BOOK & PAGE	2017-6	ζ	# PAGES	<u>a</u>	GR.	ANTEE MASTER NAME #	<u> 130a</u>	7
PARCEL#/ FILING NUMBER	0)3080	01/6308	30.01	<del>00</del> 13089	101/63	126		
DOC STAMPS	s 42.7		-			-		
SALES FILE#	· ( ) · ·	,	# PAGES	<i>a</i>				
NEIGHBORHOOD #								
	1 AGRICULTURAL	100 GUIDE ROCK	105 GUIDE ROCK	200 RED CLOUD	205 RED CLOUD	300 BLUE HILL	305 BLUE HILL	400 BLADEN RESIDENTIAL
		RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL.	
	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	4000	9000	9500		DI IDAI DESIDENTIAI	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
!		<del></del>	- ***			ı	SUBURBAN	
TAX DISTRICT	<u> </u>							
TOTAL SALE PRICE	<u> 19,0</u>	DO		-				
521 ADJUSTMENTS	;	<del>}</del>						
ASSESSOR ADJUSTMENTS	, €	<del>}</del>						
REVIEW CODE	NO							
SALES DATE	12-2	<u>1-2016</u> 2	<u> </u>					
DEED TYPE	WI	>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	. 1	2	3	(A)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT		1000.00	
LOCATION CODE	вн	BLA	cow	GR	INA	RC .	ROS	RUR
	BLUE HIII.	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
CONMITTEE	Bot	peen S	Siblic					<u> </u>
COMMENTS		<u> </u>	3,2,1,3	- <u>-</u>				·
-								



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	statemen	t is signed and i	tems 1-25 are accurate	ely completed.	· · · · · · · · · · · · · · · · · · ·		
1 County Name 2 County Number	<del> </del>	3 Date of Sale/Tra		Date of Deed			
WEBSTER - 91		Mo12 Da	y 21 Yr. 2016	Mo. 12 Da	y <u>22</u> Yr. <u>2016</u>		
5 Grantor's Name, Address, and Telephone (Please Print)			e, Address, and Telephone	(Please Print)			
Grantor's Name (Seiler) Rodney G. Rose and June K. Rose		Grantee's Name (i See Attachir	Buyer) nent				
Street or Other Mailing Address 1994 Road X		Street or Other Ma					
Blue Hill NE	Code 68930	City		State	Zip Code		
Phone Number		Phone Number		.501(c)(3) organiz ntee a 509(a) fou			
Email Address Unavailable		Email Address					
7 Property Classification Number. Check one box in categories A and B.			mobile home.				
(A) Status    Improved   Single Family   Industrial	(B)	Property Type	Managadyaina	To	(C)		
✓ Improved ✓ Single Family Industrial  Unimproved Multi-Family Agricultural	F	Mineral Interests  Mineral Interests	· · · · =	State Assessed Exempt	Mobile Home		
Ommercial Recreational							
8 Type of Deed Conservator Distribution  Bill of Sale Corrective Easement	<del></del>	d Contract/Memo		entif ust/Trustee	Other		
Cernetery Death Certificate – Transfer on Death Executor	Min		= : =	eranty			
9 Was the property purchased as part of an IRS like-kind exchange?	Forecio	sure Irrevocat	de Trust 🔲 Revocable Tru:	st 🔲 Tr	ensfer on Death		
(i.R.C. § 1031 Exchange)AuctionEasement	∐Gift	Life Estat	<u>=</u>	=	ustee to Beneficiary		
Yes V No Court Decree Exchange  11 Was ownership transferred in full? (If No, explain the division.)	Granto		Satisfaction of as real estate purchased for	-	her (Explain)		
✓ Yes    No			✓ Yes				
13 Was the transfer between relatives, or if to a trustee, are the trustor and bene	-	•	the appropriate box.)		1-10		
	•	artnership, or LLC	☐ Self	∐ Oth	er		
	ndparents a ents and Chi	nd Grandchild	Spouse	تماثمات سن			
14 What is the current market value of the real property?			Step-parent and Ste uge assumed? (If Yes, state	•	ntorect rate )		
\$19,000			ye essamed: ∖n res, state √ No \$	ine anount and :			
16 Does this conveyance divide a current parcel of land?			ough a real estate agent or		•		
✓ Yes No 18 Address of Property			itle company contact.)	Yes	V No		
1994 Road X		Linda Hemberg		Tax Gratefilett G	louid de Sein		
Blue Hill, NE 68930		2890 S. Meadow Lane					
18a No address assigned 18b Vacant land	į !	Hastings, NE 68901					
20 Legal Description	•						
See Attachement							
21 If agricultural, list total number of acres							
				I 18	· · · · · · · · · · · · · · · · · · ·		
22 Total purchase price, including any liabilities assumed		• • • • • • • • • • • • • • • • • • • •		22	19,000,00		
23 Was non-real property included in the purchase? Yes 📝 No	(If Yes, ent	er dollar amount a	and attach itemized list.)	2 20000			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)				24	19,000 00		
25 If this transfer is exempt from the documentary stamp tax, list the ex			<del></del> =				
Under penalties of law, I declare that I have examined this correct, and that I am duly authorized to sign this statement.  Matthew D. Baack	s statement	and that it is, to the	e best of my knowledge an	id belisf, true, co	mplete, and (402) 834-3300		
Print or Type Name of Grantee or Authorized Representative					Phone Number		
sign med 5/2			Attorney		12/22/2016		
here Signature of Graptee or Authorized Representative	T	itle			Date		
Register of Deed's					For Dept. Use Only		
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	1	28 Recording Data					
Mo. 1 Day 3 Yr. 2017 \$ 42.75		K2017, f	99.2	about the back of	Charles CO We day 100 400 - 100		

### 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 of Clock M. Recorded in Book 2017 on Page 2-3 Oeb Mingenberger County Clerk 16:00 | K.Deputy Ind Comp Assessor Carded —

NEBRASKA DOCUMENTARY STAMP TAX Date 1-3-17 \$\_73.75 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

GENERAL NOTARY - State of Nebraska KATHRYN L. ANDERSON My Comm. Exp. October 13, 2017

claims of all person	claims	of	all	persons
----------------------	--------	----	-----	---------

EXECUTED: December 21, 201	6
RODNEY G. ROSE, GRANTOR	June R. Rose, GRANTOR
State of Nebraska )  Liebster ) ss.  County of Adams )	
The foregoing instrument was acknowle	dged before me on <u>December 21</u> , 2016, by

RODNEY G. ROSE and JUNE K. ROSE, husband and wife, GRANTOR.

### WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 05/04/2017

Parcel #

: 001308001

Current Owner:

HEMBERGER, LINDA & DIANE E.

Map #

4135-16-2-00000-000-6308

Tax District

175

Neighborhood

1

2890 SOUTH MEADOW LANE

HASTINGS, NE 68901-

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% SLOPE	s 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

Inspected By: Inspection Date:

Map # : 4135-18-3-00000-000-6312 Parcel ID #: 001308901

HEMBERGER, LINDA & DIANE E. Situs :1994 RD X

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

Record: 1 of: 1

2890 SOUTH MEADOW LANE

HASTINGS, NE

68901-

PHYSICAL INFORMATION

Year Built/Age : 1950 / 67

Type : 1 - Single Family
Quality : 30 - Average
Condition : 30 - Average Effective Age Remodel Date Remodel Type

Arch Type : Style : One-Story 100% Exterior Wall : 100% SIDING

Floor Area : 1234 Basement Area : 948

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 4 : 1.0 Baths

Heat Type : 100% WARM & COOLED Roof Type : COMP SHINGLES

Plumbing Fixt : 8

Improvement Value	\$48,180
Lump Sums	
Lump Sums Description : RURAL RESIDENTIAL	
FINAL ESTIMATE OF VALUE	\$48,180
Residence Value	\$48,180
Outbuilding Value	\$13,105
Agland Value	\$15,785
MATRIC VOLUE	

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

Record: 1 of: 1 Date of Print: 05/04/2017

Map # : 4135-18-3-00000-000-6312 Parcel ID #: 001308901

HEMBERGER, LINDA & DIANE E.

Situs :1994 RD X Legal :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: 0.95

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

TOTAL REPLACEMENT COS	T NEW	_	1234	х	118.32	= 146,005
Depreciation : 6	7% Total 67	% Physical Less Depr	Funct eciation/Pl		Econom	úc (97,825)
Improvement Value		• • • • • • • • • • • • • • • • • • • •				\$48,180
Lump Sums RURAL RESID Outbuilding Value Land Value						\$13,105 \$15,785
ESTIMATE OF VALUE (US		PPROACH) .				\$77,070 \$20,070

### WEBSTER COUNTY ASSESSOR'S OFFICE

RURAL OUTBUILDINGS

Date of Run : 05/04/2017

Parcel # : 001308901

Map # : 4135-18-3-00000-000-6312

Current Owner: HEMBERGER, LINDA & DIANE E.

Tax District : 185

Neighborhood : 1

2890 SOUTH MEADOW LANE

Legal Description: 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: 1

Code Description	Year Qual Condition	Di	mens	ion	s	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1 MCI STEEL BUILDING Notes :	30 Fair	45 ж	30	х	9	GABL	METAL	METAL	CONC	1,350	11.85	15,998	42%	9,280
2 *ST STORAGE BIN Notes :	30 Fair	Х	: 18	Х	16				WOOD	3,270	0.75	2,453	42%	1,420
3 NV NO VALUE/WASH HO Notes :		×		х		GABL	SHNGL	WOOD	WOOD	1	0.00	0	0%	(
4 *ST STORAGE BIN Notes :	30 Fair	2	21	×	19				WOOD	5,007	0.76	3,805	428	2,205
5 NV NO VALUE BUILDIN Notes :		>	(	х		GABL	SHNGL	WOOD	WOOD	1	0.00	0	0%	(
6 *SLV 2 - SALVAGE BIN Notes :		Σ	ζ	Х				,	WOOD	2	100.00	200	0%	200
6 NV NO VALUE BUILDIN Notes :		2	Σ	х		GABL	SHNGL	WOOD	WOOD	1	0.00	0	O 응	(
7 NV NO VALUE BUILDIN Notes :		2	ζ	х		GABL	SHNGL	WOOD	WOOD	1	0.00	0	0용	
8 NV NO VALUE BUILDIN Notes :		Σ	ζ	Х		GABL	SHNGL	WOOD	WOOD	1	0.00	0	0%	

Code	Description	Year Qual Condition	Dimen	sions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
9 NV No Notes	O VALUE BUILDIN		Х	х	GABL	SHNGL	WOOD	WOOD	1	0.00	(	) 0%	0
									Total	Outbuile	ding Va	ilue :	13,105

### WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 05/04/2017

Parcel #

: 001308901

Current Owner:

HEMBERGER, LINDA & DIANE E.

Map #

4135-18-3-00000-000-6312

Tax District Neighborhood 185

2890 SOUTH MEADOW LANE

1

HASTINGS, NE 68901-

Greenbelt Area/Date

NO

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

Soil Symbol	Soil Name L	and Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
HOM1RR	HOME SITE 1ST ACRE - MURAL 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	o	
				:	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 - ANDITIONA	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

			A	
PAGE 1	PARCEL(S) 001308001	163080001	001308901 / 63126	

BOOK-PAGE 2017-2 DATE OF SALE 12-21-2016 SALE PRICE 19,000

SPLIT 001308000 / 001308900

NON AGLAND TOTAL ACRES

1.03

NON AGLAND TOTAL ACRES

3.93

TOTAL ACRES

4.95

PRICE PAID PER ACRE

YEAR	LAND	IMPROVEMENTS	TOTAL
SPLIT			
2017	17255	61285	78540
	- Andrew - A		
		4	
· · · · · · · · · · · · · · · · · · ·			

### BOOK-PAGE

	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRE\$
1D1	1D1 E	1D1 P	1D1 G	1G1	161	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	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 38
1C	1T	1T 2	ACCRETION	FARM SITE /
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2Т	2T 2	OTHER	OTHER 1.54 Ruy RCS.
3C1	3T1	3T1 2		WRP
3C	ЗТ	3T 2		RECREATION
4C1.	4T1	4T1 2		
4C	<b>4</b> T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL TOTAL

BOOK & PAGE	2017-5	5	_ # PAGES		_ GR	ANTEE MASTER NAME #	1000	5
PARCEL#/ FILING NUMBER	000307	1800/6	]00			_		
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DOC STAMPS	$\frac{\mathcal{S}}{\mathcal{S}}$	myc C	-	ā				
SALES FILE#	<u> </u>		_ # PAGES		-			
NEIGHBORHOOD#	ı	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	510
	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	4000	9000	9500		DUDAL DECIDENTS AS	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	195					1	SUBURBAN	
TAX DISTRICT_	110	•						
TOTAL SALE PRICE	\$ <i>O</i>							
521 ADJUSTMENTS	s Q							
ASSESSOR ADJUSTMENTS	\$ <del>Q-</del>							
REVIEW CODE	NO							
SALES DATE_	1-4-6	3017						
DEED TYPE_	WI	7						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
_	USABILITY	AS ADJUSTED	Subchanged	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Parent	t 40 C	hild o	oift.				
-	<del></del>	1		)				
_								



Grantor's Name (Seller) Mary K. Schlesinger

Street or Other Mailing Address PO Box 103

1 County Name

## **Real Estate Transfer Statement**



4 Date of Deed

FORM **521** 

Yr. 2017

• 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.

3 Date of Sale/Transfer

Mo. \_\_1 \_\_ Day \_

Grantee's Name (Buyer) Mackenzie M. Schlesinger

Street or Other Mailing Address

4 Yr. 2017

6 Grantee's Name, Address, and Telephone (Please Print)

2 County Number

WEBSTER - 91

5 Grantor's Name, Address, and Telephone (Please Print)

Blue Hill N	E 210 Code E 689:	30 Kiny Blue	ιвИ	State US	Zip Code 3 %
Phone Number (269) 953-3418		Phone Number	is the gran	tee a 501(c)(3) organizat e grantee a 509(a) found	ion? Yes No lation? Yes No
Email Address NA		Email Address	10.000, 10.00	3	100   100
7 Property Classification Number. Check one b	ox in categories A and B. Chec	k C if property is also	a mobile home.		
(A) Status		(B) Property Type			(C)
Improved Single Family	Industrial		ts-Nonproducing	State Assessed	Mobile Home
Unimproved Multi-Family    IOLL   Commercial	∐ Agricultural ☐ Recreational	Mineral Interest	ts-Producing	Exempt	
8 Type of Deed Conservator	Distribution	Land Contract/Memo	Partition [	Sheriff C	Other
Bill of Sale Corrective	Easement	Lease	Personal Rep.	Trust/Trustee	Julei
Cemetery Death Certificate - Transfe	er on Death	Mineral	Quit Claim	Warranty	I
9 Was the property purchased as part of an IRS like-kind exchange?	= =	<u></u>	able Trust 🔲 Revocabl	e Trust Tran	sfer on Death
(I.R.C. § 1031 Exchange)	= =	iftLife Est		= :	tee to Beneficiary
11 Was ownership transferred in full? (If No, explain		rantor Trust Partitio			er (Explain), state the Intended use.)
✓ Yes  No			✓ Yes		
13 Was the transfer between relatives, or if to a trus	_	· ·			
Yes No Aunt or Uncle to N	· = '	p., Partnership, or LLC		U Other	
☐ Brothers and Siste	ers ☐ Grandpare    Parents ar	nts and Grandchild d Child	Spouse Step-parent ar	nd Stan-child	
14 What is the current market value of the real prope	<del></del>			state the amount and inte	erest rate.)
\$45,930		Yes	☑ No \$		%
16 Does this conveyance divide a current parcel of le	and?	17 Was transfer t	hrough a real estate ag-	ent or a title company? (i	
Yes No  18 Address of Property			r title company contact.		\( \overline{\sum_{\text{No}}} \) No .
202 SW Railway Street, Blue	HIII NE 68030	. س	)	m the Tax Statement Sho	uld be Sent
202 3VV Nahway Street, Dide	TIM, INE 00930	(Non	ntoe		
18a No address assigned 18b Vacan	l land		·		
20 Legal Description					
Lots 1, 2, 3 and 4, Block 17, 0	riginal Town of Bluار	e Hill. Webste	r County, Neb	raska	
	•				
21 If agricultural, list total number of acres					
				ı ıs	
22 Total purchase price, including any flabilities	s assumed			22	0,00
23 Was non-real property included in the pure	hase? Yes No (If Ye:	s, enter dollar amoun	t and attach itemized	list.) 23   \$	l Į
24 Adjusted purchase price paid for real estat	e (line 22 minus line 23)			\$ 24	0100
		50		• • (Hemanic)	
25 If this transfer is exempt from the documen Under penalties of law, I deck	itary stamp tax, list the exemp are that I have examined this state	BOILINGING	the best of my knowled	ge and belief, true, com-	plete and
correct, and that I am duly authorized		,		go aa ooo., a.a.o, oo	
Don E. Theobald  Public of Type Name of Grantee or Auti	norized Representative				(402) 746-2774 Phone Number
sign \			Attorney		01/04/17
here Signature of Grantee or Authorized R	epresentative	Title	*********	APPARAMENTAL AND	Date
	Register of Deed's Use	Only			For Dept. Use Only
26 Date Deed Recorded 27 Value of	f Stamp or Exempt Number	28 Recording Date			
Mo. 1 Day 5 Yr. 17 \$ Ex	cempt #5a	BK20/7	Pas 5		
Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 F	Nev. 7-2014			Authorized by Neb. Rev.	Stat. §§ 76-214, 77-1327(2)
	Grantee—Retain a copy o	f this document fo	r your records.	-	

BK2017, Pg 5

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 \_\_\_\_\_\_ day of \_\_\_\_\_\_\_ A.D., 201\_\_\_\_\_, at 2:20 o'clock\_P\_\_\_\_M. Recorded in Book 2017 on Page \_\_\_\_\_\_\_ County Clerk | D.D. R.B. Deputy Ind \_\_\_\_ Comp \_\_\_\_ Assessor \_\_\_ Carded \_\_\_\_\_\_

Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970 NEBRASKA DOCUMENTARY STAMP TAX Date 1 - 4 - 7 7 \$Exempt #5a By BB

### 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. Scalesinger

STATE OF NEBRASKA

COUNTY OF WEBSTER

)ss.

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

GENERAL NOTARY - State of Nebrasica DON E. THEOBALD My Comm. Exp. October 28, 2020 Notary Public

RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL  405 500 505 510 515 600 605 610  BLADEN COWLES W/ HOME COWLES NO HOME COWLES COWLES ROSEMONT W/HOME ROSEMONT / NO ROSEMONT	BOOK & PAGE	2017-1	0	# PAGES	<u>a</u>	. GR	ANTEE MASTER NAME #	12945	•
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		BLUE HILL	BLADEN	COWLES					RURAL



### 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.

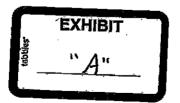
**FORM** 521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed v. 2016 Mo. 12 Day 9 v.2016 Mo. 12 Day. WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buver Connie L. Cooper, Personal Representative Mary K. Schlesinger Street or Other Mailing Address P.O. Box 103 Street or Other Mailing Address 905 Forest Drive Zip Code 68701 City Norfolk State NE State Zip Code 68930 City Blue Hill Phone Number Phone Number Is the grantee a 501 (c)(3) organization? √ No √ No If Yes, is the grantee a 509(a) foundation? 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) Single Family Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agriculturai Mineral Interests-Producing Exempt □ lôlī Commercial Recreational 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 Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Foreclosure Intevocable Trust Revocable Trust Transfer on Death Life Estate Sale Auction Easement Gift Trustee to Beneficiary Court Decree Exchange Yes [ ✓ No Grantor Trust Partition Satisfaction of Contract 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.) √ Yes No. 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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other. Brothers and Sisters Grandparents and Grandchild Spouse Exespouse Parents and Child 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.) \$120,000 ☐ Yes V No \$ 16 Does this conveyance divide a current parcel of land? 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 ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Webster County, Nebraska Mary K. Schlesinger P.O. Box 103 18a No address assigned Blue Hill, NE 68930 18b 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 23 24 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . 0100 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. Mary K. Schlesinger **269-**983-3 Print or Type Name of Grantee or Authorized Representative 0 Grantee Signature of Graptice or Authorized Representative here 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 Exem Nebraska Department of R Authorized by Neb. Rev. Sizt. §§ 76-214, 77-1327(2)

### 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 N03'49'41"E, 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.



BK2017, Pg 6

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-4-17
SExcept #15 By BB

RETURN TO: Jeffrey L. Hrouda 1306 N. 13<sup>th</sup> 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 Decuber, 2016.

ESTATE OF RICHARD A. HARTMAN, Deceased

Connie L. Cooper,
Personal Representative

STATE OF NEBRASKA

)ss.

COUNTY OF MADISON

)

Subscribed and acknowledged before me this <u>9</u> day of <u>December</u>, 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.

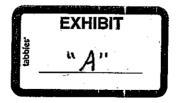
GENERAL NOTARY - State of Nebraska
AMY J. KREIKEMEIER
My Comm. Exp. June 1, 2017

Notary Public

### 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 SO0°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.



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COMMERCIAL STE SITE COMMERCIAL W/SITE COMMERCIAL // STE HOME SITE COMMERCIAL W/SITE COMMERCIAL // STE HOME SITE COMMERCIAL W/SITE COMMERCIAL // STE STE HOME SITE COMMERCIAL W/SITE COMMERCIAL // STE STE HOME SITE COMMERCIAL W/SITE STE COMMERCIAL W/SITE AMAGOT VILLAGE W/SITE AMAGOT VILLAGE W/SITE AMAGOT VILLAGE W/SITE COMMERCIAL RUPAL RUPA		405	500	505	510	515	600	605	610
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COMMERCIAL / NO INAVALE WHOME SITE SITE COMMERCIAL HOME SITE HOME SITE  1030 1035 1020  GRASS GREEN / GOLF SAND GREEN / GOLF RURAL ANIMAL CONFINEMENT  PROPERTY CLASS  1030 2000 4000 9000 5000  RENDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  SUBURBAN  TAX DISTRICT  CS  TOTAL SALE PRICE & D  SSCR ADJUSTMENTS \$  REVIEW CODE NO  SALES DATE 9-8-2013  DEED TYPE CWSD  SALE QUAL  VES ADJUSTED SUBCHARGE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT IN TOTAL SALE PRICE SUBCHARGE SALE NOT TO BE USED ARMS LINGTH / NOT VALID FOR MEASUREMENT / NOT VALID FO		615	700	705	710	800	805	1000	1005
GRASS GREEN / GOLF SAND GREEN / GOLF RURAL ANIMAL COURSE RESIDENTIAL COMMERCIAL AGRICULTURAL EXPRICE SUBURBAN  TAX DISTRICT GAME & PARKS SUBURBAN  SUBURBAN  TOTAL SALE PRICE S  SEX ADJUSTMENTS S  REVIEW CODE NO SALES DATE Q-8-2013 DEED TYPE CWD  SALE QUAL VES ADJUSTED SUBCHNIGD NO MOSILE CODE 1 2 S 4 S USCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT LOCATION CODE BH BLA COW GR INA RURAL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL		COMMERCIAL/NO						RURAL COMMERCIAL	RURAL COMMERC
PROPERTY CLASS  1000 2000 4000 9000 9500 RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  SUBURSAN  TAX DISTRICT  5  TOTAL SALE PRICE 5  STAL ADJUSTMENTS 5  SESSOR ADJUSTMENTS 5  REVIEW CODE NO SALES DATE  9-8-20-13  DEED TYPE CWD  SALE QUAL VES ADJUSTED SUBCHNIGD 1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SUBCHANGED SALE NOT TO BE USED ARMS INDEX MEASUREMENT  LOCATION CODE BH BLA COW GR DNA RED CLOUD ROSEMONT RURAL RESIDENTIAL  SUBURSAN  RURAL RESIDENTIAL  BRUHE & SUBURSAN  SUBURSAN  BUBLIE SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  LOCATION CODE BH BLA COW GR DNA RED CLOUD ROSEMONT RURAL		1010	1015	1020					
RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  TAX DISTRICT									
RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  SUBURBAN  TAX DISTRICT	PROPERTY CLASS	1000	2000	4000	9000	9500			<u>.</u>
TOTAL SALE PRICE S  S21 ADJUSTMENTS S  ESSOR ADJUSTMENTS S  REVIEW CODE NO  SALES DATE		RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TOTAL SALE PRICE S  SZ1 ADJUSTMENTS S  REVIEW CODE NO  SALES DATE 9-8-2013  DEED TYPE CWD  SALE QUAL  VES ADJUSTED SUBCHNGD NO MOBILE  CODE 1 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 RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	L			- "			· ·	SUBURBAN	
SESOR ADJUSTMENTS \$  REVIEW CODE NO  SALES DATE 9-8-3013  DEED TYPE CWD  SALE QUAL  YES ADJUSTED SUBCHINGD NO MOBILE  CODE 1 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 RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	TAX DISTRICT_	<u>65</u>							
REVIEW CODE NO  SALES DATE 9-8-2013  DEED TYPE CUSD  SALE QUAL VES ADJUSTED SUBCHINGD NO MOBILE  CODE 1 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 RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	TOTAL SALE PRICE	\$ <del>\</del>							
REVIEW CODE NO  SALES DATE 9-8-2013  DEED TYPE CWD  SALE QUAL YES ADJUSTED SUBCHNIGD NO MOBILE  CODE 1 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 RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	521 ADJUSTMENTS	<u>, 6</u>							
SALE QUAL  SALE QUAL  CODE  1 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 RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	ESSOR ADJUSTMENTS S								
SALE QUAL  YES ADJUSTED SUBCHNGD NO MOBILE  CODE  1 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 RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	REVIEW CODE	NO							
SALE QUAL  YES ADJUSTED SUBCHNGD NO MOBILE  CODE  1 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 RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	SALES DATE_	9-8-2	013						
CODE  1 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 RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	DEED TYPE_	CWD							
LOCATION CODE  BH  BLA  COW  GR  BLUE HILL  BLADEN  COWLES  GUIDE ROCK  GUIDE ROCK  INAVALE  FED CLOUD  ROSEMONT  RURAL	SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
LOCATION CODE  BH BLA COW GR INA RC ROS RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	CODE	1	2	3	4	5			
BH BLA COW GR INA RC ROS RUR BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL		USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
	LOCATION CODE	вн	BLA	cow	GR		RC	ROS	RUR
COMMENTS Corrective Deed-Corrected buyers name.		BLUE HILL	Bladen	COWLES	GUIDE ROCK	INAVALE		ROSEMONT	RURAL
	COMMENTS	Correc	tive De	ed-Co	rrected	d bur	rrs na	me.	
						1	- ; .~	<del>,                                    </del>	

BK2017, Pg 8

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this S. day
of Jensey A.D., 2017, at 10:50
orlock A. M. Recorded in Book 2016
on Page County Clerk
10.00 Assessor County Clerk
10.00 Assessor Garded
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 #4\_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:

- 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 \_\_\_\_\_\_, 2017.

Mulling L. Dell Melba L. Dell, Grantor

STATE OF NEBRASKA

) ss.

COUNTY OF FRANKLIN

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

(Seal)

GENERAL NOTARY - State of Nebraska

DOUGLAS R. WALKER

My Comm. Exp. Dec. 29, 2019

Dougles R. Walker

# Nebraska Department of REVENUE

## **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.

4

FORM **521** 

The deed will not be recorded unless this statemer	at is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 9 Day 8 Yr. 2013 Mo. 1 Day 5 Yr. 2017
WEBSTER - 91	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Melba Dell Street or Other Mailing Address	Thomas C. Sutton, II Street or Other Mailing Address
P O Box 303	521 North Cedar Street
City State Zip Code Hildreth NE 68947	Red Cloud NE State Zip Code NE 68970
Phone Number (308) 215-0766	Phone Number   Is the grantee a 501 (c)(3) organization?   Yes   No   No   No   No   No   No   No   N
Email Address N/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check Ci	property is also a mobile home.
	Property Type (C)
✓ Improved ✓ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐	Milneral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt
OLL Commercial Recreational	
8 Type of Deed Conservator Distribution Lar  Bill of Sale Corrective Easement Leg	nd Contract/Memo Partition Sheriff Other
	use Personal Rep. Trust/Trustee  leral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange?  (I.R.C. § 1031 Exchange)  10 Type of Transfer Distribution Fored Auction Easement Gift	osure Inrevocable Trust Revocable Trust Transfer on Death
	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain) corrective
11 Was ownership transferred in full? (If No, explain the division.)	rTrust Partition Satisfaction of Contract ✓ Other (Explain) corrective  12 Was real estate purchased for same use? (If No, state the intended use.)
V Yas	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes ✓ No Aunt or Uncle to Niece or Nephew Family Corp., P	ives? (If Yes, check the appropriate box.) artnership, or LLC Self Other
Brothers and Sisters Grandparents a	
Ex-spouse Parents and Ch	ild 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 V No \$
	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.)
· · · · · · · · · · · · · · · · · · ·	19 Name and Address of Person to Whom the Tax Statement Should be Sent Thomas C. Sutton. II
526 N Franklin St. Red Cloud, NE	521 North Cedar Street
	Red Cloud, NE 68970
20 Legal Description	
Lots Nineteen (19), Twenty (20) and Twenty-One (2	
Cloud, Webster County, Nebraska; also known as 52	to North Franklin Street.
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (if Yes, ent	ter dollar amount and attach itemized list.) 23
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 to	
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.  The was C. Suffon II	
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number
AMERICAN IR- WINNEY	HTTOVUEL 1-5-1/ Date
Register of Deed's Use Onli	/ y For Dept. Use Only
······································	28 Recording Data
Mo. 1 Day 8 Yr. 17 \$ Exemp! # 4	BK2017, Pg / 0
ebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BOOK & PAGE	2017-	9	_ # PAGE	S	_ GF	RANTEE MASTER NAME :	. <u>1002</u>	3
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			_			_		
DOC STAMPS	s O CX	empt a	₹	,				
SALES FILE #	<u> </u>	·	_ # PAGE	;	-			
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 RESIDEN
	405	500	505	510	515	600	605	610
i	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
	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 COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L					- <u>-</u> -	Í	SUBURBAN	<del></del>
TAX DISTRICT_	65							
TOTAL SALE PRICE S	<u> </u>							
521 ADJUSTMENTS	0		-					
SSOR ADJUSTMENTS <u>\$</u>	0							
REVIEW CODE	NO							
SALES DATE_	7-19-0 SWD	3016						
DEED TYPE_	SWD							
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	вн	BLA	cow	GR	MEASUREMENT :	(RC)	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	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.

5

FORM **521** 

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed	<u> </u>
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	······································
WEBSTER - 91	1	oay 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)	Grantee's Name (Buyer)	
Edana Wiese	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 State Zip Code NE 68970	City State NE	Zip Code 68970
Phone Number	Phone Number Is the grantee a 501 (c) (3) organ (402) 746-2215 If Yes, is the grantee a 509(a) to	
Email Address	(402) /46-2215 If Yes, is the grantee a 509(a) for Email Address	oundation? Yes No
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.	
141.2.	) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assesse	
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL Commercial Recreational		
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other
Bill of Sale   Corrective   Easement   Le		
Cemetery Death Certificate - Transfer on Death Executor Mi	<u> </u>	
9 Was the property purchased as part of an IRS like-kind exchange?		Transfer on Death
part of an IRS like-kind exchange?  (I.R.C. § 1031 Exchange)  Auction  Easement Gift		Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract	•
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (I	
Yes No	Yes No	· · · · · · · · · · · · · · · · · · ·
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ttives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Ot	her
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse	
Ex-spouse Parents and C	hild 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	d interest rate.)
	Yes	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	12 (If Vee include the name
Yes ✓ No	of the agent or title company contact.) Yes	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	Should be Sent
714 N Eim St Red Cloud, NE 68970	same as Grantee	
	·	
18a No address assigned 18b Vacant land		
20 Legal Description		
Lot Twenty-one (21) and the North Fifteen feet (N15	5') of Lot Twenty-two (22), Block Five	(5). Smith and
Moore's Addition to Red Cloud, Webster County, Ne		
••		
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? Yes No (If Yes, er	\$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	i karata da karata d	0100
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 2	<del></del>
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, o	complete, and
David B. Garwood		(402) 746-3613
Print of Type Name of Engineer or Authorized Representative		Phone Number
sign ( Sound	Attorney	1-6-17
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use On	ŀ	Ent Dont Has Out
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
May 1 Day 6 Yr 207 \$ Even at #2	BLADIT BO	
lebraska Department of Revenue	Authorized by Nah	Rev. Stat. §§ 76-214, 77-1327(2)
form No, 95-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	Addition Execution (News)	

BW2018, Pg9

NEBRASKA DOCUMENTARY
STAMP TAX
Date - 3017
SXIIngt 3 By Nu

### 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.

Edana Wiese

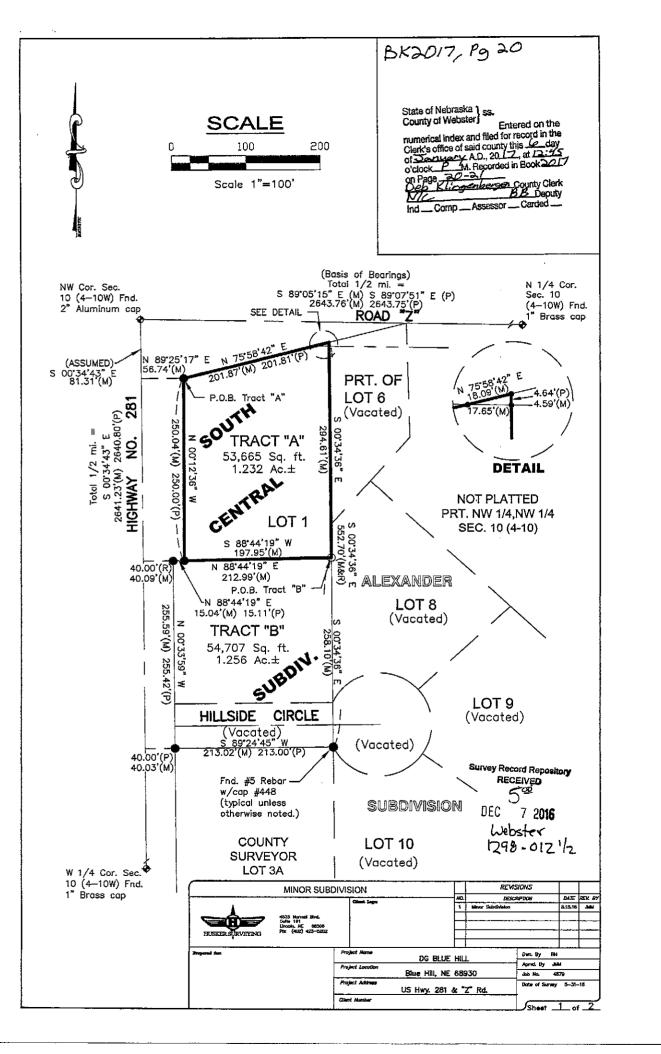
STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

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

Comm. expires <u>10—33—3-018</u>

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2018

BOOK & PAG	E <u>0051-</u>	<u>dO</u>	_ # PAGI	es_ <u>d</u>		RANTEE MASTER NAME	#	<u>.</u> .
PARCEL# FILING NUMBER		2600	<del></del>			_		
		·	_	·		_		
DOC STAMPS	<u>s</u> Ø		_					
SALES FILE #			_ # PAGE	:s	_			
NEIGHBORHOOD #		· .	<del></del>	·		<del>.</del>		<u>.</u>
	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 RESIDE
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES E COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		-	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	!	RURAL RESIDENTIAL	<u> </u>
TAV DISTRICT	195		<del>,</del>	<u></u>	· · · · · · · · · · · · · · · · · · ·	l	SUBURBAN	
TAX DISTRICT	. A							
521 ADJUSTMENTS		· · ·	<u>.</u>	•				
ESSOR ADJUSTMENTS	<u> </u>			•				
REVIEW CODE	NO	<del>-</del>		•				
SALES DATE	10-18	2-2016	>					
DEED TYPE_	Swi	2-2016 164						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED				
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUEHILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Surv	101/	<u>.</u>					
COMMENTS	<u> </u>	7				<del>_</del> .	<u> </u>	
		1		· · · · · · · · · · · · · · · · · · ·	<u>.</u> .	**.		



### 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, planted and recorded on February 2, 2010 In Book 2010, Pages 142-143.

Containing 2.49 acres, more of 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 Yan (10) West of the 8th P.M., Webster County, Nebraska, as surveyed, platted and recorded on ary 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"3445" 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 5972377 East, 55.74 feet, to the North 2759422 East, on the northerly line of Lot 1, South Central Subdivision, yet are used to the Northeast corner of said Lot 1; thence southerly South 00734756 East, on the East line of Lot 1, South Central Subdivision, 20137 feet, to the Northeast corner of said Lot 1; thence southerly South 00734755 East, on the East line of Lot 1, South Central Subdivision, 294.61 feet thence westerly South 88744187 West, 197.95 feet, to a point of intersection on the assetty right-of-way line of Highway No. 281; thence northerly North 00712367 West, on the easterny right-of-way line of Highway No. 281; thence northerly North 00712367 West, on the easterny right-of-way line of Highway. No. 281, 250.04 feet, to the Point of Seginning.

Containing a total calculated area of 53,665 square feet, or 1,232 acres, more or less.

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 8th 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 Northeastady North 75'56'42' East, on the northerly knowless colone in a lab Lot 1, South Central Subdivision, 201.87 feet, to the hortheast comer of said Lot 1; thence southerly South 00"34'86' 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 beginning in it the described train; mence southerly south out-34-30\* less, or the existing the or Loft, south Central Subdivision, 258-01 feet, to the Southeast conner of Loft 1, South Central Subdivision; thence vesterly South 90\*2445\* West, on the southerly like of Loft, 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\*355\* West, on the easterly individway line of Highway No. 281; thence northerly North 00\*355\* West, on the easterly individway line of Highway No. 281, 255.59 feet thence departing said right-of-way line easterly North 85\*44\*16\* East, 212.99 feet, to the Point of

Containing a total calculated area of 64,707 square feet, or 1,256 acres, more or less

## BK2017, Pg 21

### 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. light pole base NW 64.74' SE cor. of Inlet NW 65.13' NE cor. of inlet SE 99.15' Fnd. #5 Rebor w/cop #448

W 1/4 Cor. Sec. 10 (4-10W)

Fnd. Brass Cop

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)

Find. Brass cap in asphalt

N 24.25' Fnd. #5 Rebar \$ 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

Nebraska L.S. #440 4535 Normal Blvd. Suite 165 Lincoln, Nebraska. 68502

(402)423-5202

jayme@huskersurveying.com

10/12/2016



	MINOR SUBE			REV	ISIQNS		l	
		Chart least		NO.	DES	CRIPTION	DATE	REV. BY
HISKER SURVEYING	4535 Normal Blvd. Suite 101 Lincoln, NE 58506 Ph: (402) 423-5202			1	Misor Subdivision		8.15.16	144
Propused fac		Project Name	DG BLUE	HIL	1	Dava, Say Bi		I
		Project Location	Blue Hill, NE	L			4870	
		Project Address	US Hwy. 281 8	c "	'Z" Rd.	Date of Survey	5-31-	-16
		Glant Number				(C)	7 -	ر

1298-012 2/2

BOOK & PAGE	2017-6	323	# PAGE	s	_ GR	ANTEE MASTER NAME #	<u>, 10040</u>	<u> </u>
PARCEL#/ FILING NUMBER	001602	000/6	5345			_		
			-			_		
DOC STAMPS	s 1449	•00	_					
SALES FILE#	6		# PAGES	;l	_			
GHBORHOOD#		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 RESIDE
	405	500	505	510	515	600	605	610
į	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	ROSEMON COMMERCIAL V
	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 COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1000	2000	4000	9000	9500			· •
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT_	190						SUBURBAN	
AL SALE PRICE	5 644,C	<del>)</del>						
ADJUSTMENTS :	\$ <i>0</i>							
DJUSTMENTS 5	, 0	_						
REVIEW CODE	NO							
SALES DATE_	1-4-20	717						
DEED TYPE	1-4-20 CWD	)						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	(1)	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
CATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
			I				<u> </u>	****
COMMENTS								

# Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side.

FORM 521

	If additiona	l space is needed, add an	attachment and identi	ify the item.		
	The deed will not be reco	rded unless this statemen	t is signed and items	1-25 are accurately complete	d.	
1 County Name	2 County Numb		3 Date of Sale/Transfer 4 Date of Deed 12 12 12 13 16			
	WEBSTER - 91				Day Yr	
5 Grantor's Name, Add Grantor's Name (Seller)	ress, and Telephone (Please Pri	nt)	Grantee's Name, Addr Grantee's Name (Buyer)	ess, and Telephone (Please Print	<u>)                                    </u>	
Pinyon Investmér			Enterprise Dvelop	oment Oportunities, Inc.		
Street or Other Mailing A 9833 E. Parker R			Street or Other Mailing A P.O. Box 309	ddress		
<sup>City</sup> Parker	State CO	Zip Code 80138	City Hastings	State NE	Zip Code 68902	
Phone Number		-	Phone Number	Is the grantee a 501(c)(3) orga	nization? Yes V No	
Email Address		<i>50</i>	2-463-6671 Email Address	If Yes, is the grantee a 509(a)	foundation? Yes No	
	NIA			NA		
	on Number. Check one box in c		<u> </u>	e home.		
(A) Status	Single Family	Industrial [	Property Type Mineral Interests-Nonpr	roducing State Assess	(C) sed Mobile Home	
✓ Unimproved	Multi-Family	Agricultural	Mineral Interests-Produ	- =	I WOODE TO A	
☐ IOLL	Commercial	Recreational	t			
8 Type of Deed	Conservator	Distribution Lar	nd Contract/Memo 🔲 Pa	rtition Sheriff	Other	
Bill of Sale	Corrective	Easement Lea	lament promote	rsonal Rep. Trust/Trustee		
Cemetery      Was the property pure	Death Certificate - Transfer on De			it Claim	Transfer on Death	
part of an IRS like-kir (I.R.C. § 1031 Exchar	nd exchange?	fer Distribution Forecl	osure Irrevocable Trus	Sale	Trustee to Beneficiary	
Yes N	'9 <sup>-7</sup> /		or Trust Partition	Satisfaction of Contract	Other (Explain)	
	erred in full? (If No, explain the div		, , , , , , , , , , , , , , , , , , ,	estate purchased for same use?	(If No, state the intended use	
Yes No			Yes			
13 Was the transfer betwe ✓ Yes ✓ No	een relatives, or if to a trustee, are Aunt or Uncle to Niece or		tives? (If Yes, check the ap Partnership, or LLC		Other	
Lies Elito	Brothers and Sisters		and Grandchild	Spouse	70.5i	
	Ex-spouse	Parents and Ch	=	Step-parent and Step-child		
14 What is the current ma	rket value of the real property?		15 Was the mortgage ass	sumed? (If Yes, state the amount a	nd interest rate.)	
\$644,000			Yes V No		<u> </u>	
16 Does this conveyance Yes	divide a current parcel of land?	!	of the agent or title co	a real estate agent or a title compa mpany contact.) Ves Prairie	ny? (If Yes, include the name Title, Inc. \tag No	
18 Address of Property				Person to Whom the Tax Statemen		
			Grantee			
18a 💹 No address assiç 20 Legal Description	gned 18b 🔽 Vacant land					
	/ 1/4 and the S 100	acres of the F 1/2	of W 1/2 of Sec	tion 6, Township 3 N	Jorth Range 10	
	h P.M., Webster Co		01 11 1/2 01 000	aon o, Townsinp o i	ioini, rango io	
770010111001	,,	any, nobraoka				
21 If agricultural, list total	number of acres	·				
				\$	644 000 00	
22 Total purchase pric	e, including any liabilities asso			22	644,000,00	
23 Was non-real prope	erty included in the purchase?	Yes No (If Yes, er	nter dollar amount and a	***********		
24 Adjusted purchase	price paid for real estate (line	22 minus line 23)		<b>24</b>	644,000 00	
25 If this transfer is ex	empt from the documentary s	tamo tay list the evernation	number			
Unde	er penalties of law, I declare that	t I have examined this statemer		t of my knowledge and belief, true,	, complete, and	
	d that I am duly authorized to sign L. Hawes	this statement.			(402) 463-6673	
Print or Typ	pe Name of Grantee or Authorized	I Representative,			Phone Number	
sign Dal	Irue XXIa	Wes	Esc	crow Closer	1-4-2017	
here Signature	of Grantee or Authorized Represe	ntative	Title		Date	
	· · · · · · · · · · · · · · · · · · ·	Register of Deed's Use On	ıly		For Dept. Use Only	
26 Date Deed Recorded	27 Value of Stam	p or Exempt Number	28 Recording Data			
Mo. L Day 6	_Yr. 17 \$ 1,44	19.00	BK2017, P	6 2d		

BK2017, Pg 22

County of Webster | SS.
County of Webster | Entered on the numerical index and filed for record in the Clerk's office of said county this | C. day of | Daythary AD., 20 | L. at | 200 o clock | M. Recorded in Book 201 op Page | County Clerk | C. O. | D. D. Deputy Clerk | C. O. | Assessor | Carded | C

NEBRASKA DOCUMENTARY STAMP TAX Date / — & — / — \$ 1, 2/2/9, ≥ By · B/S

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{\text{W}\(\text{S}\)\text{W}\(\text{A}\)}\) and the South One Hundred (S 100) acres of the East Half of West Half (E\(\text{W}\(\text{A}\)\)) 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 seised 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.

STATE OF <u>(olorado</u>) )SS. COUNTY OF <u>Douglas</u>)

The foregoing instrument was acknowledged before me on <u>December</u> 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

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

Neighborhood

190

PO BOX 309

1

NO

HASTINGS NE 68902-

Greenbelt Area/Date

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

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

BOOK-PAGE 2017-22

DATE OF SALE 1-4-2017

SALE PRICE 644,000

SPLIT X

AGLAND TOTAL ACRES

178

NON AGLAND TOTAL ACRES

6

184

TOTAL ACRES

PRICE PAID PER ACRE

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	332,690		332,690
<u>2015</u>	479,075	=	479,075
2016	421, 225	-001()	421,225
2017	421, 225		421,225

PAGE 4

PARCEL(S) 001602000/65345

## BOOK-PAGE 2017-22

	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1	1.G1	1G1	1G1
1D 33	1D E	1D P	1D G	<b>1</b> G	1G	1G	16
<sup>2D1</sup> 38	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1 38	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D 3O	3D E	3D P	3D G	3G	3G	3G	3G
4D1   9	4D1 E	4D1 P	4D1 G	461	4G1	4G1	4G1
4D 20	4D E	4D P	4D G	4G	4G	4G	4G
TOTAL 178	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	<b>1</b> T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2	<u> </u>	WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	<b>4</b> T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL TOTAL

BOOK & PAG			_ #PAGI	es		RANTEE MASTER NAME	# <u>_/(_/_//C</u>	≺
PARCEL# FILING NUMBE		32900/	9400		<u>-</u>	<b></b>		
			-			_		
DOC STAMPS	s <u>s 155</u>	.25	_					
SALES FILE #	#7		# PAGE	s_ <i>2</i>	_			
IEIGHBORHOOD #	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 RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES E COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	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 COMMERC
i	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		, <u>-</u>	W.
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	<del></del> :
TAX DISTRICT	195		<del></del> .		<u></u>	I	SUBURBAN	
OTAL SALE PRICE	s 69.	$\infty$						
. ADJUSTMENTS	\$	<del></del>						
ADJUSTMENTS	\$	<del>-</del>						
REVIEW CODE	NO							
SALES DATE	12-2	7-2016						
DEED TYPE_	ITW	7-2016 D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
DCATION CODE	ВН	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.

	The deed will not be recorded unless this statemer	nt is signed and items 1-25 are accurately completed.	1			
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed	17 16			
F 0	WEBSTER - 91	Mo. 12 Day 27 Yr. 16 Mo. 10 Day 17 Yr. 16				
Grantor's Name (Selle	ddress, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)				
See Attachmen	ť	Cody A. Reutter and Crissy Beurskens				
Street or Other Mailing 1005 W. Gage	Street	Street or Other Mailing Address 1005 W. Gage Street				
City Blue Hill	State Zip Code NE 68930	City State Blue Hill NE	Zip Code 68930			
Phone Number	Ma 2	Phoneflumber 4452 Is the grantee a 501(o)(3) organize 9753-4452 If Yes, is the grantee a 509(a) four	zation? Yes No undation? Yes No			
Email Address	na	Email Address				
	ation Number. Check one box in categories A and B. Check C					
(A) Status		i) Property Type	(C)			
✓ Improved  Unimproved	✓ Single Family Industrial  Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home			
☐ IOLL	Commercial Recreational					
8 Type of Deed Bill of Sale	Corrective Easement Le	and Contract/Memo Partition Sheriff Lasse Personal Rep. Trust/Trustee	Other			
Cemetery L	numb	ineral Quit Claim Warranty				
9 Was the property p part of an IRS like- (I.R.C. § 1031 Exch	nange)AuctionEasementGift	Life Estate Sale	ransfer on Death rustee to Beneficiary ether (Explain)			
	sferred in full? (If No, explain the division.) No	12 Was real estate purchased for same use? (If	No, state the intended use.)			
13 Was the transfer bet	· · · · · · · · · · · · · · · · · · ·	Partnership, or LLC Self Oth and Grandchild Spouse	er			
14 What is the current r	market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)			
\$69,000		Yes  No \$	%			
16 Does this conveyand  ☐ Yes  ☑	ce divide a current parcel of land? No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.)  Yes Dayna Gr	? (If Yes, include the name immett No			
18 Address of Property 1005 W. Gag	ge St., Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement S grantee	Should be Sent			
18a 🔲 No address as	signed 18b Vacant land					
	and 4 and the E 15 feet of the N 1/2 of County, Nebraska, according to the re		e City of Blue			
00 T 1 1		\$	60,000,00			
	22 Total purchase price, including any liabilities assumed					
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 69,000 69,000 69,000						
		K. avar ford all	03,000,00			
	exempt from the documentary stamp tax, list the exemption der penalties of law, I declare that I have examined this stateme		omplete, and			
	and that I am duly authorized to sign this statement. A. Reutter		269-953-645			
sign Print or	Type Name of Grantee or Authorized Representative	Constan	Phone Number			
- 4/6	A FUSET CONTROL OF CON	Grantee	12-27-2016 Date			
	Register of Deed's Use O	nly	For Dept. Use Only			
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data				
Mo Day	2 Yr. 2017 \$ 155.25	BK2017, Pg 23-24				
braska Department of Rev		Authorized by Neb E	Rev Stat &8 76-214 77-1327(2)			

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 & day of January A.D., 2017, at 2:05 M. Recorded in Book 2017 County Clerk 8B Deputy \_\_Carded \_\_\_ Assessor -\_Comp\_

NEBRASKA DOCUMENTARY

Return to: Practic 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.

> All of Lots Three (3) and Pour (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 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.

11/0092 19

STATE OF Rolling

COUNTY OF Sawoud)	
The foregoing warranty deed was acknowledged before me on 2016,  Michael Wright and Angela Wright  GENERAL NOTARY - State of Nebraska  ROSE A. WINKELMANN  My Comm. Exp. Dec. 6, 2016  My commission expires: 2 - 6 - 16	~
The foregoing warranty deed was acknowledged before the on	eral Notary - State of Nebraska DAYNA C. GRIMMETT My Comm. Exp. March 4, 2017.
My commission expires: 3-4-17  Notary Public	
	NAL NOTARY - State of Nebraska
li mili	CORINNE R. FISCHER My Comm. Exp. Feb. 26, 2017
STATE OF TOMOS SS:  COUNTY OF Section 1  The foregoing warranty deed was acknowledged before me on Oct. 8 2016,	
GENERAL NOTARY - State of Nebraska ROSE A. WINKELMANN My Comm. Exp. Dec. 6, 2016  My commission expires:    A	

### WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 04/25/2017

Inspection Date: 09/01/2010 Inspected By: SK

Parcel ID #: 000332900 Map # : 4133-00-0-20055-005-9400

WRIGHT, LELAND V & WANDA L -LE Situs :1005 W GAGE ST

Legal :LOTS 3 & 4 & E 15'OF N1/2 LOT 5 BLOCK

1913 HIGHWAY 69 5 HOOVERS ADDITION BLUE HILL

WACO. NE 68460-9120

LOT INFORMATION

Neighborhood : 300 BLUE HILL

Lot Width : IRR

Lot Depth

Topography : LEVEL

Amenities

Street Access : PA, A

Utilities : ALL

Value Method: SF # of Units : 14512.5

Unit Value : 0.25

Record: 1 of:

1

Adjustments:

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

: WOOD JOIST/WOOD SUBFLOOR Sub Floor

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  $0 \times 0$ 

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.

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

Date of Print: 04/25/2017 Record: 1 of: 1

Map # : 4133-00-0-20055-005-9400 Parcel ID #: 000332900

WRIGHT, LELAND V & WANDA L -LE

Situs :1005 W GAGE ST Legal :LOTS 3 & 4 & E 15'OF N1/2 LOT 5 BLOCK

5 HOOVERS ADDITION BLUE HILL 1913 HIGHWAY 69

WACO, NE 68460-9120

COST APPROACH - Values By Marshall & Swift

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

Appraisal zone : 1000 Manual Date : 06/13	COST	Factor :0.	95	
DESCR	IPTION			
	Square fee	t. Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST	1,312	x	80.06	= 105,039
ADJUSTMENTS	Units	Unit Cost	Area Adj	Total Cost
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,312	2.01	2.01	2,637
PLUMBING Base is: 9 (under base)	2	1176.67	(1.70)	(2,230)
BASEMENT COST	1,040	16.53	13.11	17,196
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH	256	7.45	1.45	1,907
ADJUSTED STRUCTURE COST	1312	x	94.93	= 124,548
IMPROVEMENTS	Units	Unit Cost	Depr	Total Cost
NO GARAGE				
CONCRETE DRIVE/LOW	216	4.28	37%	580 *
DET GAR LOW CONC	264	8.63	37%	1,435 *
YARD SHED/LOW/49SQ	1	100.00	0%	100 *
CARPORT/AVE	240	1.95	17%	390 *
OPEN PORCH W/ROOF/LOW CO	128	18.23		2,335
SOLID WALL PORCH	144	53.60		7,720
OPEN SLAB PORCH	30	18.63		560
YARD SHED/AVE	128	2.38	17%	
CONCRETE PAD/YDS	28	1.58	17%	35 *

TOTAL REPLACEM	ENT (	COST	NEW			1312	x	103.02	= 135,165
Depreciation	:	63%	Total	63%	Physical	Func	tional	Econor	nic
					Less Depr	reciation/F	lus Appre	ciation :	(85,155)
Improvement Val	Lue								\$50,010
Land Value									\$3,615
Lump Sums									2,795
ESTIMATE OF VAI	JUE	(USIN	G THE CO	ST API	PROACH) .				\$56,420
Value per Squar	~ Ti	ont							\$40.00

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein. Page 2 of 2

	344 x 815' 10+ C 7	12-27-2016 Block 5 doovers Loblition	72 to m 2016 11
LOCATION ID PARCEL(S)		SUDUR - MODICIS & DUTTOR	) Succession
ASSESSOR LOCATION Blue		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 (SQCX	DO   521 ADJUSTMENT - C	ASSESSOR ADJUSTMENT $\longleftrightarrow$	ADJUSTED SELLING PRICE (SOOO)
CHOOL BASE # 91-00	27/1	HOUSE QUALITY 30 HOUSE CONDITION 3	

BOOK & PAG	e au c	<u>as</u>	# PAG	ES		RANTEE MASTER NAME	<u> </u>	<u>3</u>
PARCEL# FILING NUMBE		400/6	3975					
		~ /\\\	20110			_		
	24.0		_	<del></del>				
DOC STAMP	s <u>94 1.</u>	· <u>85</u>	_					
SALES FILE:	*	3	# PAGI	ES	_			
NEIGHBORHOOD :	# (1)	100	105	200	205	300		
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	. 400 BLADEN RESIDENTIA
	405	500	505	510	<b>\$15</b>	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES E COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA!
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	(4000)	9000	9500			<del></del>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
		<del>_</del>					SUBURBAN	· · · · · · · · · · · · · · · · · · ·
TAX DISTRICT	_5_							
TOTAL SALE PRICE	, 4a1,α	20						
521 ADJUSTMENTS	s 0	•						
ASSESSOR ADJUSTMENTS	5 0			•				
REVIEW CODE	NO			•				
SALES DATE_	1-6-2C	016						
DEED TYPE	MD							
SALE QUAL				*	<del></del>			
CODE	(YES)	ADJUSTED	5UBCHNGD	NO	MOBILE			
	(¹)	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	ВН	BLA	cow	GR	MEASUREMENT !NA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	. 1		<u>.</u> <u>.</u>					]
COMMENTS_		· .	<u> </u>		<u> </u>			
_								
							<del></del>	<del></del>



# **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

FORM **521** 

The deed will not be recorded unless this statement	nt 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 6 Yr. 2016 Mo. 1 Day 6 Yr. 2016
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Thomas R. Pauley and Colleen J. Pauley	David S. Stuehrenberg and Debra J. Stuehrenberg
Street or Other Mailing Address 5200 Skye Loch	Street or Other Mailing Address 1341 Heritage Drive
City State Zip Code Hastings NE 68901	City State Zip Code 68901
Phone Number (402) 463-6891	Phone Number (402) 469-1277 Is the grantee a 501(c)(3) organization? Yes ✓ No ✓ 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)
☐ Improved     ☐ Single Family     ☐ Industrial       ☑ Unimproved     ☐ Multi-Family     ☑ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Nonproducing     ☐ State Assessed     ☐ Mobile Home       ☐ Mineral Interests-Producing     ☐ Exempt
Bill of Sale Corrective Easement	and Contract/Memo Partition Sheriff Other  pase Personal Rep. Trust/Trustee  ineral Quit Claim V Warranty
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	closure
Yes No Court Decree Exchange Gran	tor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No 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 re	
	Partnership, or LLC Self Other Other
Ex-spouse Parents and C	and Grandchild Spouse  Thild 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.)
\$421,000	Yes V No \$%
16 Does this conveyance divide a current parcel of land?  Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  ves Agri Affiliates
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Ag Land	Grantees
18a ✓ No address assigned 18b ✓ Vacant land	
20 Legal Description	
The Northwest Quarter (NW1/4) of Section Fourteen West of the 6th P.M., Webster County, Nebraska	(14), Township One (1) North, Range Ten (10)
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes V No (If Yes, e	nter dollar amount and attach itemized list.) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
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 statemed correct, and that I am duly authorized to sign this statement.  David S. Stuehrenberg	and that it is, to the best of my knowledge and belief, true, complete, and (402) 469-1277
sign Print of Type Name of Grantee or Authorized Representative	Phone Number
here Signature of Grantee or Authorized Representative	Title Grantee /-6-17
Registe/ of Deed's Use O	nly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 1 Day 6 Yr. 17 \$ 947. 25	BK2017, Pa 25
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this (2 day of Standard A.D., 20.17, at 1:55 o'clock P.M., Recorded in Book 2011 on Page 10.00 Kilingarder County Clerk 10.00 KB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date /- 6-/7
\$ 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 seised 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.

STATE OF NEBRASKA

COUNTY OF ADAMS

The forming interest to the black of the state of the state

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

GENERAL NOTARY - State of Nebreska
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

Parcel ID #: 001406400

Inspected By: SK Inspection Date: 10/11/2016

Map # : 4489-14-2-0-0-63975

Record: 1 of: 1

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 :

Arch Type : Style : Exterior Wall : Floor Area : Basement Area :

Sub Floor : CONCRETE SLAB

Bedrooms :
Baths :
Heat Type :
Roof Type :
Plumbing Fixt :

Improvement Value	\$0
Lump Sums	\$4,625
Lump Sums Description :	
FINAL ESTIMATE OF VALUE	\$4,625
Residence Value	\$4,625
Residence Value	\$4,625
Outbuilding Value	
Agland Value	\$230,030
Total Value	\$234,655

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein. Page 1 of 2

## WEBSTER COUNTY ASSESSOR'S OFFICE

te of Print: 04/25/2017			Record	d: 1 of:
arcel ID #: 001406400	Map #	: 4489-14-2-	0-0-63975	
AULEY, THOMAS R & COLLEEN J		:14-1-10 :NW1/4 14-1-	-10	
200 SKYELOCH ASTINGS NE 68901	-7389			
COST APPR praisal Zone : 1000 Manual Date	OACH - Values By Mar :: 06/13 Cos	shall & Swif t Factor :0.	ft 95	
	DESCRIPTION	- t D-	GE G	Matal Cost
BASIC STRUCTURE COST	<u>Square fe</u> 0	<u>ет</u> х	se SF COST	= Total Cost 0
ADJUSTMENTS ROOFING	Units	Unit Cost	<u>Area Adj</u>	Total Cost
SUBFLOOR HEATING & COOLING PLUMBING Base is: 0 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	Base		0.00	
ADJUSTED STRUCTURE COST	0	х		=
IMPROVEMENTS NO GARAGE	<u>Units</u>	Unit Cost	Depr	Total Cost
UTIL BLDG LEAN-TO/OFF OF UTIL		2 9.41 2 6.34		2,765 1,860
TOTAL REPLACEMENT COST NEW	0	x		=
Depreciation : Total	Physical F Less Depreciatio	unctional n/Plus Appre	Econor	nic
Improvement Value				4,625

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein. Page 2 of 2

.....

ESTIMATE OF VALUE (USING THE COST APPROACH) .....

Value per Acre

\$234,655

\$1,460

# WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 04/25/2017

Parcel #

: 001406400

Current Owner:

PAULEY, THOMAS R & COLLEEN J

Map # Tax District 4489-14-2-0-0-63975

5

Neighborhood Greenbelt Area/Date NO

5200 SKYELOCH

HASTINGS NE 68901-7389

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
				1	Farm Use Totals	: 1.00		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% SLO	P 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% SLO	P GRAS	<b>1</b> G	No		10.11	1,425	14,405	14,405
2347	MCCOOK SILT LOAM, RARELY FLO	GRAS	<b>1</b> G1	No		1,20	1,425	1,710	1,710
				(	Grass Use Total:	s : 157.38		224,265	224,265
ROAD	COUNTY ROAD	ROAD	ROAD	No		2.08	0	o	0
				1	Road Use Totals	: 2.08		0	0
				:	Parcel Totals :	160.46		230,030	230,030

PAGE 1

PARCEL(S) 0014016400 / 63975

BOOK-PAGE 2017-25

1-6-2016 DATE OF SALE

SALE PRICE 421,000

SPLIT

AGLAND TOTAL ACRES

157.38 3.08 160.46

NON AGLAND TOTAL ACRES

**TOTAL ACRES** 

PRICE PAID PER ACRE

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	135,880	स्व कार्याचीयाँ	135,880
<u>2015</u>	189,780		189,780
2016	205,790	4625	210,415
2017	230030	4625	234,655
-			

PAGE 4

PARCEL(S) 001406400/63975

BOOK-PAGE

2017-25

	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1 /12	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G 10.11	1G	<b>1</b> G	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	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 $\partial, \partial \mathcal{S}$
1C	1.T	1T 2	ACCRETION	FARM SITE   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	47	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL 3.08 TOTAL 5765

RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL  405 500 505 510 515 600 605 610  BLADEN COWLES W/ HOME COWLES NO HOME COWLES COWLES ROSEMONT W/HOME ROSEMONT / NO ROSEMON COMMERCIAL SITE SITE COMMERCIAL W/ SITE COMMERCIAL / NO SITE HOME SITE COMMERCIAL W SITE  615 700 705 710 800 805 1000 1005	DOCESTAMOS S. J. BURNAS SERVICIONAL  SUDE ROCK CUDE ROCK PED COUNT RED COUNT	BOOK & PAGE	001 1-9	<u> </u>	# PAGE	s <b>Ø</b> \	_ GI	RANTEE MASTER NAME #		
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# Nebraska Department of REVENUE

# Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side.

9

**521** 

 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. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name Mo. 01 Day Mo. 01 Day 05 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) , a Single person Martha Meyers 5: 2916 Philip J Meyers Street or Other Mailing Address 801 W Custer 5+ Street or Other Mailing Address 801 W Custer St Zip Code 68521 Zip Code 68521 City Lincoln City Lincoln ÑË Is the grantee a 501(c)(3) organization? Yes Phone Number 403-746-0377 If Yes, is the grantee a 509(a) foundation? Phone Number 402-436-2487 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. (C) (B) Property Type (A) Status Mobile Home State Assessed Mineral Interests-Nonproducing ☐ Industrial √ Improved Single Family ☐ Exempt Mineral Interests-Producing Unimproved Multi-Family Agricultural Recreational HOLL Commercial Other Partition Sheriff Distribution Land Contract/Memo 8 Type of Deed Trust/Trustee Lease Personal Rep. T Easement ☐ Corrective ☐ Bill of Sale Warranty Quit Claim ☐ Executor Mineral Death Certificate - Transfer on Death Cemetery Transfer on Death Irrevocable Trust Revocable Trust Was the property purchased as 10 Type of Transfer Distribution Trustee to Beneficiary Sale art of an IRS like-kind exchange? Life Estate Easement (I.R.C. § 1031 Exchange) Auction Satisfaction of Contract Other (Explain) Divorce Grantor Trust Partition Court Decree Exchange ✓ No Yes 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ☐ No No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other ☐ Self ✓ Yes Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Parents and Child ✓ Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **V** No \$241.860 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) ☐ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Martha Meyers 801 W Custer St, Lincoln NE 68521 18a 🗸 No address assigned 18b Vacant land 20 Legal Description See Exhibit "A" 157.68 21 If agricultural, list total number of acres 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 0100 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 and that I am duly authorized to sign this statement. 402-746-0399 Phone Number Grantee or Authorized Replesentative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 2017 Jan 10 09:18 AM Ex05a Book 2017 Page 49 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Day Nebraska Department of Revenue

#### **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 6<sup>TH</sup> 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 6<sup>TH</sup> 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.

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# Bk 2017, Pg 49

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 10 day of January A.D., 2017, at 09:18 o'clock AM. Recorded in Book 2017 on Pages 49-50

Fee: \$16.00 By: BB Deputy

Electronically Recorded

NEBRASKA DOCUMENTARY STAMP TAX Date: 01/10/17

\$ Ex05a By BB

# 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 6<sup>TH</sup> 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 6<sup>TH</sup> 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 5 DAY of January, 2017.

PHILIP J. MEYERS, GRANTOR

STATE OF NEBRASKA	)
COUNTY OF Lancast	) ss. )

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

BOOK & PAGE  PARCEL#/ FILING NUMBER		700/6	- #PAGES 4770		1700 /(	ANTEE MASTER NAME #	00/557	300/
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	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	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
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		DUDAL BEGIDERE	
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TAX DISTRICT	45						333510311	
TOTAL SALE PRICE	\$ <b>0</b>							
21 ADJUSTMENTS								
OR ADJUSTMENTS	<u> </u>							
REVIEW CODE	NO							
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# **Real Estate Transfer Statement**

10

**521** 

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

• 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. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Day 21 Yr. 16 Mo./2 Day 3/ Mo. 16 Yr. 10 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grentee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buver) Brett A. Gottsch and William L. Gottsch Gottsch Enterprises, LLC Street or Other Mailing Address 20507 Nicholas Circle, Suite 107 Street or Other Mailing Address 20507 Nicholas Circle, Suite 107 City Elkhorn City Elkhorn Zip Code Zio Code NE 68022 68022 Phone Number (402) 289-442 ls the grantee a 501(c)(3) organization? Phone Number If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address brett@gottsch.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Mobile Home Industrial Mineral Interests-Nonproducing State Assessed improved Single Family ✓ Unimproved ✓ Agricultural Mineral Interests-Producing Exempt Multi-Family Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other\_ Bill of Sale Corrective Easement Lease T Personal Ben. Trust/Trustee ✓ Warranty-contrib to family LLC Death Certificate - Transfer on Death Executor Mineral Quit Claim Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Trustee to Beneficiary ∏Giff Life Estate Sale Auction Fesement Satisfaction of Contract Other (Explain) 1. Yes Yes V No Court Decree Exchange **Grantor Trust** Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ✓ 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.) Self √ Yes Aunt or Uncle to Niece or Nephew √ Family Corp., Partnership, or LLC 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$2,580,000 Yes **√** No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 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 0.0022 Total purchase price, including any liabilities assumed . . . . . . 22 0,00 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 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. Go Hych of Graptee or Authorized Representative Phone Number sign Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

Nebraska Department of Revenue
Form No. 96-269-2008 2-2016 Sev. Supersedes 96-269-2008 Sev. 7-2014

Day **11** 

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

1. Contribution to family LLC.

# 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 (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 6<sup>th</sup> 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 (NW½) of Section Four (4); Township Eight (8) North, Range Nine (9) West of the 6<sup>th</sup> 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 (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, 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 (NW1/4) 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.

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.

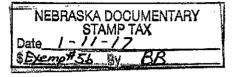
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Dated _	11 21 16	, 2016.
	•	
		Tour I
	•	Brett A. Gottsch, Member/Manager
		Rul
		Will DA

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 II day of Nebrash A.D., 2017, at8:35 o'clock A.M. Recorded in Book 2017 on Page 53-54 on Page 53-54 Deputy Clerk 16.00 R.B. 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 (SE½) 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 6<sup>th</sup> 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 zillo, 2016
Bill A William L. Gottsch
Carrie L. Gottsch
Brett A. Goftsch
STATE OF NEBRASKA ) )ss. COUNTY OF )  The foregoing instrument was acknowledged before me this 2) day of
GENERAL NOTARY-State of Nebraska TAMMY L ZVACEK My Comm. Exp. Dec 14, 2016  October 14, 2016  Notary Public
STATE OF NEBRASKA )  SSS.  COUNTY OF Douglas
The foregoing instrument was acknowledged before me this 2) day of November 2016 by Brett A. Gottsch, a single person.
GENERAL NOTARY-State of Nebraska  TAMMY L ZVACEK  My Comm. Exp. Dec 14, 2016

BOOK & PAGE	0011-0	<u>a)                                    </u>	# PAGE	s_d	_ GF	RANTEE MASTER NAME#	: <u>1303</u>	
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NEIGHBORHOOD #	1	100	105	200	205	300	305	400
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	405	500	505	510	515	600	605	610
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	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					
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521 ADJUSTMENTS	<u> </u>		<del>- , , , ,,</del>					
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REVIEW CODE	NO							
SALES DATE_	1-6-8	7017						
DEED TYPE_	CWI	<u> </u>						
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-	deed-		ve hus	1 (	J. CHY	st.		
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# Nebraska Dapertment of REVENUE

# **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.

	11	
- /	f	

FORM **521** 

The deed will not be recorded unless this statement	ent is signed and items 1-25 are accurately completed.
1 County Name   2 County Number	3 Date of Sale/Transfer 4 Date of Deed 25. 7
	Mo. L Day 6 Yr 2017 Mo. L Day 6 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Harry C. Zimmerman Revocable Trust	Margaret J. Zimmerman Revocable Trust
Street or Other Mailing Address 405 N. Sycamore Street	Street or Other Mailing Address 405 N. Sycamore Street
City State Zip Code Blue Hill NE 68930	City State Zip Code Blue Hill NE 68930
Phone Number (402) 756-2727	Phone Number Is the grantee a 501(c)(3) organization? Yes V No
Email Address	Email Address If Yes, is the grantee a 509(a) foundation? Yes V No
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.
(A) Canting	i) Property Type (C)
☑ Improved ☑ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
A Town of Paris III	
	Ind Contract/Memo Partition Sheriff Other
	rase Personal Rep Trust/Trustee  The rail Quit Claim Warranty
Date of an EES like-kind exchange?	losure irrevocable Trust Revocable Trust Transfer on Death
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
Yes No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) Estate Planning  12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yas No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	trives? (If Yes, check the appropriate box.)
	Partnership, or LLC Seff Other
<b>□</b>	and Grandchild Spouse
14 What is the current market value of the real property?	—— b barana man emb ening
\$49,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes No \$ %
16 Does this conveyance divide a current percel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or little company contact.) Yes Vo
18 Address of Property 405 N. Sycamore Street	19 Name and Address of Person to Whom the Tax Statement Should be Sent Margaret J. Zimmerman, Trustee;
Blue Hill, NE 68930	Margaret J. Zimmerman Revocable Trust
18a No address assigned 18b Vacant land	405 N. Sycamore Street Blue Hill, NE 68930
20 Legal Description	
Lots 3-8, Block 4, Buschows Addition, Blue Hill, Web	oster County, NE
21 If agricultural, list total number of acres NA	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes Vo (If Yes, en	ter dollar amount and attach itemized list.) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0j00
•	The state of the s
25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this statemen	number 3.0 000(0)(0) 1 It 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.	D. 11 T. /
Margaret J. Zimmerman, Trustee; Margaret J. Zimme Print or Type Name of Grantee or Authorized Representative	man Revocable Trust (402) 756-2727 Phone Number
sign Water fact & Zammerm Co.	Grantee
here Signature of Grantee or Authorized Representative	Title Date, / 20/
Register of Deed's Use Onl	y For Dept, Use Only
	28 Recording Data
MO. O/ Day 11 Yr. 2017 \$ LYUMAT, #4	BOOGO BWAOT, RG60
ebracka Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BW2017. Pg60

State of Nebraska } ss. County of Webster } ss. Entered on the \_Assessor \_\_\_ Carded \_ \_Como.

NEBRASKA DOCUMENTARY

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. ZIMERMAN, 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.

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that GRANT	OR:										
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(2)	has legal pow	has legal power and lawful authority to convey the same;									
(3)	(3) warrants and will defend title to the real estate against the lawful claim										
Executed	all persons.	- 6		, 2018.							
				HARRY C. ZIMMERMAN REVOCABLE TRUST							
	÷		BY:	Margaret 9 Zommermon MARGARET J. ZIMMERMAN, SUCCESSOR TRUSTEE; HARRY C. ZIMMERMAN REVOCABLE TRUST							
STATE F NE	EBRASKA	) )ss.									
COUNTY O	F ADAMS	)									
The fo	oregoing instrug	gent wa	s ackno	wledged before me on							

grurary 0, 2016, by Margaret J. Zimmerman, Successor Trustee; Harry C.

Notary Public

Weber

GENERAL NOTARY - State of Nebraska DEBBRAL WEBER My Comm. Exp. October 14, 2020

Zimmerman Revocable Trust, Grantor.

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

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BOOK & PAGE	0017-	<u> </u>	# PAGE	s	, GR	ANTEE MASTER NAME#		
PARCEL#/ FILING NUMBER	001209	900/62	3 <i>20</i>	001209	100/62	310 0	0121160	50/Las
	<u>0012115</u>	<u>)00/63</u>	275	<u> </u>	10/80	<u> </u>		
DOC STAMPS	i \$		_					
SALES FILE #	9		# PAGE	s				
NEIGHBORHOOD#		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 RESIDENT
	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/S
	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 COMMERCI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	( <del>4</del> 000)	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
1						l	SUBURBAN	
TAX DISTRICT								
TOTAL SALE PRICE	\$ <u>C</u>			-				
521 ADJUSTMENTS	<u>\$</u>	1		-				
SSOR ADJUSTMENTS	<u>\$</u>			-				
REVIEW CODE	NO							
SALES DATE	10-5-	2016						
DEED TYPE		DC		_				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L		1 0	1- B	~1~		I		
COMMENTS_	Dear	H ()	ville	raye				

State of Nebraska } s County of Webster	s. Entered on the
numerical index and f Clerk's office of said of ofA.D.	iled for record in the county this later day
o'clock A.M. Re on Page 73-7	County Clerk
IndCompAss	Deputy sessor 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 6<sup>th</sup> 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 (SE½) of Section Twenty-Two (22), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> 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  $6^{th}$  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 6<sup>th</sup> P.M., Webster County, Nebraska.

## STATE OF NEBRASKA

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

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

STANLEY S. COPER ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND HUMAN SERVICES



16 09117

		CERTIFIC	JAILO	P-DEAT				******** *	10 (100 (100 (100 (100 (100 (100 (100 (
	1. DECEDENTS-NAME (First, Middle, Last, Suffix)				- 1	z sex Male		OF DEATH (Mo., De	ay, Yr.}
	Paul W Schriner 4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIL	BY OF BIRTH IS AGE - Last Birthday Sb. LINDER 1 YEAR						October 5, 2016 6. DATE OF BIRTH (Mo., Day, Mc.)	
		· (Yra		MOS.	DAYS	SC. UNDER 1 DA	<del></del>		
	Smith County, Kansas	- * * *	89				Sept	ember 7, 1927	
. 1	7 COCIAL SECTION NUMBER			OF DEATH					
	·		HOSPITA	AL Inpatie		OTHER [X] Nu			e Facility
. ⊭	Sb. FACILITY-NAME (If not institution, give street and number)			ER/Ou	patient .	☐ Dec	edeni's Home		
2	Blue Hill Care Center	2.1		□ BOA		☐ Oth	er (Specify)	\$1.64 1	
₩.	Sc. CITY OR TOWN OF DEATH (Include Zip Code)				8d.	COUNTY OF DEA	TH		
酉	Blue Hill 68930					Nebster			
¥.	9a. RESIDENCE-STATE 8b. COUNTY		90	CITY OR TOL					
2	Nebraska Webster			Guide Roc	90. APY. N	O. 9f. ZIP CO		1 - 300-54	**
亞.	9d, STREET AND NUMBER 2268 Road Q	9g. INSIDE C							
3	10a. MARITAL STATUS AT TIME OF DEATH   Married   Never M	arried 40h M	IAME OF SE	OUSE (First,	Middle,	58942	wife, give ma		.19380.
ĕ	Married, but separated. Widowed Divorced Unk				ancone,	Laac, Dalling	ware, Sico rru		/ B . [
ķ	11. FATHER'S-NAME: (First, Middle, Last, Suffix)	Nown   War		Stuckey  2. MOTHER'S	LIANG (EL	st, Middle,	Maiden Surna	27 1027 25 11	6.28
fed	Jess Carl Schriner		1.	Neoma V	•		andhous Solle	nue) ange	
ಠ		14a. INFORMA	NT-NAME		110,0		14b. R	ELATIONSHIP TO	DECEDENT
. 5	(Yes, No. or Unk.) Yes 11/02/1950-08/19/1952	Harold Sc					Sor	86.8	
To be completediverified by: FUNERAL DIRECTOR	15. METHOD OF DISPOSITION 16a, EMBALMER-SIGNATURI			15	b. LICENS	E NO.	16c, D	ATE (Mo., Day, Yr.)	
₽.	X Burial Donation Dayre Williams			1	0918		Oct	ober 8, 2016	Water State of the
	Cremation Entombment 15d CEMETERY CREMATOR	RY OR OTHER	LOCATION			r / TOWN		STATE	
	Removal Other Specify) Guide Rock Cemetery	,			A Gui	ide Rock		Nebras	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
1,12	17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City of		<del></del>		. 00	de Hook		17b. Zip Cod	
	Simonson-Williams Funeral Home, 241 W. 4th Ave		Nebraska	1				68970	*** · * ·
_	CALICE	C DEATH (	N 14-		A	15.0			
1	15. PART I. Enter the chain of events - diseaces, Injuries, or complications that dis	F DEATH (	death. DD NO1	l emer torminal e	vonte such a	& CORDING BRIGHT	- :	APPROXIMATE IN	TERVAL
	respiratory arrest, or yentriguar fibrillation without showing the etiology. DO	NOT ABBREVIAT	TE. Enter only	oue caries ou a ()	ne. Add addi	tional lines if necess	ary.	Try ye 🖟	1087 17 12 14 14 14 14 14 14 14 14 14 14 14 14 14
	IMMEDIATE CAUSE:  IMMEDIATE CAUSE:  a) Systolic Congestive Heart Fr	aiture					- 1	onset to death 6 Weeks	500
	disease or condition resulting						1	O VICERS	i
	In death) DUE TO, OR AS A CONSEQUENCE OF	•						onset to death	38.1
25	Sequentially list conditions: if	700 S							
1	on line a. DUE TO, OR AS A CONSEQUENCE OF	<del> </del>				•	<u> </u>		Ø A L
	Enter the UNDERLYING CAUSE C)	•					į	onset to death	1
5.	(disease or injury that initiated								
2	LAST d)		* · · · · · · · · ·				į	onset to death	
	ે જે કે ફેક્સ એટ્રેક્સ			-			1	1 men	** \$ \( \frac{1}{2} \)
	18. PART IL OTHER SIGNIFICANT CONDITIONS-Conditions contribu	ting to the dea	th but not re	sulting in the	underlying	cause given in P	ART I. 19. V	VAS MEDICAL EXA	MINER
	海化 供添编			2.0			OF	CORONER CONTA	
completed by: CERTIFIER						··· · · · · · · · · · · · · · · · ·		YES X NO	
≝	20. IF REMALE: 21a. MAI	NNER OF DEAT		21b, JF	FRANSPOR	RTATION INJURY	21c. WAS AN	AUTOPSY PERFO	SWEDS
当	Farmer   1   1   1   1   1   1   1   1   1	Sent Pendin		=	Renger		☐ YES	X NO	^
ž	Not pregnant, but prognant within 42 days of death	_	ot be determin		lestrian	:		UTOPSY FINDINGS	
ğ	Not pregnant, but pregnant 43 days to 1 year before death	O. Carrier	ICE DO CHERTAJIII		er (Specify)			PLETE CAUSE OF D	
耄	Unknown if pregnant within the past year			_			YES	□ NO ·	
Ĕ	22a. DATE OF INJURY (Mo., Day, Yr.) 22b. TIME OF INJURY	22c. PLACE O	F INJURY-A	t home, farm,	street, fact	ory, office buildin	g, constructio	on site, etc. (Specify	у)
be or	,								
To b	22d. INJURY AT WORK? 22e, DESCRIBE HOW INJURY OCCURR	ED	,					- 15. Jul.	5-4.
-	TYES : □NO:							- 100	進 李 从
	224. LOCATION OF INJURY - STREET & NUMBER, APTING	CHANLUMN				STATE		ZIP C	ODE
,	[								
	23a. DATE OF DEATH (Mo., Day, Yr.) 全量が October 5 2016	1.	ıı ş. ∡	24a. DATE	SIGNED (I	No., Day, Yr.)	24b. TIME	OF DEATH	5 🤏 🗿
	23b. DATE SIGNED (Mo., Day, Yr.) 23c. TIME OF DE	ATH .		24c BPON	OUNCED	DEAD (Mo., Day,	C V 24- TIME	PRONOUNCED DE	AD 42
	November 14, 2016 12:04 AM  November 14, 2016 12:04 AM  23d. To the bast of my knowledge, death occurred at the time data are		물론	돌 *****		3E-2 (110., 5E),	270. 1130.	- KONOUNGED DE	&472 S
	3 3 23d. To the best of my knowledge, death occurred at the time, date and	J place	7388	24e. On the l	asis of exem	lination and/or inves	tigation, in my or	pinion death occurred a	at
	October 5,12016 23b. DATE SIGNED (Mo., Day, Yr.) 23c. TIME OF DE 23b. DATE SIGNED (Mo., Day, Yr.) 23c. TIME OF DE 23c. TO be bast of my knowledge, death occurred at the time, date and and due to the cause(s) stated, (Signature and Title) Paul Wilbels "MD		To be completed by CORONER'S PHYSICIAN - at COUNTY ATTORNEY	the tim	e, date and p	lace and due to the I	auso(s) stated. (	Signature and Title)	
9	1 adi validicia alla		8 *					Ç. Jr	3 4 1
200	I	HAS ORGAN O			EN CONSIL	- 1	AS CONSENT	1.00	
Ι.	☐ YES NO ☐ PROBABLY ☐ UNKNOWN ☐ 27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print)	YES ·		10		Not App	Icable if 26a ):	SNO TYES	√X NO
	Paul Wibbels, MD, 2115 N Kansas Avenue, Hasting	s, Nebraska	a, 68901						
1	285 SEGISTRADIS SIGNATINGS A				7.	28b. DATE	FILED BY RE	GISTRAR (Mo., Day	Λ.Yr.).5
	Stanley D.	Coop	~				mber 15, 2		18 F

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BOOK & PAGE	2017-8	<u> 30                                    </u>	# PAGES	s	_ GR	ANTEE MASTER NAME #	1034	19
PARCEL#/ FILING NUMBER		<u> 2700/3</u>	35490			_		
			-			_		
DOC STAMPS	<u>, 36,-</u>		-					
SALES FILE#			- # 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 RESIDENT
	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/S
	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 COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	(1000)	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
TAX DISTRICT	<i>6</i> 5						SUBURBAN	
TOTAL SALE PRICE	100	(X)つ						
521 ADJUSTMENTS	7	<del>-</del>		•				
SSOR ADJUSTMENTS		<u></u>		•				
REVIEW CODE	NO							
SALES DATE	1-12-	-2017						
DEED TYPE	$\omega$	<del>-2017</del> D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	(1)	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	mobile	3 42m4	 2.				I	
COMMENTS	1 ~: NI	J UNITED						
_								

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.

-OR	M
<b>52</b>	1

L	ihe_deed	<u>will not be recorded ur</u>	oless this stateme	nt is signed and it	ems 1-25 are accura	tely completed.					
1 County N		2 County Number		3 Date of Sale/Trans	_	4 Date of Deed					
Webste	<u> </u>	91		Mo. 1 Day			Day Yr2017	_			
	r's Name, Address, and Tel	ephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)							
David Re				Grantee's Name (Bu Bobbie L. Dorn a	yer) and Vesta K. Dorn						
Street or Ot 802 S. 5th	ther Mailing Address  St.			Street or Other Maili 923 Rd 700	ng Address						
City Norfolk		State NE	Zip Code <b>68701</b>	City Red Cloud		State NE	Zip Code 68970				
Telephone i	Number			Telephone Number		a 501(c)(3) organiza rantee a 509(a) foui	= =	No No			
Email Addre	ess charter-title.net			Email Address dwiebe@charter	-						
	Classification Number. Chec	k one box in categories			mobile home.						
(A) Sta				3) Property Type			(C)	_			
Imp   Unit     IOL	mproved Multi-Famil	y 🔲 Agricul	lturaí	Mineral Interest		State Asses	sed Mobile Ho	me			
=	of Sale Corrective	e - Transfer on Death	Easement 🔲	Land Contract/Memo Lease Mineral	Personal Rep.	☐ Sherriff ☐ Trust/Trustee ☑ Warranty	Other				
part of an	n IRS like-kind e? (IRC § 1031 Exchange)	Auction E	asement Gift	closure Irrevoo	cable Trust Revocal		Transfer on Death Trustee to Beneficiary Other (Explain)				
11 Was own	nership transferred in full? (If No	, explain the division.)			Vas real estate purchas  X Yes	ed for same use? (I	f No, state the intended us	se.)			
	transfer between relatives, or if	to a trustee, are the trusto	or and beneficiary rel					=			
Yes	s ⊠ No ☐ Aunt or ☐ Brother	Uncle to Niece or Nephevrs and Sisters	v	, Partnership, or LLC s and Grandchild	Self Spouse		ther	_			
14 What is t	Ex-spoi		Parents and	15 Was the morto	Step-parent and gage assumed? (If Yes,		nd interest rate.)				
				Yes	No \$		%				
16 Does this	s conveyance divide a current p	arcel of land?		17 Was transfer of the agent of	through a real estate ac r title company contact.	jent or a title compa ) X Yes Char	ny? (If Yes, include the na ter Title  \text{\text{\text{No}}} No				
18 Address 729 N. Loc Red <u>Cl</u> oud	, ,			Bobbie L. Dori 923 Rd 700	dress of Person to Who n and Vesta K. Don	m Tax Statement S	hould be Sent				
18a 🔲 No	address assigned 18b	Vacant Land		Red Cloud, NE	68970						
	scription 12.5 feet of Lot 3, all of L  ural list total number of acres	ot 4 and the North 24	feet of Lot 5, Bl	ock 5, Smith & M	oore's Addition to	Red Cloud, Web	ster County, Nebrask	ka.			
-	rchase price, including any	/ liabilities assumed .				22  \$	15,500	00			
23 Was no	n-real property included in t	the purchase? 🔲 Yes	☐ No (If Yes, er	nter dollar amount	and attach itemized	list.) 23 \$	0				
	d purchase price paid for re					<u>24</u> \$	15,500	<u>00</u>			
25 If this tra	ansfer is exempt from the d										
	Under penalties of law correct, and that I am duly :	<ul> <li>I declare that I have exar authorized to sign this stat</li> </ul>	mined this statement ement.	and that it is, to the b	est of my knowledge a	nd belief, true, comp	elete, and				
	Melanie L. Hoffman Print or Type Name of Gra	antee or Authorized Repre	sentative				2-746-401) one Number	<u>—</u>			
sign here	Signature of Grantee or Ai	Uthorized Representative		Grantee or Author itle	ized Representative	<u>Ja</u> Dai	nuary 132017 te	_			
			Register of Deed	is' Use Only		·	For Dept. Use Onl	y			
26 Date Dee		27 Value of Stamp or I	Exempt Number	28 Recording Data	-			_			
Mo	Day Yr	\$ 36.00	<u> </u>	BK201	7. Pa 80						
	artment of Revenue 69-2008 2-2016 Rev. Supersedes 96	6-269-2008 Rev. 7-2014			7 3	Authorized by Nel	b. Rev. Stat. §§ 76-214, 77-13	327			

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1217
\$ 36.00 by CULL

#### 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 12 day of January, 2017.

GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2020	David Read

STATE OF Nebraska
COUNTY OF Webster

The foregoing instrument was asknowledged before me this

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

Budget Sachren Notary Public

County of Webster Ss.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of January A.D., 2017, at 3:25
o'clock P M. Recorded in Book 2017
on Page 111-113
Deb Klingenberger County Clerk
DEB KINGENOUSEZ COUTRY CHER
aa.oo 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 #2 Mobile Home Owner #1 Address Cloud NE 68970 City, State Zip Attach additional Affidavit(s) if more than 2 owners. Owner of real estate Leasing real estate Mobile Home Description: Year 1972 Make Flamingo Trly Model Title Number 17020450002 If two Vehicle Identification Numbers are present, an Affidavit must be completed for each number. Real Estate Owner #2 Real Estate Owner #1 Cloud NE 68970 Attach additional Affidavit(s) if more than 2 entities are to be notified.

Copy of Notice of Cance	Ilation shall be provided to all owners	listed above and the following financial institution(s):
Name		Name
ddress	· Parker	Address
City, State, Zip		City, State, Zip
	Attach additional Affidavit(s) if mo	re than 2 entities are to be notified

BKOU1/19/10 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. Ownersh 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.

BK2017,Pg 113

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.

Printed Name of Mobile Home Owner  Signature of Mobile Home Owner	Printed Name of Mobile Home Owner  Signature of Mobile Home Owner
State of <u>Vebraska</u> County of <u>Webstur</u>	State of Nebraska  County of USEbSter
The foregoing signature of the affiant was acknowledged before me this 20th day of 2007.	The foregoing signature of the affiant was acknowledged before me this 200 day of January, 200
Notary or Designated County Officia  A GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2020  Seal	Notary or Designated County Official  GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2020  Seal

For County Treasurer Use Only Office of filing: Register of Deeds County of filing: Webster

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 **Body Style** Make Vehicle Identification Number Year FLAMINGO TRLR MOBILE HOME GB227519 1972 Model XX Previous Title Number/State Title Type Purchase Date Issue Date **ORIGINAL** 1/20/2017 03267450004 1/12/2017 Color WHI / BLU Odometer Capacity GVWR 14' X 65' Legends **EXEMPT** 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 LIEN RELEASES st Release By: Title: Date: county Date: 2ND Lien 2nd Release By: Title: Date: ounty: Subsequent Liens Filed **PURCHASER'S INFORMATION** SELLER MUST COMPLETE 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 receit and state aw lequines that the solid state are finishing 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: 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. ODOMETER READING PRINTED NAME OF PURCHASER(S) ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN. **ADDRESS** ZIP STATE CITY I AM AWARE OF THE ODOMETER STATEMENTS SIGNATURE OF SELLER MADE BY THE SELLER(S) SIGNATURE OF PURCHASER PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED) SIGNATURE OF PURCHASER INVENTORY CONTROL NUMBER Title Number 17020450002 County WEBSTER 2131923 Witness My Hand And Official Seal The Date Shown Above County Official JANET K KNEHANS

\$ 10.00

VOID IF ALTERED OR DUPLICATE ISSUED

F02131923

#### WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 04/25/2017

Inspected By: CJ Inspection Date: 09/23/2016

Parcel ID #: 000122700 Map # : 4371-00-0-10020-005-0000

DORN, BOBBIE & VESTA -LE Situs :729 N LOCUST ST

Legal

:SOUTH 12'6 LOT 3 & ALL LOT 4 & NORTH 923 RD 700

24' LOT 5 BLOCK 5 SMITH & MOORE'S

RED CLOUD, NE 68970-0000 ADDITION RED CLOUD

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width : 61.5 Lot Depth 142

Topography

Street Access :

Utilities

Amenities

Unit Value :

••••••

Adjustments :

Value Method:

# of Units :

Lot Value :

770

SF

8733

0.09

Record : 1 of:

1

PHYSICAL INFORMATION

Effective Age

Remodel Date

Remodel Type

Туре : 4 - 14 X 61 Mobile Year Built/Age : 1972/45

Quality : 20 - Fair Condition : 20 - Fair

Arch Type

: One-Story 100% Style Exterior Wall : 100% SIDING Floor Area : 989

Basement Area :

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

0

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  $0 \times 0$ 

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 Legal	:729 N LOCUST ST :SOUTH 12'6 LOT 3 & ALL LOT 4 & NORTH
923 RD 700 RED CLOUD, NE	68970-0000	5	24' LOT 5 BLOCK 5 SMITH & MOORE'S ADDITION RED CLOUD

COST APPROACH - Values By Marshall & Swift

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

	DESC	RIPTION			
		Square fee	et Ba	se SF Cost '	Total Cost
BASIC STRUCTURE COST		989	х	36.47 =	36,069
ADJUSTMENTS		<u>Units</u>	<u>Unit Cost</u>	Area Adj '	<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>	Unit Cost	Depr 1	Total Cost
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 REPLACEN	ÆNT (	COST N	ŒW		989	X	38.74	=	38,315
Depreciation	:	89%	Total	89% Physical		tional	Econo	mic	
				Less Der	preciation/P	lus Appre	ciation :		(34,100)
					1-114				
Improvement Va	ilue .								\$4 215
									\$4,215 \$770
Land Value									
Improvement Va Land Value Lump Sums B/F ESTIMATE OF VA Value per Squa	MH LUE	 (USING	THE COST	' APPROACH)					\$770

	80 -	PATE OF SALE 1-12-2017	SALE PRICE 15500	<u>,                                      </u>
<u> </u>				
YEAR	LAND	IMPROVEMENTS	TOTAL	
2015	770	11175	11945	
2016	770	8995	9765	
2017	770	8995	9765	
				<del></del>
		1972 14x	61 Rosement/fo	

#### **COVER PAGE PROPERTY TRANSFER**

BOOK & PAGE		1100 /	- #PAGE	-	<b>-</b>	RANTEE MASTER NAME	<u> </u>	
FILING NUMBER	<u>(CC)140</u>	<u> </u>	2 1520			-		
	~ 0	. 🤊	_			_		
DOC STAMPS	D Exer	ept 3	-					
SALES FILE#		13	# PAGE	s	-			
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 RESIDE
	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	ROSEMON COMMERCIAL V
	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 COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	(1000)	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
<u>l</u>		······		····			SUBURBAN	
TAX DISTRICT	_65_							
TOTAL SALE PRICE	. 0		-					
21 ADJUSTMENTS	0							
OR ADJUSTMENTS <u>s</u>	6							
REVIEW CODE	NO							
SALES DATE_	1-9-2	1017						
DEED TYPE	QCI	)						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED		SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR			
LOCATION CODE	вн	BLA	cow	GR	MEASUREMENT INA	(RC)	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
Ŀ		•				<u></u>		
CONTRACTOR	I DOM	10 1	P1 1	returr	and Ch	7 CO//	OF	

### **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.

	t is signed and items 1-25 are accurately completed.	
1 County Name   2 County Number   WEBSTER - 91	3 Date of Sale/Transfer 7/17 4 Date of Deed Mo. 10/10 Day 9 Yr. 2015 Mo. 10/10 Day	9 Yr. 2007
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Patrick J. & Saundra L. Nelson	Grantee's Name (Buyer) Belinda Norris	
Street or Other Mailing Address 727 N Chestnut St	Street or Other Mailing Address 643 Oak Ave	
City State Zip Code NE 68970	City State CO	Zip Code 81054
Phone Number (402) 879-9066	Phone Number (402) 705-2849 Is the grantee a 501 (c)(3) organize (f) Yes, is the grantee a 509(a) found	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if		
	Property Type	(C)
Improved	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
		Other
Cemetery Death Certificate Transfer on Death Executor Min		
9 Was the property purchased as part of an IRS fike-kind exchange? (I.R.C. § 1031 Exchange)	Life Estate Sale Tru	nsfer on Death stee to Beneficiary ner (Explain) Deed in Lieu
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If No. ✓ Yes No.	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P.	artnership, or LLC Self Dothe	r
☐ Brothers and Sisters ☐ Grandparents a	•	
Ex-spouse Parents and Ch	- seek bessesses each easter	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	iterest rate.)
16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$17 Was transfer through a real estate agent or a title company?	%
Yes V No	of the agent or title company contact.) Yes	<b>V</b> o
727 N Chartout St	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent
Red Cloud, NE 68970	same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description		
Lot Four (4) and the North Half of Lot Five (5), Block	Seven (7), LeDuc's Addition to Red C	loud,
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? 🔲 Yes 🖳 No (If Yes, en	ter dollar amount and attach itemized list.)	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	0100
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number <u>3</u> .	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Kory J. McCracken	and that it is, to the best of my knowledge and belief, true, com	nplete, and (402) 746-3613
Print or Type Name of Grantee or Authorized Representative	A11	Phone Number
here Signature of Grantee of Authorized Representative	Attorney	1/17/17 Date
Register of Deed's Use Onl	v	For Dept. Use Only
6 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 01 Day 12 Yr. 17 \$ exempt #3	2017 tg 81	. Ohat 50 76 914 77 460776

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 Lind day o'clock A.D., 2017, at 2,000 o'clock M. Recorded in Book 2017 on Page County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-12-17
Second 3 By Lie

#### OUITCLAIM DEED

Patrick J. Nelson and Saundra 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 December 9, 2017

Patrick J. Nelson

Saundra L. Nelson

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

A GENERAL NOTARY-State of Nebraska

MARY HUNT

EXPRES

NOTARY SERVICES

AND COMMITTEE OF MARY 12, 2011

Notary Rublic

#### COVER PAGE PROPERTY TRANSFER

	<u> </u>	001	_ # PAGE	·	- GR	ANTEE MASTER NAME #		<u> </u>
PARCEL#,		500/6	8055			-		
			-			-		
DOC STAMPS	s 146.	as	-					
SALES FILE #	14		# PAGE	s				
GHBORHOOD #	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 RESIDE
	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	ROSEMON COMMERCIAL V
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1000	2000	4000	9000	9500		DUDA! DECIDENT	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
	UZ						SUBURBAN	
TAX DISTRICT	<u>(U</u>							
AL SALE PRICE	<u>\$ 65,C</u>	$\bigcirc$						
ADJUSTMENTS	<u>s</u> —	<u> </u>						
ADJUSTMENTS	\$ -€	<del>}</del>						
REVIEW CODE	NO							
SALES DATE	19-20	217						
SALES DATE	19-21 W	217 D						
•		D ADJUSTED	SUBCHNGD		MOBILE			
DEED TYPE	w:		SUBCHNGD	NO 4	MOBILE 5			
DEED TYPE SALE QUAL CODE	w:	ADJUSTED	3		5			
DEED TYPE	(YES)	ADJUSTED 2	3	4	5 ARMS LENGTH / NOT VALID FOR	RC	ROS	RUR
DEED TYPE SALE QUAL CODE	(VES) USABILITY	ADJUSTED  2  AS ADJUSTED	3 SUBCHANGED	4 SALE NOT TO BE USED	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
DEED TYPE SALE QUAL CODE	USABILITY  BH  BLUE HILL	ADJUSTED  2  AS ADJUSTED  BLA	3 SUBCHANGED COW COWLES	4 SALE NOT TO BE USED GR	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT INA			

## Nebraska Department of REVENUE

# 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.

IH

FORM **521** 

1 County Name	ind appet M	1917 110/ 700 1000	Och milese nie s	Caremen	is signed and	1101169 1-FO ET		cry completed	
-		2 County Numb	rer		3 Date of Sale/Te	ansfer		Date of Deed	, ) <del></del>
	Select C	County & Coun	ty Number		Mo <b></b> _ D	ray <u> <b>9</b> </u>	<u> </u>	Mo Day	<u>6 Yr. 17</u>
5 Grantor's Name, A					6 Grantee's Nan	ne, Address, an	d Telephon	e (Please Print)	
Grantor's Name (Selfe		Bosto	cK		Grantee's Name	(Buyer) K	rby	2 >	lein
Street or Other Mailin		Awy	281		Street or Other N	Aailing Address	290	Hwy 28	· 3 /
City Red (	Cloud	State	6×97	Code	City	Cland		State NC	Zip Code 68770
Phone Number	<del></del>				Phone Number	is the	he grantee a	a 501 (c)(3) organizat antee a 509(a) found	tion? Yes XNo dation? Yes No
Email Address					Email Address				
7 Property Classific	ation Number. Ch	eck one box in c	ategories A and B. C	Check C if	property is also	a mobile home	<b>-</b>		
(A) Status				(B)	Property Type				(C)
Improved Unimproved	Single Fan  Multi-Fami  Commerci	ay [	Industrial Agricultural Recreational		Mineral Interest Mineral Interest	is-Nonproducing is-Producing	<u> </u>	State Assessed Exempt	Mobile Home
8 Type of Deed	Conservator	<u> </u>	Distribution	TI:an	d Contract/Memo	Partition		heriff	Other
Bill of Sale	Corrective		Easement	Lea	se	Personal F	tер. <u>□</u> Т	rust/Trustee	
Cemetery	Death Certificate	e – Transfer on De	eath Executor	Min		Quit Claim		Varranty	
9 Was the property part of an IRS like-	ourchased as	10 Type of Trans	fer Distribution	Foreclo	=	able Trust 🔲 R		===	nsfer on Death
(I.R.C. § 1031 Exc	nange)	Auction	Easement .	Gift	∐Life Es	<del></del>		=	stee to Beneficiary
	No	Court Decre		Granto	r Trust Partitio				er (Explain)
11 Was ownership tran	No	vo, explain the div	ision.)				No	for same use? (If No	o, state the intended use.)
13 Was the transfer be	tween relatives, or	if to a trustee, are	the trustor and benef	iciary relat	ives? (If Yes, che	ck the appropria	te box.)		
Yes 🔀	Ão ∐A⊔ntor	Uncle to Niece or	Nephew 🔲 Famil	y Corp., Pa	artnership, or LLC	Self		Other	
	Brother:	s and Sisters	Grand	dparents a	nd Grandchild	Spouse	э	•	
	Ex-spou	use	Parer	nts and Chi	iid	Step-pa	arent and S	tep-child	
14 What is the current	market value of the	real property?		Ï		,	-	e the amount and in	terest rate.)
					∐Yes	M No \$_			%
16 Does this conveyan	ice divide a current ; No	parcel of land?		-		itifrough a real es r title company o		or a title company? (	(If Yes, include the name
7-					19 Name and Ad	dress of Person	to Whom th	e Tax Statement Sh	ould be Sent
18 Address of Property	14 7K/ -			1					
18 Address of Property 790 Hw R.J. Clas	NE 6	8970			æ			<b>′</b> _	
Zgo Hu Red Clo		8970 □ Vacant land			Same	as 1	grant	te	
18a No address as 20 Legal Description					Same	ats 1	grant	te	
Z90 Hw Red Clo- 18a ☐ No address as 20 Legal Description			525	× 4	19 Name and Ad	ats 1	grant	te	
Z90 Hn Red Clos 18a No address as 20 Legal Description Fin NW 9	25-/	Vacant land	5Z5'. 	× 4	Same 100'.	as j	gant	ee	
Z90 Hn Red Clos 18a No address as 20 Legal Description	ssigned 18b   25-/	Vacant land	•	× 4	Same 100'.	as /	gant	\$	.000 bo
Z90 Hm Red Cloc 18a No address as 20 Legal Description Hin NW9	25-/ tal number of acres	Vacant land  - //  - //  - //  - //	umed		Same 100 (.			- 22 \$ 65,	.000 bo
790 Hm Red Clor Red Clor 18a No address as 20 Legal Description Fin NW9 21 If agricultural, list tol 22 Total purchase p	25-/ tal number of acres price, including an	Vacant land  - //	umed	If Yes, en	ter dollar amoun			- 22 \$ 65,	000 bo
790 Hm Red Clos Red Clos 18a No address as 20 Legal Description Hin NW9 21 If agricultural, list tol 22 Total purchase p	asigned 18b    25-/  tal number of acres  price, including an  operty included in  se price paid for a	Vacant land  - //  ny liabilities assure the purchase?  real estate (line	umed	If Yes, en	ter dollar amoun			- 22 \$ 65, ) 23 \$	.000
790 Hm Red Clor Red C	tal number of acres  price, including an operty included in exempt from the order penalties of its series and the order penalties and the order penalties of its series and the order penalties and the order penalties of its series and the order penalties and the order penalties of its series and the order penalties and the order pena	yacant land  y liabilities assume the purchase?  real estate (line documentary staw, 1 declare that	umed	If Yes, en	ter dollar amoun	it and attach ite	emized list	22 \$ 65, 23 \$ 65,	000 \$100
790 Hm Red Clor Red C	asigned 18b    25 - /  tal number of acres  price, including an operty included in se price paid for a exempt from the	yacant land  yacan	umed	If Yes, en	ter dollar amoun	it and attach ite	emized list	22 \$ 65, 23 \$ 65,	000 \$100
790 Hm Red Clos Red Clos 18a  No address as 20 Legal Description 19  No	tal number of acres  tal number of acres  price, including an operty included in se price paid for a exempt from the order penalties of and that I am duty a	ny liabilities assing the purchase?  real estate (line documentary state), I declare that authorized to sign.	umed	If Yes, en	ter dollar amoun	it and attach ite	emized list	22 \$ 65, 23 \$ 65,	000 \$100
790 Hr Red Clo 18a No address as 20 Legal Description 1 in NW 9 21 If agricultural, list tol 22 Total purchase p 23 Was non-real pro 24 Adjusted purchase 25 If this transfer is Correct, Print or	tal number of acres  price, including an operty included in exempt from the order penalties of its series and the order penalties and the order penalties of its series and the order penalties and the order penalties of its series and the order penalties and the order penalties of its series and the order penalties and the order pena	ny liabilities assing the purchase?  real estate (line documentary state), I declare that authorized to sign.	umed	If Yes, en	ter dollar amoun	it and attach ite	emized list	22 \$ 65, 23 \$ 65,	000 \$100
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790 Hr Red Clou Red Clou 18a No address as 20 Legal Description Fin NW 9 21 If agricultural, list tol 22 Total purchase p 23 Was non-real pro 24 Adjusted purchase 25 If this transfer is Ur correct, Print or	tal number of acres  tal number of acres  price, including an  operity included in  se price paid for a  exempt from the inder penalties of the and that I am duty a  Type Namb of Gran	ny liabilities assin the purchase? real estate (line documentary staw, 1 declare that authorized to sign the or Authorized Representation and the or Authorized Representation an	Tyes No ( 22 minus line 23) .  tamp tax, list the exit have examined this this statement.	If Yes, en	numbert and that it is, to	it and attach ite	emized list	22 \$ 65, 23 \$ 65,	nplete, and  407-746-364 Phone Number
790 Hw Red Clar Red Clar Red Clar 18a No address as 20 Legal Description 1 w NW 9 21 If agricultural, list tol 22 Total purchase p 23 Was non-real process 24 Adjusted purchase 25 If this transfer is Ur correct, Print or Nere Signature	tal number of acres  tal number of acres  price, including an operty included in se price paid for a exempt from the order penalties of and that I am duty a service of Grantee or Au  Type Name of Grantee or Au	ny liabilities assint the purchase? real estate (line documentary staw, 1 declare that authorized to sign the or Authorized to Authorized to Figure 1 declare that authorized to Figure 1 declare that authorized to Figure 1 declare that authorized Figure 2 declare that authorized Figure 3 declare t	umed	if Yes, emisemption statemen	ter dollar amoun	the best of my	emized list	22 \$ 65, 23 \$ 65,	000 \$100
790 Hr Red Clo 18a No address as 20 Legal Description 18 Agricultural, list tol 21 If agricultural, list tol 22 Total purchase p 23 Was non-real pro 24 Adjusted purchase 25 If this transfer is Correct, Print or	tal number of acres  tal number of acres  price, including an operty included in se price paid for a exempt from the order penalties of and that I am duty a service of Grantee or Au  Type Name of Grantee or Au	ny liabilities assint the purchase? real estate (line documentary staw, 1 declare that authorized to sign the or Authorized to Authorized to Figure 1 declare that authorized to Figure 1 declare that authorized to Figure 1 declare that authorized Figure 2 declare that authorized Figure 3 declare t	Tyes No ( 22 minus line 23) .  tamp tax, list the exit have examined this this statement.	if Yes, emisemption statemen	numbert and that it is, to	the best of my	emized list	22 \$ 65, 23 \$ 65,	nplete, and  407-746-364 Phone Number

State of Nebraska 1 ss.
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 day
or anua A.D., 20 L, at
o'clock M. Recorded in Book
on Page
10.00 LiZDeputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY

#### 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, GRANTEES, 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 (NW1/4) 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 (NW1/4); thence South 525'; thence West 400' to the West line of said Northwest Ouarter (NW1/4); thence North on the West line of said Northwest Quarter (NW1/4) 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 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

Brian Bostock

The foregoing instrument was acknowledged before me on January <a href="U">U</a>, 2017,

by Brian Bostock, a single person.

Comm. expires NOV 15 2020

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

#### WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print: 04/25/2017

Parcel ID #: 001810500

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

Map # : 4491-25-2-0-0-68055

ZUERLEIN, KIRBY B. Situs :290 HWY 281

Legal :A TR 400 X 525' IN NW COR NW1/4

Record: 1 of: 1

290 HWY 281 25-1-11

RED CLOUD NE 68970-

PHYSICAL INFORMATION

Year Built/Age : 1900 / 117

Type : 1 - Single Family
Quality : 30 - Average
Condition : 20 - Fair Effective Age Remodel Date

Remodel Type

Arch Type : In 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 :

: 1.0 Baths

Heat Type : 100% STOVE HEAT Roof Type : COMP SHINGLES

Plumbing Fixt : 5

Improvement Value	\$9,445
Lump Sums	\$8,405
Lump Sums Description : RURAL RESIDENTIAL	
FINAL ESTIMATE OF VALUE	\$17,850
FARM VALUATION SUMMARY	
FARM VALUATION SUMMARY  Residence Value	\$17,850
	\$17,850 \$485
Residence Value	•

#### 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
Legal :A TR 400 X 525' IN NW COR NW1/4
290 HWY 281
RED CLOUD NE 68970
COST APPROACH - Values By Marshall & Swift

COST APPROACH - Values By Marshall & Swift
Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95

	DESCR	IPTION				
		Square fee	t Ba	se SF Cost	Total Cost	
BASIC STRUCTURE COST		1,200	х	75.97	= 91,164	
ADJUSTMENTS		Units	Unit Cost	Area Adj	Total Cost	
ROOFING						
SUBFLOOR		1 000	10.001	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(4.400)	
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	Į.					
MINIMUM FINISH						
ADJUSTED STRUCTURE COST		1200	ж	68.55	= 82,260	
IMPROVEMENTS		Units	Unit Cost	Depr	Total Cost	
NO GARAGE		<del></del>		<del></del>		
DET GAR AVERAGE CONE		672	18.39	32%	8,405	*
SLAB W/ROOF & STEPS		147	24.67		3,625	

TOTAL REPLACEM	ENT C	COST N	NEW			1200	X	71.57	= 85,885
Depreciation	:	89%	Total	89%	Physical Less Depr	Func eciation/P	tional lus Appre		mic (76,440)
Improvement Va	lue .								\$9,445
-							• • • • • • • • • • • • • • • • • • • •		\$9,445 8,405
Lump Sums RURA	L RES	SIDENT	TIAL						• • •
Lump Sums RURA Dutbuilding Va.	L RES	SIDENT	CIAL						8,405
Improvement Va. Lump Sums RURA Outbuilding Va. Land Value ESTIMATE OF VA	L RES	SIDENT	rial				• • • • • • • • • • • • • • • • • • • •	· · · · · · · · · · · · · · · · · · ·	8,405 \$485

#### WEBSTER COUNTY ASSESSOR'S OFFICE

RURAL OUTBUILDINGS

Date of Run : 04/25/2017

Parcel # : 001810500

Current Owner : ZUERLEIN, KIRBY B.

Map # : 4491-25-2-0-0-68055

Tax District : 45

Neighborhood : 1

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

290 HWY 281

RED CLOUD NE

68970-

COST APPROACH - Values by Marshall & Swift

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

Code	Description	Year Qua	l Condition	Din	nensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
	RD SHED/ 120 S : FLAT/SALVAGE	10	Poor	12 x	10 ж	GABL	METAL	METAL	WOOD	1	101.98	102	08	100
4 3MS 3 8 Notes	SIDED SHED DIR	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.

Map # Tax District 4491-25-2-0-0-68055

Neighborhood

45

290 HWY 281

RED CLOUD NE 68970-

Greenbelt Area/Date

1 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 - RURA	L RE HOME	HOM1RR	ИО	_	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 - ADDIT	IONA 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
				ı	Site Use Totals :	2.92		9,300	9,300
				:	= Parcel Totals :	4.82		19,300	19,300

PAGE 1 COMMENTS	DATE OF SALE	-9-2017	
	Tract 400 x 525 in	NW114 25-1-11	
ASSESSOR LOCATION Ru	_	ADDRESS OF PROPERTY 290 +	(ως 281
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	18855	18335	37190
2016	18855	19880	38735
_2017	19300	18335	37635
SELLING PRICE 65	OOO S21 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED 65000
SCHOOL BASE # 91-00	vo2 House	QUALITY 30 HOUSE CONDITION 20	DATE OF CONSTRUCTION 1900

MOBILE HOME

#### **COVER PAGE PROPERTY TRANSFER**

BOOK & PAGE	<u> 2011-</u>	<u> 105                                    </u>	# PAGE	s(_	_ GF	ANTEE MASTER NAME #	<u>, 100 1</u>	<u> </u>
PARCEL#, FILING NUMBER		800/7	480			_		
							•	
DOC STAMPS			-			_		<u>,</u>
SALES FILE #	ستر د		- # PAGES	s .				
NEIGHBORHOOD #	1		- 		<u> </u>	<u> </u>		
	1 AGRICULTURAL	100	105	200	205	300	305	400
	AGRICOLTOKAL	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	4000	9000	9500			<del></del>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	<del>.</del>
ĺ		<del></del>		<del></del>			SUBURBAN	
TAX DISTRICT	195							
TOTAL SALE PRICE	s <u>+</u>	# <b>*</b>						
521 ADJUSTMENTS	, <i>O</i>							
SOR ADJUSTMENTS	, 0							
REVIEW CODE	NO							
SALES DATE	1-4-6	2017						
DEED TYPE	WD	)						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	$\bigcirc$	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED .	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC.	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURA <u>L</u>
COMMENTS	Aunt/C	uncle <	to ne	phew	<u>, ,                                    </u>			
				1				_
_				····				



### Real Estate Transfer Statement



**FORM** 

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

 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. 3 Date of Sale/Transfer 2 County Number 4 Date of Deed County Name Mo. \_ 01 2017 01 04 WEBSTER - 91 Dav 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Thomas A. Meyer and Patty L. Meyer Jeremy Meỳer Street or Other Mailing Address 2716 West 2nd St Street or Other Mailing Address 417 W. Gage St State Zip Code 68901 City Blue Hill State NF Zip Code 68930 city Ha<u>stings</u> Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number **√** No Yes Phone Number Yee thravai marailal Email Address <u>unava:lable</u> ismirailable 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) State Assessed Mobile Home √ Improved Single Family Industrial Mineral Interests-Nonproducing Agricultural Mineral Interests-Producing Exempt Unimproved ☐ Multi-Family ✓ Commercial Recreational IOLL 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale ☐ Corrective Easement □Lease Personal Ben. Trust/Trustee Death Certificate - Transfer on Death Mineral Quit Claim √ Warranty Cemetery ☐ Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Transfer on Death 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Easement Gift ☐ Life Estate Trustee to Beneficiary Auction Satisfaction of Contract Other (Explain) Grantor Trust Partition Yes Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes No ✓ 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.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other √ Yes Grandparents and Grandchild Spouse Brothers and Sisters Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$3.500 **✓** No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes \_ Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 417 W. Gage St Jeremy Mever Blue Hill, Webster County, Nebraska 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), Rohrers Addition to the City of Blue Hill, Webster County, Nebraska 21 If agricultural, list total number of acres 1!00 22 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 1100 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. (402) 834-3300 Matthew D. Baack Print or Type Name of Greatee of Authorized Representative Phone Number 1-9-2017 Attorney Date Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded

Day 1

 $\boldsymbol{\alpha}$ 

BK201/19 103

State of Nebraska ss. County of Webster	
County of Webster	Entered on the
numerical index and filed	for record in the
Clerk's office of said count of Sanuary A.D., 20	ty this 13_day
o'clock_PM. Records	ed in Book 2017
on Page . 105	-
Deb Klingerberge	County Clerk  BB Deputy
ind Comp Assessor	Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 1 - 1 3 - 1 7 \$ 9.00 By BB

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

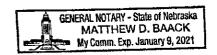
#### WARRANTY DEED

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), Rohrers 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 2016.  THOMAS A. MEYER, Grantor	PATTY MEYER, Grantor
State of Nebraska )	
County of Adams )	



Notary Public

#### WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET

Date of Print: 05/04/2017

Parcel ID # : 000314800

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

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

MEYER, JEREMY Business Name :

> Situs : 417 W GAGE ST

417 WEST GAGE STREET Legal

: W 20' OF N 43' LOT 7 BLOCK 6 BLUE HILL NE 68930-BLUE HILL ROHRERS ADDITION

Record: 1 of: 1

0.74

#### LOT INFORMATION

Neighborhood : 305 BLUE HILL COMMERCIAL Lot Width : 20 Value Method: SF Lot Depth 43 : # of Units : 860

Topography Amenities Unit Value : 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	1-,
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

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

#### WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - BUILDING COST APPROACH DATA

Date of Print: 05/04/2017

Parcel ID # : 000314800

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

MEYER, JEREMY

Business Name :

Situs : 417 W GAGE ST

417 WEST GAGE STREET BLUE HILL NE

Legal

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

BLUE HILL ROHRERS ADDITION

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

68930-

Bldg	Sect	Occ Code	e Year	Cls	Area	Perim St/	'Ht	Base Cost	Perm A	dj	HVAC Adj Ht	Adj	Sec RCN	Phys :	Func	RCNLD
1	1	344 OFFICE Qual: 1		NG	260 Ext Wall 20 - Fair			62.38 OMMON	9.1	_	0.00 Heat/Cool:	0.00	18,593 WALL FUR		56%	2,865

DK-PAGE 2017	- 105	DATE OF SALE 1-4-2017	SALE PRICE +	
IT .		PROPERTY USE 344 Office Build	dite	
YEAR	LAND	IMPROVEMENTS	TOTAL	
2015	635	2750	3385	
2016	635	2865	3500	
2017	635	2865	3500	
				_
E				_
				_
OMMENTS	200 60W/FB	áîr		

#### COVER PAGE PROPERTY TRANSFER

DOC STAMPS \$  SALES FILE #  NEIGHBORHOOD #  AGRICU  44  BLA COMM 63  ROSEI COMMER 51  10  GRASS GRE COU  PROPERTY CLASS  10  RESIDE	LTURAL  DEN ERCIAL  S  S  SONT CLAL/NO E  LO EN/GOLF RSE	100 GUIDE ROCK RESIDENTIAL  500 COWLES W/ HOME SITE  700 INAVALE W/HOME SITE  1015 SAND GREEN / GOLF COURSE  2000 COMMERCIAL	# PAGES  105  GUIDE ROCK COMMERCIAL  505  COWLES NO HOME SITE  705  INAVALE/ NO HOME SITE  1020	200  RED CLOUD  RESIDENTIAL  510  COWLES  COMMERCIAL W/ SITE	205 RED CLOUD COMMERCIAL 515 COWLES COMMERCIAL / NO SITE 800 AMBOY VILLAGE W/ HOME SITE  9500 GAME & PARKS	300  BLUE HILL  RESIDENTIAL  600  ROSEMONT W/HOME  SITE  805  AMBOY VILLAGE/ NO HOME SITE	HOME SITE	400 BLADEN RESIDENTI, 610 ROSEMONT COMMERCIAL W/ST 1005 RURAL COMMERCIA
AGRICU  AGRICU  AGRICU  AGRICU  AGRICU  BLA COMMER SI  10 GRASS GRE COU  PROPERTY CLASS  10 RESIDE  TAX DISTRICT  TOTAL SALE PRICE \$  PRICE \$  PRICE S  PRIC	LITURAL  LITURAL  DEN  ERCIAL  AONT  CIAL/NO  E  10  EN/GOLF  RSE	100 GUIDE ROCK RESIDENTIAL  500 COWLES W/ HOME SITE  700 INAVALE W/HOME SITE  1015 SAND GREEN / GOLF COURSE	105 GUIDE ROCK COMMERCIAL  505 COWLES NO HOME SITE  705 INAVALE/ NO HOME SITE  1020 RURAL ANIMAL CONFINEMENT	200 RED CLOUD RESIDENTIAL 510 COWLES COMMERCIAL W/ SITE 710 INAVALE COMMERCIAL	RED CLOUD COMMERCIAL  515  COWLES COMMERCIAL / NO SITE 800  AMBOY VILLAGE W/ HOME SITE	SLUE HILL RESIDENTIAL  600  ROSEMONT W/HOME SITE  805  AMBOY VILLAGE/ NO	BLUE HILL COMMERCIAL  605  ROSEMONT / NO HOME SITE  1000  RURAL COMMERCIAL	610  ROSEMONT COMMERCIAL W/ST
SALES FILE #  AGRICU  AGRICU  AGRICU  BLA COMMER SI  10 GRASS GRE COU  PROPERTY CLASS  10 RESIDE  TAX DISTRICT  TA	LITURAL  LITURAL  DEN  ERCIAL  AONT  CIAL/NO  E  10  EN/GOLF  RSE	100 GUIDE ROCK RESIDENTIAL  500 COWLES W/ HOME SITE  700 INAVALE W/HOME SITE  1015 SAND GREEN / GOLF COURSE	105 GUIDE ROCK COMMERCIAL  505 COWLES NO HOME SITE  705 INAVALE/ NO HOME SITE  1020 RURAL ANIMAL CONFINEMENT	200 RED CLOUD RESIDENTIAL 510 COWLES COMMERCIAL W/ SITE 710 INAVALE COMMERCIAL	RED CLOUD COMMERCIAL  515  COWLES COMMERCIAL / NO SITE 800  AMBOY VILLAGE W/ HOME SITE	SLUE HILL RESIDENTIAL  600  ROSEMONT W/HOME SITE  805  AMBOY VILLAGE/ NO	BLUE HILL COMMERCIAL  605  ROSEMONT / NO HOME SITE  1000  RURAL COMMERCIAL	610  ROSEMONT COMMERCIAL W/SI 1005
AGRICL	LITURAL  DEN  DEN  ERCIAL  MONT  CIAL/NO  E  1.0  EN/GOLF  RSE	GUIDE ROCK RESIDENTIAL  500  COWLES W/ HOME SITE  700  INAVALE W/HOME SITE  1015  SAND GREEN / GOLF COURSE  2000	105 GUIDE ROCK COMMERCIAL  505 COWLES NO HOME SITE  705 INAVALE/ NO HOME SITE  1020 RURAL ANIMAL CONFINEMENT	200 RED CLOUD RESIDENTIAL 510 COWLES COMMERCIAL W/ SITE 710 INAVALE COMMERCIAL	RED CLOUD COMMERCIAL  515  COWLES COMMERCIAL / NO SITE 800  AMBOY VILLAGE W/ HOME SITE	SLUE HILL RESIDENTIAL  600  ROSEMONT W/HOME SITE  805  AMBOY VILLAGE/ NO	BLUE HILL COMMERCIAL  605  ROSEMONT / NO HOME SITE  1000  RURAL COMMERCIAL	610  ROSEMONT COMMERCIAL W/S  1005
AGRICU  44  BLA COMM  65  ROSEI COMMER ST  10  GRASS GRE COU  PROPERTY CLASS  10  RESIDE  TAX DISTRICT  COTAL SALE PRICE \$  E1 ADJUSTMENTS \$  R ADJUSTMENTS \$  REVIEW CODE  NO	LITURAL  DEN  DEN  ERCIAL  MONT  CIAL / NO  E  1.0  EN / GOLF  RSE	GUIDE ROCK RESIDENTIAL  500  COWLES W/ HOME SITE  700  INAVALE W/HOME SITE  1015  SAND GREEN / GOLF COURSE  2000	GUIDE ROCK COMMERCIAL  505  COWLES NO HOME SITE  705  INAVALE/ NO HOME SITE  1020  RURAL ANIMAL CONFINEMENT	RED CLOUD RESIDENTIAL  510  COWLES COMMERCIAL W/ SITE  710  INAVALE COMMERCIAL	RED CLOUD COMMERCIAL  515  COWLES COMMERCIAL / NO SITE 800  AMBOY VILLAGE W/ HOME SITE	SLUE HILL RESIDENTIAL  600  ROSEMONT W/HOME SITE  805  AMBOY VILLAGE/ NO	BLUE HILL COMMERCIAL  605  ROSEMONT / NO HOME SITE  1000  RURAL COMMERCIAL	BLADEN RESIDENTI 610  ROSEMONT COMMERCIAL W/SI 1005
BLA COMM 6: ROSEI COMMER 5: 10 GRASS GRE COU PROPERTY CLASS 10: RESIDE  TAX DISTRICT  COTAL SALE PRICE \$  PR ADJUSTMENTS \$  REVIEW CODE  NO	DEN ERCIAL  5 MONT CIAL / NO E EN / GOLF RSE	RESIDENTIAL  500  COWLES W/ HOME SITE  700  INAVALE W/HOME SITE  1015  SAND GREEN / GOLF COURSE  2000	COMMERCIAL  505  COWLES NO HOME SITE  705  INAVALE/ NO HOME SITE  1020  RURAL ANIMAL CONFINEMENT	RESIDENTIAL  510  COWLES  COMMERCIAL W/ SITE  710  INAVALE  COMMERCIAL	RED CLOUD COMMERCIAL  515  COWLES COMMERCIAL / NO SITE 800  AMBOY VILLAGE W/ HOME SITE	SLUE HILL RESIDENTIAL  600  ROSEMONT W/HOME SITE  805  AMBOY VILLAGE/ NO	BLUE HILL COMMERCIAL  605  ROSEMONT / NO HOME SITE  1000  RURAL COMMERCIAL	BLADEN RESIDENTI 610  ROSEMONT COMMERCIAL W/SI 1005
ROSEI COMMER SI 10 GRASS GRE COU PROPERTY CLASS 10 RESIDE  TAX DISTRICT  OTAL SALE PRICE \$  1 ADJUSTMENTS \$  R ADJUSTMENTS \$	DEN ERCIAL  5  40NT CIAL / NO EL 10 EN / GOLF RSE	COWLES W/ HOME SITE  700  INAVALE W/HOME SITE  1015  SAND GREEN / GOLF COURSE  2000	COWLES NO HOME SITE  705 INAVALE/ NO HOME SITE  1020 RURAL ANIMAL CONFINEMENT	COWLES COMMERCIAL W/ SITE 710 INAVALE COMMERCIAL	COWLES COMMERCIAL / NO SITE 800 AMBOY VILLAGE W/ HOME SITE	ROSEMONT W/HOME SITE 805 AMBOY VILLAGE/ NO	ROSEMONT / NO HOME SITE  1000  RURAL COMMERCIAL  RURAL RESIDENTIAL	ROSEMONT COMMERCIAL W/SI 1005
COMM 6: ROSEI COMMER 5: 10 GRASS GRE COU PROPERTY CLASS 10 RESIDE  TAX DISTRICT  COTAL SALE PRICE \$ EL ADJUSTMENTS \$ REVIEW CODE  NO	5 AONT CLAL/NO E LO COMPANION CONTRACTOR CON	700  INAVALE W/HOME SITE  1015  SAND GREEN / GOLF COURSE  2000	705 INAVALE/ NO HOME SITE 1020 RURAL ANIMAL CONFINEMENT	710 INAVALE COMMERCIAL	COMMERCIAL / NO SITE 800 AMBOY VILLAGE W/ HOME SITE	SITE 805 AMBOY VILLAGE/ NO	HOME SITE  1000  RURAL COMMERCIAL  RURAL RESIDENTIAL	COMMERCIAL W/SI
ROSEI COMMER S1 10 GRASS GRE COU PROPERTY CLASS  10 RESIDE  TAX DISTRICT  COTAL SALE PRICE \$ EL ADJUSTMENTS \$ ER ADJUSTMENTS \$ REVIEW CODE  NO	AONT CIAL / NO E 1.0 EN / GOLF RSE 00 NTIAL	INAVALE W/HOME SITE 1015 SAND GREEN / GOLF COURSE 2000	INAVALE/ NO HOME SITE  1020  RURAL ANIMAL CONFINEMENT  4000	INAVALE COMMERCIAL  9000	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO	RURAL COMMERCIAL	
COMMER SI 10 GRASS GRE COU PROPERTY CLASS 10 RESIDE TAX DISTRICT 10 TAX DISTRI	CIAL / NO E 10 EN / GOLF RSE 00 NTIAL	SAND GREEN / GOLF COURSE	SITE  1020  RURAL ANIMAL  CONFINEMENT  4000	COMMERCIAL 9000	HOME SITE		RURAL RESIDENTIAL	RURAL COMMERCIA
GRASS GRECOU  PROPERTY CLASS  100  RESIDE  TAX DISTRICT  OTAL SALE PRICE \$  21 ADJUSTMENTS \$  R ADJUSTMENTS \$  REVIEW CODE  NO	EN / GOLF RSE 	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT				•	
PROPERTY CLASS  10  RESIDE  TAX DISTRICT  TOTAL SALE PRICE \$  21 ADJUSTMENTS \$  PR ADJUSTMENTS \$  REVIEW CODE  NO	RSE 00 NTIAL	COURSE	CONFINEMENT 4000				•	
TAX DISTRICT  TOTAL SALE PRICE \$  21 ADJUSTMENTS \$  PR ADJUSTMENTS \$  REVIEW CODE  NO	NTIAL						•	
TAX DISTRICT / S  TOTAL SALE PRICE \$  21 ADJUSTMENTS \$  PR ADJUSTMENTS \$  REVIEW CODE NO	<del></del>	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		•	
TOTAL SALE PRICE \$  21 ADJUSTMENTS \$  PR ADJUSTMENTS \$  REVIEW CODE	0						SUBURBAN	
TOTAL SALE PRICE \$  21 ADJUSTMENTS \$  DR ADJUSTMENTS \$  REVIEW CODE NO								
21 ADJUSTMENTS \$  OR ADJUSTMENTS \$  REVIEW CODE NO								
REVIEW CODE NO								
REVIEW CODE NO	<i>J</i>							
)_	19	<u></u>						
SALES DATE								
	9-6	1017						
DEED TYPE	COC	2						
SALE QUAL		ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE 1		2	3	(4)	5			
USABI	пү	AS ADJUSTED	SUBCHANGED S	SALE NOT TO BE USED A	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE BH		BLA	cow	GR	INA	RC	ROS	RUR
BLUE H	ILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS GOL	ie !	12 inter	1057 9	to other	24 DIOS	ner. I	Rundli	וממו
Mc								~ " (///

### **Real Estate Transfer Statement**

**FORM 521** 

• To be filed with the Register of Deeds. • Read instructions on reverse • If additional space is needed, add an attachment and identify the item.

<b>~</b> ::	OIOI GIAIGIIIOIII	1111
eds.	<ul> <li>Read instructions on reverse side.</li> </ul>	10

The deed will not be recorded unless this statement						
1 County Name 2 County Number  WEBSTER - 91	3 Date of Sale/Transfer  Mo. 01 Day 09 Yr. 2017  4 Date of Deed  Mo. 01 Day 09 Yr. 201					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Selier) LEE L. MEENTS	Grantee's Name (Buyer) WILLA M. RUNDLE					
Street or Other Mailing Address	Street or Other Mailing Address					
11572 S 150th Road  City State Zip Code	1570 SOUTH MARIAN ROAD, ROOM 433  City State Zip Code					
WOOD RIVER NE 68883	HASTINGS NE 68901					
Telephone Number (308) 380-8282	Telephone Number Is the grantee a 501(c)(3) organization? Yes No (402) 469-8127 If Yes, is the grantee a 509(a) foundation? 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.					
	Property Type (C)					
Improved   Single Family   Industrial     ✓ Unimproved   Multi-Family	Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt					
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other					
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea						
Cemetery Death Certificate – Transfer on Death Executor Min  9 Was the property purchased as 10 Type of Transfer Distribution Forecle						
9 Was the property purchased as part of an IRS like-kind exchange?   10 Type of Transfer	Life Estate Sale Trustee to Beneficiary					
Yes No Court Decree Exchange Granto						
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.	ives? (If Yes, check the appropriate box.)					
	artnership, or LLC Self Other					
Brothers and Sisters Grandparents a						
Ex-spouse Parents and Ch						
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?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name					
Yes V No	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					
RURAL WEBSTER COUNTY	WILLA RUNDLE 1570 SOUTH MARIAN ROAD, ROOM 433					
18a No address assigned 18b Vacant land	HASTINGS, NE 68901					
20 Legal Description						
SEE ATTACHED						
21 If agricultural, list total number of acres8						
	\$					
22 Total purchase price, including any liabilities assumed	22 1,00					
23 Was non-real property included in the purchase? Yes No (If Yes, en	ter dollar amount and attach itemized list.) 23					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 1 1 00					
25 If this transfer is exempt from the documentary stamp tax, list the exemption						
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and					
MICHAEL E. SULLIVAN	(402) 462-0300					
Print of Type Name of Grantee or Authorized Representative	Phone Number					
sign human to leeve	ATTORNEY 1-10-17					
here Signature of Grantee of Authorized Representative	Title Date					
Register of Deed's Use On						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number  Mo. / Day 24 Yr. /7 \$ //. 2 5	28 Recording Data BKANIZ Pa 125					
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)					

#### 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.

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 2 day of January A.D., 20 17, at 8:10 o'clock A.M. Recorded in Book 2017
on Page Alingenberger County Clerks  10.00 BB Deputy  IndCompAssessorCarded

NEBRASKA DOCUMENTARY STAMP TAX Date 1-24-17 \$\_11.25\_By\_BB\_\_\_\_\_\_

Return to: Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

#### **QUITCLAIM DEED**

Lee L. Meents, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, quitclaims to GRANTEE, **Willa M. Rundle**, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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.

Executed: January 9, 2017.

Lee L. Meents

STATE OF NEBRASKA ) ) ss: COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on the 9<sup>th</sup> day of January, 2017, by Lee L. Meents, a single person.

GENERAL NOTARY - State of Nebraska
MICHAEL E. SULLIVAN
My Comm. Exp. June 21, 2018

Notary Public

## 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

1570 SOUTH MARION ROAD, RM 433 Greenbelt Area/Date : NO

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

PARCEL(S) 001207001

BOOK-PAGE

2017-125

DATE OF SALE

1-9-201

SALE PRICE

SPLIT

AGLAND TOTAL ACRES 7.35

NON AGLAND TOTAL ACRES .55

TOTAL ACRES 7.9

PRICE PAID PER ACRE

YEAR	LAND	IMPROVEMENTS	TOTAL
2014 2015 2016 2017	6470		
2015	<u>470</u> 9040		
2016	9590		
2017	10475		
<del></del>			
<u>, , , , , , , , , , , , , , , , , , , </u>			

PAGE 4

PARCEL(S) 001207001

BOOK-PAGE 2017-125

	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	<b>1</b> G1	1G1	1G1	1G1
1D	1D E	1D P	<b>1</b> D 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	2Т	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	<b>4</b> T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL TOTAL .35

#### COVER PAGE PROPERTY TRANSFER

BOOK & PAG	<u> 001 1-</u>	106	# PAGE	s	. GF	RANTEE MASTER NAME:	<u>, 1300</u>	<u>2</u>
PARCEL#		900/71	60	<u> 200328</u>	3400/8	3970		
			_		_	_		
DOC STAMPS	5 6 ENG	Pupt 5	9					
SALES FILE #	, <i>_</i>	7	# PAGE	<i>a</i>				
NEIGHBORHOOD #					·			<u>.</u>
	1 AGRICULTURAL	100 GUIDE ROCK RESIDENTIAL	105 GUIDE ROCK COMMERCIAL	200 RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESIDENTIA
	405	500	505	510	515	600	605	510
	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/SITI
	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	RURAŁ COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS.	1000	2000	4000	9000	9500	<u>.</u> .	<u>.</u>	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
l	107	<u>.</u>	<del></del>				SUBURBAN	<u> </u>
TAX DISTRICT	<u> </u>							
TOTAL SALE PRICE	s <del>V</del>		·					
521 ADJUSTMENTS :	<u> </u>							
OR ADJUSTMENTS	<u> </u>	<del></del>						
REVIEW CODE	NO							
SALES DATE_	<u>1-18-</u>	201	<del></del>					
DEED TYPE_	(	W)						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	<b>©</b>	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED #	RMS LENGTH / NOT P VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Creat	ive a	life of	estate				
_		Q						

## Nebraska Department of REVENUE

#### **Real Estate Transfer Statement**

· If additional space is needed, add an attachment and identify the item.

17

FORM **521** 

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 1 County Name Mo. 1 Day \_ . WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) LOIS K. FRAHM A/K/A LOIS FRAHM Grantee's Name (Buyer) BRENDA MYERS, HEIDI A FERRALL LE TO LOIS FRAHM Zip Code 68930 Zip Code 68930 State NE State BLUE HILL BLUE HILL Phone Number Is the grantee a 501(c)(3) organization? **✓** No Phone Number Yes If Yes, is the grantee a 509(a) foundation? 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. (B) Property Type (A) Status (C) ✓ Improved Mobile Home Single Family Industrial Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt Unimproved Multi-Family ☐ Agricultural Recreational IOLL Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Corrective Bill of Sale Fasement Lease Personal Ren. Trust/Trustee Mineral Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor Was the property purchased as part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) 10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death Auction Gift ✓ Life Estate Trustee to Beneficiary Easement Yes Court Decree Exchange Partition Satisfaction of Contract Other (Explain) Grantor Trust 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.) No LIFE ESTATE ✓ Yes ☐ No Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC ✓ Yes Aunt or Uncle to Niece or Nephew Other\_ Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child 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.) \$136,250 Yes **V** No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) **√** No Yes ₩ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 405 W OTOE ST, BLUE HILL, NE LOIS K FRAHM 209 S PAYNE ST, BLUE HILL, NE 209 S PAYNE ST BLUE HILL, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description SE ATTACHED 21 If agricultural, list total number of acres 0,00 22 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 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 ct, and that I am duly authorized to sign this tatement. JENNIFER FLEISCHER (402) 762-3524 Phone Number of Grantee or Authorized Fi ATTORNEY 1/18/17 Date Title here For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number BK2017, Pg 126

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Day 24 Yr. 17 Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

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.

BK2017, Pg 126

State of Nebraska Scounty of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of 20.12, at 8:15 o'clock A M. Recorded in Book 20.12 on Page County Clerk B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date\_\_\_/\_24-/7
\$Exempt #54\_By\_\_R8

#### 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 will 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, Grantor

STATE OF NEBRASKA

)

COUNTY OF (144)

Before me, a potary public qualified for said county, personally came LOIS K. FRAHM, a/k/a LOIS FRAHM, a single po

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

Notary Public CRYSTIAL M SHESTAK

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

BOOK & PAGE	0017-	100	# PAGE:	s_ <del></del>	. GF	KANTEE MASTER NAME #	<u> </u>	· ,
PARCEL#/ FILING NUMBER		400/8	070					
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SALES FILE#	) (	₹ '	# PAGES	$\mathbf{a}$				
NEIGHBORHOOD#		-	_					
KEIGHBONHOOD #	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 RESIDENTIA
	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/SI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L						}	SUBURBAN	<u></u>
TAX DISTRICT	195							
TOTAL SALE PRICE	. 0							
TO THE SACE TRICE	0.		**	•				
521 ADJUSTMENTS	<u> </u>							
SESSOR ADJUSTMENTS	<u> </u>							
REVIEW CODE	NO					•		
SALES DATE_	1-9-	-2017						
DEED TYPE_	W	)						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	9	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	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Creat	èno c	life	esta	te_			
<del>-</del>		$\overline{\bigcirc}$						

# Real Estate Transfer Statement

FORM

. 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. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name 2017 2017 Day WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Grantor's Name (Seller) Please see attachment Larry E. Gianakos and Rosaleen Gianakos Street or Other Mailing Address 210 North Payne Street Street or Other Mailing Address State Zin Code City Blue Hill Zip Code 68930 City NE Phone Number Is the grantee a 501(c)(3) organization? Yes Phone Number If Yes, is the grantee a 509(a) foundation? 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. (C) (A) Status (B) Property Type Mobile Home Industrial Mineral Interests-Nonproducing State Assessed ✓ Improved Single Family Agricultural Mineral Interests-Producing ☐ Exempt ☐ Unimproved Recreational Commercial Sheriff 8 Type of Deed Distribution Land Contract/Memo Partition Other Personal Rep. Bill of Sale Corrective Easement Lease Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Cemetery Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchange? Distribution Foreclosure 10 Type of Transfer Life Estate Sale Trustee to Beneficiary Auction Easement (I.R.C. § 1031 Exchange) ☐ Yes Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) √ No Court Decree 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.) No Subject to life estate of Grantors **V** Yes ☐ No ☐ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild Brothers and Sisters Spouse ✓ Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **√** No \$105,785 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes\_ **√** No Yes **√** No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 210 North Payne Street Larry E. and Rosaleen Gianakos Blue Hill, NE 68930 210 North Payne Street Blue Hill, NE 68939 18a No address assigned 18b 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, Nebaska, 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 0.00 22 0.00 23 Was non-real property included in the purchase? Yes 📝 No (if Yes, enter dollar amount and attach itemized list.) 23 0100 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. (402) 462-0300 Richard C. Witt Phone Number 1-20-17 Attomey

Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

. Day <u>24</u> Yr. **2017** 

26 Date Deed Recorded

Signature of Grantee or Authorized Representative

Date

For Dept. Use Only

Title

28 Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

## 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

BK2017, Pg 128

State of Nebraska 1 ss.
County of Webster | Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Joneany A.D., 20 1 7, at 8:25 o'clock A. M. Recorded in Book 201 on Page 138-139

Oeb Klingenberger County Clerk 16 00 BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 1-2-1-17 \$ Exempt 5ABy 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

, 2017.

arry E/Gianakos, Grantor

Rosaleen Gianakos, Grantor

STATE OF NEBRASKA	)
	) SS.
COUNTY OF ADAMS	)

GENERAL NOTARY - State of Nebraska

EMILY M. HARRIFELD

My Comm. Exp. September 27, 2020

AMUL (1 Votary Public

3

		·	•			-		<u>-</u>
DOC STAMPS	sØ Exe	mpt 13	-					
SALES FILE #	19	·	- # PAGES	<u> </u>				
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 RESIDENT
	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/S
	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 COMMERCI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	· <u>- y</u> u
!	15						SUBURBAN	
TAX DISTRICT	<u>00</u>	,						
TOTAL SALE PRICE	<u>\$</u>							
521 ADJUSTMENTS	\$ <u> </u>	·	_					
SSOR ADJUSTMENTS	<u>,                                    </u>	-						
RÉVIEW CODE	NO							
SALES DATE	1-23-	2017		•				
DEED TYPE	Purche	ase Aq	reeme	NO				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	ВН	BLA	cow	GR	MEASUREMENT INA	(RC)	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L					. A	as m	- kal	110 ().

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 statemer	at is signed and items 1-25 are accurately completed.	
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed	, 23 <sub>Yr.</sub> 2017
	WEBSTER - 91	Mo. 01 Day 23 Yr. 2017 Mo. 01 Day	/ Yr
5 Grantor's Name, Add Grantor's Name (Seller)	dress, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
David and Linda		Jim Owens	
Street or Other Mailing 645 Road 1100		Street or Other Malling Address 522 North Webster	7.0.2
City Red Cloud	State Zip Code NE 68970	City State NE	Zip Code 68970 ation? Yes ✓ No
Phone Number (402) 746-2774		Phone Number (402) 746-2774 Is the grantee a 501(c)(3) organiz If Yes, is the grantee a 509(a) four Email Address	
Email Address NA		NA NA	
7 Property Classifica	tion Number. Check one box in categories A and B. Check C I	f property is also a mobile home.	
(A) Status		) Property Type	(C)
Improved   Unimproved   IOLL	✓ Single Family       Industrial         Image: Multi-Family       Agricultural         Image: Commercial       Recreational	Mineral Interests-Producing State Assessed  Mineral Interests-Producing Exempt	
8 Type of Deed Bill of Sale Cemetery	Corrective Easement Le	nd Contract/Memo	Other Notice
9 Was the property pupart of an IRS like-k (I.R.C. § 1031 Excha	urchased as ind exchange? Auction Easement Gift ange)	Life Estate Sale Tr	ansfer on Death ustee to Beneficiary ther (Explain) Notice of Contr
✓ Yes ☐ 1	No	✓ Yes No	
Yes VN	Brothers and Sisters Grandparents Ex-spouse Parents and C	Partnership, or LLC Self Oth Oth and Grandchild Spouse Step-parent and Step-child	
14 What is the current in \$7,795	narket value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and Yes V No \$	interest rate.)
. ,	e divide a current parcet of land?	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
522 North We	ebster, Red Cloud, NE 68970	Jim Owens, 522 North Webster, Red	Cloud, NE
18a No address ass	signed 18b Vacant land	68970	
20 Legal Description  Lots Four (4)  21 If agricultural, list tota	and Five (5), Block Three (3), Original	Town of Red Cloud, Webster County	, Nebraska
22 Total purchase pr	ice, including any liabilities assumed		0,00
23 Was non-real pro	perty included in the purchase? Yes No (If Yes, e	nter dollar amount and attach itemized list.) 23	
	e price paid for real estate (line 22 minus line 23)	\$ 224	0 00
25 If this transfer is e	exempt from the documentary stamp tax, list the exemption	n number <u>13</u> .	
Unicorrect, a	der penalties of law, i declare that I have examined this statement that I am duly authorized to sign this statement.  Theobald	ent and that it is, to the best of my knowledge and belief, true, o	omplete, and (402) 746-2774
sign Primor	Type Name of Grantee or Authorized Representative	Attorney	Phone Number 01/24/17
here	e of Grantee or Authorized Representative	Title	Date
11212	Register of Deed's Use O	nly	For Dept. Use Only
26 Date Deed Recorded		28 Recording Data	
Mo. Day	4 Yr. 11 3 txempt "13	OK 8011, to 131	Rev. Stat. §§ 76-214, 77-1327(2)
Nebraska Department of Rev	/ense 6 Box Supermedee 96 960-9008 Box 7-901/	J 1000.1	

State of Nebraska
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 AD, 2017, at 411
or Page 13
Deputy County Clerk
BID: Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1/24-117
Sexemple 13 by 0111

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

Dand E Mars

Selle

DATED:

7

Buxer

Page 1 of 2.

BOOK & PAGE	<u> </u>	190	_ # PAGE	s	_ GR	ANTEE MASTER NAME #	1011	
PARCEL# / FILING NUMBER	002315	700/72	390	-		_		
DOC STAMPS	 , 33.75	•	-			-		•••
SALES FILE#	26	· · · ·	# PAGE	s	-			
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 RESIDEN
	405	500	505	510	515	600	605	510
:	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/
	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 COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	Inava
TAX DISTRICT	45							
TOTAL SALE PRICE	s 1450	0		_				
521 ADJUSTMENTS	s <del>0-</del>		,					
SSOR ADJUSTMENTS	<u>.</u>							
REVIEW CODE	NO							
SALES DATE_	12-2-	-2016						
DEED TYPE	$\omega$	-2016 D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<b>(1)</b>	2	3	4	5			
	USABILITY	AS ADJUSTED	Subchanged	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS						,1		***************************************
~~ ···· · · · · · · · · · · · · · · · ·								



# Real Estate Transfer Statement

**FORM** 

Authorized by Neb, Rev. Stat. §§ 76-214, 77-1327(2)

• 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. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 01 WEBSTER - 91 19 Day \_ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Mariorie D. Morgan, a single person Ed Gericke Street or Other Mailing Address 212 Truman Avenue Street or Other Mailing Address 609 Minnesota Avenue City Republican City Zip Code 68971 State Zip Code 68952 ΝĒ Inavale Phone Number (402) 767-0124 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 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) √ Improved Single Family Industriai Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Other ⊟ Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Lease Cemetery Death Certificate - Transfer on Death ✓ Warranty Executor Mineral Quit Claim Was the property purchased as 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Foreclosure part of an IRS like-kind exchange? ✓ Sale Trustee to Beneficiary Auction Fasement Giff Life Estate (I.R.C. § 1031 Exchange) Yes **V** No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract 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.) √ Yes No √ 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.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child 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.) \$14.500 √ 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.) Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 609 Minnesota Avenue Ed Gericke Inavale, NE 68952 609 Minnesota Avenue 18a No address assigned Inavale, NE 68952 18b Vacant land 20 Legal Description Lots Eleven (11) and Twelve (12) in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2), North, Range Twelve (12), Inavale, Webster County, Nebraska. 21 If agricultural, list total number of acres 14.500.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 14.500100 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 or Type Name of e or Authorized Representative Phone Number Attornev Grantee or Authorized Repr Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number Day <u>25</u> Yr. 2017

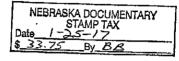
BK2017, Pg 140

State of Nebraska County of Webster Ss.

County of Webster Ss.

Entered on the numerical index and filled for record in the Clerk's office of said county this 25 day of January A.D., 2017, at 3:45 o'clock M. Recorded in Book 2017 on Page 140 County Clerk 10.00 B.D.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 (SW/4) 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:

- 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 IP: Morgan.

STATE OF NEBRASKA ) ) ss. FRANKLIN COUNTY )

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

GENERAL NOTARY - State of Nebraska
HENRY C, SCHENKER
My Comm. Exp. June 16, 2018

Notary Public

### WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print: 04/25/2017

Parcel ID #: 002315700

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

Record: 1 of: 1

: 4369-35-3-0-0-72390

:609 MINNESOTA AVE

GERICKE, ED

Situs

Map #

Legal

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

609 MINNESOTA AVENUE

INAVALE NE

68952-

PHYSICAL INFORMATION

Year Built/Age : 1920 / 97

Type : 1 - Single Family
Quality : 30 - Average
Condition : 20 - Fair Effective Age Remodel Date

Remodel Type

Arch Type : Style : One-Story 100% Exterior Wall : 100% SIDING Floor Area : 864

Basement Area : Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2 : 1.0 Baths

Heat Type : 100% WARM & COOLED Roof Type : COMP SHINGLES

Plumbing Fixt : 5

	e	\$4,030
Lump Sums	•••••	\$4,510
Lump Sums Descri	ption : SUB INA	
FINAL ESTIMATE C	F VALUE	\$8,540
Residence Value		\$8,540
	e	Ψ <b>0,</b> 540
		\$10,000
Agland Value		

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

609 MINNESOTA AVENUE

INAVALE NE 68952-

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION	· · · · · · · · · · · · · · · · · · ·		
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		864	x	87.76	= 75,825
ADJUSTMENTS  ROOFING  SUBFLOOR		<u>Units</u>	Unit Cost	Area Adj	Total Cost
HEATING & COOLING		864	2,01	2.01	1,737
PLUMBING Base is: 9 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(under base)	4	1176.67	(5.18) 0.00	(4, 476)
ADJUSTED STRUCTURE COST		864	х	84.59	= 73,086
IMPROVEMENTS NO GARAGE		Units	Unit Cost	Depr	Total Cost
CONCRETE DRIVE		1050		100	4,135
DET GAR FAIR COND SLAB W/ROOF & STEPS		480 96		42%	4,510
OPEN SLAB		144			2,520 865
					000

	al Functional Econo Depreciation/Plus Appreciation :	omic (76,575)
	Depreciation/Plus Appreciation :	(76,575)
F		
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

### WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 04/25/2017

Parcel #

002315700

Current Owner:

GERICKE, ED

Map #

4369-35-3-0-0-72390

Tax District

45

**609 MINNESOTA AVENUE** 

**INAVALE NE 68952-**

Neighborhood Greenbelt Area/Date

1 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, SUBUR	BAN HOME	HOM1SU	No H	Nome Use Totals	1.00	10,000	<u>10,000</u> 10,000	<u>10,000</u> 10,000
				F	Parcel Totals :	1.00		10,000	10,000

DOK-PAGE 20	017-140	DATE OF SALE 12-2-2016	SALE PRICE 14,500
LIT		•	
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	10000	5830	15830
2016	10000	9345	19345
2017	10000	8540	18540

BOOK & PAGE PARCEL#/			- #PAGES	·		ANTEE MASTER NAME #		
FILING NUMBER	<u>.0003</u> (	5 1W/	10390			-		
DOCSTAMPS	s Q		-			-		
SALĒS FILE#	9		# PAGES	;				
NEIGHBORHOOD #								
		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 RESIDEN
	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
	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 COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		CLIPLIPPAM	 Taque
TAX DISTRICT	45					ı	SOBORDAN	
TOTAL SALE PRICE	, 0							
521 ADJUSTMENTS	s &			•				
SOR ADJUSTMENTS	s O	,						
REVIEW CODE	NO			•				
SALES DATE	1-25-	-80M						
DEED TYPE	AFF							
SALE QUAL	YES	ADJUSTED	Subchngd	No No	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED		SALE NOT TO BE USED				
LOCATION CODE	вн	BLA	cow	GR	(INA)	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COLANZAGA	ARP! A	a vit		deutil				<u>.                                    </u>
COMMENTS	<del>.,,,,</del>	<u> </u>		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	<u>بر</u>			<del> </del>

BK2017, Pg 141

State of Nebraska ) ss. County of Webster)
County of Webster
Efficied on the
numerical index and filed for record in the
Clerk's office of said county this a S day
of $\mathbb{C}_{2}$ and $\mathbb{C}_{2}$ $\mathbb{C}_{2}$ $\mathbb{C}_{2}$ $\mathbb{C}_{2}$ $\mathbb{C}_{2}$
o'clock P. M. Recorded in Book 2017
on Page 141
Deb Klingenberger County Clerk
10.00 BB 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 (SW1/4) 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.

Subscribed and sworn before me on January 25, 2017.

GENERAL NOTARY - State of Nebraska HENRY C. SCHENKER My Comm. Exp. June 16, 2018 Henry C. Schenker Notary Public.



PARCEL# FILING NUMBER		900/6	7570	001805	200/6	ANTEE MASTER NAME :	001806	00/2
	001815	100/6	1725		<del></del> -	_		<del>_</del>
DOC STAMPS	SE EXC	mpt 15	-					
SALES FILE #			_ # PAGE	<u>.</u>	-			
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	605	61.0
	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	4000	9000	9500	· <del>-</del> ·		
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	45		**				Suburban	
TOTAL SALE PRICE	s <u>Q</u>		*					
521 ADJUSTMENTS	5 0	7.6						
ESSOR ADJUSTMENTS :	<del>9</del>							
REVIEW CODE	NO							
SALES DATE_	1-1	7-201	<u> </u>					
DEED TYPE_	DOFI	IPR_						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED A	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	inavale	RED CLOUD	ROSEMONT	RURAL
COMMENTS C	Distri	bution	of	la min	eral v	lehts		
			<del>_</del>			. 1		-,

# 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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately comple	led,
1 County Name 2 County Number  WEBSTER - 91	3 Date of Sale/Transfer  Mo. 01 Day 17 Yr, 2017  Mo. 01 Day 01	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Pri	
Grantor's Name (Seller) Cheryl Keyser, PR-Estate of Charles F. Reiher, dec'd	Grantee's Name (Buyer) Cheryl Keyser	
Street or Other Mailing Address 7601 Davies Dr	Street or Other Mailing Address 7601 Davies Dr	
City State Zip Code Lincoln NE 68506	City State Lincoln NE	Zip Code 68506
Phone Number (402) 440-8691	Phone Number   Is the grantee a 501 (c)(3) or   (402) 440-8691   If Yes, is the grantee a 509(a	
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 (E	) Property Type	(C)
Improved Single Family Industrial	✓ Mineral Interests-Nonproducing State Asse	ssed Mobile Home
✓ Unimproved     Multi-Family     Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?	losure   Irrevocable Trust   Revocable Trust	Transfer on Death
(I.R.C. § 1031 Exchange)	☐ Life Estate ☐ Sale  or Trust ☐ Partition ☐ Satisfaction of Contract ☐	Trustee to Beneficiary  Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use:	
✓ Yes    No	Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	Partnership, or LLC Self Sold Spouse	Other
Ex-spouse V Parents and C	<u> </u>	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount	and interest rate.)
7560-	☐ Yes	%
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title compof the agent or title company contact.)	any? (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Stateme	
Rural Property	same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description		
see attached		
21 If agricultural, list total number of acres		
	IS	<del></del>
22 Total purchase price, including any liabilities assumed	22 7	0,00
23 Was non-real property included in the purchase? Yes 🕢 No (If Yes, e	nter dollar amount and attach itemized list.)	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 <u>15</u>	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, tru	s, complete, and
David B. Garwood		(402) 746-3613
sign Sign Many of Grantee or Authorized Representative	Attorney	Phone Number
	Title	Date
Register of Deed's Use Or	ilv	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 1 Day 26 Vr. 2017 \$ Exempt # 15	BK2017, Pg 159	

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;

BK2017, Pg 159

State of Nebraska 1 County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this day \_A.D., 2017, at 3:30 Recorded in Book €

NEBRASKA DOCUMENTARY

### 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 distributon 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 1975h, 2017.

Estate of Charles F. Reiher, Deceased.

Keyser, Personal Representative

STATE OF NEBRASKA, COUNTY OF LANCASTER  $\,$  ) ss

The foregoing instrument was acknowledged before me on January 1724, by Cheryl Keyser, Personal Representative of the Estate of Charles F. Reiher, Deceased.

Comm. expires <u>5-28</u> - 20/9

GENERAL NOTARY State of Nebraska JACOB MCMULLIN My Comm. Exp. May 28, 2018

BOOK & PAGE	2017-16	01	# PAGE	s	_ GR	RANTEE MASTER NAME	<u>-10123</u>	• !
PARCEL#/ FILING NUMBER	0019065	501/689	44D	001906	500/12	3435		<del></del>
			_			_		
DOCSTAMPS	SD Eller	upt 5b	<u>_</u>					
SALES FILE#	ລາ	, v	# PAGES	<u>_</u> 2	-			
NEIGHBORHOOD #		100	105	200	205	300	305	400
i	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	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/
	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 COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			***
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	å . <b></b>			<u></u>		l	SUBURBAN	
TAX DISTRICT_	<u>45</u>							
TOTAL SALE PRICE	s (							
521 ADJUSTMENTS §	\$ A	7.0						
ESSOR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	1-24-	2017						
DEED TYPE_	WI	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	вн	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
7					lavava 5	RÉD CLOUD	ROSEMONT	RURAL
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	KED CEOSD	ROSEWIOTAT	NORAL
	Putting			AHO G			NOSEWIC/YI	NOME

# Real Estate Transfer Statement

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

**FORM** 521

· 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. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name Mo. DI Day 24 Yr. 2017 Ma. DI Day 24 Yr. 2017 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Selier) Jnik, LLC John J. and Janice S. Nikodym Street or Other Mailing Address 1111 Highway 281 Street or Other Mailing Address 1111 Highway 281 Zip Code State NE Red Cloud 68970 ΝĒ 68970 Red Cloud Yes ✓ No Yes ✓ No Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number Phone Number (402) 746-3748 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. (C) (B) Property Type (A) Status Mobile Home Mineral Interests-Nonproducing State Assessed Improved Industrial Single Family √ Agricultural Mineral Interests-Producing Exempt √ Unimproved Multi-Family Recreational IOLL Commercial Other Land Contract/Memo Partition Sheriff Distribution 8 Type of Deed Conservator Personal Rep. Trust/Trustee Easement Lease Bill of Sale Corrective ✓ Warranty Quit Claim Mineral Executor Death Certificate - Transfer on Death Cemeterv Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Trustee to Beneficiary Life Estate Sale Auction Easement Satisfaction of Contract Other (Explain) LLC Partition Yes Court Decree Exchange Grantor Trust 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ☐ No √ Yes √ 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.) Self Other ✓ Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew ✓ Yes Grandparents and Grandchild ☐ Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? √ No Yes 9 \$1.075,385 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes \_ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Jnik, LLC Rural Webster County 1111 Highway 281 Red Cloud, NE 68970 18a 🗸 No address assigned 18b Vecant land 20 Legal Description See attached 320 21 If agricultural, list total number of acres 1,00 22 23 Was non-real property included in the purchase? Yes Mo (If Yes, enter dollar amount and attach itemized list.) 23 1,00 24 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. (402) 463-3125 Matthew Hinrikus Phone Number Print or Type Name of Grantee of Authorized Representative sign 1-24-17 Attorney Date Title Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

## 20. Legal Description

The Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Twelve (12), Township Two (2) North, Range Eleven (11), West of the  $6^{th}$  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:

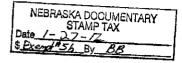
The Northwest Quarter (NW  $\frac{1}{4}$ ) of Section Twelve (12), Township Two (2) North, Range Eleven (11), West of the  $6^{th}$  P.M., Webster County Nebraska.

BK2017, Pg 161

State of Nebraska
County of Webster

County of Webster

Entered on the
Entered on the
Clerk's office of said county this A.Z. day
of Section A.D., 2017, at 11: A.S.
o'clock, A.M. Recorded in Book 2017
on Page
Almander County Clerk
County Clerk
Deb Kingenberger County Clerk
Lind Comp Assessor Carded



### 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  $\frac{1}{2}$ ) of Section Twelve (12), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska.

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

- 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

My Comm. Exp. Dec. 10, 2019

(3) warrants and will defend the title to the real estate against the lawful claims of all persons.

JOHN J. NIKODYM, Grantor

STATE OF NEBRASKA

Ss.

COUNTY OF Acams

The foregoing instrument was acknowledged before me on the 24th day of January

CENERAL NOTARY - State of Nebraska
MATTHEW M. HINRIKUS

Notary Public

BOOK & PAG		<del></del>	#PAG	<u>_</u>	G	RANTEE MASTER NAME	# <u>10124</u>	>
FILING NUMBE		800/3	540			_		
	·		_			_		
DOC STAMP	ss 27.	$\alpha$					···	
SALES FILE #	, 23	3	# PAGE	-c }				
NEIGHBORHOOD #			_ #PAGE	·s	<u>-</u>			
Water Ipola (OOD)	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 RESIDEN
	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
	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 COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	(1000)	2000	4000	9000	9500			<del></del>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	<u>_</u>
Į.							SUBURBAN	
TAX DISTRICT	65							
TOTAL SALE PRICE	1200	$\infty$						
521 ADJUSTMENTS :	\$	0		•				
_	<u> </u>			•				
SSOR ADJUSTMENTS <u>s</u>	<u>-</u>	<u> </u>						
REVIEW CODE	NO							
SALES DATE_	<u>    (-a</u> -	<u>7-2017</u> UD						
DEED TYPE_	ITU	<u>UD</u>						
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS						<u> </u>		
L CIBRAGENTS								



# **Real Estate Transfer Statement**

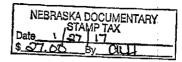
To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the item.

ide.	2) 2	
	$\alpha$ 2	

FORM **521** 

	The deed will not be recorde	ed unless this statemer	nt is signed and it	tems 1-25 are accu	rately completed	I.
1 County Name	2 County Number		3 Date of Sale/Tra		4 Date of Deed	
I	WEBSTER - 91		Mo. Day			ay <u>25 Yr.</u> 2017
5 Grantor's Name, Addre Grantor's Name (Seller)	ss, and Telephone (Please Print)			, Address, and Teleph	none (Please Print)	
Randall J. & Lisa I			Grantee's Name (E James A. & (	<sup>Buyer)</sup> Gennifer D. Durf	fey	
Street or Other Mailing Add 787 Rd 800			Street or Other Ma 230 N Sewar	illing Address d St		
Red Cloud	State NE	Zip Code 68970	Red Cloud		State <b>NE</b>	Zip Code 68970
Phone Number (402) 460-8881			Phone Number (402) 879-92	65 If Yes is the	ee a 501 (c)(3) organi grantee a 509(a) fo	ization? Yes ✓ No undation? Yes No
Email Address			Email Address	11.100,10.810	granice a cos(a) io	ondation:   iea   ivo
	Number. Check one box in categ	gories A and B. Check C i	property is also a	mobile home.		
(A) Status			Property Type			(C)
		dustrial	Mineral Interests-	, -	State Assesse	d Mobile Home
Unimproved	폭 : 날 :	gricultural ecreational	Mineral Interests-	Producing	Exempt	
8 Type of Deed C	onservator	Distribution Lar	nd Contract/Memo	Partition	Sheriff	Other
	orrective	Easement Lea	ise	Personal Rep.	Trust/Trustee	
	eath Certificate - Transfer on Death	Executor Min	eral	Quit Claim	Warranty	
9 Was the property purch part of an IRS like-kind	exchange?	Distribution Foreck	1	=	Trust T	ransfer on Death
(I.R.C. § 1031 Exchange Yes ✓ No	Auction  Court Decree	Easement Gift	Life Estat	<u></u>	=	rustee to Beneficiary
	ed in full? (If No, explain the division		———			Other (Explain) No, state the intended use.)
Yes No_	•	·		✓ Yes No		140, state the intended use.)
	relatives, or if to a trustee, are the		ives? (If Yes, check	the appropriate box.)		
Yes ✓No	Aunt or Uncle to Niece or Ne		artnership, or LLC	Self	Oth	ner
	Brothers and Sisters  Ex-spouse	Grandparents a		Spouse	•	
14 What is the current market	_ <del></del>	Parents and Ch		Step-parent and ge assumed? (If Yes, s	•	
	reces of the road property:			ge assumeor (ii res, s: ✓ No \$	tate the amount and	
16 Does this conveyance div	ide a current parcel of land?		17 Was transfer thre	· · · · · · · · · · · · · · · · · · ·	rit or a title company	? (If Yes, include the name
18 Address of Property				ess of Person to Whom		No
230 N Seward St		i			ine iax Statement s	should be Sent
Red Cloud, NE 68970	)		same as Gr	antee		
18a No address assigne	ed 18b 🗌 Vacant land					
20 Legal Description	- · · · · · · · · · · · · · · · · · · ·					
Lots Eighteen (*County, Nebras	18) and Nineteen (19 ka.	), Block Twenty-	four (24), O	riginal Town o	of Red Cloud	d, Webster
21 if agricultural, list total nur	nber of acres					
22 Total purchase price,	including any liabilities assume	đ	**********		22 \$	12,000.00
23 Was non-real property	/ included in the purchase?	Yes ☑ No (If Yes, ent	er dollar amount a	nd attach itemized li	st.) 23 \$	0,00
	ce paid for real estate (line 22 r				\$	12,000,00
25 If this transfer is exem	pt from the documentary stamp	tay list the everntion r	nimber		1	
Under p	enalties of law, I declare that I have	ve examined this statement	and that it is, to the	best of my knowledge	e and belief, true, co	mplete, and
correct, and th	at I am duly authorized to sign this a CCracken	statement,		, ,	,,	•
Print or Type !	ame of Grantee or Authorized Boo	resentative				(402) 746-3613 Phone Number
sign	- M	-		Attorney		1/77/1-
here Signature of G	Granted or Authorized Representative	re Ti	tle			Date Date
ne D-+- D3 B 1		ster of Deed's Use Only	·			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or E	exempt Number	28 Recording Data	· · ·	)	
Mo Day Selection Y  In the selection of Movement of Revenue	<u>s 27.00</u>		BK 20r	7, Pa 163	<u> </u>	
	Supersedes 96-269-2008 Rev. 7-2014			J	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(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 27 day of 100 A.D., 20 17, at 1230 of clock P. M. Recorded in Book 2001 on Page 1123 Deb Winden Detail County Clerk 510 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 <u>25</u>, 2017.

Randall I 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

KORY MCCRACKEN
General Notary
State of Nebraska
Imission Expires Aug 27, 2018

Jorary Public

### WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record: 1 of:

1

Date of Print: 04/25/2017

Inspected By: TS Inspection Date: 09/22/2016

Parcel ID #: 000114800 Map #

: 4491-00-0-10005-024-0000

DURFEY, JAMES A. & GENNIFER D. Situs :230 N SEWARD ST

Legal

:LOTS 18 & 19 BLOCK 24 ORIGINAL TOWN 230 NORTH SEWARD STREET

RED CLOUD RED CLOUD NE 68970-

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width 50 Value Method: SF Lot Depth 142 # of Units : 7100

Topography Amenities Unit Value : 0.09 Street Access :

Adjustments: Utilities Lot Value 625

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

945 Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms

Baths : 1.0

Heat Type : 100% GRAVITY Roof Type : COMP SHINGLES

Plumbing Fixt : 5

Basement Area :

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

 $0 \times 0$ 

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	EET - COST	APPROACH DATA		d: 1 of:
Parcel ID #: 000114800	Map #	: 4491-00-0-	10005-024-	0000
DURFEY, JAMES A. & GENNIFER D.  230 NORTH SEWARD STREET  RED CLOUD NE 68970~	Situs Legal	RED CLOUD	9 BLOCK 24	ORIGINAL TOWN
COST APPROACH - Va Appraisal Zone: 1000 Manual Date: 06/13		shall & Swif t Factor :0.		
DESC	RIPTION		<u> </u>	
		<u>et Ba</u>	aa GB Geet	<b></b>
BASIC STRUCTURE COST	1,418	x sa		= 133,122
ADJUSTMENTS	<u> Units</u>	Unit_Cost	Area Adi	Total Cost
ROOFING SUBFLOOR	945	(2.01)		
HEATING & COOLING				
PLUMBING Base is: 12 (under base) BASEMENT COST			(8.96)	(12,705)
PARTITION FINISH	945	20.26	13.50	19,143
RECREATIONAL FINISH				
MINIMUM FINISH				
MINIMON FINISH				
ADJUSTED STRUCTURE COST	1418	x	97.08	= 137,659
IMPROVEMENTS	Units	Unit Cost	D	
NO GARAGE	mirred.	DITTL_COSE	Depr	Total Cost

1

60

29.22

32.57

245

0왕

7,160

1,955

DET. GARAGE/NV

WOOD DECK

SLAB W/ROOF & STEPS

TOTAL REPLACE						1418	X	103.51	=	146,775
Depreciation	:	91% 7	otal	91%	Physical Less Depr	Funct eciation/P]	ional us Appre	Econo eciation :		(133,565)
Improvement Va	alue .					• • • • • • • • • •				\$13,210
and Value		• • • • • •	•••••	· · · · ·	• • • • • • • • • • • •					\$625

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

Page 2 of 2

	CEL(S) 000 114800 17-163	DATE OF SALE 1-27-2017	SALE PRICE 1 2000
SPLIT			
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	10000	5830	15830
2016	10000	9345	19345
2017	10000	8540	18540
COMMENTS	1908 40/10	2	

AGRICIATURAL GUIDE ROCK GUIDE ROCK REDICADU REDICADU BLUE RILL BLUE HILL BLUE HILL COMMERCIAL COMME			=	_					
SALES FILE #			5 <u>607/</u>	70410			_		
100   100				_		_			
100   205   200   205   200   205   200   305   200   205   200   205   200   205   200   205   200   205   200   205   205   200   205	DOC STAMPS	<u>. 128</u>	37.				_		
100   205   200   205   200   205   200   205   200   205   200   205   200   205	SALES FILE#	a	4	#PAGE	s	-			
AGRICUATURAL GUIDE ROCK SESCRETIAL COMMERCIAL GUIDE ROCK REDICIOUD BLUE MILL SULE MILL COMMERCIAL SESCRETIAL SESCRETIAL COMMERCIAL S	NEIGHBORHOOD#	9 3	100	105					
SLAGEN COMMERCIAL SITE SITE SITE SITE SITE SITE SITE SITE			GUIDE ROCK	GUIDE ROCK	RED CLOUD	RED CLOUD	BLUE HILL	BLUE HILL	400 BLADEN RESIDEN
COMMERCIAL SITE SITE COMMERCIAL MYSTE COMMERCIAL IN SITE AND SITE IN SITE SITE COMMERCIAL IN SITE AND SITE		405	500	505	510	515	500	605	610
ROSEMONT COMMERCIAL, NO INAVALE WHOME SITE SITE 1010 1013 1020  GRASS GREEN / GOLF SAND GREEN / COURSE COUR						E COMMERCIAL/NO			ROSEMONT COMMERCIAL W
COMMERCIAL NO INVALE WHOME SITE COMMERCIAL HOME SITE HOME SITE  1010 1015 1020  GRASS GREEN / GOLF SAND GREEN / GOLF COURSE SAND GREEN / GOLF SAND GREEN / GOLF GAME & PARKS  TAX DISTRICT 45  TOTAL SALE PRICE S 572 OCCO  SALES DATE 1-13-2017  DEED TYPE TLAD  SALE QUAL  (***ES*) ADJUSTED SUBCHIND NO MOBILE COOR COURSE COURS COURSE COURSE COURSE COURSE COURSE COURSE COURSE COURSE COURSE		615	700	705	710	800	805	1000	1005
GRASS GREEN / GOLF SAND GREEN / GOLF COURSE  COURSE  1000 2000 4000 5000 5500  RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  TAX DISTRICT 45  TOTAL SALE PRICE \$ 573,000  SSSCR ADJUSTMENTS \$  REVIEW CODE NO  SALES DATE 1-13-2017  DEED TYPE 7TUJD  SALE QUAL  (YS) ADJUSTED SUBCHNED NO MOBILE  CODE 2 3 4 5  USABILITY AS ADJUSTED SUBCHNED NO MOBILE  LOCATION CODE BH BLA COW GR INA  BLUE HILL BLADEN COWLES GLIDE ROCK INAVALE RED CLOUD ROSEMONT RURA		COMMERCIAL / NO						RURAL COMMERCIAL	RURAL COMMER
PROPERTY CLASS  1000  2000  4000  RESIDENTIAL  COMMERCIAL  AGRICULTURAL  EXEMPT  GAME & PARKS  RURAL RESIDENTIAL  SUBURBAN  TAX DISTRICT  45  TOTAL SALE PRICE S  572,000  521 ADJUSTMENTS S  REVIEW CODE  NO  SALES DATE  1-13-2017  DEED TYPE  TUAD  SALE QUAL  75  ADJUSTED  SUBCHNIGD  NO  MOBILE  CODE  2  3  4  5  LOCATION CODE  BH  BLA  COW  GR  INA  RC  ROS  RURAL  RED CLOUD  ROSEMONT  RURA  RURA  RURA  RED CLOUD  ROSEMONT  RURA  RURA  RED CLOUD  ROSEMONT  RURA  RURA  RURA  RURA  RURA  RED CLOUD  ROSEMONT  RURA  RU	i	1010	1015	1020					
RESIDENTIAL COMMERCIAL AGRICULTURAL DIEMPT GAME & PARKS  TAX DISTRICT 45  TOTAL SALE PRICE \$ 572.000  ESTADJUSTMENTS \$  REVIEW CODE NO  SALES DATE 1-13-2017  DEED TYPE TOLD  SALE QUAL  CODE 1 2 3 4 5  USABILITY AS ADJUSTED SUBCHINGD NO MOBILE  CODE 1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ABMS LENGTH; NOT VALID FOR MEASUREMENT  LOCATION CODE BH BLA COW GR INA  BLUE HILL BLADEN COWLES GLIDE ROCK INAVALE RED CLOUD ROSEMONT RURA									
RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  SUBURBAN  TAX DISTRICT 45  TOTAL SALE PRICE \$ 5.72,000  SZI ADJUSTMENTS \$  REVIEW CODE NO  SALES DATE 1-13-2017  DEED TYPE 77 LUD  SALE QUAL  CODE 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH! / NOT WALD FOR MEASUREMENT.  LOCATION CODE BH BLA COW GR INA RC ROS RUB  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURA	PROPERTY CLASS			4000	9000	9500		RURAL RESIDENTIAL	
TOTAL SALE PRICE \$ 5.72,000		RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			•
TOTAL SALE PRICE \$ .572,000	MAY BIOTRIGE	UE			, <del>a</del> i-	<del>.</del>		SUBURBAN	
ESSOR ADJUSTMENTS \$  REVIEW CODE NO  SALES DATE 1-13-2017  DEED TYPE TTWD  SALE QUAL  (YES) ADJUSTED SUBCHINGD NO MOBILE  CODE 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  LOCATION CODE BH BIA COW GR INA RC ROS RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURA	TAX DISTRICT_	~ > 0							
REVIEW CODE NO  SALES DATE 1-13-2017  DEED TYPE TTWD  SALE QUAL YES ADJUSTED SUBCHINGD NO MOBILE  CODE 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALIO POR MEASUREMENT  LOCATION CODE BH BLA COW GR INA RC ROS RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURA	TOTAL SALE PRICE \$	5 /d	<u>,000                                  </u>						
SALES DATE 1-13-2017  DEED TYPE TOUD  SALE QUAL  VES ADJUSTED SUBCHNGD NO MOBILE  CODE 1 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 RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURA	521 ADJUSTMENTS \$	<del>_</del>	· · · · · · · · · · · · · · · · · · ·						
SALES DATE 1-13-2017  DEED TYPE 7TWD  SALE QUAL  CODE 1 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 RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURA	ESSOR ADJUSTMENTS <u>\$</u>	0	,						
SALE QUAL  VES  ADJUSTED  SUBCHNGD  NO  MOBILE  CODE  1  2  3  4  5  USABILITY  AS ADJUSTED  SUBCHANGED  SUBCHANGED  SALE NOT TO BE USED  ARMS LENGTH / NOT VALID FOR MEASUREMENT  REASUREMENT  BH  BLA  COW  GR  INA  RC  ROS  RUR  BLUE HILL  BLADEN  COWLES  GUIDE ROCK  INAVALE  RED CLOUD  ROSEMONT  RURA	REVIEW CODE	NO							
SALE QUAL  VES  ADJUSTED  SUBCHNGD  NO  MOBILE  CODE  1  2  3  4  5  USABILITY  AS ADJUSTED  SUBCHANGED  SUBCHANGED  SALE NOT TO BE USED  ARMS LENGTH / NOT VALID FOR MEASUREMENT  REASUREMENT  BH  BLA  COW  GR  INA  RC  ROS  RUR  BLUE HILL  BLADEN  COWLES  GUIDE ROCK  INAVALE  RED CLOUD  ROSEMONT  RURA	SALES DATE_	1-13-	2017						
CODE  CODE  1 2 3 4 5 USABILITY  AS ADJUSTED  SUBCHANGED  SUBCHANGED  SALE NOT TO BE USED  ARMS LENGTH / NOT VALID FOR MEASUREMENT  BH  BLA  COW  GR  INA  RC  ROS  RUR  BLUE HILL  BLADEN  COWLES  GUIDE ROCK  INAVALE  RED CLOUD  ROSEMONT  RURA	DEED TYPE_	The	D	<del></del>					
USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT.  BH BLA COW GR INA RC ROS RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURA	SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
LOCATION CODE  BH BLA COW GR INA RC ROS RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURA	CODE		2	3	4	5			
BH BLA COW GR INA RC ROS RUR BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURA		USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED	VALID FOR			
RUSEMIONI RUKA	LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
COMMENTS		BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	COMMENTS	<u>. L</u>	<u></u>						
	COMMUNICATION	<del>-</del> -	<del></del>			·	<del></del>		

# Real Estate Transfer Statement

**FORM** 

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

• 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. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number County Name \_ Day \_\_\_/ vr Mo. 1 Day \_ 13 Mo. ..... WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Paul D. Brei and Shari A. Brei Grantor's Name (Seller Thomas M. and Debra Harman, Craig E. and Rebecca Marble Street or Other Mailing Address 1785 N. Adams Central Ave. Street or Other Mailing Address 2215 West 12th Street Zip Code 68955 <sup>City</sup> Hastings <sub>City</sub> Juniata State NE Zip Code 68901 Phone Number Is the grantee a 501(c)(3) organization? ✓ No Phone Number (402) 461-4888 Yes **₽** No If Yes, is the grantee a 509(a) foundation? Ves Email Address Email Address גפוח 120 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Improved Single Family Agricultural Mineral Interests-Producing Exempt ✓ Unimproved Multi-Family 10LL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchang Distribution Revocable Trust Transfer on Death 10 Type of Transfer Foreclosure Irrevocable Trust kind exchange? Sale Trustee to Beneficiary Auction Easement ∃Giff Life Estate (I.R.C. § 1031 Exchange) Satisfaction of Contract Other (Explain) ✓ Yes ☐ No Court Decree Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No ✓ 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.) Self Other Yes Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$572,000 Yes Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? □No Yes Yes ✓ No 18 Address of Property 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 All of Government Lots 4 and 5, and all of that part of Government Lots 1, 2 and 3 lying South of the Repulbican 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 572.000<sup>!</sup>00 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 572,000100 24 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. 40z - 469-2391 Paul D. Brei Phone Number Authorized Representative 1-13-2017 Grantee ature of Grantee or Authorized Representative Title Date here For Dept. Use Only Register of Deed's Use Only

26 Date Deed Recorded

Day 31

27 Value of Stamp or Exempt Number

28 Recording Data

State of Nebraska ) s County of Webster)	s. Entered on the
and f	led for record in the
Clerk's office of said of	OUTILY UNIS 29.00
o'clock_/TW. Her	Oldon High
Dep Kingenoe	BB Deputy essor Carded
IndComp Ass	essor carded

NEBRASKA DOCUMENTARY STAMP TAX Date 1-3/-/7 \$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  $6^{\rm th}$  P.M., Webster County, Nebraska.

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

- 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 //, ,2017.	
THOMAS M. HARMAN	DEBRAK. HARMAN
CRAIG E, MARBLE	Rebleca & Marbly REBECCA L. MARBLE
STATE OF NEBRASKA ) ) SS:	
COUNTY OF ADAMS )	
The foregoing warranty deed was acknowle	alger the fore me on Tonne 13 2017 by

The foregoing warranty deed was acknowledged before me on \_\_\_\_\_\_\_, 2017, by Thomas M. Harman, Debra K. Harman, Craig E. Marble and Rebectea L. Marble.

GENERAL NOTARY - State of Nebraska
GRETCHEN L. MASTRODONATO
My Comm. Exp. April 8, 2019

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 #

4493-01-0-0-0-70910

Tax District

45

1785 NORTH ADAMS CENTRAL AVE

Neighborhood

JUNIATA NE 68955-

Greenbelt Area/Date

1 NO

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	# A .			
2360	MUNJOR FINE SANDY LO		2D		Shor rad	# Acres	Ag/Acre_	Mkt Value	Assessed Value
2326	INAVALE FINE SANDY LO			No		99.00	2,265	224,235	224,235
	TIME DAND! DOAM,	OAM, U-3% DRY	2D	No		5.00	2,265	11,325	·
				D	ry Use Totals :	104.00	, -	235,560	11,325
								235,560	235,560
2335	INAVALE LOAMY FINE SA	AND, 0-3% GRAS	2G	No		20.00			
					200 m - 11 m - 1	20.00	1,425	28,500	28,500
				G	rass Use Totals	: 20.00		28,500	28,500
WASTE	WASTE	WASTE	WASTE						
		MADIE	WASTE NO	No	49.00	180	8,820	8,820	
				W	Waste Use Totals	: 49.00		8,820	
								0,020	8,820
				Pa	arcel Totals :	173.00			
						712.00		272,880	272,880

BOOK-PAGE 2017-173

DATE OF SALE 1-13-2017

SALE PRICE 572,000

SPLIT

NON AGLAND TOTAL ACRES

TOTAL ACRES

173

TOTAL ACRES

PRICE PAID PER ACRE

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	287310		287310
2015	319610		319610
2016	287310		287310
2017	272880		272880

PAGE 4

PARCEL(S) 002205500 / 70910

BOOK-PAGE 2017-173

	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	<b>1</b> G1	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G	1G	<b>1</b> G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D 104	2D E	2D P	2D G	2G 2O	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	<b>4</b> T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL 49	TOTAL TOTAL