # : 4369-35-3-0-0-72390
 Tax District : 45
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : LOTS 11 & 12 IN SW1/4 35-2-12

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
HOM1SUB	HOME SITE 1ST ACRE, SUBURBAN	HOME	HOM1SU	No		1.00	10,000	10,000	10,000
Home Use Totals :						1.00		10,000	10,000
Parcel Totals :						1.00		10,000	10,000

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S) 002315700

BOOK-PAGE 2017-140

DATE OF SALE 12-2-2016

SALE PRICE 14,500

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	10000	5830	15830
2016	10000	9345	19345
2017	10000	8540	18540

COMMENTS 1920 30/20

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-141 # PAGES 1 GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 002315705/72390

DOC STAMPS \$ 0

SALES FILE # 0 # PAGES _____

NEIGHBORHOOD # 1

100	105	200	205	300	305	400	
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	610	
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

<u>1000</u>	2000	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____
SUBURBAN Inavale

TAX DISTRICT 45

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-25-2017

DEED TYPE APP

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	<u>INA</u>	RC	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Affidavit of Identity

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of January A.D., 2017 at 3:42
o'clock P. M. Recorded in Book 207
on Page 141
Deb Klingenberg County Clerk
10.02 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

When recording is complete,
please return to:

DUNCAN, WALKER, SCHENKER &
DAAKE, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

STATE OF NEBRASKA)
) ss. **AFFIDAVIT OF IDENTITY.**
FRANKLIN COUNTY)

Marjorie D. Morgan, being first duly sworn, on her oath deposes and says that she was well and truly acquainted with Ruby I. Hecht, who was also known as Ruby I. Daniels, who conveyed the following described premises to Affiant by quit claim deed recorded in Book 95, Page 533, Records, in the Office of the County Clerk of Webster County, Nebraska:

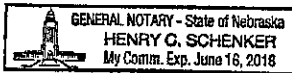
Lots Eleven (11) and Twelve (12) in the Southwest Quarter (SW¼) of Section Thirty-five (35), Township Two (2), North, Range Twelve (12), Inavale, Webster County, Nebraska.

Affiant further states that the said Ruby I. Hecht and Ruby I. Daniels, are one and the same person.

Marjorie D. Morgan
Marjorie D. Morgan.

Subscribed and sworn before me on January 25, 2017.

Henry C. Schenker
Notary Public.



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-159

PAGES 1

GRANTEE MASTER NAME # Mineral Rights

PARCEL # / FILING NUMBER 001804200 / 67570
001815100 / 67725

001805200 / 67625

001809000 / 67675

DOC STAMPS \$ Exempt 15

SALES FILE # 21

PAGES 2

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 45

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-17-2017

DEED TYPE DoF DPR

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Distribution of 1/2 mineral rights

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **21**
 • 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		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>17</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>01</u> Day <u>17</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cheryl Keyser, PR-Estate of Charles F. Reiher, dec'd Street or Other Mailing Address 7601 Davies Dr City Lincoln State NE Zip Code 68506 Phone Number (402) 440-8691 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cheryl Keyser Street or Other Mailing Address 7601 Davies Dr City Lincoln State NE Zip Code 68506 Phone Number (402) 440-8691 Email Address			
				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 type="checkbox"/> No	

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 checked="" type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input 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		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input checked="" 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 type="checkbox"/> Warranty

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

10 Type of Transfer

<input checked="" 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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<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 checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$500 -

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 No

18 Address of Property
Rural Property

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

18a No address assigned **18b** Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	0.00
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	\$	0.00
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 15

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	David B. Garwood		(402) 746-3613
	<small>Print or Type Name of Grantee or Authorized Representative</small>		<small>Phone Number</small>
		Attorney	1-25-17
	<small>Signature of Grantee or Authorized Representative</small>	<small>Title</small>	<small>Date</small>

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>26</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 15</u>	28 Recording Data <u>BK2017, Pg 159</u>	

Grantee—Retain a copy of this document for your records.

AN UNDIVIDED ONE-HALF (½) INTEREST IN THE OIL, GAS AND OTHER HYDROCARBONS IN AND UNDER THE FOLLOWING DESCRIBED LANDS, WHICH WAS RESERVED TO CHARLES REIHER AND DARLENE REIHER AS JOINT TENANTS IN DEED RECORDED IN BOOK 92, PAGE 715, TO WIT: Tract 2 and Tract 3, in Sections Four (4), Five (5), Eight (8), and Nine (9), in Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, as surveyed by Dale W. Sall, registered land surveyor, on April 28, 1992, and more particularly described in the above mentioned deed recorded in Book 92, page 715; AND in the Southeast Quarter (SE¼) of Section Ten (10), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 26 day
of January, A.D., 2017, at 3:30
o'clock P.M., Recorded in Book 2017
on Page 159
Deb Klingenberg County Clerk
10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-26-17
\$ Exempt By BB

**DEED OF DISTRIBUTION BY
PERSONAL REPRESENTATIVE**

Cheryl Keyser, Personal Representative of the Estate of Charles F. Reiher, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. 16-1, GRANTOR, conveys and releases to Cheryl Keyser, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE OIL, GAS AND OTHER HYDROCARBONS IN AND UNDER THE FOLLOWING DESCRIBED LANDS, WHICH WAS RESERVED TO CHARLES REIHER AND DARLENE REIHER AS JOINT TENANTS IN DEED RECORDED IN BOOK 92, PAGE 715, TO WIT: Tract 2 and Tract 3, in Sections Four (4), Five (5), Eight (8), and Nine (9), in Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, as surveyed by Dale W. Sall, registered land surveyor, on April 28, 1992, and more particularly described in the above mentioned deed recorded in Book 92, page 715; AND in the Southeast Quarter (SE1/4) of Section Ten (10), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska;

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed January 17th, 2017.

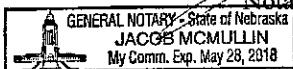
Estate of Charles F. Reiher, Deceased.

By: Cheryl Keyser AA
Cheryl Keyser, Personal Representative

STATE OF NEBRASKA, COUNTY OF LANCASTER) ss

The foregoing instrument was acknowledged before me on January 17th, 2017, by Cheryl Keyser, Personal Representative of the Estate of Charles F. Reiher, Deceased.

Comm. expires 5-28-2019
Jacob McMullin
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-161

PAGES 1

GRANTEE MASTER NAME # 10123

PARCEL # / FILING NUMBER 001906501/68440

001906500/68435

DOC STAMPS \$ Exempt 5b

SALES FILE # 22

PAGES 2

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 45

TOTAL SALE PRICE \$ 1

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-24-2017

DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Putting property into an LLC

Real Estate Transfer Statement

* 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.

22

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>24</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>01</u> Day <u>24</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John J. and Janice S. Nikodym Street or Other Mailing Address 1111 Highway 281 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3748 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jnik, LLC Street or Other Mailing Address 1111 Highway 281 City Red Cloud State NE Zip Code 68970 Phone Number 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	

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 checked="" 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 <input type="checkbox"/> Mobile Home

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? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>LLC</u>

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input checked="" 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?
\$1,075,385

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 No

18 Address of Property
Rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Jnik, LLC
 1111 Highway 281
 Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

20 Legal Description
See attached

21 If agricultural, list total number of acres 320

22 Total purchase price, including any liabilities assumed	22	\$	100
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	\$	100

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902 (5)(b)

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.

Matthew Hinrikus

(402) 463-3125

sign here

Print or Type Name of Grantor or Authorized Representative

Signature of Grantor or Authorized Representative

Title

Attorney

Phone Number

1-24-17

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>1</u> Day <u>27</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5b</u>	28 Recording Data <u>BK2017, Pg 161</u>	
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20. Legal Description

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twelve (12), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for highway; and

An undivided one-half ($\frac{1}{2}$) interest in and to:

The Northwest Quarter (NW $\frac{1}{4}$) of Section Twelve (12), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County Nebraska.

BK2017, Pg 161

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 27 day
of January, A.D., 2017, at 11:23
o'clock A.M. Recorded in Book 2017
on Page 161
Neb. Klingenberg County Clerk
W.D.D. B.B. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-27-17
\$ Exempt # 56 By BB

Return to: Seiler & Parker, P.C., L.L.O., P.O. Box 1288, Hastings, NE 68902-1288

WARRANTY DEED

JOHN J. NIKODYM and JANICE S. NIKODYM, husband and wife, Grantor, whether one or more,
in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, whether
one or more, convey to Grantee, Jnik, LLC, a Nebraska limited liability company, the following described
real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

The Southwest Quarter (SW ¼) of Section Twelve (12), Township Two (2) North, Range
Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the
State of Nebraska for highway; and

An undivided one-half (1/2) interest in and to:

The Northwest Quarter (NW ¼) of Section Twelve (12), Township Two (2) North, Range
Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements,
reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

EXECUTED: 1-24, 2017.

[Signature]
JOHN J. NIKODYM, Grantor

[Signature]
JANICE S. NIKODYM, Grantor

STATE OF NEBRASKA)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on the 24th day of
January, 2017, by John J. Nikodym and Janice S. Nikodym, husband and wife, Grantor.

GENERAL NOTARY - State of Nebraska
MATTHEW M. HINRIKJUS
My Comm. Exp. Dec. 10, 2019

[Signature]
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-163 # PAGES 1 GRANTEE MASTER NAME # 10125

PARCEL # / FILING NUMBER 000114800/31540

DOC STAMPS \$ 27.00

SALES FILE # 23 # PAGES 1

NEIGHBORHOOD #	1	100	105	<u>200</u>	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME SITE	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/HOME SITE	AMBOY VILLAGE/NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 65

TOTAL SALE PRICE \$ 12000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-27-2017

DEED TYPE ITWD

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	<u>1</u>	2	3	4	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	<u>RC</u>	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS _____

Real Estate Transfer Statement

• 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.

23

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. <u>01</u> Day <u>27</u> Yr. <u>2017</u>		Mo. <u>01</u> Day <u>25</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Randall J. & Lisa L. Goos				Grantee's Name (Buyer) James A. & Gennifer D. Durfey			
Street or Other Mailing Address 787 Rd 800				Street or Other Mailing Address 230 N Seward St			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number (402) 460-8881				Phone Number (402) 879-9265		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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 checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Mineral Interests-Producing
	<input type="checkbox"/> Industrial	<input type="checkbox"/> State Assessed
	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Exempt
	<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? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<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?

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 No

18 Address of Property

230 N Seward St
Red Cloud, NE 68970

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

same as Grantee

18a No address assigned 18b Vacant land

20 Legal Description

Lots Eighteen (18) and Nineteen (19), Block Twenty-four (24), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 12,000.00
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.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 12,000.00

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

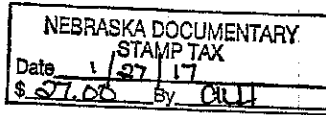
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Kory J. McCracken** (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number

Attorney
Signature of Grantee or Authorized Representative Title 1/27/17
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. <u>1</u> Day <u>27</u> Yr. <u>17</u>	\$ <u>27.00</u>	<u>BK 2017, Pg 1163</u>

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of January, A.D., 2017, at 1:30 o'clock P.M. Recorded in Book 207 on Page 163
Deborah Kingenber County Clerk
\$10.00 JWH Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



JOINT TENANCY WARRANTY DEED

Randall J. Goos and Lisa L. Goos, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to James A. Durfey and Gennifer D. Durfey, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eighteen (18) and Nineteen (19), Block Twenty-four (24), Original Town of Red Cloud, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions 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.

Executed January 25, 2017.

Randall J. Goos

Lisa L. Goos

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 25, 2017, by Randall J. Goos and Lisa L. Goos, husband and wife.

Comm. expires

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/25/2017
Inspected By: TS Inspection Date: 09/22/2016

Record : 1 of: 1

Parcel ID #: 000114800	Map # : 4491-00-0-10005-024-0000
DURFEY, JAMES A. & GENNIFER D.	Situs : 230 N SEWARD ST
230 NORTH SEWARD STREET	Legal : LOTS 18 & 19 BLOCK 24 ORIGINAL TOWN
RED CLOUD NE 68970-	RED CLOUD

LOT INFORMATION

Neighborhood : 200 RED CLOUD		Value Method: SF	
Lot Width : 50		# of Units : 7100	
Lot Depth : 142		Unit Value : 0.09	
Topography : Amenities		Adjustments :	
Street Access :		Lot Value :	625
Utilities :			

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1908/109
Quality : 40 - Good	Effective Age :
Condition : 10 - Poor	Remodel Date :
Arch Type :	Remodel Type :
Style : 1-1/2-St-Fin 100%	
Exterior Wall : 100% SIDING	
Floor Area : 1,418	
Basement Area : 945	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms :	
Baths : 1.0	
Heat Type : 100% GRAVITY	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 5	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$13,835
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$13,210
Land Value	\$625
FINAL ESTIMATE OF VALUE	\$13,835
Value per Square Foot	9
Current Total Assessed Value for Parcel # 000114800	\$13,835

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 04/25/2017

Record : 1 of: 1

Parcel ID #: 000114800	Map # : 4491-00-0-10005-024-0000
DURFEY, JAMES A. & GENNIFER D.	Situs : 230 N SEWARD ST
230 NORTH SEWARD STREET	Legal : LOTS 18 & 19 BLOCK 24 ORIGINAL TOWN
RED CLOUD NE 68970-	RED CLOUD

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor : 0.95

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,418	x	93.88	= 133,122
<u>ADJUSTMENTS</u>				
ROOFING	945		(2.01)	(1,900)
SUBFLOOR			(1.34)	(1,900)
HEATING & COOLING				
PLUMBING Base is: 12 (under base)	7		1910	(8.96)
BASEMENT COST	945		20.26	(12,705)
PARTITION FINISH			13.50	19,143
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1418	x	97.08	= 137,659
<u>IMPROVEMENTS</u>				
NO GARAGE				
DET. GARAGE/NV	1			
SLAB W/ROOF & STEPS	245		29.22	7,160
WOOD DECK	60		32.57	1,955

TOTAL REPLACEMENT COST NEW	1418	x	103.51	= 146,775
----------------------------	------	---	--------	-----------

Depreciation	: 91% Total	91% Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : (133,565)

Improvement Value	\$13,210
Land Value	\$625
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$13,835
Value per Square Foot	\$9.00

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S) 000114800

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DATE OF SALE 1-27-2017

SALE PRICE 12000

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	10000	5830	15830
2016	10000	9345	19345
2017	10000	8540	18540

COMMENTS 1908 40/10

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-173

PAGES 1

GRANTEE MASTER NAME # 10132

PARCEL # / FILING NUMBER 002205500/70910

DOC STAMPS \$ 1287.

SALES FILE # 24

PAGES 1

NEIGHBORHOOD #

<u>1</u>	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	<u>4000</u>	9000	9500		
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL	
					SUBURBAN	

TAX DISTRICT 45

TOTAL SALE PRICE \$ 572,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-13-2017

DEED TYPE JTWD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
------------	----------	----------	----	--------

CODE

<u>1</u>	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	CDW	GR	INA	RC	ROS	<u>RUR</u>
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 24
 • 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		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>13</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>1</u> Day <u>11</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thomas M. and Debra Harman, Craig E. and Rebecca Marble Street or Other Mailing Address 2215 West 12th Street City Hastings State NE Zip Code 68901				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Paul D. Brei and Shari A. Brei Street or Other Mailing Address 1785 N. Adams Central Ave. City Juniata State NE Zip Code 68955			
Phone Number (402) 461-4888		Email Address n/a		Phone Number 402-469-2391		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	

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 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		<input type="checkbox"/> Mobile Home

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"/> Corrective	<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? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<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"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Trustee to Beneficiary
				<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?
\$572,000

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 **Torn Harman** No

18 Address of Property

18a No address assigned **18b** Vacant land

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

20 Legal Description
 All of Government Lots 4 and 5, and all of that part of Government Lots 1, 2 and 3 lying South of the Republican River, all in Section 1, Township 1 North, Range 12 West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 572,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input 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	\$ 572,000.00

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.

sign here

Paul D. Brei 402-469-2391
 Print or Type Name of Grantee or Authorized Representative Phone Number

1-13-2017
 Signature of Grantee or Authorized Representative Date

Grantee

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>31</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>1287.00</u>	28 Recording Data <u>BK2017, Pg 173</u>	

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31 day
of January, A.D., 2017, at 9:00
o'clock A.M. Recorded in Book 207
on Page 173
Deb Klingenhorse County Clerk
BB Deputy
Ind 10.00 Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-31-17
\$ 1,287.00 By BB

Return to: Paul D. & Shari A. Brei, 1785 N. Adams Central Ave., Juniata NE 68955

JOINT TENANCY WARRANTY DEED

THOMAS M. HARMAN AND DEBRA K. HARMAN, husband and wife, **AND CRAIG E. MARBLE AND REBECCA L. MARBLE**, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration receipt of which is hereby acknowledged, convey to **PAUL D. BREI AND SHARI A. BREI**, husband and wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

All of Government Lots Four (4) and Five (5), and all of that part of Government Lots One (1), Two (2) and Three (3) lying South of the Republican River, all in Section One (1), Township One (1) North Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: January 11, 2017.

Thomas M. Harman
THOMAS M. HARMAN

Debra K Harman
DEBRA K. HARMAN

Craig E. Marble
CRAIG E. MARBLE

Rebecca L. Marble
REBECCA L. MARBLE

STATE OF NEBRASKA)
) SS:
COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on January 11, 2017, by Thomas M. Harman, Debra K. Harman, Craig E. Marble and Rebecca L. Marble.

GENERAL NOTARY - State of Nebraska
GRETCHEN L. MASTRODONATO
My Comm. Exp. April 8, 2019

Gretchen L. Mastrodonato
Notary Public

My commission expires: 4-8-2019.

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 04/25/2017

Parcel # : 002205500
 Current Owner : BREI, PAUL D & SHARI A.

Map # : 4493-01-0-0-70910
 Tax District : 45
 Neighborhood : 1
 Greenbelt Area/Date : NO

1785 NORTH ADAMS CENTRAL AVE
 JUNIATA NE 68955-

Legal Description : GOV LOTS 4 & 5 & PT LOT 1 ALL S OF RIVER 1-1-12

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2360	MUNJOR FINE SANDY LOAM, RAREL DRY		2D	No		99.00	2,265	224,235	224,235
2326	INAVALE FINE SANDY LOAM, 0-3% DRY		2D	No		5.00	2,265	11,325	11,325
Dry Use Totals :						104.00		235,560	235,560
2335	INAVALE LOAMY FINE SAND, 0-3% GRAS		2G	No		20.00	1,425	28,500	28,500
Grass Use Totals :						20.00		28,500	28,500
WASTE	WASTE	WASTE	WASTE	No		49.00	180	8,820	8,820
Waste Use Totals :						49.00		8,820	8,820
Parcel Totals :						173.00		272,880	272,880

PARCEL(S)

002205500 / 70910

BOOK-PAGE

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DATE OF SALE

1-13-2017

SALE PRICE

572,000

SPLIT

AGLAND TOTAL ACRES

173

PRICE PAID PER ACRE

NON AGLAND TOTAL ACRES

0

TOTAL ACRES

173

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	287310	-	287310
2015	319610	-	319610
2016	287310	-	287310
2017	272880	-	272880

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DRYLAND	EQUIP DRYLAND	CREP DRYLAND	GREENBELT DRYLAND	GRASSLAND	EQUIP GRASSLAND	CREP GRASSLAND	GREENBELT GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D 104	2D E	2D P	2D G	2G 20	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D	3D E	3D P	3D G	3G	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G	4G	4G	4G
TOTAL 104	TOTAL	TOTAL	TOTAL	TOTAL 20	TOTAL	TOTAL	TOTAL

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE 49	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL 49	TOTAL