

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-308 # PAGES 1 GRANTEE MASTER NAME # 10156

PARCEL # / FILING NUMBER 001550700/64465

DOC STAMPS \$ 0 Exempt 5a

SALES FILE # 35 # 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 40

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-1-2017

DEED TYPE DDPR

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

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

COMMENTS Distribution of Estate

Real Estate Transfer Statement

35

• 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. <u>1</u> Day <u>1</u> Yr. <u>2017</u>		Mo. <u>02</u> Day <u>14</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) James Thom, PR of Estate of Edwin H Rief, Deceased				Grantee's Name (Buyer) James Thom, Trustee Marilyn R. Rief & Ernest Rief Mem Tr			
Street or Other Mailing Address PO Box 1047				Street or Other Mailing Address PO Box 1047			
City		State		City		State	
Hastings		NE		Hastings		NE	
Zip Code		68902-1047		Zip Code		68902-1047	
Phone Number		Phone Number		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		402-462-4128		If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <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 checked="" type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

<input 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?

\$781,233

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

18a No address assigned 18b Vacant land

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

James Thom, Trustee
PO Box 1047
Hastings NE 68902-1047

20 Legal Description

The Northwest Quarter (NW/4) of Section Two (2), Township Two (2N) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, containing 162 acres, more or less, according to the Government Survey thereof.

21 If agricultural, list total number of acres +/- 162 A

+/- 162 A

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 15

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

<p>David H. Fisher</p> <p>Print or Type Name of Grantee or Authorized Representative</p> <p><i>David H. Fisher</i></p> <p>Signature of Grantee or Authorized Representative</p>	<p>(402) 463-1383</p> <p>Phone Number</p> <p>Attorney for Estate/Trust</p> <p>2-20-17</p> <p>Date</p>
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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>3</u> Day <u>2</u> Yr. <u>17</u>	\$ Exempt # 15	BK2017, Pg 308

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 2 day
of March A.D., 2017, at 8:17
o'clock A M. Recorded in Book 2017
on Page 308
Deb Klingenberg County Clerk
10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-2-17
\$Exempt # 15 By BB

After recording, return to: David H. Fisher, DUNMIRE, FISHER, HASTINGS & PAULEY, PO Box 1044, Hastings NE 68902-1044

**DEED OF DISTRIBUTION BY
PERSONAL REPRESENTATIVE**

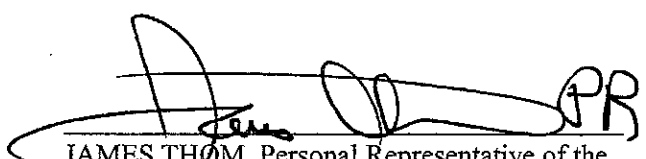
JAMES THOM, Personal Representative of the Estate of Edwin H. Rief, Deceased, pursuant to appointment by the County Court of Adams County, Nebraska, GRANTOR, conveys and releases to **JAMES THOM, Trustee of the Marilyn R. Rief and Ernest Rief Memorial Trust, GRANTEE**, the following described real estate (as defined in *Neb. Rev. Stat. §76-201*):

The Northwest Quarter (NW/4) of Section Two (2), Township Two (2N) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, containing 162 acres, more or less, according to the Government Survey thereof.

subject to easements and restrictions of record.

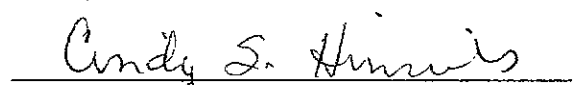
GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

EXECUTED: 2-14, 2017.


JAMES THOM, Personal Representative of the Estate of Edwin H. Rief, Deceased.

STATE OF NEBRASKA)
) ss:
COUNTY OF Clay)

The foregoing instrument was acknowledged before me on 2-14, 2017, by JAMES THOM, Personal Representative of the Estate of Edwin H. Rief, Deceased.


Notary Public

GENERAL NOTARY - State of Nebraska
CINDY S. HINRICHS
My Comm. Exp. August 30, 2019

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-345 # PAGES 1 GRANTEE MASTER NAME # 10157

PARCEL # / FILING NUMBER 000112200/31280

DOC STAMPS \$ 0 Exempt 5

SALES FILE # 36 # 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	INVALE W/HOME SITE	INVALE/NO HOME SITE	INVALE 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 3-6-2017

DEED TYPE ITWD

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	INVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Added name to property

Real Estate Transfer Statement

36

FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the 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. 3 Day 6 Yr. 2017		4 Date of Deed Mo. 3 Day 6 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Melvin M. Ludlam Street or Other Mailing Address 341 W 2nd Ave., City Red Cloud State Ne Zip Code 68970 Phone Number (402) 746-3507 Email Address ludlam@gpcom.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Melvin M. Ludlam and Karen K. Clements Street or Other Mailing Address 341 W 2nd Ave. City Red cloud State Ne Zip Code 68970 Phone Number (402) 746-3507 Email Address ludlam@gpcom.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"/> 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 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 checked="" type="checkbox"/> Other (Explain) STWD

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

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

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

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

14 What is the current market value of the real property?
 \$ 16820.00

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
 341 W 2nd Ave., Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Melvin M. Ludlam, 341 W 2nd Ave., Red Cloud, NE, 68970

18a No address assigned 18b Vacant land

20 Legal Description
 Lots Thirteen (13), Fourteen (14), fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18), Block Twenty-One (21), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	00.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	00.00

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

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

sign here

Melvin M Ludlam
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

Phone Number _____
 Title _____
 Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 03 Day 06 Yr. 2017	27 Value of Stamp or Exempt Number \$ Exempt #5	28 Recording Data BD 2017, 345

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

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 6th day
of March A.D., 2017, at 10:20
o'clock A M, Recorded in Book 2017
on Page 345
Dena Klueger County Clerk
DLL 10.10 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3/6/17
\$ 2.00 By DLL

JOINT TENANCY WARRANTY DEED

Melvin M. Ludlam, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, **Melvin M. Ludlam and Karen K. Clements**, single people, convey to Grantees, **all as joint tenants and not as tenants in common**, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18), Block Twenty-One (21), Original Town of Red Cloud, Webster County, Nebraska.

Grantors covenant, jointly and severally, 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 March 6, 2017.

Melvin M. Ludlam
Melvin M. Ludlam

STATE OF Nebraska)
) SS.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on March 6, 2017 by Melvin M. Ludlam, a single person.

Sonia L. Krueger
Notary Public

General Notary - State of Nebraska
SONJA L. KRUEGER
My Comm. Exp. Dec. 4, 2020.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-346 # PAGES _____ GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 000510300 / 640 000512600 / 870

DOC STAMPS \$ 0

SALES FILE # 0 # PAGES _____

NEIGHBORHOOD #	1	100	105	200	205	300	305	<u>400</u>
	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 140

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 10-4-2016

DEED TYPE DC

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

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

COMMENTS Death Certificate

STATE OF NEBRASKA

Stanley S. Cooper

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

DATE OF ISSUANCE
10/11/2016

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



LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

16 07470

CERTIFICATE OF DEATH

ORIGINAL

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Teresa Borja Topham			2. SEX Female		3. DATE OF DEATH (Mo., Day, Yr.) October 4, 2016		
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Palau			5a. AGE - Last Birthday (Yrs.) 61		5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.		
6. DATE OF BIRTH (Mo., Day, Yr.) September 28, 1955			7. SOCIAL SECURITY NUMBER				
8a. PLACE OF DEATH HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DCA <input type="checkbox"/> OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input checked="" type="checkbox"/> Other (Specify) <input type="checkbox"/>			8b. FACILITY NAME (If not institution, give street and number) 420 McKeivey Street				
8c. CITY OR TOWN OF DEATH (Include Zip Code) Bladen 68928			8d. COUNTY OF DEATH Webster				
9a. RESIDENCE STATE Nebraska		9b. COUNTY Webster		9c. CITY OR TOWN Bladen			
9d. STREET AND NUMBER 420 McKeivey Street			9e. APT. NO.		9f. ZIP CODE 68928		
9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown				
10b. NAME OF SPOUSE (First, Middle, Last, Suffix) if wife, give maiden name Ronald Topham			11. FATHER'S NAME (First, Middle, Last, Suffix) Mori Borja				
11. FATHER'S NAME (First, Middle, Last, Suffix) Mori Borja			12. MOTHER'S NAME (First, Middle, Maiden Surname) Ebil Salud				
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No			14a. INFORMANT NAME Ronald Topham		14b. RELATIONSHIP TO DECEDENT Spouse		
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE Not Embalmed		16b. LICENSE NO.		16c. DATE (Mo., Day, Yr.) October 5, 2016	
16d. CEMETERY, CREMATORY OR OTHER LOCATION BV Cremation Center			CITY/TOWN Hastings		STATE Nebraska		
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Murray Wilson Funeral Directing, 712 Sunset Circle, Hastings, Nebraska						17b. Zip Code 68901	
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) Cardiac Arrest						onset to death Minutes	
DUE TO, OR AS A CONSEQUENCE OF: b) Hepatic Cancer						onset to death 1 1/2 Years	
DUE TO, OR AS A CONSEQUENCE OF: c)						onset to death	
DUE TO, OR AS A CONSEQUENCE OF: d)						onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to the death but not resulting in the underlying cause given in PART I. Hepatic Cirrhosis, Hepatitis C						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
20. IF FEMALE: <input checked="" 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	
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.)		23b. DATE SIGNED (Mo., Day, Yr.)		23c. TIME OF DEATH		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)	
24a. DATE SIGNED (Mo., Day, Yr.) October 5, 2016		24b. TIME OF DEATH 01:25 PM		24c. PRONOUNCED DEAD (Mo., Day, Yr.) October 4, 2016		24d. TIME PRONOUNCED DEAD 02:34 PM	
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) Ron Sunday, Webster County Chief Deputy Sheriff							
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		25a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		25b. WAS CONSENT GRANTED? Not Applicable if 25a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO			
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Ron Sunday, Webster County Chief Deputy Sheriff, 641 N Cedar, Red Cloud, Nebraska, 68970							
28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) October 7, 2016			

To be completed/certified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

To be completed by: COUNTY ATTORNEY ONLY

0041798

LOTS 1-3, BLOCK 1, FIRST ADDITION, BLADEN, WEBSTER COUNTY, NEBRASKA
LOTS 3 & 4, BLOCK 5, FIRST ADDITION, BLADEN, WEBSTER COUNTY, NEBRASKA

VOID

VOID

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-348 # PAGES 1 GRANTEE MASTER NAME # 10067

PARCEL # / FILING NUMBER 001408702 / 64096

DOC STAMPS \$ 0 Exempt 5a

SALES FILE # 37 # PAGES 2

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

TAX DISTRICT 45

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-6-2017

DEED TYPE QCD

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

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

COMMENTS Divorce Decree



Real Estate Transfer Statement

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

Print

Reset

FORM 521

37

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>06</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>03</u> Day <u>06</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Philip J Meyers a <i>single person</i>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Martha Meyers a <i>single person</i>			
Street or Other Mailing Address 801 W Custer St				Street or Other Mailing Address 801 W Custer St			
City Lincoln		State NE		Zip Code 68521		City Lincoln	
Phone Number 402-436-2483		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 checked="" type="checkbox"/>	
Email Address				Email Address			

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

8 Type of Deed		Distribution		Land Contract/Memo		Partition		Sheriff		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"/> Quit Claim	<input type="checkbox"/> Warranty				
<input type="checkbox"/> Conservator	<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)		10 Type of Transfer		Foreclosure		Irrevocable Trust		Revocable Trust		Transfer on Death	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary				
		<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 trust? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)		Other	
<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"/> Ex-spouse	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse
<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child		

14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$ 1		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No \$ _____ %

16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
		Martha Meyers 801 W Custer, Lincoln NE 68521	

18a No address assigned 18b Vacant land

20 Legal Description
see Exhibit A

21 If agricultural, list total number of acres **7.68**

22 Total purchase price, including any liabilities assumed	22	\$	
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 **5 (a)**

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

Martha Meyers **402-436-2483**

Print or Type Name of Grantee or Authorized Representative Phone Number

Martha Meyers **owner** **3/6/2017**

Signature of Grantee or Authorized Representative Title Date

Register of Deeds Use Only		For Dept. Use Only	
26 Date Deed Recorded	27 Value of Stamp or Exemption Number	28 Recording Fee	
Mo. <u>03</u> Day <u>07</u> Year <u>2017</u>	Ex05a	Book 2017 Page 348	

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

Exhibit A

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

A tract of land located in the Northwest Quarter of Section 21, Township 1 North, Range 10 West of the 6th P.M., Webster county, Nebraska, more particularly described as follows: Commencing at the Northwest corner of Section 21, To 1ship 1 North, Range 10 West: thence N89°24'33"E (assumed bearing) on the North line of said Northwest Quarter, a distance of 1927.26 feet to the point of beginning; thence continuing N89°24'33"E on said North line, a distance of 460.00 feet to the Northeast corner of a tract of land surveyed by Thomas L. Krueger in 2011; thence S04°06'42"W, a distance of 217.65 feet; thence S85°49'25"W, a distance of 9.90 feet; thence S06°00'59"W, a distance of 63.44 feet; thence S56°15'31"W, a distance of 45.89 feet; thence S69°49'38"W, a distance of 100.47 feet; thence S83°10'10"W, a distance of 7.61 feet; thence N01°06'58 E, a distance of 132.50 feet; thence N32°07'02"W, a distance of 65.62 feet; thence N72°55'03"W, a distance of 194.82 feet; thence N01°35'10"W, a distance of 99.93 feet to the point of beginning.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-349 # PAGES 1 GRANTEE MASTER NAME # 10067

PARCEL # / FILING NUMBER 001408700 / 64090

DOC STAMPS \$ Exempt Sa

SALES FILE # 38 # PAGES 1

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-6-2017

DEED TYPE QCD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Divorce Decree



Real Estate Transfer Statement

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

Print

Reset

FORM 521

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. 03 Day 06 Yr. 2017	4 Date of Deed Mo. 03 Day 06 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Phillip J Meyers, a single person Street or Other Mailing Address 801 W Custer St City Lincoln State NE Zip Code 68521 Phone Number 402-436-2483 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Martha Meyers, a single person Street or Other Mailing Address 801 W Custer St City Lincoln State NE Zip Code 68521 Phone Number (402) 436-2483 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer <input checked="" type="checkbox"/> Court Decree <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Pevocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty <input type="checkbox"/> Other	11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--	--	---	--

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

14 What is the current market value of the real property? \$ 1	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

18 Address of Property 18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Martha Meyers 801 W Custer, Lincoln NE 68521
--	---

20 Legal Description The N 1/2 of the N 1/2 less a 10 ac tract in NW 1/4 of 21-1-10 Webster County, Nebraska	21 If agricultural, list total number of acres 150
--	--

22 Total purchase price, including any liabilities assumed	22	\$	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (# 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 **5 (a)**

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

Martha Meyers 402-436-2483
 Print or Type Name of Grantee or Authorized Representative Phone Number

Martha Meyers 3/6/2017
 Signature of Grantee or Authorized Representative Date
 Title **owner**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Presented Mo. 2017 Mar 07 11:00 AM	27 Value of Stamp or Exempt Number Ex05a	28 Recording Date Book 2017 Page 349

Nebraska Department of Revenue
Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014
 Issued by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
 Grantee—Retain a copy of this document for your records.

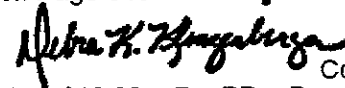
Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/07/17
\$ Ex05a By BB

Bk 2017, Pg 349

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 07 day of March A.D., 2017, at 11:00 o'clock AM. Recorded in Book 2017 on Page 349



County Clerk

Fee: \$10.00 By: BB Deputy
Electronically Recorded

QUITCLAIM DEED

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

THE N ½ OF THE N ½ LESS A 10 AC TRACT IN NW ¼ OF 21-1-10 WEBSTER COUNTY, NEBRASKA.

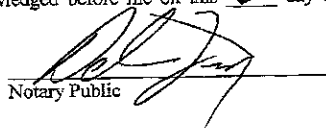
EXECUTED THIS 6 DAY OF March, 2017.


PHILIP J. MEYERS, GRANTOR

STATE OF NEBRASKA)
COUNTY OF Lincoln) ss.

The foregoing Quitclaim Deed was acknowledged before me on this 6 day of March, 2017, by Philip J. Meyers, Grantor.

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


Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-358 # PAGES 2 GRANTEE MASTER NAME # 10162

PARCEL # / FILING NUMBER 000112500/31300

DOC STAMPS \$ 65.25

SALES FILE # 39 # 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 \$ 29000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-7-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

BH	BLA	COW	GR	INA	<u>RC</u>	RCS	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.

39

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>03</u> Day <u>02</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>03</u> Day <u>02</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeannie Hersh Street or Other Mailing Address 668 N PCH, #529 City Laguna Beach State CA Zip Code 92651 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Beverlee A. Bornemeier Street or Other Mailing Address 137 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	
--	--	---	--

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

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

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

18 Address of Property 137 N Seward St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description
Lots One (1), Two (2), Three (3) and Four (4), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	29,000.00
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	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	29,000.00

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.

Kory J. McCracken Print or Type Name of Grantee or Authorized Representative	(402) 746-3613 Phone Number
 Signature of Grantee or Authorized Representative	Attorney Title
	3/7/17 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>03</u> Day <u>08</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>65.25</u>	28 Recording Data <u>BN2017 Pg 358-359</u>

BW2017. Pg 358

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 2nd day of March A.D., 2017, at 9:46 o'clock A. M. Recorded in Book 2017 on Page 358-359
Debra K. Imberger County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3/2/17
\$ 65.25 By DNA

WARRANTY DEED

Jeannie A. Hersh, a married person and resident of the State of California, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Beverlee A. Bornemeier, a single person, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEEES 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 ^{March} February 2, 2017.

Jeannie A Hersh
Jeannie A. Hersh

STATE OF CALIFORNIA, COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me on February _____, 2017, by Jeannie A. Hersh, a married person.

SEE ATTACHED CERTIFICATE
DATE 3-2-17 NOTARY INITIALS KE

Comm. expires _____

Notary Public

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

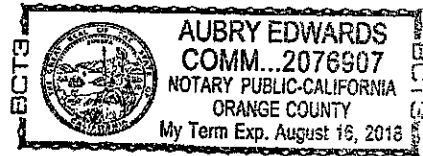
State of California
County of Orange

On March 2nd 2017 before me, Aubry Edwards, Notary Public, personally appeared Jeanne A. Heroh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Aubry Edwards*



ADDITIONAL INFORMATION (OPTIONAL)

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of pages 1 Document Date 3-2-17

(Additional information)

NOTARY PUBLIC CONTACT INFORMATION

The UPS Store
668 N Coast Hwy
Laguna Beach, CA 92651

949-494-4420 tel
949-494-9850 fax

store0120@theupsstore.com
www.TheUPSStore.com/0120

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/26/2017

Record : 1 of: 1

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

Parcel ID #:	000112500	Map #	: 4491-00-0-10005-022-0000
BORNEMEIER, BEVERLEE A		Situs	:137 N SEWARD ST
137 NORTH SEWARD STREET		Legal	:LOTS 1-4 BLOCK 22 ORIGINAL TOWN RED CLOUD
RED CLOUD NE	68970-		

LOT INFORMATION

Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	100	# of Units :	14200
Lot Depth :	142	Unit Value :	0.09
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	1,255
Utilities :			

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1910/107
Quality :	40 - Good	Effective Age :	
Condition :	20 - Fair	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% COMMON-BRICK		
Floor Area :	767		
Basement Area :	650		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	1.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$20,200
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$18,945
Land Value	\$1,255
FINAL ESTIMATE OF VALUE	\$20,200
Value per Square Foot	25
Current Total Assessed Value for Parcel # 000112500	\$20,200

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

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S) 000112500

BOOK-PAGE 2017-358

DATE OF SALE 3-7-2017

SALE PRICE 29000

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1255	19830	21085
2016	1255	19215	20470
2017	1255	18945	20200

COMMENTS 1910 40/20

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-360

PAGES 2

GRANTEE MASTER NAME # 10163

PARCEL # / FILING NUMBER 000112600/31310

DOC STAMPS \$ 0 Exempt 5a

SALES FILE # 40

PAGES 1

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

TAX DISTRICT 65

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-19-2017

DEED TYPE APP

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 Affidavit for transfer of real property without Probate or will

Real Estate Transfer Statement

40

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>19</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>01</u> Day <u>19</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sharon Noreen Hedrick Street or Other Mailing Address 116 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Garvin E. Hedrick Street or Other Mailing Address 116 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0181 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input checked="" type="checkbox"/> Other <u>deceased spouse</u>
		<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
**125 N Seward St
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Five (5), Six (6) and Seven (7), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: Garvin E. Hedrick Phone Number: 402-746-3613

Signature of Grantee or Authorized Representative: [Signature] Title: Attorney Date: 1/19/17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>03</u> Day <u>08</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>exempt 5A</u>	28 Recording Data <u>682017, Pg 360-361</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 21st day
of March, A.D., 2017, at 9:51
o'clock A.M. Recorded in Book 2017
on Page 360-361
Debra Klus County Clerk
16.00 Deputy
ind ___ Comp ___ Assessor ___ Cared ___

**AFFIDAVIT FOR TRANSFER
OF REAL PROPERTY WITHOUT PROBATE
UNDER NEBRASKA PROBATE CODE § 30-24,129**

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The undersigned affiant being first duly sworn, does hereby depose and state:

1. Affiant's wife, Sharon Noreen Hedrick, a/k/a Sharon N. Silas, died on April 11, 2016, then being the owner of record of the following described real estate:

Lots Five (5), Six (6) and Seven (7), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

2. The value of the decedent's interest in all real property in the decedent's estate located in this state does not exceed Fifty thousand dollars, as determined from the value of the property as shown on the assessment rolls for the year in which the decedent died.

3. Thirty days have elapsed since the death of the decedent as shown by the certified copy of her death certificate hereto attached.

4. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.

5. Affiant as surviving spouse of decedent is entitled to the above real estate by reason of the homestead allowance, exempt property allowance, family allowance, and as sole heir under the laws of intestate succession.

6. Affiant has been unable to determine any will of the decedent.

7. No other person has a right to the interest of the decedent in the described property. All decedent's property, real and personal, passed to decedent's surviving spouse; the value of the entire estate (probate property) of the decedent is \$3,405.00 and none of said property is subject to inheritance or estate transfer taxes under the laws of the United States or the State of Nebraska.

8. I hereby swear and affirm that all statements in this affidavit are true and acknowledge that any false statement may subject me to penalties for perjury pursuant to Neb.Rev. Stat. § 28-915. This affidavit is made pursuant to Nebraska Probate Code § 30-24,129.

Garvin E. Hedrick
Garvin E. Hedrick

Subscribed and sworn to before me on January 19, 2017.

Commission expires

KORY MCCracken
General Notary
State of Nebraska
My Commission Expires Aug 27, 2018

[Signature]
Notary Public

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



DATE OF ISSUANCE

11/16/2016

LINCOLN, NEBRASKA

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

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

16-02459

CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Sharon Noreen Hedrick
2. SEX Female
3. DATE OF DEATH (Mo., Day, Yr.) April 11, 2016
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Riverton, Nebraska
5a. AGE - Last Birthday 73
5b. UNDER 1 YEAR
5c. UNDER 1 DAY
6. DATE OF BIRTH (Mo., Day, Yr.) September 6, 1942
7. SOCIAL SECURITY NUMBER Heritage of Red Cloud
8a. PLACE OF DEATH HOSPITAL [] Inpatient [] ER/Outpatient [] Other [] Nursing Home/LTC [] Hospice Facility [] Decedent's Home [] Other (Specify)
8b. COUNTY OF DEATH Webster
9a. RESIDENCE STATE Nebraska
9b. COUNTY Webster
9c. CITY OR TOWN Red Cloud
9d. STREET AND NUMBER 116 North Seward Street
9e. APT. NO.
9f. ZIP CODE 68970
9g. INSIDE CITY LIMITS [] YES [] NO
10a. MARITAL STATUS AT TIME OF DEATH [] Married [] Never Married [] Widowed [] Divorced [] Unknown
10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Garvin Evan Hedrick
11. FATHER'S NAME (First, Middle, Last, Suffix) George Kugler
12. MOTHER'S NAME (First, Middle, Maiden Surname) Agnes Fuller
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No or Unk.) No
14a. INFORMANT NAME Garvin Evan Hedrick
14b. RELATIONSHIP TO DECEDENT Spouse
15. METHOD OF DISPOSITION [] Burial [] Donation [] Cremation [] Entombment [] Removal [] Other (Specify)
16a. EMBALMER SIGNATURE Dayre Williams
16b. LICENSE NO. 0918
16c. DATE (Mo., Day, Yr.) April 18, 2016
16d. CEMETERY, CREMATORY OR OTHER LOCATION Red Cloud Cemetery
16e. CITY/TOWN Red Cloud
16f. STATE Nebraska
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska
17b. Zip Code 68970
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 antenatal fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.
IMMEDIATE CAUSE (Final disease or condition resulting in death)
a) CARDIORESPIRATORY COLLAPSE
DUE TO, OR AS A CONSEQUENCE OF:
b) SEPSIS
DUE TO, OR AS A CONSEQUENCE OF:
c) URINARY TRACT INFECTION
DUE TO, OR AS A CONSEQUENCE OF:
d)
APPROXIMATE INTERVAL
onset to death < 15 Minutes
onset to death 10 DAYS
onset to death 10 DAYS
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.
HISTORY OF METHICILLIN RESISTANT STAPHYLOCOCCUS AUREUS
19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? [] YES [] NO
20. IF FEMALE:
[] Not pregnant within past year
[] Pregnant at time of death
[] Not pregnant, but pregnant within 42 days of death
[] Not pregnant, but pregnant 43 days to 1 year before death
[] Unknown if pregnant within the past year
21a. MANNER OF DEATH
[] Natural [] Homicide
[] Accident [] Pending investigation
[] Suicide [] Could not be determined
21b. IF TRANSPORTATION INJURY
[] Driver/Operator
[] Passenger
[] Pedestrian
[] Other (Specify)
21c. WAS AN AUTOPSY PERFORMED? [] YES [] NO
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? [] YES [] 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? [] YES [] 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.) April 11, 2016
23b. DATE SIGNED (Mo., Day, Yr.) May 3, 2016
23c. TIME OF DEATH 11:00 PM
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) Linda Mazour, MD
24a. DATE SIGNED (Mo., Day, Yr.)
24b. TIME OF DEATH
24c. PRONOUNCED DEAD (Mo., Day, Yr.)
24d. TIME PRONOUNCED DEAD
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? [] YES [] NO [] PROBABLY [] UNKNOWN
26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? [] YES [] NO
26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO [] YES [] NO
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type of Print) Linda Mazour, MD, 121 15th Ave., P.O. Box 315, Franklin, Nebraska, 68939
28a. REGISTRAR'S SIGNATURE Stanley S. Cooper
28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) May 3, 2016

To be completed by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

To be completed by: CORONER PHYSICIAN OR COUNTY ATTORNEY ONLY

0048066

VOID

VOID

VOID

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-362

PAGES 1

GRANTEE MASTER NAME # 10166

PARCEL # / FILING NUMBER 000112600 / 31310

DOC STAMPS \$ 2.25

SALES FILE # 41

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 \$ 500

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-19-2017

DEED TYPE JTWTD

SALE QUAL

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

CODE

1	2	3	4	<u>5</u>
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 Salvage Value House

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **41**
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>19</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>01</u> Day <u>19</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Garvin E. Hedrick Street or Other Mailing Address 116 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0181 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tony Inman & Crystal Scoggins Street or Other Mailing Address 1339 Weidenbach Rd City Fredericksburg State TX Zip Code 78624 Phone Number (830) 998-2030 Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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"/> Trustee to Beneficiary
				<input type="checkbox"/> Other (Explain) _____	

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

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

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

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

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

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

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

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

18 Address of Property
**125 N Seward St
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Five (5), Six (6) and Seven (7), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 500.00

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

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

sign here Print or Type Name of Grantee or Authorized Representative: Tony Inman Phone Number: 402-746-3613

Signature of Grantee or Authorized Representative: [Signature] Title: Attorney Date: 1/19/17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>03</u> Day <u>08</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data <u>BW2017, Pg 362</u>

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 7th day of March A.D., 2017, at 10:03 o'clock A M. Recorded in Book 2017 on Page 302
Debra Klincenborg County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3/8/17
\$ 2.25 By DW

JOINT TENANCY QUITCLAIM DEED

Garvin E. Hedrick, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Tony Inman, a single person, and Crystal Scoggins, a single person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6) and Seven (7), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

Executed January 19, 2017.

Garvin E. Hedrick
Garvin E. Hedrick

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on January 19, 2017, by Garvin E. Hedrick, a single person.

Comm. expires

KORY MCCrackEN
General Notary
State of Nebraska
My Commission Expires Aug 27, 2018

Kory McCracken
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/26/2017

Record : 1 of: 1

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

Parcel ID #: 000112600 Map # : 4491-00-0-10005-022-0000

INMAN, TONY & SCOGGINS, CRYSTAL Situs :125 N SEWARD ST
1339 WEIDENBACH RD Legal :LOTS 5-7 BLOCK 22 ORIGINAL TOWN RED
FREDERICKSBURG TX 78624- CLOUD

LOT INFORMATION

Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	75	# of Units :	10650
Lot Depth :	142	Unit Value :	0.09
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	940
Utilities :			

PHYSICAL INFORMATION

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

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$3,030
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$2,090
Land Value	\$940
FINAL ESTIMATE OF VALUE	\$3,030
Value per Square Foot	

Current Total Assessed Value for Parcel # 000112600	\$3,030
---	---------

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 #: 000112600	Map #: 4491-00-0-10005-022-0000
INMAN, TONY & SCOGGINS, CRYSTAL	Situs :125 N SEWARD ST
1339 WEIDENBACH RD	Legal :LOTS 5-7 BLOCK 22 ORIGINAL TOWN RED CLOUD
FREDERICKSBURG TX 78624-	

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	x		= 0
<u>ADJUSTMENTS</u>			
ROOFING	Units	Unit Cost	Area Adj Total Cost
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is: 0	Base		
BASEMENT COST			0.00
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
<hr/>			
ADJUSTED STRUCTURE COST	x		=
<u>IMPROVEMENTS</u>			
NO GARAGE	Units	Unit Cost	Depr Total Cost
RED CLOUD SALV HOUSE	744	0.38	0% 285 *
SHED/DET GAR/LOW	600	6.27	52% 1,805 *

TOTAL REPLACEMENT COST NEW x =

Depreciation :	Total	Physical	Functional	Economic
Less Depreciation/Plus Appreciation :				
Improvement Value				\$0
Land Value				\$940
Lump Sums				2,090 *
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$3,030
Value per Square Foot				

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S) 000112600

BOOK-PAGE 2017-362

DATE OF SALE 1-19-2017

SALE PRICE 500

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	940	2465	3405
2016	940	2465	3405
2017	940	2090	3030

COMMENTS Salvage value house

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-363

PAGES 1

GRANTEE MASTER NAME # 12575

PARCEL # / FILING NUMBER 000509100/1130

DOC STAMPS \$ 4.50

SALES FILE # 42

PAGES 1

NEIGHBORHOOD #	1	100	105	200	205	300	305	<u>400</u>
	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> RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 140

TOTAL SALE PRICE \$ 1500

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-5-2016

DEED TYPE WD

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

COMMENTS Empty lot



Real Estate Transfer Statement

42

FORM 521

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the 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 Select County & County Number		3 Date of Sale/Transfer Mo. 1 Day 5 Yr. 2016		4 Date of Deed Mo. 3 Day 8 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Village of Bladen Street or Other Mailing Address 211 N. Main City Bladen State NE Zip Code 68928 Phone Number 402 756-1369 Email Address bladenclerk@gtmc.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John J Gerten Street or Other Mailing Address 5132 W. 134th Place City Hawthorne State CA Zip Code 90250 Phone Number Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> 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 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?
\$ 1,850.00

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
303 W. Frances St.

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
John J Gerten
5132 W. 134th Place
Hawthorne, CA 90250

20 Legal Description
Lots 17-18 BIK 3 Bladen Spences Addition

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$ 1,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

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

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

sign here

Debra J Thayer Village of Bladen village Clerk 402 756-1369
Print or Type Name of Grantee or Authorized Representative Phone Number

Debra J Thayer Village Clerk 8 Mar 2017
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 8 Yr. 17	27 Value of Stamp or Exempt Number \$ 4.50	28 Recording Data BK2017, Pg 363	

BK2017, Pg 363

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 8 day
of March A.D., 2017, at 3:50
o'clock P M. Recorded in Book 2017
on Page 363
Deb Klingsberger County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-8-17
\$ 4.50 By BB

WARRANTY DEED

The Village of Bladen, Webster County, Nebraska, a Nebraska municipal corporation, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to John J. Gerten, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seventeen (17) and Eighteen (18), Block Three (3), Spence's Addition to Bladen, Webster County, Nebraska.

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

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

(2) has legal power and lawful authority to convey the same;

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

Executed March 8, 2017.

VILLAGE OF BLADEN, WEBSTER COUNTY, NEBRASKA

Roger Fassler
Roger Fassler, Chairman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 8, 2017, by Roger Fassler, Chairman of the Board of Trustees, on behalf of the Village of Bladen, Webster County, Nebraska, a Nebraska municipal corporation.

Comm. expires _____

Debra Jo Thayer
Notary Public

DEBRA JO THAYER
General Notary State of Nebraska
My Commission Expires
April 22, 2020.

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

Date of Print: 04/26/2017

Record : 1 of: 1

Parcel ID #: 000509100	Map #: 4131-00-0-30015-003-1130
GERTEN, JOHN J	Situs : 303 W FRANCES ST
5132 WEST 134TH PLACE	Legal : LOTS 17-18 BLK 3 BLADEN SPENCES
HAWTHORNE, CA	ADDITION
90250-0000	

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			x	= 0
<u>ADJUSTMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u> <u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 0		Base		
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST			x	=
<u>IMPROVEMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u> <u>Total Cost</u>
NO GARAGE				

TOTAL REPLACEMENT COST NEW	x	=
Depreciation : Total	Physical	Functional
	Less Depreciation/Plus Appreciation :	
Improvement Value		\$0
Land Value		\$1,845
Lump Sums		
ESTIMATE OF VALUE (USING THE COST APPROACH)		\$1,845
Value per Square Foot		

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S) 000509100

BOOK-PAGE 2017/363

DATE OF SALE 1-5-2016

SALE PRICE 1500

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1845		
2016	1845		
2017	1845		

COMMENTS Empty Lot

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-364 # PAGES 2 GRANTEE MASTER NAME # 10169

PARCEL # / FILING NUMBER 200118300 / 40270

DOC STAMPS \$ 0 Exempt 5a

SALES FILE # 43 # PAGES 1

NEIGHBORHOOD #	1	100	105	200	<u>205</u>	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	<u>2000</u>	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 8-7-2017

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	<u>RC</u>	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Parents 40 child

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.

43

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>3</u> Day <u>7</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>3</u> Day <u>7</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elwin Lewis and Gwen Lewis Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jared shawn Lewis and Ashley Ann Lewis Street or Other Mailing Address 1051 DD Road			
City		State KS		City Lebanon		State KS	
Zip Code				Zip Code 66952			
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes No Yes No	
Email Address				Email Address			

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

(A) Status	(B) Property Type				(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<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 type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$38,710

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
326 North Elm Street, Red Cloud, NE 68970

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

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

20 Legal Description
See Attached

21 If agricultural, list total number of acres _____

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

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

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

Jared Shawn Lewis
Print or Type Name of Grantee or Authorized Representative

sign here **Grantee**

Signature of Grantee or Authorized Representative

Phone Number 3-9-17
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>9</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 5A</u>	28 Recording Data <u>BK2017, Pg 364</u>	

Exhibit A to the Deed of Trust Dated 03-09-2017 Executed Between Jared Shawn Lewis and Ashley Ann Lewis, husband and wife, and Heritage Bank

The South Half (S1/2) of Block Thirty-two (32), Original Town of Red Cloud, Webster County, Nebraska, AND a tract of land described as follows: Beginning at the Southeast corner of Block Thirty-two (32), Original Town of Red Cloud, thence East 136 feet, thence North 144 feet, more or less, to the Southeast corner of the tract described in Deed recorded in Book 99, page 5; thence West a distance of 136' along the South line of said tract; Thence South 8 feet, more or less, to the Northeast Corner of the South Half (S1/2) of Block Thirty-two (32), Original Town; thence South 136 feet, more or less, to the point of beginning, being a part of Lot A, Roat's Sub-division of Red Cloud, Webster County, Nebraska

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-382 # PAGES 1 GRANTEE MASTER NAME # 1075

PARCEL # / FILING NUMBER 000334800/9590

DOC STAMPS \$ 51.75

SALES FILE # 44 # 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 \$ 23000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-2-2017

DEED TYPE JTWD

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

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

COMMENTS _____

Real Estate Transfer Statement

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

44

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. 3 Day 2 Yr. 17	4 Date of Deed Mo. 2 Day 14 Yr. 17
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kristine E. Burkum, by her atty-in-fact Mildred E. Burkum Street or Other Mailing Address 1005 W. Saline Street City Blue Hill State NE Zip Code 68930		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cynthia A. Neilson and Jerry Neilson Street or Other Mailing Address 1005 W. Saline Street 68930 City Hastings Blue Hill State NE Zip Code 68901	
Phone Number na		Phone Number 402-829-1710	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 na		Email Address na	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$23,000

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 **Kathy Tessman** No

18 Address of Property
1005 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
Lots 3 and 4, Block 8, Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof

21 If agricultural, list total number of acres _____

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

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.

Cynthia A. Neilson 102-9929-1750
 Print or Type Name of Grantee or Authorized Representative Phone Number
 _____ Grantee
 Signature of Grantee or Authorized Representative Date
 _____ 3-2-2017

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 10 Yr. 17	27 Value of Stamp or Exempt Number \$ 51.75	28 Recording Data BK2017, Pg 382	

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of March A.D., 2017, at 11:30 o'clock A M. Recorded in Book 2017 on Page 382
Deb Klingenberg County Clerk
10-00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-10-17
\$ 51.75 By BB

Return to: Jerry and Cynthia A. Neilson, 1005 W. Saline, Blue Hill, NE 68930

JOINT TENANCY WARRANTY DEED

KRISTINE E. BURKUM, a single person, by her attorney-in-fact, MILDRED E. BURKUM, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to CYNTHIA A. NEILSON AND JERRY NEILSON, wife and husband, GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots Three (3) and Four (4), Block Eight (8), Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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 except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: February 14th, 2017.

Mildred E. Burkum, attorney-in-fact
for Kristine E. Burkum
Mildred E. Burkum, attorney-in-fact
for Kristine E. Burkum

STATE OF Nebraska
} ss:
COUNTY OF Adams

The foregoing joint tenancy warranty deed was acknowledged before me on February 14, 2017, by Mildred E. Burkum, attorney-in-fact for Kristine E. Burkum.

Kathleen A. Tessman
Notary Public

GENERAL NOTARY - State of Nebraska
KATHLEEN A. TESSMAN
My Comm. Exp. October 14, 2020

DURABLE FINANCIAL POWER OF ATTORNEY

I, Kristine E. Burkham, OF 400 E 7th St
Name address
Harvard Clay Mo hereby appoint
city county state
Mildred E. Burkham to serve as my agent ("Agent") and to
name

exercise the powers set forth below. If said Agent is unwilling or unable to perform his or

her duties, I hereby appoint Katherine E. Atz as my
name

successor agent, to exercise the powers set forth below. This power of attorney shall be

effective immediately upon the date of execution, and shall not be affected by subsequent disability, incapacity, or incompetence, or lapse of time, except as provided by statute.

My agent is authorized, in my agent's sole and absolute discretion at any time, with respect to any of my property, real (including homestead property or any other interest), personal, intangible, and mixed, as follows:

1. To collect any money or property due me and endorse all checks or other instruments payable to me; disclaim my interest in any real or personal property to which I am or become entitled; and settle, pursue, or abandon any claim or property right I may now or later have.
2. To pay any of my bills by signing checks to withdraw money from any checking account and deposit and withdraw any other amounts held in my name in any bank or financial institution, including individual retirement accounts (IRAs); establish, close, transfer, or in any other way handle accounts of any type in financial institutions, including property held by a bank as trustee or a trust in which I have any interest and property stored in a safe deposit box to which I have access.
3. To sell and transfer title to any real estate that I own or in which I have any interest; purchase, hold, exchange, manage, and generally handle real estate; mortgage real estate; and borrow money, whether or not in connection with any such mortgage.
4. To sell, exchange, and transfer any personal property in which I have an interest, including any motor vehicles, stocks, bonds, and other securities, whether or not in certificate form; purchase, hold, operate, manage, and generally handle any personal property; and exercise any right I may have in any insurance policy.
5. To prepare and file any tax returns that I might be obligated to file, and represent me before any government or social service agency in connection with any tax I may owe or any rights or benefits to which I may be entitled.

COPY

- 6. To establish, administer, amend, revoke (if applicable), and generally handle revocable or irrevocable trusts on my behalf; transfer all or part of my real or personal property to any trust; make gifts of real or personal property, outright or in trust; and make any decision regarding my property and the disposition of my property that I could make, even if the decision results in my being deprived of the beneficial ownership of that property.
- 7. To do everything necessary to carry on my business affairs and provide for my health and welfare in the same way that I could if personally present.

I give my agent full power to do everything necessary to accomplish anything in the above list, and I confirm and ratify all that my agent lawfully does by virtue of this power. Any person or organization dealing with my agent may rely on this power and its presentation by my agent. No liability to me or my successors will result from this reliance if the person relying on this power has actual notice of its revocation or termination. The specification of particular powers is not intended to limit or restrict the general powers granted to my agent.

A photocopy of this power of attorney may be given to any person dealing with my agent and shall have the same effect as the original.

Dated: June 13 2016 _____
Kristine Berkum
 Signed

 508-945269
 Social Security No.

Declaration of Witnesses

We declare that the principal is personally known to us, that the principal signed or acknowledged his or her signature on this financial power of attorney in our presence, and that the principal appears to be of sound mind and not under duress or undue influence, and that neither of us nor the principal's attending physician is the person appointed as attorney in fact by this document.

Witnessed By: _____
 (Signature of Witness/Date) (Printed Name of Witness)

 (Signature of Witness/Date) (Printed Name of Witness)

OR

COPY

State of Nebraska)
County of Clay)ss,

On this 13th day of June 2016, before me, Lynda E. Waegli, a notary public in and for State of Nebraska ^{LA 701} County, personally came Kristine E Burkham, personally known to

The identical person whose name is affixed to the above financial power of attorney as principal, and I declare that he or she acknowledges the execution of the same to be his or her voluntary act and deed, and that I am not the attorney-in-fact or successor attorney-in-fact designated by this financial power of attorney.

Witness my hand and notarial seal at HARVARD REST HAVEN in such county the day and year last above written.

Lynda E. Waegli
Notary Public



COPY

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/26/2017

Record : 1 of: 1

Inspected By: CJ Inspection Date: 02/22/2017

Parcel ID #: 000334800	Map #	: 4133-00-0-20055-008-9590
NEILSON, CYNTHIA & JERRY	Situs	:1005 W SALINE ST
1005 WEST SALINE STREET	Legal	:LOTS 3 & 4 BLOCK 8 HOOVERS ADDITION
BLUE HILL NE 68930-		BLUE HILL

LOT INFORMATION

Neighborhood : 300 BLUE HILL	Value Method: SF
Lot Width : 100	# of Units : 13500
Lot Depth : 135	Unit Value : 0.25
Topography : LEVEL Amenities	Adjustments :
Street Access : PA,C&G,SW	Lot Value : 3,365
Utilities : ALL	

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age	: 1880/137
Quality : 30 - Average	Effective Age	:
Condition : 25 - Fair+	Remodel Date	:
Arch Type :	Remodel Type	:
Style : One-Story 100%		
Exterior Wall : 100% SIDING		
Floor Area : 964		
Basement Area : 388		
Sub Floor : WOOD JOIST/WOOD SUBFLOOR		
Bedrooms : 2		
Baths : 1.0		
Heat Type : 100% FORCED AIR		
Roof Type : COMP SHINGLES		
Plumbing Fixt : 5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$24,570
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$21,205
Land Value	\$3,365
FINAL ESTIMATE OF VALUE	\$24,570
Value per Square Foot	22
Current Total Assessed Value for Parcel # 000334800	\$24,570

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 #: 000334800	Map #: 4133-00-0-20055-008-9590
NEILSON, CYNTHIA & JERRY	Situs :1005 W SALINE ST
1005 WEST SALINE STREET	Legal :LOTS 3 & 4 BLOCK 8 HOOVERS ADDITION
BLUE HILL NE 68930-	BLUE HILL

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	964	x	85.95	= 82,856
<u>ADJUSTMENTS</u>				
ROOFING	Units	Unit Cost	Area Adj	Total Cost
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 9 (under base)	4	1176.67	(4.64)	(4,473)
BASEMENT COST	388	19.13	7.70	7,423
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	964	x	89.01	= 85,806
<u>IMPROVEMENTS</u>				
NO GARAGE	Units	Unit Cost	Depr	Total Cost
YARD SHED / LOW	96	2.38	37%	145 *
SLAB W/ROOF & STEPS	154	24.50		3,775
WOOD DECK	165	16.30		2,690
SHED DIRT/LOW	230	6.27	37%	910 *

TOTAL REPLACEMENT COST NEW	964	x	95.72	= 92,270
----------------------------	-----	---	-------	----------

Depreciation	: 78% Total	76% Physical	9% Functional	Economic
				Less Depreciation/Plus Appreciation : (72,120)

Improvement Value	\$20,150
Land Value	\$3,365
Lump Sums FUNC FOR ROOF	1,055 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$24,570
Value per Square Foot	\$22.00

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S) 000334800

BOOK-PAGE 2017-382

DATE OF SALE 3-2-2017

SALE PRICE 23000

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	3365	28405	31770
2016	3365	21205	24570
2017	3365	21205	24570

COMMENTS

1880 30/25

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-402 # PAGES 1 GRANTEE MASTER NAME # 10182

PARCEL # / FILING NUMBER 000104600/30380

DOC STAMPS \$ 90.-

SALES FILE # 45 # 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 \$ 40,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-10-2017

DEED TYPE JTWD

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

COMMENTS _____

Real Estate Transfer Statement

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

45

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>03</u> Day <u>10</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>03</u> Day <u>10</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Larry Knutson Street or Other Mailing Address 526 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number _____ Email Address _____		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kristopher Snyder and Lara VanWey Street or Other Mailing Address 526 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number _____ Email Address _____	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input 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? _____

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

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

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

18 Address of Property
**526 N Cedar St
 Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

20 Legal Description
Lots Seventeen (17) and Eighteen (18), Block Six (6), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$ 40,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 40,000.00

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: **Kory J. McCracken** (402) 746-3613
 Signature of Grantee or Authorized Representative: *[Signature]* Attorney Phone Number
 Title: _____ Date: **3/10/17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>10</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>90.00</u>	28 Recording Data <u>BK2017, Pg 402</u>

BR2017, Pg 402

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 March A.D., 2017, at 1:30 o'clock P. M. Recorded in Book 2017 on Page 402
Deb Kligenberger County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-10-17
\$ 90.00 By BB

JOINT TENANCY WARRANTY DEED

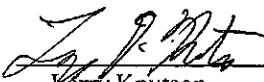
Larry Knutson, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Kristopher Snyder, a single person, and Lara VanWey, a single person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seventeen (17) and Eighteen (18), Block Six (6), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed March 10, 2017.



Larry Knutson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 10, 2017, by Larry Knutson, a single person.

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: CJ Inspection Date: 07/27/2016

Parcel ID #:	000104600	Map #	: 4371-00-0-10005-006-0000
SNYDER, KRISTOPHER & VANWEY, LARA		Situs	:526 N CEDAR ST
526 NORTH CEDAR STREET		Legal	:LOTS 17 & 18 BLOCK 6 ORIGINAL TOWN RED CLOUD
RED CLOUD NE	68970-		

LOT INFORMATION

Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	50	# of Units :	7100
Lot Depth :	142	Unit Value :	0.09
Topography :	LEVEL	Amenities	
Street Access :	PW,B,A,C&G	Adjustments :	
Utilities :	ALL	Lot Value :	625

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1912/105
Quality :	30 - Average	Effective Age :	
Condition :	20 - Fair	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% VINYL		
Floor Area :	768		
Basement Area :	768		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	2.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	8		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$12,425
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$11,800
Land Value	\$625
FINAL ESTIMATE OF VALUE	\$12,425
Value per Square Foot	15
Current Total Assessed Value for Parcel # 000104600	\$12,425

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

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S) 000104600

BOOK-PAGE 2017-402

DATE OF SALE 3-10-2017

SALE PRICE 40,000

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	625	13980	14605
2016	625	13420	14045
2017	625	11800	12425

COMMENTS 1912 30/20

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-407 # PAGES 1 GRANTEE MASTER NAME # 10216

PARCEL # / FILING NUMBER 000106900/30680

DOC STAMPS \$ 27.-

SALES FILE # 46 # PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 65

TOTAL SALE PRICE \$ 12000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-10-2017

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

46

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. 03 Day 10 Yr. 2017		Mo. 03 Day 10 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Larry Knutson				Grantee's Name (Buyer) Jimmy Saterlee Jaimi Saterlee			
Street or Other Mailing Address 526 N Cedar St				Street or Other Mailing Address 506 N Seward St			
City Red Cloud		State NE		City Red Cloud		State NE	
Phone Number		Zip Code 68970		Phone Number		Zip Code 68970	
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"/> Mobile Home
<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			

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? _____

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
 506 N Seward St
 Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
The West Half (W1/2) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.

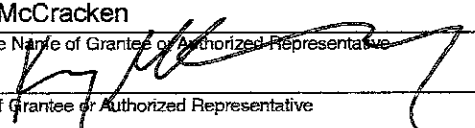
21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22 \$ 12,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 12,000.00

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

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

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

 Attorney
 Signature of Grantee or Authorized Representative Title Date **3/10/17**

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. 3 Day 10 Yr. 2017	\$ 27.00	BK2017, Pg 407	

BK2017, Pg 407

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 March A.D., 2017, at 1:40 o'clock P. M. Recorded in Book 2017 on Page 407
Deb Klingsbergen County Clerk
\$10.00 Deputy
and ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-10-2017
\$ 27.00 By BB

WARRANTY DEED

Larry Knutson, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Jaimi Saterlee, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W½) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed March 10, 2017.

Larry Knutson
Larry Knutson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 10, 2017, by Larry Knutson, a single person.

Comm. expires _____
Kory McCracken
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: TS Inspection Date: 08/11/2016

Parcel ID #:	000106900	Map #	: 4371-0-010005-13-30680
SATERLEE, JAIMI		Situs	:506 N SEWARD ST
506 NORTH SEWARD STREET		Legal	:WEST 71 LOTS 13-15 BLOCK 13 ORIGINAL
RED CLOUD NE	68970-		TOWN RED CLOUD

LOT INFORMATION

Neighborhood	: 200 RED CLOUD	Value Method:	SF
Lot Width	: 71	# of Units	: 5325
Lot Depth	: 75	Unit Value	: 0.09
Topography	: LEVEL	Amenities	
Street Access	: PW,B,C&G,	Adjustments	:
Utilities	: ALL	Lot Value	: 470

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1873/144
Quality	: 30 - Average	Effective Age	:
Condition	: 10 - Poor	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: 1-1/2-St-Fin 100%		
Exterior Wall	: 100% STUCCO		
Floor Area	: 1,254		
Basement Area	: 836		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 2		
Baths	: 1.0		
Heat Type	: 100% FORCED AIR		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$10,010
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$9,540
Land Value	\$470
FINAL ESTIMATE OF VALUE	\$10,010
Value per Square Foot	8
Current Total Assessed Value for Parcel # 000106900	\$10,010

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 #: 000106900	Map #: 4371-0-010005-13-30680
SATERLEE, JAIMI	Situs :506 N SEWARD ST
506 NORTH SEWARD STREET	Legal :WEST 71 LOTS 13-15 BLOCK 13 ORIGINAL
RED CLOUD NE 68970-	TOWN RED CLOUD

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,254	x	73.83	= 92,583
<u>ADJUSTMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 9 (under base)	4	1176.67	(3.57)	(4,477)
BASEMENT COST	836	17.35	11.57	14,503
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH	686	6.79	3.71	4,658
ADJUSTED STRUCTURE COST	1254	x	85.54	= 107,267
<u>IMPROVEMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
DET GAR LOW CONC	300	8.63	52%	1,245 *
KNEE-WALL PORCH	207	54.33		11,245

TOTAL REPLACEMENT COST NEW	1254	x	94.51	= 118,510
----------------------------	------	---	-------	-----------

Depreciation	: 93% Total	93% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(110,215)

Improvement Value	\$8,295
Land Value	\$470
Lump Sums	1,245 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$10,010
Value per Square Foot	\$8.00

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S) 000106800

BOOK-PAGE 2017-407

DATE OF SALE 3-10-2017

SALE PRICE 12,000

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	470	13260	13730
2016	470	9540	10010
2017	470	9540	10010

COMMENTS 1873 30/10

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-430 # PAGES 1 GRANTEE MASTER NAME # 10223

PARCEL # / FILING NUMBER 002109800/70305

DOC STAMPS \$ 13.50

SALES FILE # 47 # 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 <input checked="" type="checkbox"/>
					SUBURBAN <input type="checkbox"/>

TAX DISTRICT 185

TOTAL SALE PRICE \$ 6000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-19-2017

DEED TYPE JTWD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Award to Nephew Neice

Real Estate Transfer Statement

47

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>19</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>01</u> Day <u>19</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lee Ann Davidson Street or Other Mailing Address 310 S Cherry St City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2774 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Trinity Scott Christ & Rhonda L. Baker-Christ Street or Other Mailing Address 310 S Cherry St City Blue Hill State NE Zip Code 68930 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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"/> Step-parent and Step-child	
	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and 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
 1277 Rd Y
 Blue Hill, NE 68930

18a No address assigned 18b Vacant land

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

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 6,000.00
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	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 6,000.00

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>Kory J. McCracken Print or Type Name of Grantee or Authorized Representative</p> <p><i>[Signature]</i> Signature of Grantee or Authorized Representative</p>	<p style="text-align: right;">(402) 746-3613 Phone Number</p> <p style="text-align: right;">Attorney</p> <p style="text-align: right;">11/19/17 Date</p>
--	--

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>14</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>13.50</u>	28 Recording Data BK2017, Pg 430

A tract of land in the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the northeast corner of the Northeast Quarter (NE $\frac{1}{4}$), thence West a distance of 858 feet to a point on the North line of said Section, thence continuing West on said Section line a distance of 530 feet, thence South a distance of 470 feet, thence East 530 feet, thence North 470 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 17th day of March A.D., 2017, at 9:30 o'clock A.M. Recorded in Book 2017 on Page 430
Dob Klingenberg County Clerk
12.00 B.B. Deputy
ind ___ Comp ___ Assessor ___ Cared ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-14-17
\$ 13.30 By BB

JOINT TENANCY WARRANTY DEED

Lee Ann Davidson, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Trinity Scott Christ and Rhonda L. Baker-Christ, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Northeast Quarter (NE¼) of Section Thirteen (13), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the northeast corner of the Northeast Quarter (NE¼), thence West a distance of 858 feet to a point on the North line of said Section, thence continuing West on said Section line a distance of 530 feet, thence South a distance of 470 feet, thence East 530 feet, thence North 470 feet to the point of beginning.

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

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

Executed January 19, 2017.

Lee Ann Davidson
Lee Ann Davidson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 19, 2017, by Lee Ann Davidson, a single person.

Comm. expires

KORY MCCrackEN
General Notary
State of Nebraska
My Commission Expires Aug 27, 2018

[Signature]
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 04/26/2017

Record: 1 of: 1

Inspected By: TS Inspection Date: 12/11/2014

Parcel ID #: 002109800

Map # : 4131-13-1-0-0-70305

CHRIST, TRINITY S & BAKER-CHRIST, RHONDA

Situs :1277 RD Y

Legal :470 X 530' TR IN N1/2NE1/4 13-4-11

310 SOUTH CHERRY STREET

BLUE HILL NE

68930-

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1967 / 50
Quality	: 20 - Fair	Effective Age	:
Condition	: 10 - Poor	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: One-Story 100%		
Exterior Wall	: 100% SIDING		
Floor Area	: 1040		
Basement Area	: 1040		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	:		
Baths	: 1.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 6		

RESIDENCE VALUATION SUMMARY

Improvement Value	\$8,490
Lump Sums	
Lump Sums Description :	
FINAL ESTIMATE OF VALUE.....	\$8,490

FARM VALUATION SUMMARY

Residence Value	\$8,490
Outbuilding Value	\$2,985
Agland Value	\$21,875
Total Value	\$33,350

Current Total Assessed Value for Parcel # 002109800	\$33,350
---	----------

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

Date of Print: 04/26/2017

Record : 1 of: 1

Parcel ID #: 002109800	Map #	: 4131-13-1-0-0-70305
CHRIST, TRINITY S & BAKER-CHRIST, RHONDA	Situs	:1277 RD Y
310 SOUTH CHERRY STREET	Legal	:470 X 530' TR IN N1/2NE1/4 13-4-11
BLUE HILL NE		68930-

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		1,040	x	72.23	= 75,119
<u>ADJUSTMENTS</u>					
	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>	
ROOFING					
SUBFLOOR					
HEATING & COOLING	1,040	1.90		1.90	1,976
PLUMBING Base is: 7 (under base)	1	922.14		(0.84)	(874)
BASEMENT COST	1,040	17.03		17.03	17,711
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST	1040		x	90.32	= 93,933
<u>IMPROVEMENTS</u>					
	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>	
NO GARAGE					
OPEN SLAB PORCH	9	16.23			145
OPEN SLAB PORCH	16	16.23			260

TOTAL REPLACEMENT COST NEW	1040	x	90.71	= 94,340
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Depreciation	: 91% Total	91% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	
				(85,850)	

Improvement Value	\$8,490
Lump Sums	
Outbuilding Value	\$2,985
Land Value	\$21,875
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$33,350
Value per Acre	\$5,830

WEBSTER COUNTY ASSESSOR'S OFFICE

RURAL OUTBUILDINGS

Date of Run : 04/26/2017

Parcel # : 002109800
 Current Owner : CHRIST, TRINITY S & BAKER--CHRIST, RHONDA
 310 SOUTH CHERRY STREET
 BLUE HILL NE 68930-

Map # : 4131-13-1-0-0-70305
 Tax District : 185
 Neighborhood : 1
 Legal Description : 470 X 530' TR IN N1/2NE1/4 13-4-11

COST APPROACH - Values by Marshall & Swift

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

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
50	SALV SALVAGE CHICK HO Notes :				x x					1	100.00	100	0%	100
51	SALV SALVAGE BLDG Notes :				x x					1	100.00	100	0%	100
52	SH1 SHED/GARAGE/LOW Notes :	10	Poor		24 x 20 x	SHNGL	WOOD	DIRT		480	6.60	3,168	82%	570
53	NV NO VALUE BUILDIN Notes :				x x					1	0.00	0	0%	0
54	BARN BARN/LOW Notes :	10	Poor		36 x 26 x	GABL	OTHER	WOOD	DIRT	936	22.06	20,648	96%	930
55	NV 2--NO VALUE BLDGS Notes :				x x					2	0.00	0	0%	0
56	NV NO VALUE BRICK S Notes :				x x					1	0.00	0	0%	0
57	SH1 SHED DIRT/LOW Notes :	10	Poor		20 x 18 x	WOOD	WOOD	DIRT		360	6.60	2,376	82%	430
57	SH1 SHED DIRT/LOW Notes :	10	Poor		30 x 24 x	METAL	WOOD	DIRT		720	6.60	4,752	82%	855

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
------	-------------	------	------	-----------	------------	------	-------	------	-------	-------	------	-----	------	-------

Total Outbuilding Value : 2,985

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

Parcel # : 002109800
 Current Owner : CHRIST, TRINITY S & ~BAKER-CHRIST, RHONDA L.

Map # : 4131-13-1-0-0-70305
 Tax District : 185
 Neighborhood : 1
 Greenbelt Area/Date : NO

310 SOUTH CHERRY STREET
 BLUE HILL NE 68930-

Legal Description : 470 X 530' TR IN N1/2NE1/4 13-4-11

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No		1.00	5,765	5,765	5,765
					Farm Use Totals :	1.00		5,765	5,765
HOM1	HOME SITE 1ST ACRE, AG RELATE HOME		HOM1	No		1.00	10,000	10,000	10,000
					Home Use Totals :	1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.40	0	0	0
					Road Use Totals :	0.40		0	0
RES	RURAL RESIDENTIAL - ADDITIONA SITE		RES	No		3.32	1,840	6,110	6,110
					Site Use Totals :	3.32		6,110	6,110
					Parcel Totals :	5.72		21,875	21,875

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S) 002109800

BOOK-PAGE 2017-430

DATE OF SALE 1-19-2017

SALE PRICE 6000

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	20880		32355
2016	20790		36525
2017	21875		33350

COMMENTS 1967 2010 Rur Res

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-431 # PAGES 2 GRANTEE MASTER NAME # 10237

PARCEL # / FILING NUMBER 201006000/60390

DOC STAMPS \$ 0 Exempt 5c

SALES FILE # 48 # 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 5

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-9-2017

DEED TYPE WTD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Added sibling to property

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.

48

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>03</u> Day <u>09</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>03</u> Day <u>09</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeff & Syndee Wulf, Dusty & Amanda Wulf, Jesse Wulf Street or Other Mailing Address 2640 Rd F City Guide Rock State NE Zip Code 68942 Phone Number (402) 469-3877 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeff & Syndee Wulf, Dusty & Amanda Wulf, Jesse Wulf, Brody Street or Other Mailing Address 2640 Rd F City Guide Rock State NE Zip Code 68942 Phone Number (402) 469-3877 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

<input 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 checked="" type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

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

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

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

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

18 Address of Property
Rural Property

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

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

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

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

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

sign here Print or Type Name of Grantee or Authorized Representative: **Kory J. McCracken** Attorney (402) 746-3613
 Signature of Grantee or Authorized Representative: *[Signature]* Title Phone Number
 Date: **3/9/17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>14</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt H 5a	28 Recording Data BK2017, Pg 431-432

The Northeast Quarter (NE $\frac{1}{4}$) and County Surveyor's Lot One (1) (also described as all that part of the Southeast Quarter (SE $\frac{1}{4}$) lying North of the C.B. & Q. R.R. right of way) in the Southeast Quarter (SE $\frac{1}{4}$) of Section Twelve (12), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT for tracts deeded to the United States of America in Deed Book 29, Pages 69-70 and in Deed Book 29, Pages 186-187, respectively.

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 March, A.D., 2017, at 9:35 o'clock A. M. Recorded in Book 2017 on Page 431-432
Deb R. Ringerberger County Clerk
Le. O. P. Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-14-17
\$ Exempt By BB

WARRANTY DEED

Jeff Wulf and Syndee Wulf, husband and wife, Dusty Wulf and Amanda Wulf, husband and wife, and Jesse Wulf, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Jeff Wulf, a married person, Dusty Wulf, a married person, Jesse Wulf, a single person, and Brody Wulf, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE $\frac{1}{4}$) and County Surveyor's Lot One (1) (also described as all that part of the Southeast Quarter (SE $\frac{1}{4}$) lying North of the C.B. & Q. R.R. right of way) in the Southeast Quarter (SE $\frac{1}{4}$) of Section Twelve (12), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT for tracts deeded to the United States of America in Deed Book 29, Pages 69-70 and in Deed Book 29, Pages 186-187, respectively.

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

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

Executed March 9, 2017.

Jeff Wulf
Jeff Wulf

Syndee Wulf
Syndee Wulf

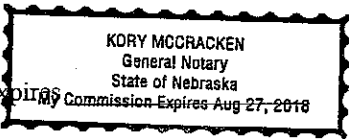
Dusty Wulf
Dusty Wulf

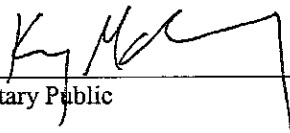
Amanda Wulf
Amanda Wulf

Jesse Wulf
Jesse Wulf

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 9, 2017, by Jeff Wulf and Syndee Wulf, husband and wife.

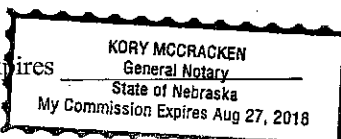
Comm. expires  My Commission Expires Aug 27, 2018

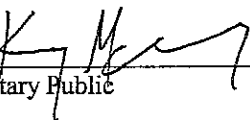


Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 9, 2017, by Dusty Wulf and Amanda Wulf, husband and wife.

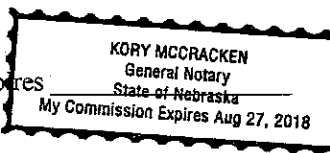
Comm. expires  My Commission Expires Aug 27, 2018



Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 9, 2017, by Jesse Wulf, a single person.

Comm. expires  My Commission Expires Aug 27, 2018



Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-439 # PAGES 1 GRANTEE MASTER NAME # 10243

PARCEL # / FILING NUMBER 000511700/780

DOC STAMPS \$ 76.5

SALES FILE # 49 # PAGES 1

NEIGHBORHOOD #

1	100	105	200	205	300	305	<u>400</u>
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 140

TOTAL SALE PRICE \$ 34,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-23-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS _____



Real Estate Transfer Statement

49

FORM 521

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the 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 91	3. Date of Sale/Transfer Mo. Feb Day 23 Yr. 2017	4. Date of Deed Mo. Feb Day 23 Yr. 2017
5. Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Doug Tyma Street or Other Mailing Address 342 Brady Road City St. Libory State NE Zip Code 68872-2812 Telephone Number 308-380-0812 Email Address		6. Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tammy L. Heusinkvelt Street or Other Mailing Address 223 Mariel Street, PO Box 24 City Bladen State NE Zip Code 68928 Telephone Number (402) 705-7651 Is the grantee a 501 (c)(3) Organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
--	--	---	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? \$34,000.00	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 Stewart Title <input type="checkbox"/> No
---	--

18 Address of Property 223 W Mariel Street Bladen, NE 68928 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Tammy L. Heusinkvelt 223 W. Mariel Street Bladen, NE 68928
--	--

20 Legal Description
Lots 5 and 6, Block 3, First Addition to Bladen, Webster County, Nebraska

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed	22	\$34,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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	\$34,000.00

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 ▶ Tammy L. Heusinkvelt (402) 705-7651
Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative Grantee Title February 23, 2017 Date

Register of Deeds' Use Only		For Dept. Use Only
26. Date Deed Recorded Mo 3 Day 14 Yr. 17	27. Value of Stamp or Exempt Number. \$ 76.50	28. Recording Data BK2017, Pg 439

BK2017, Pg 439

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 14 day of March A.D., 2017, at 10:45 o'clock A M. Recorded in Book 2017 on Page 439
Deb Klingsbecker County Clerk
BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-14-17
\$ 76.50 By BB

Prepared by and Return to:
Stewart Title Company
770 N. Coter Blvd., Suite 407
Lincoln, NE 68505

WARRANTY DEED

File No.: 01506-9482

KNOW ALL MEN BY THESE PRESENTS, that **Doug Tyma**, a single person, herein called the GRANTOR, whether one or more, in consideration of One Dollar and No Cents (\$1.00) and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto **Tammy L. Heusinkvelt**, a single person, herein called the Grantee whether one or more, the following described real property in **Webster County, Nebraska**:

Lots 5 and 6, Block 3, First Addition to Bladen, Webster County, Nebraska

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

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.

Executed: Feb 23 - 2017

Doug Tyma
Doug Tyma

State of Nebraska
County of Merrick

The foregoing instrument was acknowledged before me this 23 day of February, 2017 by Doug Tyma, a single person.

Sarah Campa
Notary Public Sarah Campa
My Commission Expires: 11-14-18

GENERAL NOTARY - State of Nebraska
SARAH CAMPA
My Comm. Exp. November 14, 2018

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/27/2017
Inspected By: TS Inspection Date: 10/09/2007

Record : 1 of: 1

Parcel ID #:	000511700	Map #	: 4131-00-0-30010-003-0780
HEUSINKVELT, TAMMY L		Situs	:223 W MARIEL ST
		Legal	:LOTS 5-6 BLK 3 BLADEN 1ST ADDITION
PO BOX 24			
BLADEN NE	68928-		

LOT INFORMATION

Neighborhood :	400 BLADEN	Value Method:	SF
Lot Width :	100	# of Units :	15000
Lot Depth :	150	Unit Value :	0.12
Topography :	LEVEL	Amenities	
Street Access :	BLACKTOP	Adjustments :	
Utilities :	ALL	Lot Value :	1,850

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1920/97
Quality :	30 - Average	Effective Age :	
Condition :	30 - Average	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% VINYL		
Floor Area :	1,248		
Basement Area :	408		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	1.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	6		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$36,200
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$34,350
Land Value	\$1,850
FINAL ESTIMATE OF VALUE	\$36,200
Value per Square Foot	28
Current Total Assessed Value for Parcel # 000511700	\$36,200

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: 04/27/2017

Record : 1 of: 1

Parcel ID #: 000511700	Map # : 4131-00-0-30010-003-0780
HEUSINKVELT, TAMMY L	Situs :223 W MARIEL ST
	Legal :LOTS 5-6 BLK 3 BLADEN 1ST ADDITION
PO BOX 24 BLADEN NE 68928-	

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	1,248	x	80.84	= 100,888
<u>ADJUSTMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,248	2.01	2.01	2,508
PLUMBING Base is: 9 (under base)	3	1176.67	(2.69)	(3,357)
BASEMENT COST	408	19.06	6.23	7,775
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1248	x	86.39	= 107,815
<u>IMPROVEMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
ATTACHED GARAGE	624	22.37	0.72	13,960
YARD SHED/AVE	120	2.38	32%	195 *
OPEN PORCH W/ROOF	9	22.23		200

TOTAL REPLACEMENT COST NEW	1248	x	97.74	= 121,975
----------------------------	------	---	-------	-----------

Depreciation	: 72% Total	72% Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : (87,820)

Improvement Value	\$34,155
Land Value	\$1,850
Lump Sums	195 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$36,200
Value per Square Foot	\$28.00

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S) 000511700

BOOK-PAGE 2017-439

DATE OF SALE 2-23-2017

SALE PRICE 34,000

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1850	20200	22050
2016	1850	31910	33760
2017	1850	34350	36200

COMMENTS 1920 30/30

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-454 # PAGES 3 GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 021703500/66285 _____

DOC STAMPS \$ 0

SALES FILE # _____ # 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	INVALE W/HOME SITE	INVALE / NO HOME SITE	INVALE 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 3-4-2017

DEED TYPE EASE

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	INVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Easement Agreement

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 14 day
of March A.D., 2017, at 2:40
o'clock P M. Recorded in Book 2017
on Page 454-456
Deb Klingenberg County Clerk
2200 BB Deputy
Ind. Comp. Assessor Carded

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made and entered into by and among:

WATERBURY FARMS, INC., called "WATERBURY FARMS;" and

MICHAEL R. KARR and DIANE R. KARR, as Tenants in Common, collectively called "KARR."

RECITALS

- 1. WATERBURY FARMS is the owner of certain real estate (hereinafter referred to as the "WATERBURY FARMS Property"), which is legally described as follows:

The Southeast Quarter (SE1/4) of Section Six (6), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

- 2. KARR is the owner of certain real estate (hereinafter referred to as the "KARR Property"), which is legally described as follows:

SW1/4 of Section 6, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

FOR AND IN CONSIDERATION of the mutual covenants, benefits, and promises set forth hereinafter, it is agreed among the parties as follows:

- 1. Grant of Easement. KARR grants to WATERBURY FARMS, and to their successors and assigns, the right to construct, own, maintain, repair, and replace a water line located on the KARR Property and which serves the WATERBURY FARMS Property. The Easement Area shall begin on the southeast corner of the KARR Property, and shall run Thirty (30) Feet West, then run One Thousand, Two Hundred (1,200) Feet north, and then run Thirty (30) Feet East, then run One Thousand, Two Hundred (1,200) Feet south, ending at the WATERBURY FARMS Property.

2. Covenants of WATERBURY FARMS. WATERBURY FARMS covenants and agrees to repair any damage done to the Easement Area caused by WATERBURY FARMS' use, maintenance, repair, or replacement of the water line.

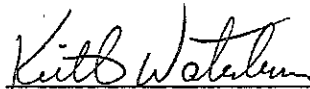
3. Covenants of KARR. KARR agrees that they will not obstruct or interfere with WATERBURY FARMS' rights hereunder.

4. Indemnification. WATERBURY FARMS agrees to indemnify KARR and to hold them harmless from and against any and all claims arising out of its use of the Easement, or by any of his guests or invitees; provided that this indemnification shall not extend any liability arising out of acts or omissions of KARR, or of their agents or employees.

5. Term of Easement. This easement shall be permanent, and shall run with the land. The easement created hereby is superior to the rights of the parties or their successors in the respect of serving the estate so created.

6. Restoration of Surface. WATERBURY FARMS agrees to restore the surface of the Easement Area to its condition immediately preceding the commencement of construction of activities hereunder, whether said work is required immediately upon following the completion of construction or later, if the condition being restored is caused by WATERBURY FARMS' construction activities.

7. Rights of Ingress and Egress. KARR also hereby grants WATERBURY FARMS reasonable rights of ingress and egress for maintenance and repair of the water line and to carry out any other purposes of the Easement Agreement.



KEITH WATERBURY, as President of
WATERBURY FARMS, INC.

Date: 3-4-17



MICHAEL R. KARR

Date: 3-4-17

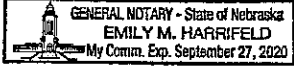


DIANE R. KARR

Date: 3-4-17

STATE OF NEBRASKA)
COUNTY OF Adams)ss.

The foregoing instrument was acknowledged before me on this 4 day of March, 2016, by KEITH WATERBURY, as President of WATERBURY FARMS, INC.



Emily M. Harrifeld
Notary Public

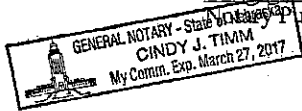
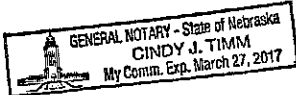
STATE OF NEBRASKA)
COUNTY OF Webster)ss.

The foregoing instrument was acknowledged before me on this 4 day of March, 2016, by MICHAEL R. KARR.

Cindy Timm
Notary Public

STATE OF NEBRASKA)
COUNTY OF Nebraska)ss.

The foregoing instrument was acknowledged before me on this 4 day of March, 2016, by DIANE R. KARR.



Cindy Timm
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-459 # PAGES 1 GRANTEE MASTER NAME # 10248

PARCEL # / FILING NUMBER 000112300 / 31290

DOC STAMPS \$ Exempt 12

SALES FILE # 50 # 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 \$ 1

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 12-19-16

DEED TYPE QCD

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

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

COMMENTS Divorce Decree

Real Estate Transfer Statement

50

• 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. 12 Day 19 Yr. 2016		Mo. 12 Day 19 Yr. 2016	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Craig C. Lockhart				Grantee's Name (Buyer) Kathryn E. Lockhart			
Street or Other Mailing Address 841 N. Cherry St.				Street or Other Mailing Address 342 W. 3rd Ave.			
City		State		City		State	
Red Cloud		NE		Red Cloud		NE	
Zip Code		68970		Zip Code		68970	
Phone Number		(402) 746-2929		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input checked="" type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<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?

\$120,000

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

342 W. 3rd Ave.
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

Kathryn E. Lockhart
342 W. 3rd Ave.
Red Cloud, NE 68970

20 Legal Description

Lots Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Twenty-One (21), Original Town of Red Cloud, Webster County, Nebraska.

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 checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 1,00

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

Joshua A. Johnson (402) 462-5187
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Attorney at Law Date 01/19/2017

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. 3 Day 15 Yr. 17	\$ Exempt # 12	BK2017, Pg 459	

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 15 day
of March A.D., 2017, at 10:30
o'clock A M. Recorded in Book 2017
on Page 459
Deb Klingenberg County Clerk
DD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-15-17
\$ Exempt By BB

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

QUITCLAIM DEED

CRAIG C. LOCKHART, former husband of Grantee, GRANTOR, in consideration of and pursuant to the Decree of Dissolution, Case No. CI14-6, of the District Court of Webster County, Nebraska, quitclaims to GRANTEE, KATHRYN E. LOCKHART, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Twenty-One (21), Original Town of Red Cloud, Webster County, Nebraska.

Executed February 27, 2017.

Craig C Lockhart
Craig C. Lockhart

STATE OF NEBRASKA)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on February 27, 2017, by Craig C. Lockhart, former spouse of Grantee.

GENERAL NOTARY-State of Nebraska
MARY HUNT
My Comm. Exp. May 12, 2018

Mary Hunt
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-461 # PAGES 2 GRANTEE MASTER NAME # 10283

PARCEL # / FILING NUMBER 000609100/16920

DOC STAMPS \$ 9.

SALES FILE # 51 # 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 \$ 3500

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 12-5-2016

DEED TYPE QCD

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

COMMENTS _____

Real Estate Transfer Statement

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

51

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

1 County Name		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>5</u> Yr. <u>2016</u>		4 Date of Deed Mo. <u>12</u> Day <u>5</u> Yr. <u>2016</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Douglas PIERCE</u> Street or Other Mailing Address <u>442 67th AVE</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>(716) 201-5600</u> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Jennifer C. Quirino</u> Street or Other Mailing Address <u>330 John Street P.O. Box 13</u> City <u>Guide Rock</u> State <u>Nebraska</u> Zip Code <u>68942</u> Phone Number <u>308-991-2677</u> Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>			

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

(A) Status		(B) Property Type				(C)
<input 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"/> Mobile Home	
<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				

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 IFS 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?
4,695.00

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
330 JOHN ST

19 Name and Address of Person to Whom the Tax Statement Should be Sent
JENNIFER C. QUIRINO
330 JOHN ST GUIDE ROCK

18a No address assigned 18b Vacant land

20 Legal Description
LOTS 9 & 10 BLK 6 GUIDE ROCK VANCE'S ADDITION

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$	<u>3,500.00</u>
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)	\$	<u>0.00</u>

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

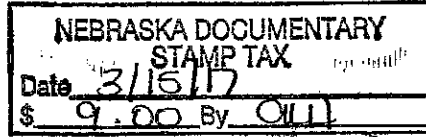
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here Jennifer C. Quirino Print or Type Name of Grantee or Authorized Representative
Jennifer C. Quirino Signature of Grantee or Authorized Representative
Owner Title
308991-2677 Phone Number
12-5-2016 Date

26 Date Deed Recorded Mo. <u>3</u> Day <u>15</u> Yr. <u>17</u>		27 Value of Stamp or Exempt Number <u>\$ 9.00</u>		28 Recording Data <u>BK2017, Pg 461</u>		For Dept. Use Only	
---	--	--	--	--	--	--------------------	--

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 15 day of March A.D., 2017, at 11:35 o'clock A M. Recorded in Book 200 on Page 461-462
Debra Klingenberg County Clerk
\$16.00 Deputy
Ind Comp Assessor Carded



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

QUIT CLAIM DEED


THIS DEED, made and entered into on this 5 day of DECEMBER 2016 by and between: Doug Pierce does hereby bargain, deed and convey to Jennifer C. Quirino 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 Nine(9), Lot Ten (10), Block Six(6), Vances Addition, Guide Rock, 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.

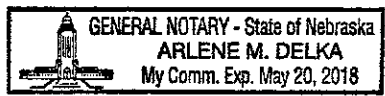
IN WITNESS WHEREOF, the said Parties have executed these presents the day and year first above written.


Doug Pierce

STATE OF NEBRASKA)
) ss
COUNTY OF Webster)

On the 3rd day of April, 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.



Arlene M Delka
Notary Public.

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/27/2017

Record : 1 of: 1

Inspected By: SK Inspection Date: 10/03/2013

Parcel ID #: 000609100 Map # : 4487-00-0-40010-006-0000

QUIRINO, JENNIFER C Situs : 330 JOHN ST
 PO BOX 13 Legal : LOT 9 & 10 BLK 6 GUIDE ROCK VANCES
 GUIDE ROCK NE 68942- ADDITION

LOT INFORMATION

Neighborhood :	100 GUIDE ROCK		
Lot Width :	100	Value Method:	SF
Lot Depth :	140	# of Units :	14000
Topography :	LEVEL / LOW	Amenities	Unit Value :
Street Access :	BLACKTOP		0.01
Utilities :	ALL	Adjustments :	
		Lot Value :	150

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1900/117
Quality :	20 - Fair	Effective Age :	
Condition :	10 - Poor	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% VINYL		
Floor Area :	768		
Basement Area :	0		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	1		
Baths :	1.0		
Heat Type :	100% BASEBOARD ELEC		
Roof Type :	GALV METAL		
Plumbing Fixt :	5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$7,295
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$7,145
Land Value	\$150
FINAL ESTIMATE OF VALUE	\$7,295
Value per Square Foot	9
Current Total Assessed Value for Parcel # 000609100	\$7,295

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

RESIDENTIAL SALES FILE

PAGE 1 PARCEL(S) 000609100

BOOK-PAGE 2017-461 DATE OF SALE 12-5-2016 SALE PRICE 3500

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	150	4220	4370
2016	150	4545	4695
2017	150	7145	7295

COMMENTS 1900 20/10

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-463 # PAGES 2 GRANTEE MASTER NAME # 12045

PARCEL # / FILING NUMBER 000609100/16920

DOC STAMPS \$ 675

SALES FILE # 52 # 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 65

TOTAL SALE PRICE \$ 3000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 11-25-2016

DEED TYPE QCD

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

COMMENTS _____

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item. 52

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

1 County Name	2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>25</u> Yr. <u>2016</u>	4 Date of Deed Mo. <u>11</u> Day <u>25</u> Yr. <u>2016</u>
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) <u>HENRY James</u>		Grantee's Name (Buyer) <u>Douglas PIERCE</u>	
Street or Other Mailing Address <u>4125 Colfax Ave</u>		Street or Other Mailing Address <u>442 6th Ave</u>	
City <u>LINCOLN</u>	State <u>NE</u>	City <u>Red Cloud</u>	State <u>NE</u>
Zip Code <u>68504</u>	Zip Code <u>68770</u>	Phone Number <u>(916) 201-5600</u>	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Phone Number		Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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"/> Trustee to Beneficiary
				<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust
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 checked="" 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?
4695.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ 0 %

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 330 JOHN ST

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
JENNIFER PIERCE
330 JOHN ST, P.O. Box 13
Guide Rock NE

20 Legal Description
LOT 9+10 PLK 6 Guide Rock VANCES ADDITION

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22 \$ <u>3000.00</u>
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 \$ <u>1</u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <u>3000.00</u>

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.

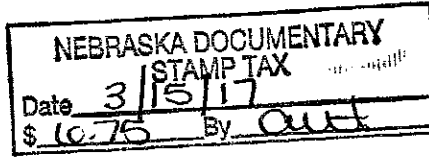
sign here

Print or Type Name of Grantee or Authorized Representative <u>Douglas PIERCE</u>	Phone Number <u>(916) 201-5600</u>
Signature of Grantee or Authorized Representative <u>Douglas Pierce</u>	Title <u>OWNER</u>
	Date <u>12-03-2016</u>

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>15</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>6.75</u>	28 Recording Data <u>BK 2017, Pg 463</u>

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 15 day of March A.D., 2017, at 11:39 o'clock A. M. Recorded in Book 201 on Page 413-414
Debra Klingenberg County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

QUIT CLAIM DEED

THIS DEED, made and entered into on this 25 day of November, 2016 by and between: James Henry and Dorothea Henry, husband and wife do hereby bargain, deed and convey to Doug Pierce, a single person, 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 Nine(9), Lot Ten (10), Block Six(6), Vances Addition, Guide Rock, 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.

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 04/27/2017

Record : 1 of: 1

Inspected By: SK Inspection Date: 10/03/2013

Parcel ID #:	000609100	Map #	: 4487-00-0-40010-006-0000
QUIRINO, JENNIFER C		Situs	:330 JOHN ST
PO BOX 13		Legal	:LOT 9 & 10 BLK 6 GUIDE ROCK VANCES
GUIDE ROCK NE	68942-		ADDITION

LOT INFORMATION

Neighborhood :	100	GUIDE ROCK		
Lot Width :	100		Value Method:	SF
Lot Depth :	140		# of Units :	14000
Topography :	LEVEL / LOW	Amenities	Unit Value :	0.01
Street Access :	BLACKTOP		Adjustments :	
Utilities :	ALL		Lot Value :	150

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1900/117
Quality :	20 - Fair	Effective Age :	
Condition :	10 - Poor	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% VINYL		
Floor Area :	768		
Basement Area :	0		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	1		
Baths :	1.0		
Heat Type :	100% BASEBOARD ELEC		
Roof Type :	GALV METAL		
Plumbing Fixt :	5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$7,295
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$7,145
Land Value	\$150
FINAL ESTIMATE OF VALUE	\$7,295
Value per Square Foot	9
Current Total Assessed Value for Parcel # 000609100	\$7,295

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

RESIDENTIAL SALES FILE

PAGE 1

PARCEL(S)

BOOK-PAGE

DATE OF SALE

SALE PRICE

SPLIT

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	150	4220	4370
2016	150	4545	4695
2017	150	7145	7295

COMMENTS

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-499

PAGES 4

GRANTEE MASTER NAME # 10288

PARCEL # / FILING NUMBER 000310400/6970

DOC STAMPS \$ 0 Exempt 5a

SALES FILE # 53 # 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 135

TOTAL SALE PRICE \$ 1

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 11-18-2015

DEED TYPE Affidavit for Succession to RP

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

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

COMMENTS Distribution of Estate

Real Estate Transfer Statement

53

• 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 18 Yr. 2015	4 Date of Deed Mo. 1 Day 9 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lois Mohlman-Sandra Ahlin PR Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Frederick Jay Mohlman Street or Other Mailing Address PO Box 73	
City Blue Hill	State NE	Zip Code 68430	City Blue Hill
Phone Number 402-746-3988	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 checked="" type="checkbox"/>
Email Address	Email Address		

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<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"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	
<input type="checkbox"/> Ex-spouse					

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

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

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

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

18 Address of Property
405 S Sycamore Street

18a No address assigned 18b Vacant land

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

20 Legal Description
S/2 Lot 1 & 2 & South 50' Lot 3, 5 & 5 all in Block 23 Original Town Blue Hill

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed	22	\$	100
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	\$	000

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

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

sign here **Frederick J Mohlman**
Print or Type Name of Grantee or Authorized Representative

Frederick J Mohlman
Signature of Grantee or Authorized Representative

402-746-3988
Phone Number

3-16-2017
Date

Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 16 Yr. 2017	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2017, Pg 499-502

AFFIDAVIT FOR SUCCESSION TO REAL PROPERTY
REGARDING REAL PROPERTY LOCATED IN WEBSTER COUNTY, NEBRASKA
OWNED BY LOIS MOHLMAN, DECEASED

Sandra Lee Ahlin and Frederick Jay Mohlman, surviving siblings of Lois Mohlman, deceased, being first duly sworn, hereby state as follows:

1. The transfer of the real property set forth herein is a transfer contemplated by the provisions of Section 30-24, 129 of the Nebraska Revised Statutes.
2. The value of the real property of Lois Mohlman as described herein has a value of less than \$50,000.00.
3. The legal description of the real property owned by Lois Mohlman at the time of her death is legally described as follows:

The South One-half, (1/2) of Lons One (1) and Two (2), and the South Fifty (50) Feet of Lots Three (3), Four (4) and Five (5), all in Block 23, Original Town of Blue Hill, Webster County, Nebrtaska.
4. Thirty days have elapsed since the decedent's death. Lois Mohlman died on November 18, 2015 as evidenced by the death certificate attached hereto as Exhibit A and incorporated by reference herein.
5. No application or Petition for the appointment of a personal representative is pending or has been granted in any jurisdiction known to any of the persons involved in these proceedings.
6. Affiant, Sandra Lee Ahlin, is the designated Personal Representative of Lois Mohlman but, is not a successor to the real property. Frederick Jay Mohlman is the person entitled to the real property by reason of being the lawful devisee of the real estate in the Will of the decedent, Lois Mohlman.
7. Affiants have investigated and a Will has been found. Affiants will not be offering the Will for probate since the real estate involved is the only asset of the decedent, is valued at less

than \$50,000.00 and will not generate any Inheritance Tax by its transfer to Frederick Jay Mohlman.

8. No other person or persons have a right to the interest of the decedent in the described property.

9. Affiants, as the, are the surviving siblings of Lois Mohlman.

10. Affiants, affirm that all statements made herein are true and material and further acknowledge that any false statements may subject the person or persons to penalties relating to perjury under Section 28-915 of the Nebraska Revised Statutes.

11. Affiants have further investigated the value of the real property set forth herein and have determined that the value of the entire estate of the decedent is less than \$50,000.00, as shown by the Webster County Assessor's tax statement and consists primarily of the real estate described herein.

Dated this 9th day of January, 2017.

Sandra Lee Ahlin
Sandra Lee Ahlin

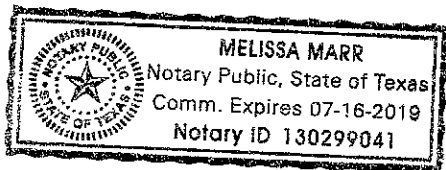
Frederick Jay Mohlman
Frederick Jay Mohlman

STATE OF TEXAS

COUNTY OF Collin

On this 9 day of January, 2017, before me, the undersigned notary public in and for said State and County, personally came Sandy Lee Ahlin, known to me to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be her voluntary act and deed.

Witness my seal and hand the date last written above.



[Signature]
Notary Public

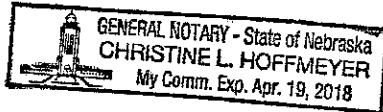
STATE OF NEBRASKA

COUNTY OF Adams

On this 13th day of March, 2017, before me, the undersigned notary public in and for said State and County, personally came Frederick Jay Mohlman, known to me to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed.

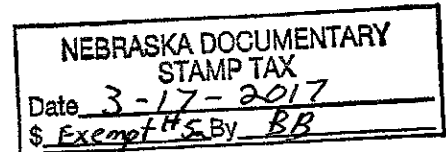
Witness my seal and hand the date last written above.

Christine L. Hoffmeyer
Notary Public



State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of March A.D., 2017, at 3:40 o'clock P. M. Recorded in Book 2017 on Page 499-502
Deb Klingsbengen County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



STATE OF NEBRASKA

BK 2017, Pg 502

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

DATE OF ISSUANCE

12/21/2015

LINCOLN, NEBRASKA

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

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

15 28435

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Lois Faye Mohlman			2. SEX Female		3. DATE OF DEATH (Mo., Day, Yr.) November 18, 2015	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Riverton, Nebraska			5a. AGE-Last Birthday (Yrs.) 91	5b. UNDER 1 YEAR MOS. DAYS	5c. UNDER 1 DAY HOURS MINS.	6. DATE OF BIRTH (Mo., Day, Yr.) March 26, 1924
7. SOCIAL SECURITY NUMBER			8c. PLACE OF DEATH HOSPITAL: <input checked="" type="checkbox"/> Inpatient OTHER: <input 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) _____			
8a. CITY OR TOWN OF DEATH (Include Zip Code) Hastings, 68901			8d. COUNTY OF DEATH Adams			
9a. RESIDENCE-STATE Nebraska		9b. COUNTY Webster	9c. CITY OR TOWN Blue Hill		9d. STREET AND NUMBER 414 N. Willson Street	
9e. APT. NO.		9f. ZIP CODE 68930	9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
10a. MARITAL STATUS AT TIME OF DEATH <input 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. Albert Russell Mohlman			
11. FATHER'S NAME (First, Middle, Last, Suffix) Jay Benjamin Douglas			12. MOTHER'S NAME (First, Middle, Maiden Surname) Iva Violet Barton			
13. EVER IN U.S. ARMED FORCES? Give dates of service if yes. (Yes, no, or unk) No		14a. INFORMANT-NAME Sandra Ahlin		14b. RELATIONSHIP TO DECEDENT Daughter		
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. EMPALMER-SIGNATURE <i>John H. Kelly</i>		16b. LICENSE NO. 1034	16c. DATE (Mo., Day, Yr.) November 21, 2015		
16c. CEMETERY, CREMATORY OR OTHER LOCATION Blue Hill Cemetery			CITY/TOWN Blue Hill	STATE Nebraska		
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Merten-Butler Mortuary, P.O. Box 185, Blue Hill, Nebraska					17b. Zip Code 68930	
18. PART I. Enter the chain of events—diseases, injuries, or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary. IMMEDIATE CAUSE: (a) Acute hypoxic respiratory failure DUE TO, OR AS A CONSEQUENCE OF: (b) Community acquired pneumonia DUE TO, OR AS A CONSEQUENCE OF: (c) Dementia DUE TO, OR AS A CONSEQUENCE OF: (d)					APPROXIMATE INTERVAL 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. CHF, Stage IV Chronic Kidney Disease					19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
20. IF FEMALE: <input checked="" type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined	21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)	21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY m	22c. PLACE OF INJURY—At home, farm, street, factory, office building, construction site, etc. (Specify)			
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO	22e. DESCRIBE HOW INJURY OCCURRED					
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN	STATE	ZIP CODE		
24a. DATE SIGNED (Mo., Day, Yr.)					24b. TIME OF DEATH	

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-503 # PAGES 1 GRANTEE MASTER NAME # 11391

PARCEL # / FILING NUMBER 000172200 / 42610

DOC STAMPS \$ Exempt 20

SALES FILE # 54 # 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

SZ1 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-16-2017

DEED TYPE JTWSD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Dissolve Trust

Real Estate Transfer Statement

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

54

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>03</u> Day <u>16</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>03</u> Day <u>16</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Raymond J. & Dorothy L. Wescoat, Trustees Street or Other Mailing Address 940 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2689 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Raymond J. & Dorothy L. Wescoat Street or Other Mailing Address 940 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2689 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed 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
**940 N Franklin St
 Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

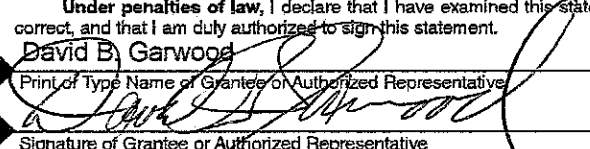
20 Legal Description
Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Stokes Subdivision, Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20.

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
 Attorney 3-16-17
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>17</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	28 Recording Data <u>BK 2017, Pg 503</u>

BK2017, Pg 503

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 March A.D., 2017, at 10:05 o'clock A.M. Recorded in Book 2017 on Page 503
Deb. Kligenberger County Clerk
10.00 Deputy
Ind. ___ Comp. ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY STAMP TAX	
Date	_____
\$	By _____

JOINT TENANCY WARRANTY DEED

Raymond J. Wescoat and Dorothy L. Wescoat, Trustees of the Wescoat Family Trust, GRANTORS, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and DISTRIBUTION FROM TRUST, conveys to Raymond J. Wescoat and Dorothy L. Wescoat, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Stokes Subdivision, Red Cloud, Webster County, Nebraska.

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

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

Executed March 16, 2017.

Raymond J. Wescoat
Raymond J. Wescoat, Trustee

Dorothy L. Wescoat
Dorothy L. Wescoat, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on March 16, 2017 by Raymond J. Wescoat and Dorothy L. Wescoat, Trustee of the Raymond J. Wescoat and Dorothy L. Wescoat Trust.

Comm. expires 10-22-2018

[Signature]
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-504

PAGES 3

GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 002108800/70210

002109000/70225

002106700/70035

0020122/69720

002007700/69320

002110500/70370

DOC STAMPS \$ Exempt 20

002110504/70372

SALES FILE # 55

PAGES 4

002110505/70373

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 105

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-1-2017

DEED TYPE TD

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

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

COMMENTS Transfer to the beneficiaries of the trust.

Real Estate Transfer Statement

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

55

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>01</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>02</u> Day <u>01</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David K. Berns, Trustee and Sharon G. Berns, Trustee Street or Other Mailing Address 912 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 705-9174 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David K. Berns and Sharon G. Berns Street or Other Mailing Address 912 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 705-9174 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> 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"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed 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?
\$3,773,985

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
**912 Road X & 1560 Hwy 281
Bladen, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**David K. and Sharon G. Berns
912 Road X
Bladen, NE 68928**

18a No address assigned 18b Vacant land

20 Legal Description
(Please see attached legal description)

21 If agricultural, list total number of acres **934.15±**

22 Total purchase price, including any liabilities assumed	22	\$	
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 **(20)**

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.

Damon T. Bahensky (308) 237-2114
 Print of Type Name of Grantee or Authorized Representative Phone Number
Damon T. Bahensky Attorney Date **02/16/2017**
 Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>17</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ Exempt #20	28 Recording Data BK2017, Pg 504-506	

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT

5. Grantor's Name (Seller):

David K. Berns, Trustee of the David K. Berns Revocable Trust Dated February 27, 2004, and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust Dated February 27, 2004

20. Legal Description:

Part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, which lies north of the railroad;

The Southwest Quarter (SW $\frac{1}{4}$) of Section Nine (9), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, Except that which is railroad right-of-way;

The Northeast Quarter (NE $\frac{1}{4}$) of Section Six (6), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW $\frac{1}{4}$) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$), Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), 678.30 feet to the point of beginning; thence N 00°00'00"E perpendicular with the South line of said Southwest Quarter (SW $\frac{1}{4}$), 225.00 feet; thence S 90°00'00"W parallel with the south line of said SW $\frac{1}{4}$, 385.72 feet; thence S 00°00'00"W perpendicular with the south line of said SW $\frac{1}{4}$, 225.00 to a point on the south line of said SW $\frac{1}{4}$; thence N 90°00'00"E on the south line of said SW $\frac{1}{4}$, 385.72 feet to the point of beginning (said exception containing 1.99 acres, more or less); AND EXCEPT a tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), 379.05 feet to the point of beginning; thence N 00°00'00"E perpendicular with the south line of said Southwest Quarter (SW $\frac{1}{4}$) 453.00 feet; thence S 90°00'00"W parallel with the south line of said SW $\frac{1}{4}$, 217.00 feet;

thence S 00°00'00"W perpendicular with the South line of said SW¼, 228.00 feet thence S 90°00'00"W parallel with the south line of said SW¼, 82.24 feet to the Northeast corner of Tract 1; thence S 00°00'00" W on the East line of Tract 1 and perpendicular with the south line of said SW¼, 225.00 feet to a point on the South line of SW¼; thence N 90°00'00"E on the south line of said SW¼, 299.24 feet to the point of beginning (said exception containing 2.68 acres, more or less); AND EXCEPT a tract of land located in the Southwest Quarter (SW¼) of said Section Sixteen (16), more particularly described as follows: Commencing at the South ¼ Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW¼ a distance of 379.05 feet; running thence North 00°00'00" East a distance of 453.00 feet to the ACTUAL POINT OF BEGINNING; thence continuing North 00°00'00" East a distance of 324.29 feet; running thence South 90°00'00" West a distance of 1405.70 feet; running thence South 00°00'00" West a distance of 777.29 feet to a point located on the said South line of the said SW¼, running thence North 90°00'00" East a distance of 720.73 feet; running thence North 00°00'00" East a distance of 225.00 feet; running thence North 90°00'00" East a distance of 467.96 feet; running thence North 00°00'00" East a distance of 228.00 feet; running thence North 90°00'00" East a distance of 217.00 feet, more or less, to the ACTUAL POINT OF BEGINNING (said exception containing a calculated area of 20.409 acres, more or less, of which .0546 acres, more or less, is presently being occupied by a public road right-of-way); AND EXCEPT a tract of land located in the Southwest Quarter (SW¼) of said Section 16, more particularly described as follows: Commencing at the Southwest Corner of said Section 16; Thence N00°11'54"W (assumed bearing) on the west line of said Southwest Quarter, a distance of 1297.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the Point of Beginning; Thence continuing N89°59'53"E, a distance of 490.00 Feet; Thence S00°00'06"W, a distance of 393.68 Feet; Thence S38°23'40"E, a distance of 161.17 Feet to the North Line of a tract of land surveyed by Parks in 2011; Thence S89°59'53"W on said North Line, a distance of 590.10 Feet to the Northwest Corner of said tract of land; Thence N00°00'05"E, a distance of 520.00 Feet to the Point of Beginning (said exception containing 5.99 acres, more or less); AND EXCEPT a tract of land located in the Southwest Quarter (SW¼) of said Section 16, more particularly described as follows: Commencing at the Southwest Corner of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska; Thence N00°11'54"W (assumed bearing) on the West Line of said Southwest Quarter, a distance of 478.00 Feet to the Point of Beginning; Thence Continuing N00°11'54"W on said West Line, a distance of 819.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the northerly extension of the West Line of a tract of land surveyed by Parks in 2011; Thence S00°00'05"W on said West Line, a distance of 1069.25 Feet; Thence N43°47'50"W, a distance of 346.36 Feet; Thence S90°00'00"W, a distance of 585.65 Feet to the Point of Beginning (said exception containing 16.23 acres, more or less);

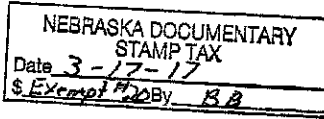
The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Two (2), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

**The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;
and**

County Surveyor's Lot Two (2) in the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
 County of Webster }

Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 17 day
 of March A.D., 2017, at 10:40
 o'clock A.M. Recorded in Book 2017
 on Page 504-506
Dea Klingenberg County Clerk
BB Deputy
 Ind. ___ Comp. ___ Assessor ___ Cared ___



Once recorded, please return to:
 Parker, Grossart, Bahensky, Beucke, Bowman & Symington, L.L.P.
 PO Box 1600, Kearney, NE 68848-1600

TRUSTEES' DEED

David K. Berns, Trustee of the David K. Berns Revocable Trust Dated February 27, 2004, and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust Dated February 27, 2004, GRANTORS, in consideration of the transfer to the beneficiaries of the trusts, conveys to GRANTEES, David K. Berns and Sharon G. Berns, husband and wife, as equal tenant in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, which lies north of the railroad;

The Southwest Quarter (SW $\frac{1}{4}$) of Section Nine (9), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, Except that which is railroad right-of-way;

The Northeast Quarter (NE $\frac{1}{4}$) of Section Six (6), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW $\frac{1}{4}$) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$), Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), 678.30 feet to the point of beginning; thence N 00°00'00"E perpendicular with the South line of said Southwest Quarter (SW $\frac{1}{4}$), 225.00 feet; thence S 90°00'00"W parallel with the south line of said SW $\frac{1}{4}$, 385.72 feet; thence S 00°00'00"W perpendicular with the south line of said SW $\frac{1}{4}$, 225.00 to a point on the south line of said SW $\frac{1}{4}$; thence N 90°00'00"E on the south line of said SW $\frac{1}{4}$, 385.72 feet to the point of beginning (said exception containing 1.99 acres, more or less); AND EXCEPT a tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), 379.05 feet to the point of beginning; thence N 00°00'00"E perpendicular with the south line of said Southwest Quarter (SW $\frac{1}{4}$) 453.00 feet; thence S 90°00'00"W parallel with the south line of said SW $\frac{1}{4}$, 217.00 feet; thence S 00°00'00"W perpendicular with the South line of said SW $\frac{1}{4}$, 228.00 feet thence S 90°00'00"W parallel with the south line of said SW $\frac{1}{4}$, 82.24 feet to the Northeast corner of Tract 1; thence S 00°00'00" W on the East line of Tract 1 and perpendicular with the south line of said SW $\frac{1}{4}$, 225.00 feet to a point on the South line of SW $\frac{1}{4}$; thence N 90°00'00"E on the south line of said SW $\frac{1}{4}$, 299.24 feet to the point of beginning (said exception containing 2.68 acres, more or less); AND EXCEPT a tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), more particularly described as follows: Commencing at the South $\frac{1}{4}$ Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW $\frac{1}{4}$

a distance of 379.05 feet; running thence North 00°00'00" East a distance of 453.00 feet to the ACTUAL POINT OF BEGINNING; thence continuing North 00°00'00" East a distance of 324.29 feet; running thence South 90°00'00" West a distance of 1405.70 feet; running thence South 00°00'00" West a distance of 777.29 feet to a point located on the said South line of the said SW¼, running thence North 90°00'00" East a distance of 720.73 feet; running thence North 00°00'00" East a distance of 225.00 feet; running thence North 90°00'00" East a distance of 467.96 feet; running thence North 00°00'00" East a distance of 228.00 feet; running thence North 90°00'00" East a distance of 217.00 feet, more or less, to the ACTUAL POINT OF BEGINNING (said exception containing a calculated area of 20.409 acres, more or less, of which .0546 acres, more or less, is presently being occupied by a public road right-of-way); **AND EXCEPT** a tract of land located in the Southwest Quarter (SW¼) of said Section 16, more particularly described as follows: Commencing at the Southwest Corner of said Section 16; Thence N00°11'54"W (assumed bearing) on the west line of said Southwest Quarter, a distance of 1297.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the Point of Beginning; Thence continuing N89°59'53"E, a distance of 490.00 Feet; Thence S00°00'06"W, a distance of 393.68 Feet; Thence S38°23'40"E, a distance of 161.17 Feet to the North Line of a tract of land surveyed by Parks in 2011; Thence S89°59'53"W on said North Line, a distance of 590.10 Feet to the Northwest Corner of said tract of land; Thence N00°00'05"E, a distance of 520.00 Feet to the Point of Beginning (said exception containing 5.99 acres, more or less); **AND EXCEPT** a tract of land located in the Southwest Quarter (SW¼) of said Section 16, more particularly described as follows: Commencing at the Southwest Corner of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska; Thence N00°11'54"W (assumed bearing) on the West Line of said Southwest Quarter, a distance of 478.00 Feet to the Point of Beginning; Thence Continuing N00°11'54"W on said West Line, a distance of 819.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the northerly extension of the West Line of a tract of land surveyed by Parks in 2011; Thence S00°00'05"W on said West Line, a distance of 1069.25 Feet; Thence N43°47'50"W, a distance of 346.36 Feet; Thence S90°00'00"W, a distance of 585.65 Feet to the Point of Beginning (said exception containing 16.23 acres, more or less);

The West Half of the Southeast Quarter (W½SE¼) of Section Two (2), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW¼) of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

County Surveyor's Lot Two (2) in the Southeast Quarter (SE¼) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

subject to easements, reservations, covenants and restrictions of record.

GRANTORS covenant with GRANTEES that GRANTORS:

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

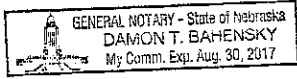
EXECUTED: February 1, 2017.


David K. Berns, Trustee


Sharon G. Berns, Trustee

STATE OF NEBRASKA }
COUNTY OF BUFFALO } ss:

The foregoing instrument was acknowledged before me on February 1, 2017, by **David K. Berns, Trustee of the David K. Berns Revocable Trust dated February 27, 2004, and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust dated February 27, 2004.**



Damon T. Bahensky

Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-507

PAGES 3

GRANTEE MASTER NAME# 10291

PARCEL #/
FILING NUMBER 002108800/70210

002109000/70225

002106700/70035

002012200/69720

002007700/69320

002110500/70370

DOC STAMPS \$ 0 Exempt 5b

002110504/70372

SALES FILE # 5b

PAGES 4

002110505/70373

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 105

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-1-2017

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 Creating LLC

Real Estate Transfer Statement

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

56

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 01 Yr. 2017		Mo. 02 Day 01 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) David K. Berns and Sharon G. Berns				Grantee's Name (Buyer) Berns Family Farms, L.L.C.			
Street or Other Mailing Address 912 Road X				Street or Other Mailing Address 912 Road X			
City Bladen		State NE		Zip Code 68928		City Bladen	
		State NE		Zip Code 68928			
Phone Number (402) 705-9174		Phone Number (402) 705-9174		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 checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> TOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

8 Type of Deed

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

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

Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> 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 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 checked="" type="checkbox"/> Self	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Parents and Child	<input checked="" type="checkbox"/> Spouse	
	<input type="checkbox"/> Ex-spouse			<input type="checkbox"/> Step-parent and Step-child	

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

\$3,773,985

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

912 Road X & 1560 Hwy 281
Bladen, NE

18a No address assigned 18b Vacant land

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

Berns Family Farms, L.L.C.
912 Road X
Bladen, NE 68928

20 Legal Description

(Please see attached legal description)

21 If agricultural, list total number of acres 934.15±

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

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

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

sign here

Damon T. Bahensky
Print or Type Name of Grantee or Authorized Representative

Damon T. Bahensky
Signature of Grantee or Authorized Representative

Attorney

(308) 237-2114
Phone Number

02/16/2017
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. 3 Day 17 Yr. 2017	\$ Exempt # 56	BK2017, Pg 507-509	

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

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT
Berns Family Farms, L.L.C.

20. Legal Description:

Part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, which lies north of the railroad;

The Southwest Quarter (SW $\frac{1}{4}$) of Section Nine (9), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, Except that which is railroad right-of-way;

The Northeast Quarter (NE $\frac{1}{4}$) of Section Six (6), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW $\frac{1}{4}$) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$), Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), 678.30 feet to the point of beginning; thence N 00°00'00"E perpendicular with the South line of said Southwest Quarter (SW $\frac{1}{4}$), 225.00 feet; thence S 90°00'00"W parallel with the south line of said SW $\frac{1}{4}$, 385.72 feet; thence S 00°00'00"W perpendicular with the south line of said SW $\frac{1}{4}$, 225.00 to a point on the south line of said SW $\frac{1}{4}$; thence N 90°00'00"E on the south line of said SW $\frac{1}{4}$, 385.72 feet to the point of beginning (said exception containing 1.99 acres, more or less); AND EXCEPT a tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Sixteen (16), 379.05 feet to the point of beginning; thence N 00°00'00"E perpendicular with the south line of said Southwest Quarter (SW $\frac{1}{4}$) 453.00 feet; thence S 90°00'00"W parallel with the south line of said SW $\frac{1}{4}$, 217.00 feet; thence S 00°00'00"W perpendicular with the South line of said SW $\frac{1}{4}$, 228.00 feet thence S 90°00'00"W parallel with the south line of said SW $\frac{1}{4}$, 82.24 feet to the Northeast corner of Tract 1; thence S 00°00'00" W on the East line of Tract 1 and perpendicular with the south line of said SW $\frac{1}{4}$, 225.00 feet to a point on the South line of SW $\frac{1}{4}$; thence N 90°00'00"E on the south line of said

SW¼, 299.24 feet to the point of beginning (said exception containing 2.68 acres, more or less); AND EXCEPT a tract of land located in the Southwest Quarter (SW¼) of said Section Sixteen (16), more particularly described as follows: Commencing at the South ¼ Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW¼ a distance of 379.05 feet; running thence North 00°00'00" East a distance of 453.00 feet to the ACTUAL POINT OF BEGINNING; thence continuing North 00°00'00" East a distance of 324.29 feet; running thence South 90°00'00" West a distance of 1405.70 feet; running thence South 00°00'00" West a distance of 777.29 feet to a point located on the said South line of the said SW¼, running thence North 90°00'00" East a distance of 720.73 feet; running thence North 00°00'00" East a distance of 225.00 feet; running thence North 90°00'00" East a distance of 467.96 feet; running thence North 00°00'00" East a distance of 228.00 feet; running thence North 90°00'00" East a distance of 217.00 feet, more or less, to the ACTUAL POINT OF BEGINNING (said exception containing a calculated area of 20.409 acres, more or less, of which .0546 acres, more or less, is presently being occupied by a public road right-of-way); AND EXCEPT a tract of land located in the Southwest Quarter (SW¼) of said Section 16, more particularly described as follows: Commencing at the Southwest Corner of said Section 16; Thence N00°11'54"W (assumed bearing) on the west line of said Southwest Quarter, a distance of 1297.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the Point of Beginning; Thence continuing N89°59'53"E, a distance of 490.00 Feet; Thence S00°00'06"W, a distance of 393.68 Feet; Thence S38°23'40"E, a distance of 161.17 Feet to the North Line of a tract of land surveyed by Parks in 2011; Thence S89°59'53"W on said North Line, a distance of 590.10 Feet to the Northwest Corner of said tract of land; Thence N00°00'05"E, a distance of 520.00 Feet to the Point of Beginning (said exception containing 5.99 acres, more or less); AND EXCEPT a tract of land located in the Southwest Quarter (SW¼) of said Section 16, more particularly described as follows: Commencing at the Southwest Corner of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska; Thence N00°11'54"W (assumed bearing) on the West Line of said Southwest Quarter, a distance of 478.00 Feet to the Point of Beginning; Thence Continuing N00°11'54"W on said West Line, a distance of 819.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the northerly extension of the West Line of a tract of land surveyed by Parks in 2011; Thence S00°00'05"W on said West Line, a distance of 1069.25 Feet; Thence N43°47'50"W, a distance of 346.36 Feet; Thence S90°00'00"W, a distance of 585.65 Feet to the Point of Beginning (said exception containing 16.23 acres, more or less);

The West Half of the Southeast Quarter (W½SE¼) of Section Two (2), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;
and

County Surveyor's Lot Two (2) in the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of March A.D., 2017, at 10:25
o'clock A.M. Recorded in Book 2017
on Page 507-509
Deb Klingenberg County Clerk
22.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-17-17
\$ Exempt \$56 By BB

Once recorded, return to:
Parker, Grossart, Bahensky, Beucke, Bowman & Symington, L.L.P.
P.O. Box 1600, Kearney, NE 68848-1600

WARRANTY DEED

David K. Berns and Sharon G. Berns, husband and wife, GRANTORS, in consideration of a tax free transfer for the establishment of a limited liability company, convey to GRANTEE, Berns Family Farms, L.L.C., a Nebraska Limited Liability Company, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Part of the Southeast Quarter (SE¼) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, which lies north of the railroad;

The Southwest Quarter (SW¼) of Section Nine (9), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, Except that which is railroad right-of-way;

The Northeast Quarter (NE¼) of Section Six (6), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW¼) and the West Half of the Northwest Quarter (W½NW¼), Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southwest Quarter (SW¼) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW¼) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW¼) of said Section Sixteen (16), 678.30 feet to the point of beginning; thence N 00°00'00"E perpendicular with the South line of said Southwest Quarter (SW¼), 225.00 feet; thence S 90°00'00"W parallel with the south line of said SW¼, 385.72 feet; thence S 00°00'00"W perpendicular with the south line of said SW¼, 225.00 to a point on the south line of said SW¼; thence N 90°00'00"E on the south line of said SW¼, 385.72 feet to the point of beginning (said exception containing 1.99 acres, more or less); AND EXCEPT a tract of land located in the Southwest Quarter (SW¼) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW¼) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW¼) of said Section Sixteen (16), 379.05 feet to the point of beginning; thence N 00°00'00"E perpendicular with the south line of said Southwest Quarter (SW¼) 453.00 feet; thence S 90°00'00"W parallel with the south line of said SW¼, 217.00 feet; thence S 00°00'00"W perpendicular with the South line of said SW¼, 228.00 feet thence S 90°00'00"W parallel with the south line of said SW¼, 82.24 feet to the Northeast corner of Tract 1; thence S 00°00'00" W on the East line of Tract 1 and perpendicular with the south line of said SW¼, 225.00 feet to a point on the South line of SW¼; thence N 90°00'00"E on the south line of said SW¼, 299.24 feet to the point of beginning (said exception containing 2.68 acres, more or less); AND EXCEPT a tract of land located in the Southwest Quarter (SW¼) of said Section Sixteen (16), more particularly described as follows: Commencing at the South ¼ Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW¼

a distance of 379.05 feet; running thence North 00°00'00" East a distance of 453.00 feet to the ACTUAL POINT OF BEGINNING; thence continuing North 00°00'00" East a distance of 324.29 feet; running thence South 90°00'00" West a distance of 1405.70 feet; running thence South 00°00'00" West a distance of 777.29 feet to a point located on the said South line of the said SW¼, running thence North 90°00'00" East a distance of 720.73 feet; running thence North 00°00'00" East a distance of 225.00 feet; running thence North 90°00'00" East a distance of 467.96 feet; running thence North 00°00'00" East a distance of 228.00 feet; running thence North 90°00'00" East a distance of 217.00 feet, more or less, to the ACTUAL POINT OF BEGINNING (said exception containing a calculated area of 20.409 acres, more or less, of which .0546 acres, more or less, is presently being occupied by a public road right-of-way); AND EXCEPT a tract of land located in the Southwest Quarter (SW¼) of said Section 16, more particularly described as follows: Commencing at the Southwest Corner of said Section 16; Thence N00°11'54"W (assumed bearing) on the west line of said Southwest Quarter, a distance of 1297.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the Point of Beginning; Thence continuing N89°59'53"E, a distance of 490.00 Feet; Thence S00°00'06"W, a distance of 393.68 Feet; Thence S38°23'40"E, a distance of 161.17 Feet to the North Line of a tract of land surveyed by Parks in 2011; Thence S89°59'53"W on said North Line, a distance of 590.10 Feet to the Northwest Corner of said tract of land; Thence N00°00'05"E, a distance of 520.00 Feet to the Point of Beginning (said exception containing 5.99 acres, more or less); AND EXCEPT a tract of land located in the Southwest Quarter (SW¼) of said Section 16, more particularly described as follows: Commencing at the Southwest Corner of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska; Thence N00°11'54"W (assumed bearing) on the West Line of said Southwest Quarter, a distance of 478.00 Feet to the Point of Beginning; Thence Continuing N00°11'54"W on said West Line, a distance of 819.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the northerly extension of the West Line of a tract of land surveyed by Parks in 2011; Thence S00°00'05"W on said West Line, a distance of 1069.25 Feet; Thence N43°47'50"W, a distance of 346.36 Feet; Thence S90°00'00"W, a distance of 585.65 Feet to the Point of Beginning (said exception containing 16.23 acres, more or less);

The West Half of the Southeast Quarter (W½SE¼) of Section Two (2), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW¼) of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

County Surveyor's Lot Two (2) in the Southeast Quarter (SE¼) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

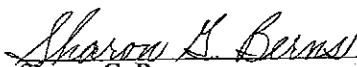
GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that

GRANTORS:

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

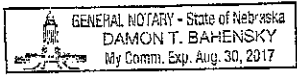
EXECUTED: February 1, 2017.


David K. Berns


Sharon G. Berns

STATE OF NEBRASKA }
COUNTY OF BUFFALO } ss:

The foregoing instrument was acknowledged before me on February 1 , 2017, by **David K. Berns and Sharon G. Berns**, husband and wife.



Damon T. Bahensky

Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-510 # PAGES 1 GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 002110504/70372 _____

DOC STAMPS \$ 0 Exempt 5c

SALES FILE # 57 # 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 105

TOTAL SALE PRICE \$ 0

S21 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-1-2017

DEED TYPE TD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Split acreage off

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.

57

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>02</u> Day <u>1</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>02</u> Day <u>1</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David K. Berns, Trustee and Sharon G. Berns, Trustee Street or Other Mailing Address 912 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 705-9174 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David K. Berns and Sharon G. Berns Street or Other Mailing Address 912 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 705-9174 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$30,909

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
David K. and Sharon G. Berns
912 Road X
Bladen, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description
 (Please see attached legal description)

21 If agricultural, list total number of acres 5.99±

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number (20)

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 K. Berns OR Sharon G. Berns (402) 705-9174
 Print or type Name of Grantee or Authorized Representative Phone Number

David K. Berns Grantee
 Signature of Grantee or Authorized Representative Title
 Date **02/1/2017**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>17</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	28 Recording Data <u>BK2017, Pg 510</u>

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT

5. Grantor's Name (Seller):

David K. Berns, Trustee of the David K. Berns Revocable Trust Dated February 27, 2004, and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust Dated February 27, 2004

20. Legal Description:

A tract of land located in the Southwest Quarter of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest Corner of said Section 16; Thence N00°11'54"W (assumed bearing) on the west line of said Southwest Quarter, a distance of 1297.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the Point of Beginning; Thence continuing N89°59'53"E, a distance of 490.00 Feet; Thence S00'00'06"W, a distance of 393.68 Feet; Thence S38°23'40"E, a distance of 161.17 Feet to the North Line of a tract of land surveyed by Parks in 2011; Thence S89°59'53"W on said North Line, a distance of 590.10 Feet to the Northwest Corner of said tract of land; Thence N00°00'05"E, a distance of 520.00 Feet to the Point of Beginning (said tract contains 5.99 acres, more or less).

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of March A.D., 2017, at 11:00 o'clock A. M. Recorded in Book 2017 on Page 510
Deb Klingenberg County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carried ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-17-17
\$ Exempt # 20 By BB

Once recorded, please return to:
Parker, Grossart, Bahensky, Beucke, Bowman & Symington, L.L.P.
PO Box 1600, Kearney, NE 68848-1600

TRUSTEES' DEED

David K. Berns, Trustee of the David K. Berns Revocable Trust Dated February 27, 2004, and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust Dated February 27, 2004, GRANTORS, in consideration of the transfer to the beneficiaries of each trust, convey to GRANTEES, David K. Berns and Sharon G. Berns, husband and wife, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

A tract of land located in the Southwest Quarter of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest Corner of said Section 16; Thence N00°11'54"W (assumed bearing) on the west line of said Southwest Quarter, a distance of 1297.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the Point of Beginning; Thence continuing N89°59'53"E, a distance of 490.00 Feet; Thence S00°00'06"W, a distance of 393.68 Feet; Thence S38°23'40"E, a distance of 161.17 Feet to the North Line of a tract of land surveyed by Parks in 2011; Thence S89°59'53"W on said North Line, a distance of 590.10 Feet to the Northwest Corner of said tract of land; Thence N00°00'05"E, a distance of 520.00 Feet to the Point of Beginning (said tract contains 5.99 acres, more or less);

subject to easements, reservations, covenants and restrictions of record.

GRANTORS covenant with GRANTEES that GRANTORS:

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

EXECUTED: February 1, 2017.

David K. Berns
David K. Berns, Trustee

Sharon G. Berns
Sharon G. Berns, Trustee

STATE OF NEBRASKA }
COUNTY OF BUFFALO } ss:

The foregoing instrument was acknowledged before me on February 1, 2017 by David K. Berns, Trustee of the David K. Berns Revocable Trust dated February 27, 2004 and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust dated February 27, 2004.

GENERAL NOTARY - State of Nebraska
DAMON T. BAHENSKY
My Comm. Exp. Aug. 30, 2017

Damon T. Bahensky
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-511 # PAGES 1 GRANTEE MASTER NAME # 12495

PARCEL # / FILING NUMBER 002110504 / 70372

DOC STAMPS \$ 0 Exempt 7a

SALES FILE # 58 # 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 RESIDENTIAL	2000 COMMERCIAL	<u>4000</u> AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 105

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-1-2017

DEED TYPE W/D

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

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

COMMENTS Gift to Child

Real Estate Transfer Statement 58

• 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>02</u> Day <u>1</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>02</u> Day <u>1</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David K. Berns and Sharon G. Berns Street or Other Mailing Address 912 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 705-9174 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brian D. Berns and Christina L. Berns Street or Other Mailing Address 934 Road City Bladen State NE Zip Code 68928 Phone Number (402) 756-1090 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$30,909

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

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Brian D. Berns and Christina L. Berns
934 Road X
Bladen, NE 68928

20 Legal Description
 (Please see attached legal description)

21 If agricultural, list total number of acres 5.99±

22 Total purchase price, including any liabilities assumed	22	\$	
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 **(5)(a)**

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

Damon T. Bahensky (308) 237-2114
 Print or Type Name of Grantee or Authorized Representative Phone Number

Damon T. Bahensky 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>3</u> Day <u>17</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 50</u>	28 Recording Data <u>BK2017, Pg 511</u>

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT

20. Legal Description:

A tract of land located in the Southwest Quarter of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest Corner of said Section 16; Thence N00°11'54"W (assumed bearing) on the west line of said Southwest Quarter, a distance of 1297.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the Point of Beginning; Thence continuing N89°59'53"E, a distance of 490.00 Feet; Thence S00°00'06"W, a distance of 393.68 Feet; Thence S38°23'40"E, a distance of 161.17 Feet to the North Line of a tract of land surveyed by Parks in 2011; Thence S89°59'53"W on said North Line, a distance of 590.10 Feet to the Northwest Corner of said tract of land; Thence N00°00'05"E, a distance of 520.00 Feet to the Point of Beginning (said tract contains 5.99 acres, more or less).

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of March A.D., 2017, at 11:25 o'clock A.M. Recorded in Book 2017 on Page 511
Deb Klingenberg County Clerk
10-00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-17-17
\$ Exempt By BA

Once recorded, return to:
Parker, Grossart, Bahensky, Beucke, Bowman & Symington, L.L.P.
P.O. Box 1600, Kearney, NE 68848-1600

WARRANTY DEED

David K. Berns and Sharon G. Berns, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration, received from GRANTEES, Brian D. Berns and Christina L. Berns, husband and wife, as joint tenants, conveys to GRANTEES the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southwest Quarter of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest Corner of said Section 16; Thence N00°11'54"W (assumed bearing) on the west line of said Southwest Quarter, a distance of 1297.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the Point of Beginning; Thence continuing N89°59'53"E, a distance of 490.00 Feet; Thence S00°00'06"W, a distance of 393.68 Feet; Thence S38°23'40"E, a distance of 161.17 Feet to the North Line of a tract of land surveyed by Parks in 2011; Thence S89°59'53"W on said North Line, a distance of 590.10 Feet to the Northwest Corner of said tract of land; Thence N00°00'05"E, a distance of 520.00 Feet to the Point of Beginning (said tract contains 5.99 acres, more or less).

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

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

EXECUTED: February 1, 2017.

David K. Berns
David K. Berns

Sharon G. Berns
Sharon G. Berns

STATE OF NEBRASKA }
COUNTY OF BUFFALO } ss:

The foregoing instrument was acknowledged before me on February 1, 2017, by David K. Berns and Sharon G. Berns, husband and wife.

GENERAL NOTARY - State of Nebraska
DAMON T. BAHENSKY
My Comm. Exp. Aug. 30, 2017

Damon T. Bahensky
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-512 # PAGES 1 GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 002110506/170378 _____

DOC STAMPS \$ Exempt 20

SALES FILE # 59 # 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 105

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-1-2017

DEED TYPE TD

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	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Split Acreage off

Real Estate Transfer Statement

59

• 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. 02 Day 1 Yr. 2017		4 Date of Deed Mo. 02 Day 1 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David K. Berns, Trustee and Sharon G. Berns, Trustee Street or Other Mailing Address 912 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 705-9174 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David K. Berns and Sharon G. Berns Street or Other Mailing Address 912 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 705-9174 Email Address n/a			
				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"/>	

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

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

8 Type of Deed 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?
\$83,750

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
David K. and Sharon G. Berns
912 Road X
Bladen, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description
(Please see attached legal description)

21 If agricultural, list total number of acres 16.23±

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number (20)

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 K. Berns OR Sharon G. Berns (402) 705-9174

Print or Type Name of Grantee or Authorized Representative Phone Number

David K. Berns Grantee 02/1/2017

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 17 Yr. 2017	27 Value of Stamp or Exempt Number \$ Exempt # 20	28 Recording Data BK2017, Pg 512

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT

5. Grantor's Name (Seller):

David K. Berns, Trustee of the David K. Berns Revocable Trust Dated February 27, 2004, and Sharon G. Berns, Trustee of the Sharon G. Berns Revocable Trust Dated February 27, 2004

20. Legal Description:

A tract of land located in the Southwest Quarter of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest Corner of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska; Thence N00°11'54"W (assumed bearing) on the West Line of said Southwest Quarter, a distance of 478.00 Feet to the Point of Beginning; Thence Continuing N00°11'54"W on said West Line, a distance of 819.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the northerly extension of the West Line of a tract of land surveyed by Parks in 2011; Thence S00°00'05"W on said West Line, a distance of 1069.25 Feet; Thence N43°47'50"W, a distance of 346.36 Feet; Thence S90°00'00"W, a distance of 585.65 Feet to the Point of Beginning (said tract contains 16.23 acres, more or less).

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-513 # PAGES 1 GRANTEE MASTER NAME # 12560

PARCEL # / FILING NUMBER 002110506 / 70378

DOC STAMPS \$ Exempt 56

SALES FILE # 60 # 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 105

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-1-2017

DEED TYPE WJD

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 Parent to Child

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.

60

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>02</u> Day <u>1</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>02</u> Day <u>1</u> Yr. <u>2017</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David K. Berns and Sharon G. Berns Street or Other Mailing Address 912 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 705-9174 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Providence Land, LLC Street or Other Mailing Address 932 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 756-1094 Email Address n/a				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$83,750

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Providence Land, LLC
932 Road X
Bladen, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description
(Please see attached legal description)

21 If agricultural, list total number of acres 16.23±

22 Total purchase price, including any liabilities assumed	22	\$		
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 **(5)(b)**

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

Damon T. Bahensky (308) 237-2114
 Print or Type Name of Grantee or Authorized Representative Phone Number

Damon T. Bahensky Attorney **02/01/2017**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>17</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 56</u>	28 Recording Data <u>BK2017, Pg 513</u>	

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT

20. Legal Description:

A tract of land located in the Southwest Quarter of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest Corner of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska; Thence N00°11'54"W (assumed bearing) on the West Line of said Southwest Quarter, a distance of 478.00 Feet to the Point of Beginning; Thence Continuing N00°11'54"W on said West Line, a distance of 819.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the northerly extension of the West Line of a tract of land surveyed by Parks in 2011; Thence S00°00'05"W on said West Line, a distance of 1069.25 Feet; Thence N43°47'50"W, a distance of 346.36 Feet; Thence S90°00'00"W, a distance of 585.65 Feet to the Point of Beginning (said tract contains 16.23 acres, more or less).

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of March A.D., 2017, at 11:20 o'clock A M. Recorded in Book 2017 on Page 513
Deb Klinsinger County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

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

Once recorded, return to:
Parker, Grossart, Bahensky, Beucke, Bowman & Symington, L.L.P.
P.O. Box 1600, Kearney, NE 68848-1600

WARRANTY DEED

David K. Berns and Sharon G. Berns, husband and wife, GRANTORS, in consideration of a tax free transfer to a limited liability company, convey to GRANTEE, Providence Land, LLC, a Nebraska Limited Liability Company, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southwest Quarter of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest Corner of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska; Thence N00°11'54"W (assumed bearing) on the West Line of said Southwest Quarter, a distance of 478.00 Feet to the Point of Beginning; Thence Continuing N00°11'54"W on said West Line, a distance of 819.22 Feet; Thence N89°59'53"E, a distance of 828.24 Feet to the northerly extension of the West Line of a tract of land surveyed by Parks in 2011; Thence S00°00'05"W on said West Line, a distance of 1069.25 Feet; Thence N43°47'50"W, a distance of 346.36 Feet; Thence S90°00'00"W, a distance of 585.65 Feet to the Point of Beginning (said tract contains 16.23 acres, more or less).

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

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

EXECUTED: February 1, 2017.

David K. Berns
David K. Berns

Sharon G. Berns
Sharon G. Berns

STATE OF NEBRASKA }
COUNTY OF BUFFALO } ss:

The foregoing instrument was acknowledged before me on February 1, 2017, by David K. Berns and Sharon G. Berns, husband and wife.

GENERAL NOTARY - State of Nebraska
DAMON T. BAHENSKY
My Comm. Exp. Aug. 30, 2017

Damon T. Bahensky
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-514 # PAGES 2 GRANTEE MASTER NAME # 12560

PARCEL # / FILING NUMBER 002110503 / 70385

DOC STAMPS \$ Exempt 56

SALES FILE # 61 # PAGES 2

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

TAX DISTRICT 105

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-6-2017

DEED TYPE WTD

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

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

COMMENTS Charging to an LLC

Real Estate Transfer Statement

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

61

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 02 Day 6 Yr. 2017		4 Date of Deed Mo. 02 Day 6 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Keith D. and Audrey Berns & Brian D. and Christina Berns Street or Other Mailing Address 932 Rd X City Bladen State NE Zip Code 68928 Phone Number (402) 756-1094 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Providence Land, LLC Street or Other Mailing Address 932 Road X City Bladen State NE Zip Code 68928 Phone Number (402) 756-1094 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> 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 checked="" 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) to Family LLC

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?
\$766,970

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Providence Land, LLC
932 Road X
Bladen, NE 68928

18a No address assigned 18b Vacant land

20 Legal Description
(Please see attached legal description)

21 If agricultural, list total number of acres 20.41±

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.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

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

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

Keith D. Berns, Member (402) 756-1094
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative *Keith D. Berns, Member* Title Grantee/Member Date 02/6/2017

26 Date Deed Recorded Mo. 3 Day 17 Yr. 17		27 Value of Stamp or Exempt Number \$ Exempt # 5b		28 Recording Data BR2017, Pg 514-515	
--	--	--	--	---	--

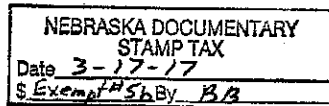
Grantee—Retain a copy of this document for your records.

ATTACHMENT TO
REAL ESTATE
TRANSFER STATEMENT
Providence Land, LLC

20. Legal Description:

A tract of land located in the Southwest Quarter (SW¼) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: Commencing at the South ¼ Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW¼ a distance of 379.05 feet; running thence North 00°00'00" East a distance of 453.00 feet to the ACTUAL POINT OF BEGINNING; thence continuing North 00°00'00" East a distance of 324.29 feet; running thence South 90°00'00" West a distance of 1405.70 feet; running thence South 00°00'00" West a distance of 777.29 feet to a point located on the said South line of the said SW¼, running thence North 90°00'00" East a distance of 720.73 feet; running thence North 00°00'00" East a distance of 225.00 feet; running thence North 90°00'00" East a distance of 467.96 feet; running thence North 00°00'00" East a distance of 228.00 feet; running thence North 90°00'00" East a distance of 217.00 feet, more or less, to the ACTUAL POINT OF BEGINNING, (said tract containing a calculated area of 20.409 acres, more or less, of which .0546 acres, more or less, is presently being occupied by a public road right-of-way).

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 March A.D., 2017, at 11:27
 o'clock A.M. Recorded in Book 2017
 on Page 514-515
Deb Klingenberg County Clerk
11a.00 BB Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___



Once recorded, return to:
 Parker, Grossart, Bahensky, Beucke, Bowman & Symington, L.L.P.
 P.O. Box 1600, Kearney, NE 68848-1600

WARRANTY DEED

Keith D. Berns and Audrey Berns, husband and wife, and Brian D. Berns and Christina Berns, husband and wife, GRANTORS, in consideration of a tax free transfer to a limited liability company, convey to GRANTEE, Providence Land, LLC, a Nebraska Limited Liability Company, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: Commencing at the South $\frac{1}{4}$ Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW $\frac{1}{4}$ a distance of 379.05 feet; running thence North 00°00'00" East a distance of 453.00 feet to the ACTUAL POINT OF BEGINNING; thence continuing North 00°00'00" East a distance of 324.29 feet; running thence South 90°00'00" West a distance of 1405.70 feet; running thence South 00°00'00" West a distance of 777.29 feet to a point located on the said South line of the said SW $\frac{1}{4}$, running thence North 90°00'00" East a distance of 720.73 feet; running thence North 00°00'00" East a distance of 225.00 feet; running thence North 90°00'00" East a distance of 467.96 feet; running thence North 00°00'00" East a distance of 228.00 feet; running thence North 90°00'00" East a distance of 217.00 feet, more or less, to the ACTUAL POINT OF BEGINNING (said tract containing a calculated area of 20.409 acres, more or less, of which .0546 acres, more or less, is presently being occupied by a public road right-of-way).

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

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

EXECUTED: February 9, 2017.

Keith D. Berns
 Keith D. Berns

Brian D. Berns
 Brian D. Berns

Audrey Berns
 Audrey Berns

Christina D. Berns
 Christina Berns

STATE OF NEBRASKA)
COUNTY OF Adams) ss:

The foregoing instrument was acknowledged before me on February 6, 2017, by **Keith D. Berns and Audrey Berns**, husband and wife.



Adrienne J. Jacobus
Notary Public

STATE OF NEBRASKA)
COUNTY OF Adams) ss:

The foregoing instrument was acknowledged before me on February 6, 2017, by **Brian D. Berns and Christina Berns**, husband and wife.



Adrienne J. Jacobus
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-516 # PAGES 2 GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 002110504 / 70372 002110503 / 70385

DOC STAMPS \$ 0

SALES FILE # 0 # PAGES _____

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

TAX DISTRICT 105

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 2-7-17

DEED TYPE RE

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 Road Easement

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 March, A.D., 2017, at 11:30
 o'clock A.M. Recorded in Book 2017
 on Page 516-517
Deb Klingenberg County Clerk
La.O.O. BB Deputy
 Inc. Comp. Assessor Carded

Upon recording, return to:
 Parker, Grossart, Bahensky, Beucka, Bowman & Symington, L.L.P.
 P.O. Box 1600, Kearney, NE 68848-1600

ROAD EASEMENT

THIS EASEMENT MADE AND ENTERED INTO by and between **Providence Land, LLC**, a Nebraska Limited Liability Company (hereinafter referred to as "Providence") and **Brian D. Berns** and **Christina L. Berns**, husband and wife, as joint tenants (hereinafter referred to as "Berns").

WHEREAS, **Providence** is, or shortly will be, the record title holder of the following described real property (hereinafter referred to as Parcel A):

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: Commencing at the South $\frac{1}{4}$ Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW $\frac{1}{4}$ a distance of 379.05 feet; running thence North 00°00'00" East a distance of 453.00 feet to the ACTUAL POINT OF BEGINNING; thence continuing North 00°00'00" East a distance of 324.29 feet; running thence South 90°00'00" West a distance of 1405.70 feet; running thence South 00°00'00" West a distance of 777.29 feet to a point located on the said South line of the said SW $\frac{1}{4}$, running thence North 90°00'00" East a distance of 720.73 feet; running thence North 00°00'00" East a distance of 225.00 feet; running thence North 90°00'00" East a distance of 467.96 feet; running thence North 00°00'00" East a distance of 228.00 feet; running thence North 90°00'00" East a distance of 217.00 feet, more or less, to the ACTUAL POINT OF BEGINNING (said tract containing a calculated area of 20.409 acres, more or less, of which .0546 acres, more or less, is presently being occupied by a public road right-of-way).

WHEREAS, **Berns** is, or shortly will be, the record title holder of the following described real property (hereinafter referred to as Parcel B):

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest Corner of Section 16, Township 4 North, Range 11 West of the Sixth P.M., Webster County, Nebraska; thence N00°11'54"W (assumed bearing) on the west line of said Southwest Quarter, a Distance of 1297.22 Feet; thence N89°59'53"E, a distance of 828.24 Feet to the Point of Beginning; thence continuing N89°59'53"E, a Distance of 490.00 Feet; thence S00°00'06"W, a Distance of 393.68 Feet; thence S38°23'40"E, a Distance of 161.17 Feet to the North Line of a tract of land surveyed by Parks in 2011; thence S89°59'53"W on Said North Line, a Distance of 590.10 Feet to the Northwest Corner of said tract of land; thence N00°00'05"E, a Distance of 520.00 Feet to the Point of Beginning (said tract contains 5.99 acres, more or less).

WHEREAS, **Berns** desire an ingress-egress right-of-way on, over and across a portion of Parcel A in order to provide **Berns** with access to Parcel B and **Providence** have agreed to provide such an easement.

NOW, THEREFORE, in consideration of the defining and clarification of the location of the easement, **Providence** do hereby grant and convey to **Berns**, their heirs, personal representatives,

and assigns, a non-exclusive ingress-egress right-of-way for the purpose of providing access to Parcel B, said easement to be located on, over and across the following described portion of Parcel A:

A tract of land in the Southwest Quarter (SW¼) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of a tract of land surveyed by Parks in 2011; thence N90°00'00"E (assumed bearing) on the South Line of said Southwest Quarter, a distance of 461.12 feet to the Point of Beginning; thence N00°00'00"E, a distance of 303.87 feet; thence N02°24'18"W, a distance of 187.30 feet; thence N37°48'15"E, a distance of 145.11 feet; thence N03°12'42"E, a distance of 171.88 feet to the North line of said tract of land surveyed by Parks; thence N89°59'53"E on said North line, a distance of 24.04 feet; thence S03°12'42"W, a distance of 180.70 feet; thence S37°48'15"W, a distance of 143.80 feet; thence S02°24'18"E, a distance of 179.02 feet; thence S00°00'00"E, a distance of 304.37 feet to the South line of said Southwest Quarter; thence S90°00'00"W on said South line, a distance of 24.00 feet to the Point of Beginning (containing 19,392.56 square feet, more or less).

The easement set forth herein is held by Berns, their heirs, personal representatives, and assigns, as appurtenant to the land described herein, and shall be considered and construed as a covenant running with the above-described real estate. Said easement shall be binding upon and shall inure and extend to the benefit of the heirs, personal representatives, successors, lessees, licensees, agents, employees, and visitors of the parties hereto, and shall continue in full force and effect until abrogated or annulled by mutual agreement.

IN WITNESS, WHEREOF, Providence have signed this Road Easement on the date(s) hereinafter set forth.

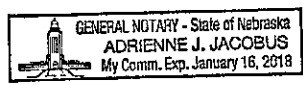
Providence Land, LLC, a Nebraska Limited Liability Company

By: Keith D. Berns, Member
Keith D. Berns, Member
Dated: February 6, 2017

By: Brian D. Berns, member
Brian D. Berns, Member
Dated: February 6, 2017

STATE OF NEBRASKA)
COUNTY OF Adams) ss:

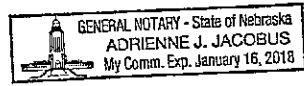
The foregoing instrument was acknowledged before me on February 6, 2017, by Keith D. Berns, one of the two Members on behalf of Providence Land, LLC, a Nebraska Limited Liability Company.



Adrienne J. Jacobus
Notary Public

STATE OF NEBRASKA)
COUNTY OF Adams) ss:

The foregoing instrument was acknowledged before me on February 6, 2017, by Brian D. Berns, one of the two Members on behalf of Providence Land, LLC, a Nebraska Limited Liability Company.



Adrienne J. Jacobus
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-520

PAGES 2

GRANTEE MASTER NAME # 10298

PARCEL # / FILING NUMBER 001602100/65350

001606300/65595

001701700/66175

00214800/70780

002115400/70825

DOC STAMPS \$ Exempt 5b

SALES FILE # 62

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					
PROPERTY CLASS	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 190

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-17-17

DEED TYPE TD

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 Trust 40 LLC

Real Estate Transfer Statement

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

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>3</u> Day <u>17</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>3</u> Day <u>17</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ila Mae E. McConkey Revocable Living Trust Street or Other Mailing Address 605 River Birch Farms Dr. City Murfreesboro State TN Zip Code 37130				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) McConkey Family Farms, LLC Street or Other Mailing Address 25423 Ruff Road City Gretna State NE Zip Code 68028			
Phone Number (740) 328-7928		Phone Number (740) 328-7928		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 NA				Email Address NA			

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

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

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 checked="" type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> 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 checked="" type="checkbox"/> Other (Explain) <u>Transfer to Farm</u>

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

Yes No

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

Yes No

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

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

14 What is the current market value of the real property?
\$2,290,064

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
Ag land

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

18a No address assigned 18b Vacant land

20 Legal Description
See attached

21 If agricultural, list total number of acres 645.8

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

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

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 **Judith A. McConkey** (740) 328-7928
 Print or Type Name of Grantee or Authorized Representative Phone Number
Judith A. McConkey Trustee 3/17/17
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>03</u> Day <u>17</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>2017, Pg 520-521</u>

The Southeast Quarter (SE $\frac{1}{4}$) of Section Six (6), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

The Southeast Quarter (SE $\frac{1}{4}$) of Section Seventeen (17), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

Part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, bounded as follows: Beginning at the Northwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ 3-4-10, thence South 300 feet, thence East to the East boundary line of the county road along the West side of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, to the point of commencing, thence East parallel with the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3 to a point 528 feet West of the East line of the SW $\frac{1}{4}$ of said Section 3; thence South parallel with the East line of said quarter Section to a point 700 feet North of the North boundary line of the county road along the South side of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 3; thence West parallel with the South line of the SW $\frac{1}{4}$ of said Section 3 to a point 300 feet East of the East boundary line of the road along the West side of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3; thence North at right angle 270 feet; thence West at right angle 300 feet to the East boundary line of said County road along the West side of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3; thence North to the point of commencing, and

Part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said section, thence northeasterly to the point where the north boundary line of the County road along the south side of said section intersects the east boundary line of the County road along the West side of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said section, thence north on the east boundary line of said County road a distance of 700 feet to the point

of beginning, thence 270 feet North, thence East 300 feet, thence South 270 feet, thence West 300 feet to the point of beginning; and

The Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-one (31), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-three (33), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Book 2017, Pg 520

Entered on the numerical index and filed for record in the Clerk's office of said county this 17th day of March A.D., 2017 at 2:35 o'clock P. M. Recorded in Book 2017 on Page 520-521.
Deb Kungenberger County Clerk
Liz Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY STAMP TAX Date <u>3-17-17</u> \$ exempt <u>45</u> By <u>Liz</u>

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

TRUSTEE'S DEED

Judith A. McConkey, Trustee of the Ila Mae E. McConkey Revocable Living Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE McConkey Family Farms, LLC, a Nebraska Limited Liability Company, conveys to GRANTEE, following described real estate:

The Southeast Quarter (SE $\frac{1}{4}$) of Section Six (6), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

The Southeast Quarter (SE $\frac{1}{4}$) of Section Seventeen (17), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

Part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, bounded as follows: Beginning at the Northwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ 3-4-10, thence South 300 feet, thence East to the East boundary line of the county road along the West side of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, to the point of commencing, thence East parallel with the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3 to a point 528 feet West of the East line of the SW $\frac{1}{4}$ of said Section 3; thence South parallel with the East line of said quarter Section to a point 700 feet North of the North boundary line of the county road along the South side of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 3; thence West parallel with the South line of the SW $\frac{1}{4}$ of said Section 3 to a point 300 feet East of the East boundary line of the road along the West side of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3; thence North at right angle 270 feet; thence West at right angle 300 feet to the East boundary line of said County road along the West side of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3; thence North to the point of commencing, and

Part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said section, thence northeasterly to the point where the north boundary line of the County road along the south side of said section intersects the east boundary line of the County road along the West side of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said section, thence north on the east boundary line of said County road a distance of 700 feet to the point

of beginning, thence 270 feet North, thence East 300 feet, thence South 270 feet, thence West 300 feet to the point of beginning; and

The Northwest Quarter (NW¼) of Section Thirty-one (31), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE¼) of Section Thirty-three (33), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Subject to easements and restrictions of record.

GRANTOR covenants with GRANTEES that GRANTOR:

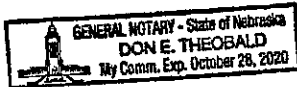
- (1) is lawfully siesed of such real estate and that it is free from encumbrances
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the GRANTORS.

Executed March 17, 2017.

Judith A. McConkey
Judith A. McConkey, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER, ss.

The foregoing instrument was acknowledged before me on March 17, 2017
by Judith A. McConkey, Trustee of the Ila Mae E. McConkey Revocable Living Trust.



Don E. Theobald
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-527 # PAGES 2 GRANTEE MASTER NAME # -

PARCEL # / FILING NUMBER 001302200/62765 001302600/62785 000307900/6720

DOC STAMPS \$ Exempt 5c

SALES FILE # 63 # 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 175

TOTAL SALE PRICE \$ 0

S21 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-4-2017

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 Creating Life Estate

Real Estate Transfer Statement

63

• 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>3</u> Day <u>14</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>3</u> Day <u>14</u> Yr. <u>2017</u>
---------------	--	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Evart J. and Shirley A. Barton Street or Other Mailing Address 2125 Road AA City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2332 Email Address sbarton@gtmc.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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
See attached

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Evart J. and Shirley A. Barton
2125 Road AA
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description
SEE ATTACHED

21 If agricultural, list total number of acres See attached

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 5(a)

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

sign here

Charles W. Hastings (402) 463-1383
Print of Type Name of Grantee or Authorized Representative Phone Number

Charles W. Hastings Attorney
Signature of Grantee or Authorized Representative Title 3.14.17
Date

26 Date Deed Recorded Mo. <u>03</u> Day <u>17</u> Yr. <u>17</u>		27 Value of Stamp or Exempt Number \$ <u>exempt # 5a</u>	28 Recording Data <u>BK 2017, Pg 522</u>	For Dept. Use Only
--	--	---	---	--------------------

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

6 Grantee's Name, Address, and Telephone

Michael E. Barton (Undivided ½ interest)
2119 Road AA
Blue Hill, NE 68930
Ph. (402) 705-0573
bartonpipe-rod@outlook.com

Mark A. Barton (Undivided ½ interest)
221 Indian Road
Lincoln, NE 68505
Ph. (402) 460-0949
bartonfarmboy@windstream.net

7 (B) Property type

Parcel 1: Agricultural

Parcel 2: Single Family

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

Parcel 1: \$346,710

Parcel 2: \$101,970

18 Address of Property

Parcel 1: 2119 Road AA/2125 Road AA
Blue Hill, NE 68930

Parcel 2: 706 West Lancaster Street
Blue Hill, NE 68930

20 Legal Description

Parcel 1: The West Half of the Northwest Quarter (W/2 NW/4) of Section Four (4) and the East Half of the Northeast Quarter (E/2 NE/4) of Section Five (5), all in Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

Parcel 2: Lot Seven (7) and the West Forty-one Feet (W 41') of Lot Eight (8), Block Seventeen (17), Blue Hill Original Town, Webster County, Nebraska, according to the recorded plat thereof.

21 If agricultural, list total number of acres

Parcel 1: 160

BOOK 2017, Pg 522

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 17th day of March A.D., 2017 at 4:00 o'clock P. M. Recorded in Book 2017 on Page 522
Deb Klungenberger County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-17-17
\$ exempt \$50 By LIZ

AFTER RECORDING RETURN TO: Charles W. Hastings, Dunmire, Fisher, Hastings & Pauley, P.O. Box 1044, Hastings, NE 68902

QUITCLAIM DEED

EVART J. BARTON and SHIRLEY A. BARTON, husband and wife, GRANTORS, in consideration of Love and Affection received from GRANTEES, MICHAEL E. BARTON and MARK A. BARTON, convey to GRANTEES, as tenants in common, to each an undivided one-half thereof, the following described real estate (as defined in Neb. Rev. Stat. §76-201), however, reserving to the Grantors and each of them so long as either Grantor is living the life use thereof:

The West Half of the Northwest Quarter (W/2 NW/4) of Section Four (4) and the East Half of the Northeast Quarter (E/2 NE/4) of Section Five (5), all in Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

Lot Seven (7) and the West Forty-one Feet (W 41') of Lot Eight (8), Block Seventeen (17), Blue Hill Original Town, Webster County, Nebraska, according to the recorded plat thereof.

Executed: March 14, 2017.

Ewart J. Barton
Ewart J. Barton

Shirley A. Barton
Shirley A. Barton

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me March 14, 2017 by EVART J. BARTON and SHIRLEY A. BARTON, husband and wife.

Charles W. Hastings
Notary Public - Charles W. Hastings

GENERAL NOTARY - State of Nebraska
CHARLES W. HASTINGS
My Comm. Exp. Dec. 2, 2017

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-551 # PAGES 1 GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 001716000/67060 _____

DOC STAMPS \$ 301.50

SALES FILE # 64 # 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 \$ 134,000

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 _____

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **64**
 • 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>02</u> Day <u>22</u> Yr. <u>2017</u>		Mo. <u>03</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) Veldon & Mary Jo Nemecek				Grantee's Name (Buyer) Heritage Farms, c/o Gerald Toepfer			
Street or Other Mailing Address 1658 Rd X				Street or Other Mailing Address 1659 Rd Z			
City Blue Hill		State NE		City Blue Hill		State NE	
Zip Code 68930				Zip Code 68930			
Phone Number (402) 756-3434		Phone Number (402) 756-3750		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

<input type="checkbox"/> 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?

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

Rural Property
Webster County

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

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

same as Grantee

20 Legal Description

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

21 If agricultural, list total number of acres 40 +/-

22 Total purchase price, including any liabilities assumed	22	\$	134,000.00
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	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	134,000.00

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

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

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

sign here *[Signature]* Attorney Date
 Signature of Grantee or Authorized Representative Title

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>3</u> Day <u>22</u> Yr. <u>17</u>	\$ <u>301.50</u>	<u>BK2017, Pg 551</u>

BK2017 Pg 551

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 22 day
of March, A.D., 2017, at 3:30
o'clock P. M. Recorded in Book 2017
on Page 551
Deb Klingenberg County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-22-17
\$ 301.50 By BB

WARRANTY DEED

Veldon Nemecek & Mary Jo Nemecek, husband and wife, GRANTORS, in consideration of ONE HUNDRED THIRTY-FOUR THOUSAND AND NO/100 DOLLARS (\$134,000.00), convey to Heritage Farms, a Nebraska partnership, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-seven (27), 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 March 22, 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 March 22, 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

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 March A.D., 2017, at 10:23
o'clock A M, Recorded in Book 2017
on Page 434-435
Deb Klingsenberg County Clerk
16-02 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

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

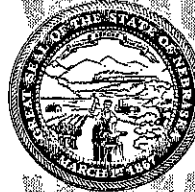
TITLE OF DOCUMENT: CERTIFIED DEATH FOR DEEDS

FULL AND COMPLETE LEGAL DESCRIPTION:

Part of Lot Four (4) in Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows:
Beginning at a point on the Southeast (SE) corner of Lot Four (4) Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Nebraska, thence West One Hundred Fifteen (115) feet along the South boundary line of said Lot Four (4), thence due North Eighty-Five (85) feet, thence due East One Hundred Fifteen (115) feet to the East boundary line of said Lot Four, thence South along the East boundary line of said Lot Four (4), Eighty-Five (85) feet to the point of beginning.

STATE OF NEBRASKA

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



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

DATE OF ISSUANCE

10/17/2016

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

16 07801

CERTIFICATE OF DEATH

Form containing fields for decedent's name (Alice G Corner), date of death (October 10, 2016), cause of death (Cardiac Arrest), informant name (Richard Corner), and registrar's signature (Stanley S. Cooper).

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 REGISTRAR OR COUNTY SHERIFF ONLY

0042856

VOID VOID

VOID VOID

VOID VOID

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-556 # PAGES 6 GRANTEE MASTER NAME # 10307

PARCEL # / FILING NUMBER 000319700/8060

DOC STAMPS \$ 281.25

SALES FILE # 65 # PAGES 6

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 \$ 125000

S21 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-20-2017

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	CDW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS 3 Deeds combined 1/3 interest each
2017-556 sales file #65, 2017-558 sales file
#66 and 2017-560 sales file 67.

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 65
 • 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. 3 Day 20 Yr. 2017	4 Date of Deed Mo. 3 Day 9 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roger Martin Corner and Deborah Corner Street or Other Mailing Address 3750 W Deputy Lane City State Zip Code Tucson AZ. 85742 Telephone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Harlan Siebrass and Mildred Siebrass, husband and wife Street or Other Mailing Address 206 N. Payne St. City State Zip Code Blue Hill, NE. 68930 Telephone Number	
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net	

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

(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <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	(C) <input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt
---	--	--

8 Type of Deed

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

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 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?
\$125,000.00

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 No **Charter Title**

18 Address of Property
**206 N. Payne 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
**Harlan Siebrass and Mildred Siebrass, husband and wife
 206 N. Payne St.
 Blue Hill, NE 68930**

20 Legal Description
SEE ATTACHED

21 If agricultural, list total number of acres _____	22 Total purchase price, including any liabilities assumed _____	22	\$	42000.00
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	\$		42,000.00
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.

► **Harlan Siebrass and Mildred Siebrass, husband and wife** 402-984-9368
 Print or Type Name of Grantee or Authorized Representative Phone Number

► *Harlan Siebrass* March 20, 2017
 Signature of Grantee or Authorized Representative Date

Title Grantee or Authorized Representative

**sign
here**

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 22 Yr. 17	27 Value of Stamp or Exempt Number \$ 94.50	28 Recording Data BK2017, Pg 556-557	

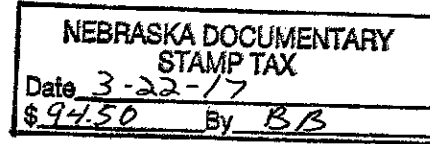
EXHIBIT "A"

Part of Lot Four (4) in Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at a point on the Southeast (SE) corner of Lot Four (4) Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Nebraska, thence West One Hundred Fifteen feet (115 ft.) along the South boundary line of said Lot Four, thence due North Eighty-five feet (85 ft.) thence due East One Hundred Fifteen feet (115 ft.) to the East boundary line of said Lot Four, thence South along the East boundary line of said Lot Four (4) Eighty-five feet (85 ft) 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 22 day of March A.D., 2017, at 10:25 o'clock P M. Recorded in Book 2017 on Page 556-557
Deb Klingsbensen County Clerk
16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

BK 2017, Pg 556



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

WARRANTY DEED

Roger Martin Corner and Deborah Corner, husband and wife, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, whether one or more, conveys to Grantee, Harlan Siebrass and Mildred Siebrass, husband and wife, as joint tenants with rights of survivorship and not tenants in common, any and all interest to the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Part of Lot Four (4) in Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at a point on the Southeast (SE) corner of Lot Four (4) Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Nebraska, thence West One Hundred Fifteen (115) feet along the South boundary line of said Lot Four (4), thence due North Eighty-Five (85) feet, thence due East One Hundred Fifteen (115) feet to the East boundary line of said Lot Four, thence South along the East boundary line of said Lot Four (4), Eighty-Five (85) feet to the point of beginning.

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

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

EXECUTED: March 9, 2017.

Roger Martin Corner
Roger Martin Corner, Grantor

Deborah Corner
Deborah Corner, Grantor

STATE OF MD
COUNTY OF Prince Georges County ss.

The foregoing instrument was acknowledged before me on the 9th day of March, 2017, by Roger Martin Corner and Deborah Corner, husband and wife, Grantor.

[Signature]
Notary Public

SHAUNTE CHEEK
NOTARY PUBLIC - MARYLAND
PRINCE GEORGE'S COUNTY
MY COMMISSION EXPIRES
JULY 11, 2019

Real Estate Transfer Statement 66

• 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. <u>3</u> Day <u>20</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>3</u> Day <u>8</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert James Corner and Julie Corner Street or Other Mailing Address 3750 W Deputy Lane City Tucson AZ. 85742 Telephone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Harlan Siebrass and Mildred Siebrass, husband and wife Street or Other Mailing Address 206 N. Payne St. City Blue Hill, NE. 68930 Telephone Number			
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"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sherriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 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?
\$125,000.00

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
206 N. Payne 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
Harlan Siebrass and Mildred Siebrass, husband and wife
206 N. Payne St.
Blue Hill, NE 68930

20 Legal Description
SEE ATTACHED

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed _____	22 \$ 42000.00
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 \$ 42,000.00

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.

Harlan Siebrass and Mildred Siebrass, husband and wife
 Print or Type Name of Grantee or Authorized Representative

402-984-9368
Phone Number

sign here _____
 Signature of Grantee or Authorized Representative

 Title

March 20, 2017
 Date

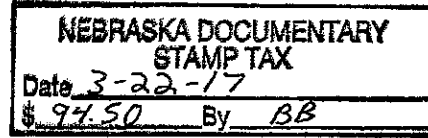
Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>22</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>94.50</u>	28 Recording Data <u>BK2017, Pg 558-559</u>

EXHIBIT "A"

Part of Lot Four (4) in Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at a point on the Southeast (SE) corner of Lot Four (4) Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Nebraska, thence West One Hundred Fifteen feet (115 ft.) along the South boundary line of said Lot Four, thence due North Eighty-five feet (85 ft.) thence due East One Hundred Fifteen feet (115 ft.) to the East boundary line of said Lot Four, thence South along the East boundary line of said Lot Four (4) Eighty-five feet (85 ft) 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 22 day of March A.D., 2017, at 4:10 o'clock P. M. Recorded in Book 2017 on Page 558-559
Deb Klingenberg County Clerk
16-00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

WARRANTY DEED

Robert James Comer and Julie Comer, husband and wife, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, whether one or more, conveys to Grantee, Harlan Siebrass and Mildred Siebrass, husband and wife, as joint tenants with rights of survivorship and not tenants in common, any and all interest to the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Part of Lot Four (4) in Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at a point on the Southeast (SE) corner of Lot Four (4) Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Nebraska, thence West One Hundred Fifteen (115) feet along the South boundary line of said Lot Four (4), thence due North Eighty-Five (85) feet, thence due East One Hundred Fifteen (115) feet to the East boundary line of said Lot Four, thence South along the East boundary line of said Lot Four (4), Eighty-Five (85) feet to the point of beginning.

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

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

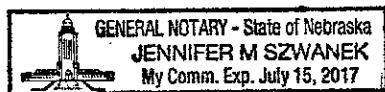
EXECUTED: March 8th, 2017.

Robert James Corner
Robert James Corner, Grantor

Julie Corner
Julie Corner, Grantor

STATE OF Nebraska)
COUNTY OF Lancaster) ss.

The foregoing instrument was acknowledged before me on the 8th day of March, 2017, by Robert James Corner and Julie Corner, husband and wife, Grantor.



Jennifer M. Szwanek
Notary Public

Real Estate Transfer Statement 67

• 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. 3 Day 20 Yr. 2017		4 Date of Deed Mo. 3 Day 9 Yr. 2017			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard George Corner Street or Other Mailing Address 3750 W Deputy Lane City Tucson AZ. 85742 State AZ. Zip Code 85742 Telephone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Harlan Siebrass and Mildred Siebrass, husband and wife Street or Other Mailing Address 206 N. Payne St. City Blue Hill, NE. 68930 State NE. Zip Code 68930 Telephone Number				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input 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"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sherriff	<input type="checkbox"/> Other
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 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?
\$125,000.00

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
206 N. Payne 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
Harlan Siebrass and Mildred Siebrass, husband and wife
206 N. Payne St.
Blue Hill, NE 68930

20 Legal Description
SEE ATTACHED

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 41000.00
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.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 41,000.00

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.

▶ Harlan Siebrass and Mildred Siebrass, husband and wife Print or Type Name of Grantee or Authorized Representative	402-984-9368 Phone Number
▶ <i>Harlan Siebrass</i> Signature of Grantee or Authorized Representative	_____ Title
	March 20 2017 Date

sign here

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 22 Yr. 17	27 Value of Stamp or Exempt Number \$ 92.25	28 Recording Data BK2017, Pg 560-561

EXHIBIT "A"

Part of Lot Four (4) in Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at a point on the Southeast (SE) corner of Lot Four (4) Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Nebraska, thence West One Hundred Fifteen feet (115 ft.) along the South boundary line of said Lot Four, thence due North Eighty-five feet (85 ft.) thence due East One Hundred Fifteen feet (115 ft.) to the East boundary line of said Lot Four, thence South along the East boundary line of said Lot Four (4) Eighty-five feet (85 ft) 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 22 day
of March A.D., 2017, at 4:15
o'clock P M. Recorded in Book 2017
on Page 560-561
Deb Klingerberger County Clerk
66 Deputy
Ind Comp Assessor Carded

BK2017, Pg 560

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>3-22-17</u>
\$	<u>92.25</u> By <u>BB</u>

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

WARRANTY DEED

Richard George Comer, individually, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, whether one or more, conveys to Grantee, Harlan Siebrass and Mildred Siebrass, husband and wife, as joint tenants with rights of survivorship and not tenants in common, any and all interest to the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Part of Lot Four (4) in Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described by metes and bounds as follows: Beginning at a point on the Southeast (SE) corner of Lot Four (4) Hawley's Subdivision of Rohrer's Addition to the Village of Blue Hill, Nebraska, thence West One Hundred Fifteen (115) feet along the South boundary line of said Lot Four (4), thence due North Eighty-Five (85) feet, thence due East One Hundred Fifteen (115) feet to the East boundary line of said Lot Four, thence South along the East boundary line of said Lot Four (4), Eighty-Five (85) feet to the point of beginning.

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

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

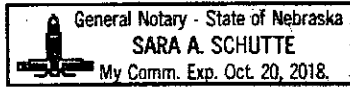
EXECUTED: March 4th, 2017.

Richard George Comer
Richard George Comer, Grantor

STATE OF Nebraska)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on the 4th day of March, 2017, by Richard George Comer, individually, Grantor.

Sara A. Schutte
Notary Public



WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 05/04/2017

Record : 1 of: 1

Inspected By: TS Inspection Date: 07/20/2015

Parcel ID #: 000319700 Map # : 4133-00-0-20015-000-8060

SIEBRASS, HARLAN & MILDRED Situs :206 N PAYNE ST
206 NORTH PAYNE STREET Legal :E 104' OF S 85' LOT 4 HAWLEYS
BLUE HILL NE 68930- SUBDIVISION BLUE HILL

LOT INFORMATION

Neighborhood :	300 BLUE HILL	Value Method:	SF
Lot Width :	85	# of Units :	8840
Lot Depth :	104	Unit Value :	0.25
Topography :	LEVEL Amenities	Adjustments :	
Street Access :	P/C&G/SW/NA	Lot Value :	2,205
Utilities :	ALL		

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1948/69
Quality :	40 - Good	Effective Age :	
Condition :	25 - Fair+	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% COMMON-BRICK		
Floor Area :	2,213		
Basement Area :	837		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	3		
Baths :	2.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	9		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$80,460
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$78,255
Land Value	\$2,205
FINAL ESTIMATE OF VALUE	\$80,460
Value per Square Foot	35

Current Total Assessed Value for Parcel # 000319700 \$80,460

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

WEBSTER COUNTY ASSESSOR'S OFFICE
 FARM RESIDENCE DATA

Date of Print: 05/04/2017

Record: 1 of: 1

Inspected By: LS Inspection Date: 09/08/1992

Parcel ID #: 002502300 Map # : 4129-21-2-0-0-73645
 NIEMEYER, DAREN O & BUFFY L Situs :2174 RD 300
 942 RD T Legal :NW1/4 LESS A TRACT 21-4-12
 BLADEN, NE 68928-0000

PHYSICAL INFORMATION

Type	: 4 - 14 X 61 Mobile	Year Built/Age	: 1970 / 47
Quality	: 20 - Fair	Effective Age	:
Condition	: 20 - Fair	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	:		
Exterior Wall	: 100% RIBBED-ALUM		
Floor Area	: 854		
Basement Area	: 0		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 2		
Baths	: 1.0		
Heat Type	: 100% FORCED AIR		
Roof Type	: GALV METAL		
Plumbing Fixt	: 5		

RESIDENCE VALUATION SUMMARY

Improvement Value	\$1,245
Lump Sums	
Lump Sums Description : SKIRTING MH	
FINAL ESTIMATE OF VALUE.....	\$1,245

FARM VALUATION SUMMARY

Residence Value	\$1,245
Outbuilding Value	\$2,450
Agland Value	\$395,760
Total Value	\$399,455
Current Total Assessed Value for Parcel # 002502300	\$399,455

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-566 # PAGES 1 GRANTEE MASTER NAME # 12366

PARCEL # / FILING NUMBER 0025023002/73645

DOC STAMPS \$ 742.50

SALES FILE # 68 # 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 125

TOTAL SALE PRICE \$ 330,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-24-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **68**
 • 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>03</u> Day <u>24</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>03</u> Day <u>24</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jerome & Judith Carlson Street or Other Mailing Address PO Box 31 City Bladen State NE Zip Code 68928 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daren O. & Buffy L. Niemeyer Street or Other Mailing Address 942 Rd T City Bladen State NE Zip Code 68928 Phone Number (402) 756-1016 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> 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
 Rural Property
 Webster County

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

18a No address assigned 18b Vacant land

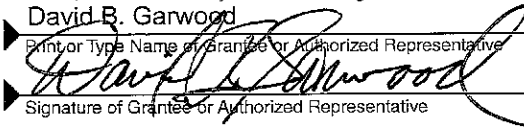
20 Legal Description
 The Northwest Quarter (NW¼) of Section Twenty-one (21), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, except the railroad right-of-way over and across said land which was previously conveyed to Grantees.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 330,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 330,000.00

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 David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney **3-27-17**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>27</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>742.56</u>	28 Recording Data BK 2017, Pg 566

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 27 day
of March A.D., 2017, at 9:45
o'clock A M. Recorded in Book 207
on Page 566
Deb Klingsaberger County Clerk
10.00 B/S Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-27-17
\$ 742.50 By B/S

WARRANTY DEED

Jerome Carlson and Judith A. Carlson, husband and wife, GRANTORS, in consideration of THREE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$330,000.00) receipt of which is hereby acknowledged, convey to Daren O. Niemeyer and Buffy L. Niemeyer, husband and wife, as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Twenty-one (21), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, except the railroad right-of-way over and across said land which was previously conveyed to Grantees.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; and EXCEPT Grantors right to continue to live on the property for one year from date hereof.
- (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 March 24, 2017

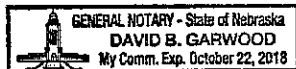
Jerome Carlson
Jerome Carlson

Judith Carlson
Judith Carlson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 24, 2017, by Jerome Carlson and Judith A. Carlson, husband and wife.

Comm. expires 10-22-2018 David B. Garwood
Notary Public



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

Date of Print: 05/04/2017

Record : 1 of: 1

Parcel ID #: 002502300	Map # : 4129-21-2-0-0-73645
NIEMEYER, DAREN O & BUFFY L	Situs : 2174 RD 300
942 RD T	Legal : NW1/4 LESS A TRACT 21-4-12
BLADEN, NE	68928-0000

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
	<u>Square feet</u>	x		=
BASIC STRUCTURE COST	854	x	36.47	= 31,145
 <u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 7 (under base)	2		514.43	(1.14) (974)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
 ADJUSTED STRUCTURE COST	 854	 x	 35.33	 = 30,172
 <u>IMPROVEMENTS</u>				
NO GARAGE				
SKIRTING	150		6.08	910

TOTAL REPLACEMENT COST NEW	854	x	36.39	=	31,080
----------------------------	-----	---	-------	---	--------

Depreciation	: 96% Total	96% Physical	Functional	Economic	
		Less Depreciation/Plus Appreciation :			(29,835)

Improvement Value	\$1,245
Lump Sums SKIRTING MH	
Outbuilding Value	\$2,450
Land Value	\$395,760
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$399,455
Value per Acre	\$2,620

WEBSTER COUNTY ASSESSOR'S OFFICE

RURAL OUTBUILDINGS

Date of Run : 05/04/2017

Parcel # : 002502300
 Current Owner : NIEMEYER, DAREN O & BUFFY L
 942 RD T
 BLADEN, NE

68928-0000

Map # : 4129-21-2-0-0-73645
 Tax District : 125
 Neighborhood : 1
 Legal Description : NW1/4 LESS A TRACT 21-4-12

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 1000 Manual Date : 06/13

Cost Factor : 1

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1 SH1	SHED DIRT	10	Poor		40 x 30 x 8	GABL	METAL	WOOD	DIRT	1,200	6.60	7,920	82%	1,425
	Notes :													
3 SH1	SHED DIRT	10	Poor		36 x 24 x		METAL	WOOD	DIRT	864	6.60	5,702	82%	1,025
	Notes :													

Total Outbuilding Value : 2,450

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

Parcel # : 002502300
 Current Owner : NIEMEYER, DAREN O & BUFFY L
 942 RD T
 BLADEN, NE 68928-0000

Map # : 4129-21-2-0-0-73645
 Tax District : 125
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : NW1/4 LESS A TRACT 21-4-12

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
LB/RIVE	LITTLE BLUE RIVER	ACCR	ACCR	No		4.93	0	0	0
						Accr Use Totals :	4.93	0	0
2667	HOLDREGE SILT LOAM, 0-1% SLOP DRY		1D	No		2.31	2,705	6,250	6,250
8869	HORD SILT LOAM, 0-1% SLOPES DRY		1D	No		7.74	2,705	20,935	20,935
3561	HOBBS SILT LOAM, OCCASIONALLY DRY		2D1	No		0.77	2,435	1,875	1,875
4147	HOLDREGE SOILS, 3-7% SLOPES, DRY		3D	No		23.66	2,265	53,590	53,590
3852	GEARY-HOBBS SOILS DRY		4D	No		2.49	2,190	5,455	5,455
3553	HOBBS SILT LOAM, FREQUENTLY F DRY		4D	No		0.12	2,190	265	265
						Dry Use Totals :	37.09	88,370	88,370
8869	HORD SILT LOAM, 0-1% SLOPES GRAS	GRAS	1G	No		4.94	1,425	7,040	7,040
4147	HOLDREGE SOILS, 3-7% SLOPES, GRAS	GRAS	3G	No		4.82	1,425	6,870	6,870
3553	HOBBS SILT LOAM, FREQUENTLY F GRAS	GRAS	4G	No		6.89	1,425	9,820	9,820
3852	GEARY-HOBBS SOILS GRAS	GRAS	4G	No		0.31	1,425	440	440
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS	GRAS	4G	No		0.35	1,425	500	500
						Grass Use Totals :	17.31	24,670	24,670
4147T	TREE CANOPY 30% OR GREATER OF GRT1		3T	No		0.74	180	135	135
3852T	TREE CANOPY 30% OR GREATER OF GRT1		4T	No		0.04	180	5	5
3553T	TREE CANOPY 30% OR GREATER OF GRT1		4T	No		29.54	180	5,315	5,315
8869T	TREE CANOPY 30% OR GREATER OF GRT1		1T	No		3.02	180	545	545
						Grt1 Use Totals :	33.34	6,000	6,000
8869	HORD SILT LOAM, 0-1% SLOPES IRRG	IRRG	1A	No		21.17	4,930	104,370	104,370
4147	HOLDREGE SOILS, 3-7% SLOPES, IRRG	IRRG	3A	No		18.78	4,775	89,675	89,675

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

Parcel # : 002502300		Current Owner : NIEMEYER, DAREN O & BUFFY L							
Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
3852	GEARY-HOBBS SOILS	IRRG	4A	No		3.74	4,740	17,730	17,730
3561	HOBBS SILT LOAM, OCCASIONALLY IRRG	IRRG	2A1	No		10.54	4,930	51,960	51,960
3553	HOBBS SILT LOAM, FREQUENTLY F IRRG	IRRG	4A	No		0.63	4,740	2,985	2,985
Irrg Use Totals :						54.86		266,720	266,720
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.69	0	0	0
Road Use Totals :						3.69		0	0
HOM1	HOME SITE 1ST ACRE, AG RELATE SITE		HOM1	No		1.00	10,000	10,000	10,000
Site Use Totals :						1.00		10,000	10,000
Parcel Totals :						152.22		395,760	395,760

PARCEL(S) 002502300

BOOK-PAGE 2017-566

DATE OF SALE 3-24-2017

SALE PRICE 380,000

SPLIT

AGLAND TOTAL ACRES 147.53

PRICE PAID PER ACRE

NON AGLAND TOTAL ACRES 4.69

TOTAL ACRES 152.22

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	232650	8190	240840
2015	294645	8190	302835
2016	264925	3695	268620
2017	395760	3695	399455

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-571 # PAGES 1 GRANTEE MASTER NAME # 10316

PARCEL # / FILING NUMBER 000309900/6920

DOC STAMPS \$ Exempt 56

SALES FILE # 69 # PAGES 1

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

TAX DISTRICT 195

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-21-2017

DEED TYPE WD

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

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

COMMENTS Placed property into an LLC

Real Estate Transfer Statement

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

69

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>03</u> Day <u>21</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>03</u> Day <u>21</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert L. Dygert & Coleen Dygert Street or Other Mailing Address 2710 S. Baltimore City Hastings State NE Zip Code 68901 Phone Number (402) 463-7012 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) CM & RL, L.L.C. Street or Other Mailing Address 2710 S. Baltimore City Hastings State NE Zip Code 68901 Phone Number (402) 463-7012 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 type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) Transfer to LLC

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

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

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

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

14 What is the current market value of the real property?
\$90,000

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
**301 S. Sycamore
 Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**CM & RL, L.L.C.
 2710 S. Baltimore
 Hastings, NE 68901**

18a No address assigned 18b Vacant land

20 Legal Description
Lots Four (4) and Five (5), Block Twenty-two (22), Original Town of Blue Hill, 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.)	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.00

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

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

Mark A. Beck (402) 463-4500
 Print or type Name of Grantee or Authorized Representative Phone Number

Mark A. Beck Attorney
 Signature of Grantee or Authorized Representative Title
 Date **03/21/2017**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>28</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt #56	28 Recording Data BK2017, Pg 571

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-585 # PAGES 1 GRANTEE MASTER NAME # 11316

PARCEL # / FILING NUMBER 001034000 / 60835

DOC STAMPS \$ 580.50

SALES FILE # 70 # PAGES 1

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 5

TOTAL SALE PRICE \$ 257,400

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-27-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS _____



Real Estate Transfer Statement

70

FORM 521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>27</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>03</u> Day <u>27</u> Yr. <u>2017</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Glen A. Warner & Patricia L. Warner Street or Other Mailing Address 2939 Highway 128 City Burr Oak State KS Zip Code 66936 Phone Number (785) 647-8061 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) LWT, LTD Street or Other Mailing Address PO Box 1047 Hastings Industrial Park East City Hastings State NE Zip Code 68902 Phone Number (402) 462-4128 Email Address cmt@tlrr.com				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 checked="" type="checkbox"/>	

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer	<input checked="" type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
--	---------------------	--	--	--	--	---	---

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? \$257,400	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 Montgomery Auction & B <input type="checkbox"/> No
---	---

18 Address of Property AgLand	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description
Lot One (1) in the Northeast Quarter (NE¼) and East Half of the Northeast Quarter (E½NE¼) of Section Thirty-three (33), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion deeded to The State of Nebraska in Deed Book 29, Page 577.

21 If agricultural, list total number of acres 116.73

22 Total purchase price, including any liabilities assumed	22	\$	257,400.00
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	\$	257,400.00

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

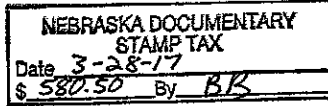
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Roy W. Thom (402) 462-4128
Print or Type Name of Grantee or Authorized Representative Phone Number
President/General Partner Title
POA Signature of Grantee or Authorized Representative Date
03/27/2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>28</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>580.50</u>	28 Recording Data <u>BK2017, Pg 585</u>

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 28 day
of March, A.D., 2017, at 10:50
o'clock A. M. Recorded in Book 2017
on Page 585
Debra Klugenberg County Clerk
10:00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



RETURN TO: Ideal Title LLC, 354 N Commercial Avenue, Superior NE 68978

WARRANTY DEED

GLEN A. WARNER and PATRICIA L. WARNER, husband and wife, GRANTORS, in consideration of TWO HUNDRED FIFTY-SEVEN THOUSAND FOUR HUNDRED DOLLARS (\$257,400.00) received from GRANTEE, LWT, LTD, a Nebraska limited partnership, convey to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lot One (1) in the Northeast Quarter (NE¼) and East Half of the Northeast Quarter (E½NE¼) of Section Thirty-three (33), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion deeded to The State of Nebraska in Deed Book 29, Page 577.

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

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants 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;

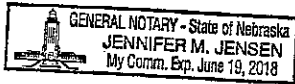
Executed the 27th day of March, 2017

Glen A. Warner
Glen A. Warner

Patricia L. Warner
Patricia L. Warner

STATE OF NEBRASKA)
COUNTY OF Nuckolls) ss.

The foregoing instrument was acknowledged before me by Glen A. Warner on the 27th day of March, 2017.

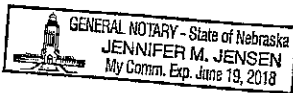


(SEAL)

Jennifer M. Jensen
Public Notary Signature
Jennifer M. Jensen
Print Name
My Commission Expires: 6-19-2018

STATE OF NEBRASKA)
COUNTY OF Nuckolls) ss.

The foregoing instrument was acknowledged before me by Patricia L. Warner on the 27th day of March, 2017.



(SEAL)

Jennifer M. Jensen
Public Notary Signature
Jennifer M. Jensen
Print Name
My Commission Expires: 6-19-2018

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

Parcel # : 001013400
 Current Owner : T-L IRRIGATION %
 LWT, LTD (DN)
 PO BOX 1047
 HASTINGS, NE 68902-1047

Map # : 4487-33-1-0-0-60835
 Tax District : 5
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : LOT 1 IN NE1/4 & E1/2 NE1/4 33-1-9

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	DRY	1D	No		16.90	2,705	45,715	45,715
2671	HOLDREGE SILT LOAM, 3-7% SLOP	DRY	3D1	No		31.10	2,265	70,440	70,440
3852	GEARY-HOBBS SOILS	DRY	4D	No		21.60	2,190	47,305	47,305
3553	HOBBS SILT LOAM, FREQUENTLY F	DRY	4D	No		8.78	2,190	19,230	19,230
2904	WAKEEN SILT LOAM, 11-30% SLOP	DRY	4D	No		18.50	2,190	40,515	40,515
3838	GEARY SILT LOAM, 7-11% SLOPES	DRY	4D1	No		5.20	2,190	11,390	11,390
7262	DERION SOILS, 3-6% SLOPES, SE	DRY	4D1	No		1.40	2,190	3,065	3,065
7261	DEROIN SOILS, 3-6% SLOPES, SE	DRY	3D	No		1.20	2,265	2,720	2,720
Dry Use Totals :						104.68		240,380	240,380
ROAD	COUNTY ROAD	ROAD	ROAD	No		1.84	0	0	0
HWY78	HIGHWAY 78	ROAD	ROAD	No		3.00	0	0	0
Road Use Totals :						4.84		0	0
WASTE	WASTE	WASTE	WASTE	No		4.62	180	830	830
Waste Use Totals :						4.62		830	830
Parcel Totals :						114.14		241,210	241,210

}

DRYLAND	EQUIP DRYLAND	CREP DRYLAND	GREENBELT DRYLAND	GRASSLAND	EQUIP GRASSLAND	CREP GRASSLAND	GREENBELT GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D 16.90	1D E	1D P	1D G	1G	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1 31.10	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D 1.20	3D E	3D P	3D G	3G	3G	3G	3G
4D1 6.60	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D 48.88	4D E	4D P	4D G	4G	4G	4G	4G
TOTAL 104.68	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS 4.84
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE 4.62	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 4.62	TOTAL 4.84

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-586 # PAGES 1 GRANTEE MASTER NAME # 10317

PARCEL # / FILING NUMBER 000340100/10070

DOC STAMPS \$ 123.75

SALES FILE # 71 # 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 \$ 55000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-28-2017

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 _____

Real Estate Transfer Statement

71

- 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>3</u> Day <u>28</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>3</u> Day <u>23</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sylvia Alber Street or Other Mailing Address 170 W 7th Street City Lovell State WY Zip Code 82431 Phone Number (307) 548-2690 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew J. Lukasiewicz and Summer Lukasiewicz Street or Other Mailing Address 205 S Payne St PO Box 193 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-4020 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$55,000

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
**205 S Payne 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
 All of Lot Five (5), and all of Lot Four (4), Excepting the East 41.0 feet of the South 20.94 feet thereof, both in Block Two (2) Tyler's Subdivision; and the North 25.06 feet of the West 66.60 feet of Lot Ten (10), Block Five (5), Grussell's Subdivision; and the West 66.68 feet of the vacated alley north of and adjacent to the last described tract; ALL in the City of Blue Hill, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 55,000.00
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	\$ 55,000.00

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

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

Matthew J. Lukasiewicz (402) 984-4020
 Print or Type Name of Grantee or Authorized Representative Phone Number

Matthew J. Lukasiewicz Grantee
 Signature of Grantee or Authorized Representative Title
 Date **3/28/2017**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>29</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>123.75</u>	28 Recording Data BK 2017, Pg 586

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 05/04/2017

Record : 1 of: 1

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

Parcel ID #:	000340100	Map #	: 4133-00-0-20060-002-0000
LUKASIEWICZ, MATTHEW J & SUMMER		Situs	:205 S PAYNE ST
PO BOX 193		Legal	:PART LOT 4 & ALL LOT 5 BLK 2 TYLERS
BLUE HILL NE	68930-		ADD & N 25.06' OF W 66.6' LOT 10 BLK 5
			GRUSSELS ADD & W 66.68' OF ALLEY

LOT INFORMATION

Neighborhood :	300 BLUE HILL	Value Method:	SF	
Lot Width :	1	# of Units :	12852.4	
Lot Depth :	12852.46	Unit Value :	0.25	
Topography :	LEVEL	Amenities	Adjustments :	
Street Access :	C&G,A,PA		Lot Value :	3,205
Utilities :	ALL			

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1915/102
Quality :	30 - Average	Effective Age :	
Condition :	30 - Average	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% VINYL		
Floor Area :	1,230		
Basement Area :	736		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	3		
Baths :	1.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$55,715
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$52,510
Land Value	\$3,205
FINAL ESTIMATE OF VALUE	\$55,715
Value per Square Foot	43
Current Total Assessed Value for Parcel # 000340100	\$55,715

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

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.

72

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. 03 Day 29 Yr. 2017	4 Date of Deed Mo. 03 Day 29 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Caroldene Y. Williams Street or Other Mailing Address PO Box 103 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-2155 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Caroldene Y. Williams and Jonnie L. Zarek Street or Other Mailing Address PO Box 103 City Guide Rock State NE Zip Code 68942 Phone Number (712) 370-4899 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed 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 **Half of Real Estate was gifted**

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? \$10,000	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property 215 Nebraska St., Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent Caroldene Y. Williams, PO Box 103, Guide Rock, NE 68942
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

20 Legal Description
Lot Four (4), Block Eleven (11), Vance's Addition to the Village of Guide Rock, 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 _____

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.

Jonnie L. Zarek (712) 370-4899
 Print or Type Name of Grantee or Authorized Representative Phone Number
Jonnie L. Zarek Signature of Grantee or Authorized Representative Title **3-29-2017** Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 29 Yr. 17	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2017, Pg 597

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 29 day of March, A.D., 2017, at 9:13 o'clock A.M. Recorded in Book 2017 on Page 597
Debra Klimek County Clerk
510.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-29-17
\$ Exempt By BA

Return To: Ivan E. Miller, 111 E. Reed Street, PO Box 76, Red Oak, IA 51566
Preparer: Ivan E. Miller, 111 E. Reed Street, PO Box 76, Red Oak, IA 51566, (712) 623-4844

QUIT CLAIM DEED

Pursuant to a gift and other valuable consideration, Caroldene Y. Williams, a single person, does hereby Quit Claim and conveys to Caroldene Y. Williams and Jonnie L. Zarek, as joint tenants with full rights of survivorship and not as tenants in common, all her right, title, interest, estate, claim and demand in the following described real estate (as defined by Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

Lot Four (4), Block Eleven (11), Vance's Addition to the Village of Guide Rock, Webster County Nebraska.

This deed is exempt from a documentary stamp tax according to Neb. Rev. Stat Section 76-902 (2012) 5(a) - deeds between parent and child without actual consideration.

This is a gift valued at less than \$14,000.00. No gift tax return will be filed.

The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3-29-2017

Caroldene Y. Williams
Caroldene Y. Williams (Grantor)

STATE OF Nebraska, COUNTY OF Webster

This record was acknowledged before me on March 29, 2017, by Caroldene Y. Williams.

ABBEY HARIG
State of Nebraska-General Notary
My Commission Expires
September 28, 2020

Abbey Harig
Signature of Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-598

PAGES 1

GRANTEE MASTER NAME # 10067

PARCEL # / FILING NUMBER 001408700/64090

DOC STAMPS \$ Exempt 4

SALES FILE # 73

PAGES 2

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-27-2017

DEED TYPE CQCD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS Divorce Decree & Corrective Deed



Real Estate Transfer Statement

FORM 521

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

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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 - 81	3 Date of Sale/Transfer Mo. 3 Day 27 Yr. 2017	4 Date of Deed Mo. 3 Day 27 Yr. 2017
---------------	---------------------------------	--	---

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

Grantor's Name (Seller) Philip J. Meyers	Grantee's Name (Buyer) Martha F. Meyers
---	--

Street or Other Mailing Address N/A	Street or Other Mailing Address 881 W Center St
--	--

City Lincoln NE	State NE	Zip Code 68506	City Lincoln NE	State NE	Zip Code 68502
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Phone Number N/A	Phone Number N/A	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	12 Was real estate purchased for same use? (If No, state the intended use.) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	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? \$254,650	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
---	--

18 Address of Property Ag land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
-----------------------------------	---

18a <input checked="" type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land
---	---

20 Legal Description
See Attached

21 If agricultural, list total number of acres 157.66+-

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

23 Was non-real property included in the purchase? Yes 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 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.

Martha F. Meyers
Print or Type Name of Grantee or Authorized Representative

sign here *Martha F. Meyers* Signature of Grantee or Authorized Representative

Grantee

402-746-2246

324-17
Date

26 Date Deed Recorded Mo. 3 Day 29 Yr. 17	27 Value of Stamp or Exempt Number \$ Exempt # 4	28 Recording Data BK 2017, Pg 598	For Dept. Use Only
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Nebraska Department of Revenue
Form No. 56-289-2008 2-2016 Rev. Supersedes 56-289-2006 Rev. 7-2014

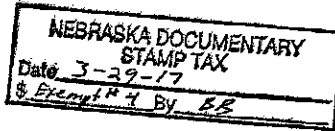
Authorized by Neb. Rev. Stat. §§ 78-214, 77-1327(2)

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

The North Half of the North Half (N½N½) of Section Twenty-one (21), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Northwest Quarter of said Section 21, described as: Commencing at the Northwest Corner of said Section 21; thence N89°24'33"E (assumed bearing) on the North line of said Northwest Quarter, a distance of 1927.26 feet to the Point of Beginning; thence continuing N89°24'33"E on said North line, a distance of 460.00 feet to the Northeast corner of a tract of land surveyed by Thomas L. Krueger in 2011; thence S04°06'42"W, a distance of 217.65 feet; thence S85°49'25"W, a distance of 9.90 feet; thence S06°00'59"W, a distance of 63.44 feet; thence S56°15'31"W, a distance of 45.89 feet; thence S69°49'38"W, a distance of 100.47 feet; thence S83°10'10"W, a distance of 74.61 feet; thence N01°06'58"E, a distance of 132.50 feet; thence N32°07'02"W, a distance of 65.62 feet; thence N72°55'03"W, a distance of 194.82 feet; thence N01°35'10"W, a distance of 99.93 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 30 day of March A.D., 2017, at 3:50 o'clock A. M. Recorded in Book 2017 on Page 598
Deb Klingenberg County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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

CORRECTIVE QUITCLAIM DEED

Philip J. Meyers, also known as Phil Meyers, a single person, Grantor, in consideration of and pursuant to Decree of Divorce in the District Court of Webster County, Nebraska, Case No. CI 15-72, conveys to Grantees, Martha F. Meyers, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half of the North Half (N½N½) of Section Twenty-one (21), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Northwest Quarter of said Section 21, described as: Commencing at the Northwest Corner of said Section 21; thence N89°24'33"E (assumed bearing) on the North line of said Northwest Quarter, a distance of 1927.26 feet to the Point of Beginning; thence continuing N89°24'33"E on said North line, a distance of 460.00 feet to the Northeast corner of a tract of land surveyed by Thomas L. Krueger in 2011; thence S04°06'42"W, a distance of 217.65 feet; thence S85°49'25"W, a distance of 9.90 feet; thence S06°00'59"W, a distance of 63.44 feet; thence S56°15'31"W, a distance of 45.89 feet; thence S69°49'38"W, a distance of 100.47 feet; thence S83°10'10"W, a distance of 74.61 feet; thence N01°06'58"E, a distance of 132.50 feet; thence N32°07'02"W, a distance of 65.62 feet; thence N72°55'03"W, a distance of 194.82 feet; thence N01°35'10"W, a distance of 99.93 feet to the Point of Beginning.

** Corrects the Quitclaim Deed recorded March 7, 2017 in Book 2017, Page 348.

Executed March 27, 2017.

Philip J. Meyers

STATE OF NEBRASKA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me on March 29, 2017 by Philip J. Meyers, also known as Phil Meyers, a single person.

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

Notary Public