

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-182

PAGES 2

GRANTEE MASTER NAME # 10141

PARCEL # / FILING NUMBER 000333900 / 9500

DOC STAMPS \$ 191.25

SALES FILE # 25

PAGES 1

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

TAX DISTRICT 195

TOTAL SALE PRICE \$ 85000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-3-2017

DEED TYPE WD

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

COMMENTS Good sale but can't remove Life Estate until death Certificates are filed. Called Sue Maggion and Thomas Kirchner 4-26-2017 approx 10 AM

Real Estate Transfer Statement

25

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

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

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

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Donald R. & Laurel J. Benker; Gilbert Eugene & Loraine Sue		Grantee's Name (Buyer) Thomas W. Kirchner Jr and Wendy Kirchner	
Street or Other Mailing Address 706 W Saline St		Street or Other Mailing Address 902 W Saline St	
City Blue Hill	State NE	City Blue Hill	State NE
Zip Code 68930		Zip Code 68930	
Phone Number (402) 469-2729	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Phone Number	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
Email Address n/a	402-756-3093	Email Address n/a	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)

Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

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

\$85,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Southern Title, LLC No

18 Address of Property

902 W Saline St
Blue Hill, NE 68930

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

Grantees

18a No address assigned 18b Vacant land

20 Legal Description

The East Eighteen (18) feet of Lot Eleven (11) and all of Lot Twelve (12), Block Six (6), Hoover's Addition to Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	85,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	85,000.00

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

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

sign here *Thomas W. Kirchner Jr*
Print or Type Name of Grantee or Authorized Representative

Thomas W. Kirchner Jr
Signature of Grantee or Authorized Representative

Grantee

785-447-0825
Phone Number

2-3-17
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 2 Day 3 Yr. 17	\$ 191.25	BK2017, Pg 182-183

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 February A.D., 2017, at 3:50 o'clock P. M. Recorded in Book 2017 on Page 182-183
Deb Klingsboeren County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-3-17
\$ 191.25 By BB

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

WARRANTY DEED

Gilbert Eugene Magarin and Loraine Sue Magarin, husband and wife; and Donald R. Benker and Laurel J. Benker, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Thomas W. Kirchner Jr. and Wendy Kirchner, 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 East Eighteen (E 18') feet of Lot Eleven (11) and all of Lot Twelve (12), Block Six (6), Hoover's Addition to Blue Hill, 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.

Executed February 3, 2017.

Gilbert Eugene Magarin
Gilbert Eugene Magarin

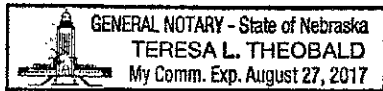
Loraine Sue Magarin
Loraine Sue Magarin

Donald R. Benker
Donald R. Benker

Laurel J. Benker
Laurel J. Benker

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on February 3, 2017 by Gilbert Eugene Magarin and Loraine Sue Magarin, husband and wife.

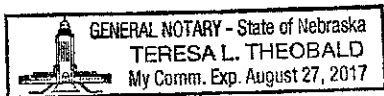


Teresa L. Theobald
Notary Public

My commission expires: 8/27/2017

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on February 3, 2017 by Donald R. Benker and Laurel J. Benker, husband and wife.



Teresa L. Theobald
Notary Public

My commission expires: 8/27/2017

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/26/2017

Inspected By: TS Inspection Date: 08/21/2015

Record : 1 of: 1

Parcel ID #:	000333900	Map #	: 4133-00-0-20055-006-9500
KIRCHNER, THOMAS W JR & WENDY		Situs	: 902 W SALINE ST
BENKER, RAYMOND & LOLA (LE)		Legal	: E 18' LOT 11 & ALL LOT 12 BLOCK 6
902 WEST SALINE STREET			HOOVER ADDITION BLUE HILL
BLUE HILL NE	68930-		

LOT INFORMATION

Neighborhood :	300 BLUE HILL		
Lot Width :	68		
Lot Depth :	135		Value Method: SF
Topography :	LEVEL	Amenities	# of Units : 9180
Street Access :	BL, PW, C&G		Unit Value : 0.25
Utilities :	LEVEL		Adjustments :
			Lot Value : 2,290

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1968/49
Quality :	30 - Average	Effective Age :	
Condition :	25 - Fair+	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% HARDBOARD		
Floor Area :	1,144		
Basement Area :	1,144		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	3		
Baths :	2.5		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	10		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$54,950
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$52,660
Land Value	\$2,290
FINAL ESTIMATE OF VALUE	\$54,950
Value per Square Foot	46
Current Total Assessed Value for Parcel # 000333900	\$54,950

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: 04/26/2017

Record : 1 of: 1

Parcel ID #: 000333900	Map #	: 4133-00-0-20055-006-9500
KIRCHNER, THOMAS W JR & WENDY BENKER, RAYMOND & LOLA (LE) 902 WEST SALINE STREET BLUE HILL NE	Situs Legal	:902 W SALINE ST :E 18' LOT 11 & ALL LOT 12 BLOCK 6 HOOVER ADDITION BLUE HILL
68930-		

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000	Manual Date : 06/13	Cost Factor :0.95
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DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,144	x	80.72	= 92,344
<u>ADJUSTMENTS</u>				
ROOFING	Units	Unit Cost	Area Adj	Total Cost
SUBFLOOR				
HEATING & COOLING	1,144	2.01	2.01	2,299
PLUMBING Base is: 9 (over base)	1	1176.67	0.98	1,121
BASEMENT COST	1,144	16.12	16.12	18,442
PARTITION FINISH	748	27.36	17.89	20,465
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1144	x	117.72	= 134,672
<u>IMPROVEMENTS</u>				
ATTACHED GARAGE	364	24.82	0.69	9,035
DET GAR FAIR CONC	864	11.26	27%	7,100 *
CONCRETE DRIVE/FAIR	564	4.14		2,335
SLAB W/ROOF & STEPS	15	34.31		515
OPEN SLAB PORCH	16	19.01		305
OPEN SLAB	16	7.04		115

TOTAL REPLACEMENT COST NEW	1144	x	128.47	= 146,975
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Depreciation	: 69% Total	69% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(101,415)

Improvement Value	\$45,560
Land Value	\$2,290
Lump Sums	7,100 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$54,950
Value per Square Foot	\$46.00

PAGE 1

COMMENTS

BOOK-PAGE 2017-18a

DATE OF SALE 2-3-2017

LEGAL DESCRIPTION East 18' Lot 11 a Lot 1a Block 6 Bowers Addition Blue Hill

LOCATION ID PARCELS) 000383900 / 9500

ASSESSOR LOCATION BH

ADDRESS OF PROPERTY 902 West Saline

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	2290	68090	70380
2016	2290	54130	56420
2017	2290	52660	54950

SELLING PRICE 85000 | ⁵²¹ ADJUSTMENT 0 | ASSESSOR ADJUSTMENT 0 | ADJUSTED SELLING PRICE 85000

SCHOOL BASE # 91-0074 | HOUSE QUALITY 30 | HOUSE CONDITION 25 | DATE OF CONSTRUCTION 1968

MOBILE HOME

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-197 # PAGES 1 GRANTEE MASTER NAME # 10144

PARCEL # / FILING NUMBER 000705400/23400

DOC STAMPS \$ 22.50

SALES FILE # 26 # PAGES 1

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	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	<u>700</u>	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/HOME SITE	AMBOY VILLAGE/NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 45

TOTAL SALE PRICE \$ 10,000

S21 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-6-2017

DEED TYPE WD

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

LOCATION CODE	BH	BLA	COW	GR	<u>INA</u>	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. *26*

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 02 Day 06 Yr. 2017		Mo. 02 Day 06 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Merle-Allen Stout and Patricia Stout				Grantee's Name (Buyer) Colton L. Collins			
Street or Other Mailing Address 1204 P St				Street or Other Mailing Address 206 Logan St			
City Franklin		State NE		City Inavale		State NE	
Phone Number		Zip Code 68939		Phone Number		Zip Code 68952	
Email Address				Email Address			

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Conservator	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty		

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

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

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
 206 Logan St
 Inavale, NE 68952

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

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

20 Legal Description
 The East Half (E½) of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block Eight (8), Original Village of Inavale, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	10,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	10,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____

Signature of Grantee or Authorized Representative _____ Title _____ Date _____

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 02 Day 04 Yr. 2017	\$ 22.50	BW 2017, Pg 197	

BW2017. Pg 197

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 6th day of Feb A.D., 2017, at 10:35 o'clock PM, Recorded in Book 2017 on Page 197
Della Ungar County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2/6/17
\$ 22.50 By DUA

WARRANTY DEED

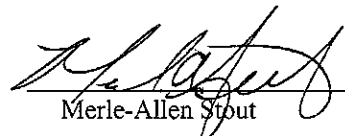
Merle-Allen Stout and Patricia Stout, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Colton L. Collins, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

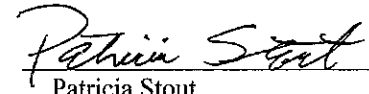
The East Half (E½) of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block Eight (8), Original Village of Inavale, Webster County, Nebraska.

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

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

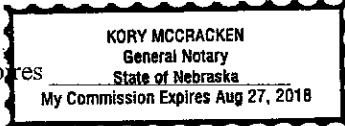
Executed February 6, 2017.



Merle-Allen Stout


Patricia Stout

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 6, 2017, by Merle-Allen Stout and Patricia Stout, husband and wife.

Comm. expires 
KORY MCCRACKEN
General Notary
State of Nebraska
My Commission Expires Aug 27, 2018


Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/26/2017

Record : 1 of: 1

Inspected By: SK Inspection Date: 10/25/2007

Parcel ID #: 000705400	Map # : 4369-0-0-60005-8-00000
COLLINS, COLTON L.	Situs :206 LOGAN ST
206 LOGAN STREET	Legal :E1/2 OF LOTS 13-18 BLK 8 ORIGINAL
INAVALE NE	VILLAGE INAVALE
68952-	

LOT INFORMATION

Neighborhood : 700 INAVALE/HOME SITE	
Lot Width : 150	Value Method: SF
Lot Depth : 70	# of Units : 10500
Topography : LEVEL Amenities	Unit Value : 0.32
Street Access : GRAVEL	Adjustments :
Utilities : WELL, SEP, ELEC, NG	Lot Value : 3,410

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1913/104
Quality : 30 - Average	Effective Age :
Condition : 25 - Fair+	Remodel Date :
Arch Type :	Remodel Type :
Style : 1-1/2-St-Fin 100%	
Exterior Wall : 100% SIDING	
Floor Area : 1,005	
Basement Area : 0	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 4	
Baths : 1.0	
Heat Type : 100% WARM & COOLED	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 5	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$11,005
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$7,595
Land Value	\$3,410
FINAL ESTIMATE OF VALUE	\$11,005
Value per Square Foot	8
Current Total Assessed Value for Parcel # 000705400	\$11,005

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: 04/26/2017

Record : 1 of: 1

Parcel ID #: 000705400	Map # : 4369-0-0-60005-8-00000
COLLINS, COLTON L.	Situs :206 LOGAN ST
206 LOGAN STREET	Legal :E1/2 OF LOTS 13-18 BLK 8 ORIGINAL
INAVALE NE	VILLAGE INAVALE
68952-	

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,005	x	77.65	= 78,038
<u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,005		2.01	2,020
PLUMBING Base is: 9 (under base)	4		1176.67	(4,472)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1005	x	75.21	= 75,586
<u>IMPROVEMENTS</u>				
NO GARAGE				
DET GAR FAIR COND	252		16.20	4,202
KNEE WALL/GLASS	80		59.93	4,795
SOLID WALL PORCH	120		55.94	6,715

TOTAL REPLACEMENT COST NEW	1005	x	86.66	= 87,095
----------------------------	------	---	-------	----------

Depreciation	: 94% Total	94% Physical	Functional	Economic	
					Less Depreciation/Plus Appreciation : (81,870)

Improvement Value	\$5,225
Land Value	\$3,410
Lump Sums	2,370 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$11,005
Value per Square Foot	\$8.00

BOOK-PAGE 2017-197

DATE OF SALE 2-6-2017

LEGAL DESCRIPTION

Elig of Lots 13-18 Block 8 Original Village Inavale

LOCATION ID PARCEL(S)

000705400/23400

ASSESSOR LOCATION

IWA

ADDRESS OF PROPERTY

206 Logan St.

YEAR	LAND	IMPROVEMENTS	TOTAL

SELLING PRICE	10,000	521 ADJUSTMENT	0	ASSESSOR ADJUSTMENT	0	ADJUSTED SELLING PRICE	10,000
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SCHOOL BASE # 91-0002 HOUSE QUALITY 30 HOUSE CONDITION 35 DATE OF CONSTRUCTION 1913

MOBILE HOME

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-217 # PAGES 1 GRANTEE MASTER NAME # 12045

PARCEL # / FILING NUMBER 000152200/38950

DOC STAMPS \$ 0 Exempt 4

SALES FILE # 27 # PAGES 1

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

TAX DISTRICT 65

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 5-11-2015

DEED TYPE CWD

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

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

COMMENTS Initial Deed was joint tenancy warrandy deed

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **27**
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. <u>5</u> Day <u>11</u> Yr. <u>2015</u>		Mo. <u>2</u> Day <u>7</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Melba Dell				Grantee's Name (Buyer) Doug Pierce			
Street or Other Mailing Address P O Box 303				Street or Other Mailing Address 1705 K Street			
City Hildreth		State NE		Zip Code 68947		City Franklin	
						State NE	
						Zip Code 68939	
Phone Number (308) 215-0766				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Agricultural	
	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	
	<input type="checkbox"/> Mineral Interests-Producing	

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input checked="" type="checkbox"/> Corrective	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Conservator	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty		

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)

Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

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

\$7,320

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes _____ No

18 Address of Property

105 S Seward Street, Red Cloud, NE

18a No address assigned 18b Vacant land

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

Doug Pierce
1705 K Street
Franklin, NE 68939

20 Legal Description

Lots One (1), Two (2) and the North Twenty Feet (20') of Lot Three (3), Block Two (2), Railroad Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
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 4

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

sign here

Doug Pierce
Print or Type Name of Grantee or Authorized Representative

Doug Pierce
Signature of Grantee or Authorized Representative

_____ Title

(916) 201-5600 Phone Number

2-07-2017 Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. <u>2</u> Day <u>7</u> Yr. <u>17</u>	\$ <u>Exempt #4</u>	<u>BK2017, Pg 217</u>	

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of February A.D., 2017, at 4:15 o'clock P.M. Recorded in Book 2017 on Page 217
Neb Klingenberg County Clerk
10-00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-7-17
\$ Exempt #4 By BB

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

CORRECTIVE WARRANTY DEED

MELBA L. DELL, a single person, and Widow of Hugh A. Dell, 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

DOUG PIERCE, a single man, Grantee,

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

Lots One (1), Two (2) and the North Twenty Feet (20') of Lot Three (3), Block Two (2), Railroad Addition to Red Cloud, Webster County, Nebraska; also known as 105 Seward Street.

This corrective deed is being filed to correct the erroneously used Joint Tenancy Deed filed in Book 2015, Page 898.

Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seized 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: February 7, 2017.

Melba L. Dell
Melba L. Dell, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me on February 7, 2017, by, Melba L. Dell, a single person.

GENERAL NOTARY-State of Nebraska
MERRY SUSAN SHAFFER
My Comm. Exp. July 18, 2017

Merry Susan Shaffer
Notary Public.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-218 # PAGES 3 GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 002206600 / 71005

DOC STAMPS \$ 0

SALES FILE # 0 # PAGES _____

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

TAX DISTRICT 45

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-28-2016

DEED TYPE TR

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

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

COMMENTS Certification of Trustee Succession & Death Certificate

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 February A.D., 20 17, at 11:50
o'clock A. M. Recorded in Book 2017
on Page 18-219
Deb Klingenberg County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

CERTIFICATION OF TRUSTEE SUCCESSION
(Pursuant to Nebraska R.R.S. §30-38,101 to §30-38,106)

The undersigned being all of the currently acting trustee(s) of the trust, being first duly sworn on oath, depose and say:

1. The Mary Ann Hersh Revocable Trust dated February 7, 2002, is a valid and existing trust agreement, and it is now irrevocable, due to the death of Mary Ann Hersh, the Settlor/Grantor and prior Trustee on March 28, 2016, as set forth in the certified copy of the death certificate hereto attached.
2. The trust identification number is: 81-6469145.
3. The current Trustee of the trust is: Rodger E. Hersh
4. The Trustee(s) of said Trust have all of the powers set forth in the Nebraska Uniform Trust Code, which includes full power to manage, deal with, sell, transfer and convey any property, real or personal, of the trust and to execute and deliver any documents and contracts in connection therewith, and specifically including bank accounts, brokerage accounts and other intangibles.
5. This Affidavit is made to facilitate management or conveyance of the following described trust real estate, to wit:

Government Lots Nine (9) and Ten (10), in Section Three (3), Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

6. The trust has not been revoked or amended to make any representations contained herein incorrect.

IN WITNESS WHEREOF, all the acting trustees have signed this instrument on the date set forth below.

Rodger E Hersh
Rodger E. Hersh

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February
7, 2017, by Rodger E. Hersh.

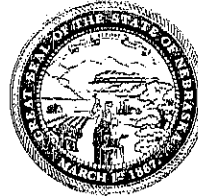
GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2018
16-2018

David B. Garwood
Notary Public

BK2017-19 219

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

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



DATE OF ISSUANCE
 4/20/2016

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

16 02155

CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Mary Annabelle Hersh			2. SEX Female		3. DATE OF DEATH (Mo., Day, Yr.) March 28, 2016	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Atchison County, Missouri			5a. AGE - Last Birthday (Yrs.) 99	5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	5c. UNDER 1 DAY HOURS MINS.	
7. SOCIAL SECURITY NUMBER			8a. PLACE OF DEATH HOSPITAL <input type="checkbox"/> Inpatient <input checked="" type="checkbox"/> OTHER <input checked="" type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> DOA <input type="checkbox"/> Other (Specify)			
8b. FACILITY-NAME (If not institution, give street and number) Heritage of Red Cloud			8c. CITY OR TOWN OF DEATH (Include Zip Code) Red Cloud 68970			
9a. RESIDENCE-STATE Nebraska			9b. COUNTY Webster	9c. CITY OR TOWN Red Cloud		
9d. STREET AND NUMBER 636 North Locust			9e. APT. NO.	9f. ZIP CODE 68970	9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Delmer Bernard Hersh			
11. FATHER'S NAME (First, Middle, Last, Suffix) Roy Kish			12. MOTHER'S NAME (First, Middle, Maiden Surname) Mabel Griffith			
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No			14a. INFORMANT-NAME Rodger Hersh		14b. RELATIONSHIP TO DECEDENT Son	
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE Dayre Williams		16b. LICENSE NO. 0918	16c. DATE (Mo., Day, Yr.) April 1, 2016	
16d. CEMETERY, CREMATORY OR OTHER LOCATION Red Cloud Cemetery			CITY / TOWN Red Cloud		STATE Nebraska	
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonsen-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska					17b. Zip Code 68970	
CAUSE OF DEATH (See instructions and examples)						
18. PART I. Enter the chain of events—diseases, injuries, or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.					APPROXIMATE INTERVAL	
IMMEDIATE CAUSE (Final disease or condition resulting in death) a) CEREBRAL VASCULAR ACCIDENT					onset to death WEEKS	
DUE TO, OR AS A CONSEQUENCE OF: b) ATRIAL FIBRILLATION					onset to death WEEKS	
DUE TO, OR AS A CONSEQUENCE OF: c) PNEUMONIA					onset to death WEEKS	
DUE TO, OR AS A CONSEQUENCE OF: d)					onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to the death but not resulting in the underlying cause given in PART I. DEMENTIA, HYPERTENSION, RECURRENT URINARY TRACT INFECTIONS					19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)	21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
				21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO		
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY	22c. PLACE OF INJURY—At home, farm, street, factory, office building, construction site, etc. (Specify)			
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED				
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE		ZIP CODE
23a. DATE OF DEATH (Mo., Day, Yr.) March 28, 2016			24a. DATE SIGNED (Mo., Day, Yr.)		24b. TIME OF DEATH	
23b. DATE SIGNED (Mo., Day, Yr.) April 11, 2016		23c. TIME OF DEATH 08:55 PM		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Amy L. Springer, MD			24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)			
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Amy L. Springer, MD, 721 W 6th, Red Cloud, Nebraska, 68970						
28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) April 19, 2016		

To be completed/verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

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

0011833

BW2017, Pg 344

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 6th day
of Feb A.D., 2017 at 10:12
o'clock A M. Recorded in Book 207
on Page 343-344
Debra Klingenberg County Clerk
1200 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-220 # PAGES 1 GRANTEE MASTER NAME # 10297

PARCEL # / FILING NUMBER 000341500/10180

DOC STAMPS \$ 326.25

SALES FILE # 28 # PAGES 1

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

TAX DISTRICT 195

TOTAL SALE PRICE \$ 145000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-7-2017

DEED TYPE SWD

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

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

COMMENTS _____

Real Estate Transfer Statement 28

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

**FORM
521**

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 2 Day 7 Yr. 2017	4 Date of Deed Mo. 1 Day 30 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jamie J. Reiman and Christine L. Reiman, husband and wife Street or Other Mailing Address 1109 W. Seward City Blue Hill, Ne. State 68936 Zip Code Telephone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John C. Wilson and Marsha L. Wilson, husband and wife Street or Other Mailing Address 515 N. Willson City Blue Hill State NE Zip Code 68930 Telephone Number 402.756.3901	
Email Address dwiebe@charter-title.net		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$145,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Charter Title** No

18 Address of Property
514 N. Willson St.
Blue Hill, NE 68930

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

19 Name and Address of Person to Whom Tax Statement Should be Sent
John C. Wilson and Marsha L. Wilson, husband and wife
514 N. Willson St.
Blue Hill, NE 68930

20 Legal Description
Lot 7, in Donn's Addition to the Village of Blue Hill, Webster County, Nebraska, except the part of Lot 7 Donn's Addition lying West of the platted street, now vacated pursuant to Ordinance No. 487, recorded on July 29, 1997 in Book 97, Page 1217, but including the East Half of said vacated street, abutting Lot 7, all in Blue Hill, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	145,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	145,000	00

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

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

<p>sign here</p> <p>John C. Wilson and Marsha L. Wilson, husband and wife Print or Type Name of Grantee or Authorized Representative</p> <p><i>Marsha L. Wilson</i> Signature of Grantee or Authorized Representative</p>	<p><u>402.756.3901</u> Phone Number</p> <p><u>2-7 2017</u> Date</p>
<p>Grantee or Authorized Representative</p> <p>Title</p>	

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 9 Yr. 2017	27 Value of Stamp or Exempt Number \$ 326.25	28 Recording Data BK2017, Pg 220	

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 9 day of February A.D., 2017, at 2:35 o'clock A.M. Recorded in Book 2017 on Page 220
Deb Klingslager County Clerk
10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Garded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-9-17
\$ 326.25 By BR

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

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT
Jamie J. Reiman and Christine L. Reiman, husband and wife, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do grant, bargain, sell, convey, and confirm unto

III, IV
John C. Wilson and Marsha L. Wilson, husband and wife, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

Lot 7, in Donn's Addition to the Village of Blue Hill, Webster County, Nebraska, except the part of Lot 7 Donn's Addition lying West of the platted street, now vacated pursuant to Ordinance No. 487, recorded on July 29, 1997 in Book 97, Page 1217, but including the East Half of said vacated street, abutting Lot 7, all in Blue Hill, Webster County, Nebraska.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments; except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed this 30th day of January, 2017.

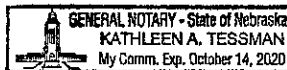
Jamie J. Reiman
Jamie J. Reiman

Christine L. Reiman
Christine L. Reiman

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 30th day of January 2017 by Jamie J. Reiman and Christine L. Reiman, husband and wife.

Kathleen A. Tessman
Notary Public



WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/26/2017

Record : 1 of: 1

Inspected By: CJ Inspection Date: 09/09/2015

Parcel ID #:	000341500	Map #	: 4133-00-0-20025-000-0000
WILSON, JOHN C III & MARSHA L		Situs	:514 N WILLSON ST
515 NORTH WILLSON STREET		Legal	:E 182.2' LOT 7 DONN'S ADDITION BLUE HILL
BLUE HILL, NE	68930-0000		

LOT INFORMATION

Neighborhood :	300 BLUE HILL	Value Method:	SF
Lot Width :	150	# of Units :	27330
Lot Depth :	182.2	Unit Value :	0.19
Topography :	ROLLING	Adjustments :	
Street Access :	C&G,A,PA	Lot Value :	5,065
Utilities :	ALL		

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1965/52
Quality :	30 - Average	Effective Age :	
Condition :	35 - Average +	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% VINYL		
Floor Area :	1,569		
Basement Area :	1,344		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	4		
Baths :	2.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	10		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$128,805
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$123,740
Land Value	\$5,065
FINAL ESTIMATE OF VALUE	\$128,805
Value per Square Foot	79
Current Total Assessed Value for Parcel # 000341500	\$128,805

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: 04/26/2017

Record : 1 of: 1

Parcel ID #: 000341500	Map # : 4133-00-0-20025-000-0000
WILSON, JOHN C III & MARSHA L	Situs :514 N WILLSON ST
515 NORTH WILLSON STREET	Legal :E 182.2' LOT 7 DONN'S ADDITION BLUE HILL
BLUE HILL, NE 68930-0000	

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,569	x	77.40	= 121,441
<u>ADJUSTMENTS</u>				
ROOFING	Units	Unit Cost	Area Adj	Total Cost
SUBFLOOR				
HEATING & COOLING	1,569	2.01	2.01	3,154
PLUMBING Base is: 9 (over base)	1	1176.67	0.71	1,114
BASEMENT COST	1,344	15.65	13.41	21,036
PARTITION FINISH	1,209	24.09	18.56	29,125
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1569	x	112.09	= 175,869
<u>IMPROVEMENTS</u>				
ATTACHED GARAGE	525	23.17	0.36	12,165
BRICK VENEER/EXTRA	75	4.04		305
CONCRETE DRIVE	636	4.11		2,615
SLAB W/ROOF & STEPS	25	34.31		860
OPEN SLAB	264	5.77		1,525

TOTAL REPLACEMENT COST NEW	1569	x	123.22	= 193,340
----------------------------	------	---	--------	-----------

Depreciation	: 36% Total	36% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(69,600)

Improvement Value	\$123,740
Land Value	\$5,065
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$128,805
Value per Square Foot	\$79.00

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-238

PAGES 2

GRANTEE MASTER NAME # 11919

PARCEL # / FILING NUMBER 000601209/16110

DOC STAMPS \$ 15.75

SALES FILE # 29

PAGES 1

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

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

TAX DISTRICT 25

TOTAL SALE PRICE \$ 7000-

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 11-28-2016

DEED TYPE WTD

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

COMMENTS Notary on signature is 2 years prior to sale date.

Real Estate Transfer Statement

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

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

1 County Name Webster	2 County Number Select County & County Number 91	3 Date of Sale/Transfer Mo. 11 Day 28 Yr. 2016	4 Date of Deed Mo. 11 Day 28 Yr. 2016
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert E. Funn Street or Other Mailing Address P.O. Box 148 City BRIANS State NE Zip Code 68422 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Doug PIERCE Street or Other Mailing Address 442 6TH AVE City Red Cloud State NE Zip Code 68470 Phone Number (916) 201-5600 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
4,270.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property
144 EAST ADAM STREET

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

18a No address assigned 18b Vacant land

20 Legal Description
LOT SIX(6) and LOT SEVEN(7), BLOCK FOUR(4), GUIDE ROCK ORIGINAL TOWN, WEBSTER

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	7000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	7000.00

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

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

sign here

Printer Type Name of Grantee or Authorized Representative
Doug Pierce

Signature of Grantee or Authorized Representative
Doug Pierce

Title _____

Phone Number
(916) 201-5600

Date
03-10-2017

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 10 Yr. 17	27 Value of Stamp or Exempt Number \$ 15.75	28 Recording Data BK2017, Pg 238-239	

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 February A.D., 2017, at 11:37 o'clock A M. Recorded in Book 2017 on Page 238-239
Deb Klingenberg County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-10-2017
\$ 15.75 By BB

Prepared by: Patterson Law Office, 620 Patterson St., Cambridge, NE 69022

WARRANTY DEED

For good consideration, I Robert E. Finn, a single person (Grantor) hereby bargain, deed and convey to Doug Pierce, a single person (Grantee), the following described land in Webster County, Nebraska, free and clear with WARRANTY COVENANTS; to wit:

Lot Six (6) and Lot Seven (7), Block Four (4), Guide Rock Original Town, Webster County, Nebraska;

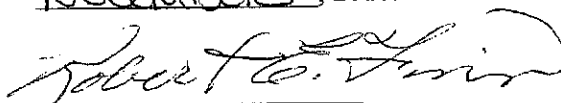
Grantor, for itself and its heirs, hereby covenant with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises;

that it has a good right to convey; that the premises are free from all encumbrances;

that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required;

and that the Grantor and its heirs will warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantor this 28 day of NOVEMBER, 2016.

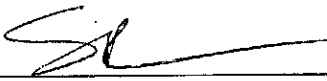

Robert E. Finn

BK2017, Pg 239

STATE OF NEBRASKA)
)ss.
COUNTY OF WEBSTER)

On the 28 day of NOVEMBER, 2014, before me, a Notary Public,
appeared Robert E. Finn personally known to me to be the person whose name is
subscribed to the within instrument and acknowledged to me that they executed
the same in his authorized capacity, and that such was his free and voluntary act.

WITNESS my hand and official seal.



Notary Public

(Seal)



Webster County Assessor

www.webster.gisworkshop.com



621 N Cedar St.
Red Cloud, NE 68970
Phone & Fax: 402-746-2717

Sonja L. Krueger, Assessor
webcoassr@hotmail.com
Carla Jameson
cjwebcoassr@outlook.com

Tami Scheuneman, Deputy Assessor
rtscheu1@hotmail.com
Deb Langer
dlwebcoassr@outlook.com

April 26, 2017

Robert Finn
PO Box 414
Dumont CO 80436

Doug Pierce
1705 K Street
Franklin NE 68939

Chelsea E Ziska
530 N Tower Avenue
Minden NE 68959

RE: Parcel 000601200, Lots 6 & 7 Block 4 Original Town Guide Rock

Deed 2017-238/239 Lots 6 & 7 Block 4 Guide Rock Original Town from Robert E. Finn to Doug Pierce. This deed will not change ownership as the signature is from November 28, 2016 and notary is from November 28, 2014.

Deed 2017-281/282 Lots 6 & 7 Block 4 Guide Rock Original Town from Doug Pierce to Chelsea E Ziska. This deed will not change ownership as Doug Pierce didn't receive property to sell and also the notary date is the day before the deed date.

You will have to file corrective deeds on both these transactions.

Sincerely,
Sonja Krueger
Webster County Assessor

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/26/2017
Inspected By: TS Inspection Date: 10/10/2013

Record : 1 of: 1

Parcel ID #: 000601200	Map # : 4487-00-0-40005-004-0000
FINN, ROBERT E.	Situs :144 E GRANT ST
PO BOX 153	Legal :LOTS 6 & 7 BLK 4 GUIDE ROCK ORIGINAL TOWN
GUIDE ROCK, NE	68942-0153

LOT INFORMATION

Neighborhood : 100 GUIDE ROCK	Value Method: SF
Lot Width : 90	# of Units : 12780
Lot Depth : 142	Unit Value : 0.01
Topography : LEVEL Amenities	Adjustments :
Street Access : BLACKTOP	Lot Value : 135
Utilities : ALL	

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1890/127
Quality : 40 - Good	Effective Age :
Condition : 10 - Poor	Remodel Date :
Arch Type :	Remodel Type :
Style : One-Story 100%	
Exterior Wall : 100% STUCCO	
Floor Area : 858	
Basement Area : 0	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 1	
Baths : 1.0	
Heat Type : 100% STOVE HEAT	
Roof Type : GALV METAL	
Plumbing Fixt : 5	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$8,035
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$7,900
Land Value	\$135
FINAL ESTIMATE OF VALUE	\$8,035
Value per Square Foot	9
Current Total Assessed Value for Parcel # 000601200	\$8,035

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: 04/26/2017

Record : 1 of: 1

Parcel ID #: 000601200	Map # : 4487-00-0-40005-004-0000
FINN, ROBERT E.	Situs :144 E GRANT ST
PO BOX 153	Legal :LOTS 6 & 7 BLK 4 GUIDE ROCK ORIGINAL TOWN
GUIDE ROCK, NE	68942-0153

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION

BASIC STRUCTURE COST	<u>Square feet</u>		<u>Base SF Cost</u>		<u>Total Cost</u>
	858	x	114.59	=	98,318

ADJUSTMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>		<u>Total Cost</u>
ROOFING	858	1.10	1.10		944
SUBFLOOR					
HEATING & COOLING	858	(3.69)	(3.69)		(3,166)
PLUMBING Base is: 12 (under base)	7	1910	(14.80)		(12,698)
BASEMENT COST			0.00		
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					

ADJUSTED STRUCTURE COST	858		97.20		83,398
-------------------------	-----	--	-------	--	--------

IMPROVEMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>		<u>Total Cost</u>
NO GARAGE					
SHED DIRT-FAIR	432	6.27	42%		1,570 *
OPEN SLAB PORCH	65	20.93			1,360
SOLID WALL PORCH	132	71.69			9,465

TOTAL REPLACEMENT COST NEW	858		109.82		94,225
----------------------------	-----	--	--------	--	--------

Depreciation	: 93% Total	92% Physical	16% Functional	Economic	
Less Depreciation/Plus Appreciation :					(87,895)

Improvement Value	\$6,330
Land Value	\$135
Lump Sums FUNC FOR BAD FOUNDATION	1,570 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$8,035
Value per Square Foot	\$9.00

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-279

PAGES 2

GRANTEE MASTER NAME # 10244

PARCEL # / FILING NUMBER 001105201/61175

DOC STAMPS \$ Exempt 12

SALES FILE # 30

PAGES 2

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

TAX DISTRICT 5

TOTAL SALE PRICE \$ 1

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-26-2017

DEED TYPE QCD

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

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

COMMENTS Divorce

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.

30

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 1 Day 26 Yr. 2017		Mo. 1 Day 26 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Meghan Anderson				Grantee's Name (Buyer) Troy Anderson			
Street or Other Mailing Address 2381 Road M.				Street or Other Mailing Address 2381 Road M			
City Guide Rock		State NE		City Guide Rock		State NE	
Phone Number (308) 379-1467		Zip Code 68942		Phone Number (402) 257-7104		Zip Code 68942	
Email Address				Email Address			

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

(A) Status	(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input checked="" type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input checked="" type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$20,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
2381 Road M
Guide Rock, NE 68942

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Troy Anderson
2381 Road M
Guide Rock, NE 68942

18a No address assigned 18b Vacant land

20 Legal Description
See attachment A

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$ 1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12

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

sign here

Print or Type Name of Grantee or Authorized Representative: Joshua Johnson Phone Number: 4024625187

Signature of Grantee or Authorized Representative: [Signature] Title: Attorney # 25260 Date: 1/31/2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>16</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 12</u>	28 Recording Data <u>BK2017, Pg 279-280</u>

Attachment "A"

A tract of land in the Northeast Quarter (NE $\frac{1}{4}$) of Section Eleven (11), Township Two (2) North, Range (9) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Section Eleven (11); thence West in the North line thereof a distance of 734 feet to the point of beginning; thence South a distance of 435 feet; thence West a distance of 340 feet; thence North a distance of 435 feet to a point on said North line; thence East along said North line a distance of 340 feet to the point of beginning, subject to county road right of way along the North side thereof, containing a net of 3.14 acres more or less.

BK2017, Pg 279

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of February A.D., 2017, at 1:22 o'clock P. M. Recorded in Book 2017 on Page 279-280
Deb Klingsberger County Clerk
BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-16-17
\$Exempt # 12 By BB

Conway, Pauley & Johnson, P. C.
P. O. Box 315
Hastings, NE 68902-0315

QUITCLAIM DEED

MEGHAN ANDERSON, former wife of Grantee, GRANTOR, in consideration of and pursuant to the Decree of Dissolution, Case No. CI16-63, of the District Court of Webster County, Nebraska, quitclaims to GRANTEE, TROY ANDERSON, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract of land in the Northeast Quarter (NE ¼) of Section Eleven (11), Township Two (2) North, Range (9) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Section Eleven (11); thence West in the North line thereof a distance of 734 feet to the point of beginning; thence South a distance of 435 feet; thence West a distance of 340 feet; thence North a distance of 435 feet to a point on said North line; thence East along said North line a distance of 340 feet to the point of beginning, subject to county road right of way along the North side thereof, containing a net of 3.14 acres more or less.

Executed February 6, 2017.

Meghan Anderson
Meghan Anderson

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on FEBRUARY 6, 2017, by Meghan Anderson, former spouse of Grantee.



Sharon K Stromer
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-281

PAGES 2

GRANTEE MASTER NAME # 11919

PARCEL # / FILING NUMBER 000601200 / 16110

DOC STAMPS \$ 18.

SALES FILE # 31

PAGES 1

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

TAX DISTRICT 25

TOTAL SALE PRICE \$ 7000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-9-2017

DEED TYPE QCD

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

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

COMMENTS Notary signed day before deed.

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.

31

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

1 County Name Webster		2 County Number Select County & County Number 91		3 Date of Sale/Transfer Mo. 2 Day 9 Yr. 2017		4 Date of Deed Mo. ___ Day ___ Yr. ___	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dona Pierce Street or Other Mailing Address 1709 N G Street City BRANKLIN NE State NE Zip Code 68439 Phone Number (416) 201-5600 Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) CHARLEA E ZISKA Street or Other Mailing Address 530 N. LOWER AVE City MINOT NEBRASKA State NE Zip Code 68759 Phone Number 253-057412 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____			

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

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

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property
144 East GRANT ST

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

18a No address assigned 18b Vacant land

20 Legal Description
Lot 6 and Lot 7 Block 4 Guide Rock ORIGINAL TOWN, WEBSTER COUNTY, NEBRASKA

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 7000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 7000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____

Signature of Grantee or Authorized Representative _____ Title _____ Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 16 Yr. 17	27 Value of Stamp or Exempt Number \$ 18.00	28 Recording Data BR2017, Pg 281-282

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 16 day of February, A.D., 2017, at 2:50 o'clock P. M. Recorded in Book 2017 on Page 281-282
Deb Klingenberg County Clerk
16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-16-17
\$ 18.00 By BB

Prepared By: Patterson Law Office, P.O. Box 513, Cambridge, NE 69022

QUIT CLAIM DEED

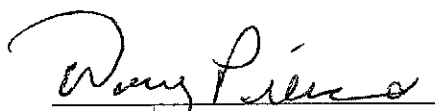
THIS DEED, made and entered into on this 9th day of February 2017, by and between: Doug Pierce, a single person, do hereby bargain, deed and convey to Chelsea E. Ziska the following described land in Webster County, Nebraska;

WITNESSETH: that the said Parties for and in consideration of the sum of One Dollar and other valuable consideration paid by the said Parties, the receipt of which is hereby acknowledged, do by these presents, **REMISE, RELEASE AND FOREVER QUIT CLAIM** unto the said Parties, the following described Real Estate, situated in the County of Webster and State of Nebraska, to wit:

Lot Six (6) and Lot Seven (7), Block Four (4), Guide Rock Original Town, Webster County, Nebraska;

TO HAVE AND TO HOLD, the same, together with all rights and appurtenances to the same belonging, unto the said Parties, and to their successors in Trust and assigns forever. So that neither the said Parties, nor their successors, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

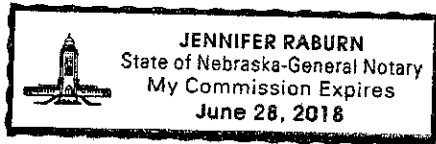
IN WITNESS WHEREOF, the said Parties have executed these presents the day and year first above written.


Doug Pierce

STATE OF NEBRASKA)
) ss
COUNTY OF FURNAS)

On the 8th day of February 2017, before me, a Notary Public, appeared Doug Pierce, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that such was his free and voluntary act.

WITNESS my hand and official seal.



[Handwritten Signature]

Notary Public

Webster County Assessor

www.webster.gisworkshop.com



621 N Cedar St.
Red Cloud, NE 68970
Phone & Fax: 402-746-2717

Sonja L. Krueger, Assessor
webcoassr@hotmail.com
Carla Jameson
cjwebcoassr@outlook.com

Tami Scheuneman, Deputy Assessor
ttscheu1@hotmail.com
Deb Langer
dlwebcoassr@outlook.com

April 26, 2017

Robert Finn
PO Box 414
Dumont CO 80436

Doug Pierce
1705 K Street
Franklin NE 68939

Chelsea E Ziska
530 N Tower Avenue
Minden NE 68959

RE: Parcel 000601200, Lots 6 & 7 Block 4 Original Town Guide Rock

Deed 2017-238/239 Lots 6 & 7 Block 4 Guide Rock Original Town from Robert E. Finn to Doug Pierce. This deed will not change ownership as the signature is from November 28, 2016 and notary is from November 28, 2014.

Deed 2017-281/282 Lots 6 & 7 Block 4 Guide Rock Original Town from Doug Pierce to Chelsea E Ziska. This deed will not change ownership as Doug Pierce didn't receive property to sell and also the notary date is the day before the deed date.

You will have to file corrective deeds on both these transactions.

Sincerely,
Sonja Krueger
Webster County Assessor

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/26/2017

Record : 1 of: 1

Inspected By: TS Inspection Date: 10/10/2013

Parcel ID #: 000601200	Map # : 4487-00-0-40005-004-0000
FINN, ROBERT E.	Situs :144 E GRANT ST
PO BOX 153	Legal :LOTS 6 & 7 BLK 4 GUIDE ROCK ORIGINAL TOWN
GUIDE ROCK, NE 68942-0153	

LOT INFORMATION

Neighborhood : 100 GUIDE ROCK	Value Method: SF
Lot Width : 90	# of Units : 12780
Lot Depth : 142	Unit Value : 0.01
Topography : LEVEL Amenities	Adjustments :
Street Access : BLACKTOP	Lot Value : 135
Utilities : ALL	

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1890/127
Quality : 40 - Good	Effective Age :
Condition : 10 - Poor	Remodel Date :
Arch Type :	Remodel Type :
Style : One-Story 100%	
Exterior Wall : 100% STUCCO	
Floor Area : 858	
Basement Area : 0	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 1	
Baths : 1.0	
Heat Type : 100% STOVE HEAT	
Roof Type : GALV METAL	
Plumbing Fixt : 5	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$8,035
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$7,900
Land Value	\$135
FINAL ESTIMATE OF VALUE	\$8,035
Value per Square Foot	9
Current Total Assessed Value for Parcel # 000601200	\$8,035

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: 04/26/2017

Record : 1 of: 1

Parcel ID #: 000601200	Map # : 4487-00-0-40005-004-0000
FINN, ROBERT E.	Situs :144 E GRANT ST
PO BOX 153	Legal :LOTS 6 & 7 BLK 4 GUIDE ROCK ORIGINAL TOWN
GUIDE ROCK, NE	68942-0153

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	858	x	114.59	= 98,318
<u>ADJUSTMENTS</u>				
ROOFING	858		1.10	944
SUBFLOOR				
HEATING & COOLING	858		(3.69)	(3,166)
PLUMBING Base is: 12 (under base)	7		1910	(12,698)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
 ADJUSTED STRUCTURE COST	 858	 x	 97.20	 = 83,398
<u>IMPROVEMENTS</u>				
NO GARAGE				
SHED DIRT-FAIR	432		6.27	1,570 *
OPEN SLAB PORCH	65		20.93	1,360
SOLID WALL PORCH	132		71.69	9,465

TOTAL REPLACEMENT COST NEW	858	x	109.82	= 94,225
----------------------------	-----	---	--------	----------

Depreciation	: 93% Total	92% Physical	16% Functional	Economic
				Less Depreciation/Plus Appreciation : (87,895)

Improvement Value	\$6,330
Land Value	\$135
Lump Sums FUNC FOR BAD FOUNDATION	1,570 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$8,035
Value per Square Foot	\$9.00

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-283

PAGES 2

GRANTEE MASTER NAME # 10154

PARCEL # / FILING NUMBER 002508300 / 73265

DOC STAMPS \$ 371.25

SALES FILE # 32

PAGES 2

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

TAX DISTRICT 125

TOTAL SALE PRICE \$ 165000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-16-2017

DEED TYPE WD

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

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

COMMENTS _____

Real Estate Transfer Statement

32

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>16</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>2</u> Day <u>25</u> Yr. <u>2017</u>
---------------	--	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Chorion Properties, L.L.C Street or Other Mailing Address 17515 South Morrisville Avenue City Campbell State NE Zip Code 68932 Phone Number (308) 830-1198 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kelly Faimon and Kassie Faimon Street or Other Mailing Address 2560 Road 200 City Campbell State NE Zip Code 68932 Phone Number (402) 984-0865 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
--	--	--	--

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home

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

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

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property? \$165,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No
18 Address of Property 2560 Road 200 Campbell, NE 68932	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description
See Attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	165,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	165,000.00

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

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

Kelly Faimon (402) 984-0865
 Print or Type Name of Grantee or Authorized Representative Phone Number

Signature Grantee
 Signature of Grantee or Authorized Representative Title Date **2/16/2016**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>17</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ 371.25	28 Recording Data BK 2017, Pg 283-284

Exhibit A

A tract of land in the Northwest Quarter (NW $\frac{1}{4}$) of Section Five (5), Township Four (4) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska, more particularly described as follows: Beginning at the West Quarter corner of said Section Five (5); thence North along the West line of said Section Five (5), a distance of 1050 feet to a point; thence East along a line which is parallel to the South line of said Northwest Quarter, a distance of 455 feet to a point; thence South along a line which is parallel to the West line of said Section (5), a distance of 1050 feet to a point on the South line of said Northwest Quarter; thence West along the South line of said Northwest Quarter, a distance of 455 feet to the point of beginning.

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 17 day of February A.D., 2017, at 1:30 o'clock P M. Recorded in Book 2017 on Page 283-284
Deb Klingenberg County Clerk
16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-17-17
\$ 371.25 By BB

Return to:
Southern Title, L.L.C
P O Box 221
Red Cloud, NE 68970

WARRANTY DEED

Chorion Properties, L.L.C., a Nebraska Limited Liability Company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Kelly Faimon and Kassie Faimon, 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):

A tract of land in the Northwest Quarter (NW¼) of Section Five (5), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the West Quarter corner of said Section Five (5); thence North along the West line of said Section Five (5), a distance of 1050 feet to a point; thence East along a line which is parallel to the South line of said Northwest Quarter, a distance of 455 feet to a point; thence South along a line which is parallel to the West line of said Section Five (5), a distance of 1050 feet to a point on the South line of said Northwest Quarter; thence West along the South line of said Northwest Quarter, a distance of 455 feet to the point of beginning

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

is lawfully seised of such real estate and that it is free from encumbrances;

has legal power and lawful authority to convey the same;

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

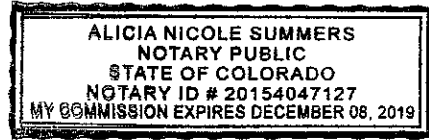
Executed February 15, 2017.

Chorion Properties, L.L.C., a Nebraska
Limited Liability Company

Phillip James Perrie
Phillip James Perrie, Member/Manager

Rachella R. Perrie
Rachella R. Perrie, Member/Manager

STATE OF Colorado)
COUNTY OF Archuleta) ss.



The foregoing instrument was acknowledged before me on February 15, 2017 by Phillip James Perrie and Rachella R. Perrie, Members/Managers of Chorion Properties, L.L.C., a Nebraska Limited Liability Company.

Alicia Nicole Summers
Notary Public

My commission expires: 12-8-19

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 04/26/2017

Record: 1 of: 1

Inspected By: LS Inspection Date: 09/02/1919

Parcel ID #: 002508300	Map # : 4129-05-2-0-0-73265
FAIMON, KELLY & KASSIE	Situs :2560 RD 200
2560 ROAD 200	Legal :1050' X 455' IN NW1/4 5-4-12
CAMPBELL, NE	68932-

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1900 / 117
Quality	: 30 - Average	Effective Age	:
Condition	: 35 - Average +	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: Two-Story 95% One-Story 5%		
Exterior Wall	: 100% SIDING		
Floor Area	: 1760		
Basement Area	: 840		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	:		
Baths	: 1.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 5		

RESIDENCE VALUATION SUMMARY

Improvement Value	\$88,135
Lump Sums	
Lump Sums Description :	
FINAL ESTIMATE OF VALUE.....	\$88,135

FARM VALUATION SUMMARY

Residence Value	\$88,135
Outbuilding Value	\$57,965
Agland Value	\$37,890
Total Value	\$183,990
Current Total Assessed Value for Parcel # 002508300	\$183,990

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

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

Date of Print: 04/26/2017

Record : 1 of: 1

Parcel ID #: 002508300	Map #: 4129-05-2-0-0-73265
FAIMON, KELLY & KASSIE	Situs : 2560 RD 200
2560 ROAD 200	Legal : 1050' X 455' IN NW1/4 5-4-12
CAMPBELL, NE	68932-

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>			
	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	1,760	x	71.35	= 125,576
<u>ADJUSTMENTS</u>				
ROOFING	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
SUBFLOOR				
HEATING & COOLING	1,760	2.01	2.01	3,538
PLUMBING Base is: 9 (under base)	4	1176.67	(2.54)	(4,470)
BASEMENT COST	840	17.33	8.27	14,555
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1760	x	79.09	= 139,198
<u>IMPROVEMENTS</u>				
NO GARAGE	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
SOLID WALL PORCH	144	53.60		7,720
WOOD DECK	144	17.11		2,465

TOTAL REPLACEMENT COST NEW	1760	x	84.88	= 149,385
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Depreciation	:	41% Total	41% Physical	Functional	Economic	
			Less Depreciation/Plus Appreciation :			(61,250)

Improvement Value	\$88,135
Lump Sums	
Outbuilding Value	\$57,965
Land Value	\$37,890
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$183,990
Value per Acre	\$16,770

WEBSTER COUNTY ASSESSOR'S OFFICE
 RURAL OUTBUILDINGS
 Date of Run : 04/26/2017

Parcel # : 002508300
 Current Owner : FAIMON, KELLY & KASSIE
 2560 ROAD 200
 CAMPBELL, NE
 68932-

Map # : 4129-05-2-0-0-73265
 Tax District : 125
 Neighborhood : 1
 Legal Description : 1050' X 455' IN NW1/4 5-4-12

Appraisal Zone : 1000 Manual Date : 06/13
 COST APPROACH - Values by Marshall & Swift
 Cost Factor : 1

Code	Description	Year	Qual	Condition	Dimensions	Roof Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1	GDF DET GAR FAIR CON	20	Fair		28 x 24 x	SHNGL	WOOD	CONC	672	17.05	11,458	42%	6,645
2	MCH POLE BUILDING	20	Average		63 x 42 x 14	METAL	METAL	DIRT	2,646	9.57	25,322	32%	17,220
3	*ST STORAGE BIN	30	Average		x 30 x 19				10,787	0.80	8,630	32%	5,870
4	*DR DRYING BIN	30	Average		x 30 x 18				10,219	1.05	10,730	32%	7,295
5	*DR DRYING BIN	30	Average		x 30 x 18				10,219	1.05	10,730	32%	7,295
6	*DR DRYING BIN	30	Average		x 30 x 18				10,219	1.05	10,730	32%	7,295
7	SH1 SHED DIRT	10	Poor		32 x 20 x	METAL	METAL	DIRT	640	6.60	4,224	82%	760
8	SH1 SHED DIRT	10	Poor		24 x 24 x	METAL	METAL	DIRT	576	6.60	3,802	82%	685
9	SH1 SHED DIRT	10	Poor		60 x 18 x	METAL	METAL	DIRT	1,080	6.60	7,128	82%	1,285

Code	Description	Year	Qual	Condition	Dimensions	Roof Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
10	BARN BARN	10	Poor		40 x 36 x	METAL	METAL	DIRT	1,440	22.06	31,766	96%	1,430
	Notes :												
11	CFB CONC FEED BUNKS	30	Average		x x				110	12.64	1,390	32%	945
	Notes :												
12	CPD CONCRETE PAD	10	Average		110 x 10 x								
	Notes :												

Total Outbuilding Value : 57,965

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 04/26/2017

Parcel # : 002508300
 Current Owner : FAIMON, KELLY & KASSIE
 2560 ROAD 200
 CAMPBELL, NE 68932-

Map # : 4129-05-2-0-0-73265
 Tax District : 125
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : 1050' X 455' IN NW1/4 5-4-12

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Aq/Acre	Mkt Value	Assessed Value
2667	HOLDREGE SILT LOAM, 0-1% SLOP DRY		1D	No		7.00	2,705	18,935	18,935
					Dry Use Totals :	7.00		18,935	18,935
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No		1.00	5,765	5,765	5,765
BLD2	BUILDING SITE ADDITIONAL ACRE	FARM	BLD2	No		1.00	2,950	2,950	2,950
					Farm Use Totals :	2.00		8,715	8,715
2667	HOLDREGE SILT LOAM, 0-1% SLOP GRAS		1G	No		0.17	1,425	240	240
					Grass Use Totals :	0.17		240	240
HOW1	HOME SITE 1ST ACRE, AG RELATE HOME		HOW1	No		1.00	10,000	10,000	10,000
					Home Use Totals :	1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.80	0	0	0
					Road Use Totals :	0.80		0	0
					Parcel Totals :	10.97		37,890	37,890

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-300

PAGES 2

GRANTEE MASTER NAME # 10867

PARCEL # / FILING NUMBER Parent Parcel

002100000 split to 002100003

DOC STAMPS \$ 405

SALES FILE # 33

PAGES 2

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

TAX DISTRICT 135

TOTAL SALE PRICE \$ 179050

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-22-2017

DEED TYPE WD

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

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

COMMENTS SPLIT

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.

33

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. <u>2</u> Day <u>22</u> Yr. <u>2017</u>		Mo. <u>2</u> Day <u>22</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Courtney F. Lovett				Grantee's Name (Buyer) Michael R. Karr and Diane R. Karr			
Street or Other Mailing Address 1219 Road AA				Street or Other Mailing Address 6480 W Blue Valley Road			
City Blue Hill		State NE		Zip Code 68930		City Blue Hill	
						State NE	
						Zip Code 68930	
Phone Number (402) 984-3133				Phone Number (402) 469-5473		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes No

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)

Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

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

\$179,050

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes Southern Title, LLC No

18 Address of Property

Ag Land

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

Grantees

18a No address assigned 18b Vacant land

20 Legal Description

See Attached

21 If agricultural, list total number of acres

35.81+-

22 Total purchase price, including any liabilities assumed	22	\$ 179,050.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 179,050.00

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

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

Michael R. Karr (402) 469-5473

Print or Type Name of Grantee or Authorized Representative Phone Number

Michael R. Karr Grantee 2/22/2017

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. <u>2</u> Day <u>23</u> Yr. <u>2017</u>	\$ <u>405.00</u>	<u>BK2017, Pg 300-301</u>

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

EXHIBIT "A"

Legal Description

Government Lot 3; and that part of Government Lot 4, described as beginning at the Northeast corner of said Government Lot 4, thence $S00^{\circ}09'13''W$ along the East line of said Government Lot 4, a distance of 875.32 feet to the point of beginning; thence $S89^{\circ}33'36''W$ 420.02; thence $S00^{\circ}09'12''W$ 565.01 feet to a point on the South line of said Government Lot 4; thence $N89^{\circ}33'27''E$ 420.00 feet, more or less, along the south line of Said Government Lot 4, to the Southeast corner of said Government Lot 4, thence $N00^{\circ}09'13''E$ 565.00 feet to the point of beginning, all in the Northwest Quarter of Fractional Section 1, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT that part described as follows: A tract of land located in Government Lots 3 and 4 of said Northwest Quarter of Fractional Section 1, described as: Beginning at the Southeast corner of Government Lot 3, as surveyed by Krueger in 2015, in said Northwest Quarter, thence $N00^{\circ}18'09''E$ (assumed bearing) on the East line of said Government Lot 3, a distance of 267.00 feet; thence $S88^{\circ}33'54''W$, a distance of 774.00 feet; thence $N78^{\circ}35'11''W$, a distance of 259.88 feet; thence $N05^{\circ}19'34''W$, a distance of 259.00 feet; thence $S89^{\circ}33'36''W$, a distance of 275.00 to a point on the West line of Government Lot 3, also being the East line of Government Lot 4, thence continuing $S89^{\circ}33'36''W$ 420.02 feet to a point; thence $S00^{\circ}09'12''W$ 335.01 feet to a point; thence $S69^{\circ}34'21''E$ 555.96 feet to a point, thence $S88^{\circ}56'49''E$ a distance of 1226.24 to the point of beginning, subject to county road right of way on the north;

and SUBJECT TO easement for access over that portion of Government Lot 3 in the Northwest Quarter of Fractional Section 1, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of said Government Lot 3, thence $N89^{\circ}49'05''E$ (assumed bearing) on the North line of said Government Lot 3, a distance of 60.00 feet; thence $S00^{\circ}09'13''W$, Parallel with the West line of said Government Lot 3, a distance of 875.03 feet; thence $S89^{\circ}33'36''W$, a distance of 60.00 feet to said West line of Government Lot 3; thence $N00^{\circ}09'13''E$ on said West line a distance of 875.32 feet to the point of beginning.

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 23rd day of February, A.D., 2017, at 8:45 o'clock A.M. Recorded in Book 2017 on Page 300-301
Deb Klingenberg County Clerk
11.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-23-17
\$ 405.00 By BR

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

WARRANTY DEED

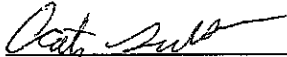
Courtney F. Lovett, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Michael R. Karr and Diane R. Karr, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Government Lot 3; and that part of Government Lot 4, described as beginning at the Northeast corner of said Government Lot 4, thence S00°09'13"W along the East line of said Government Lot 4, a distance of 875.32 feet to the point of beginning; thence S89°33'36"W 420.02; thence S00°09'12"W 565.01 feet to a point on the South line of said Government Lot 4; thence N89°33'27"E 420.00 feet, more or less, along the south line of Said Government Lot 4, to the Southeast corner of said Government Lot 4, thence N00°09'13"E 565.00 feet to the point of beginning, all in the Northwest Quarter of Fractional Section 1, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT that part described as follows: A tract of land located in Government Lots 3 and 4 of said Northwest Quarter of Fractional Section 1, described as: Beginning at the Southeast corner of Government Lot 3, as surveyed by Krueger in 2015, in said Northwest Quarter, thence N00°18'09"E (assumed bearing) on the East line of said Government Lot 3, a distance of 267.00 feet; thence S88°33'54"W, a distance of 774.00 feet; thence N78°35'11"W, a distance of 259.88 feet; thence N05°19'34"W, a distance of 259.00 feet; thence S89°33'36"W, a distance of 275.00 to a point on the West line of Government Lot 3, also being the East line of Government Lot 4, thence continuing S89°33'36"W 420.02 feet to a point; thence S00°09'12"W 335.01 feet to a point; thence S69°34'21"E 555.96 feet to a point, thence S88°56'49"E a distance of 1226.24 to the point of beginning, subject to county road right of way on the north; and SUBJECT TO easement for access over that portion of Government Lot 3 in the Northwest Quarter of Fractional Section 1, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of said Government Lot 3, thence N89°49'05"E (assumed bearing) on the North line of said Government Lot 3, a distance of 60.00 feet; thence S00°09'13"W, Parallel with the West line of said Government Lot 3, a distance of 875.03 feet; thence S89°33'36"W, a distance of 60.00 feet to said West line of Government Lot 3; thence N00°09'13"E on said West line a distance of 875.32 feet to the point of beginning.

Grantor covenants, jointly and severally, if more than one, with Grantees 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 February 22, 2017.



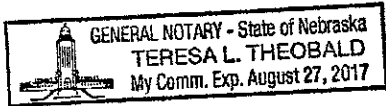
 Courtney F. Lovett

STATE OF NEBRASKA)
) ss.
 COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on ~~December~~ ^{February} 22, 2017 by Courtney F. Lovett, a single person.



 Notary Public



My commission expires: 8/27/2017

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

Parcel # : 002100000
 Current Owner : KARR, MICHAEL R & DIANE R
 6480 WEST BLUE VALLEY ROAD
 BLUE HILL, NE 68930-0000

Map # : 4131-01-02-000-000-69980
 Tax District : 135
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : PT N1/2NW1/4 1-4-11

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8869	HORD SILT LOAM, 0-1% SLOPES	IRRG	1A	No		27.78	4,930	136,955	136,955
2521	COLY-HOBBS SILT LOAMS, 0-30%	IRRG	4A	No		3.96	4,740	18,770	18,770
4147	HOLDRGE SOILS, 3-7% SLOPES,	IRRG	3A	No		0.65	4,775	3,105	3,105
					Irrig Use Totals :	32.39		158,830	158,830
ROAD	COUNTY ROAD	ROAD	ROAD	No		1.01	0	0	0
					Road Use Totals :	1.01		0	0
					Parcel Totals :	33.40		158,830	158,830

BOOK-PAGE 2017-300 DATE OF SALE 2-22-2017

LEGAL DESCRIPTION Pt N1/2, D20114 1-4-11

LOCATION ID PARCEL(S) 0021000000

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY 1-4-11

YEAR	LAND	IMPROVEMENTS	TOTAL
<u>split</u>			
<u>2017</u>	<u>158830</u>		

SELLING PRICE <u>179,050</u>	⁵²¹ ADJUSTMENT <u>0</u>	ASSESSOR ADJUSTMENT <u>0</u>	ADJUSTED SELLING PRICE <u>179050</u>
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SCHOOL BASE # 010183 HOUSE QUALITY _____ HOUSE CONDITION _____ DATE OF CONSTRUCTION _____

IRRIGATION WELL	ACRES	IRRIGATION BOSTWICK	ACRES	IRRIGATION GOTTSCH WASTE WATER	ACRES	IRRIGATION CREEK	ACRES	IRRIGATION REPUBLICAN RIVER	ACRES	IRRIGATION STREAM	ACRES	IRRIGATION WELL / BOSTWICK	ACRES	IRRIGATION UNKNOWN SOURCE	ACRES
1A1		1A1 B		1A1 F		1A1 K		1A1 R		1A1 S		1A1 V		1A1 U	
1A	27.78	1A B		1A F		1A K		1A R		1A S		1A V		1A U	
2A1		2A1 B		2A1 F		2A1 K		2A1 R		2A1 S		2A1 V		2A1 U	
2A		2A B		2A F		2A K		2A R		2A S		2A V		2A U	
3A1		3A1 B		3A1 F		3A1 K		3A1 R		3A1 S		3A1 V		3A1 U	
3A	0.65	3A B		3A F		3A K		3A R		3A S		3A V		3A U	
4A1		4A1 B		4A1 F		4A1 K		4A1 R		4A1 S		4A1 V		4A1 U	
4A	3.96	4A B		4A F		4A K		4A R		4A S		4A V		4A U	
TOTAL	32.39	TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	

GREENBELT IRRIGATION WELL	ACRES	GREENBELT IRRIGATION BOSTWICK	ACRES	GREENBELT IRRIGATION GOTTSCH WASTE WATER	ACRES	GREENBELT IRRIGATION CREEK	ACRES	GREENBELT IRRIGATION REPUBLICAN RIVER	ACRES	GREENBELT IRRIGATION STREAM	ACRES	GREENBELT IRRIGATION WELL / BOSTWICK	ACRES	GREENBELT IRRIGATION UNKNOWN SOURCE	ACRES
1A1 G		1A1 B G		1A1 F G		1A1 K G		1A1 R G		1A1 S G		1A1 V G		1A1 U G	
1A G		1A B G		1A F G		1A K G		1A R G		1A S G		1A V G		1A U G	
2A1 G		2A1 B G		2A1 F G		2A1 K G		2A1 R G		2A1 S G		2A1 V G		2A1 U G	
2A G		2A B G		2A F G		2A K G		2A R G		2A S G		2A V G		2A U G	
3A1 G		3A1 B G		3A1 F G		3A1 K G		3A1 R G		3A1 S G		3A1 V G		3A1 U G	
3A G		3A B G		3A F G		3A K G		3A R G		3A S G		3A V G		3A U G	
4A1 G		4A1 B G		4A1 F G		4A1 K G		4A1 R G		4A1 S G		4A1 V G		4A1 U G	
4A G		4A B G		4A F G		4A K G		4A R G		4A S G		4A V G		4A U G	
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	

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

CRP		CANOPY 30% GREATER		CANOPY 2 ENCLOSED BY DRY OR IRR		AG OTHER		NON-AG ACRES	
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS	1.01				
1C	1T	1T 2	ACCRETION	FARM SITE					
2C1	2T1	2T1 2	WASTE	HOME SITES					
2C	2T	2T 2	OTHER	OTHER					
3C1	3T1	3T1 2		WRP					
3C	3T	3T 2		RECREATION					
4C1	4T1	4T1 2							
4C	4T	4T 2							
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	1.01	TOTAL	TOTAL	TOTAL	TOTAL

1C1	1T1	1T1 2	SHELTERBELT	ROADS	1.01				
1C	1T	1T 2	ACCRETION	FARM SITE					
2C1	2T1	2T1 2	WASTE	HOME SITES					
2C	2T	2T 2	OTHER	OTHER					
3C1	3T1	3T1 2		WRP					
3C	3T	3T 2		RECREATION					
4C1	4T1	4T1 2							
4C	4T	4T 2							
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	1.01	TOTAL	TOTAL	TOTAL	TOTAL

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-302 # PAGES 1 GRANTEE MASTER NAME # 10155

PARCEL # / FILING NUMBER 001709100 / 66720

DOC STAMPS \$ 0 Exempt 5a

SALES FILE # 34 # PAGES 1

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

TAX DISTRICT 185

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-17-2017

DEED TYPE WD

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

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

COMMENTS Removing husbands name from property.

Real Estate Transfer Statement

34

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>17</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>02</u> Day <u>17</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Veldon & Mary Jo Nemecek Street or Other Mailing Address 1658 Rd X City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3434 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mary Jo Nemecek Street or Other Mailing Address 1658 Rd X City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3434 Email Address			

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

(A) Status	(B) Property Type				(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

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

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

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No
 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

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

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
1658 Rd X
Blue Hill, NE 68930

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

18a No address assigned 18b Vacant land

20 Legal Description
 The South 495 feet of the East 245 feet of the Southwest Quarter (SW¼) and the South 495 feet of the West 966 feet of the Southeast (SE¼) of Section Fifteen (15), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

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

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

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

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2</u> Day <u>23</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2017, Pg 302</u>

State of Nebraska
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of February, A.D., 2017, at 12:05
o'clock P. M. Recorded in Book 2017
on Page 302
Deb Klingenberg County Clerk
10.06 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-23-17
\$ Exempt HS By BB

WARRANTY DEED

Veldon Nemecek & Mary Jo Nemecek, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and severance of joint tenancy, convey to Mary Jo Nemecek, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South 495 feet of the East 245 feet of the Southwest Quarter (SW¼) and the South 495 feet of the West 966 feet of the Southeast (SE¼) of Section Fifteen (15), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with the GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, 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 February 17, 2017.

Veldon Nemecek
Veldon Nemecek

Mary Jo Nemecek
Mary Jo Nemecek

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 17th, 2017, by Veldon Nemecek & Mary Jo Nemecek, husband and wife.

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

Comm. expires 10-22-2018

David B. Garwood
Notary Public