BOOK & PAGE	<u> AUL (T</u>	$\mathcal{L}_{\mathcal{L}}$	# PAGES	5	- GR	ANTEE MASTER NAME #	1015	
PARCEL#/ FILING NUMBER		<u> </u>	64465	)		_		
	A 611	2.1. 2	-			_	·	
DOC STAMPS	\$ 10 CKG	men o	<u>c</u>	í				
SALES FILE #	<u> </u>	2	- # PAGES	s				
NEIGHBORHOOD #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
-	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
	116					ı	SUBURDALY	
TAX DISTRICT	<del>-40-</del>							
TOTAL SALE PRICE	\$ <u>Q</u>			•				
521 ADJUSTMENTS	\$ (2							
SSOR ADJUSTMENTS	s (4							
REVIEW CODE	NO			•				
SALES DATE	1-1-	2017						
DEED TYPE	DDF	R						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Dist	ribut	ion c	of Es	tate	· · · · · · · · · · · · · · · · · · ·		_

# Nebraska Department of REVENUE

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

35

FORM **521** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2017 Mo. 02 Day WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer)
James Thom, Trustee Marilyn R. Rief & Ernest Rief Mem Tr James Thom, PR of Estate of Edwin H Rief, Deceased Street or Other Mailing Address Street or Other Mailing Address PO Box 1047 PO Box 1047 Zip Code 68902-1047 State NE Zip Code 68902-1047 Hastings Hastings NE Phone Number Phone Number Is the grantee a 501(c)(3) organization? √ No √ No Yes 402-462 25 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultura! Mineral Interests-Producing Exempt □ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement ✓ Personal Rep. Lease Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim Warranty Was the property purchased as 10 Type of Transfer ✓ Distribution Revocable Trust Foreclosure Irrevocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Gift Auction Easement Life Estate Sale Trustee to Beneficiary Yes **V** No Court Decree Texchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes □No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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 \$781,233 **√** No 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property James Thom, Trustee PO Box 1047 18a ✓ No address assigned Hastings NE 68902-1047 18b Vacant land 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. +/- 162 A 21 If agricultural, list total number of acres 0.00 22 Total purchase price, including any liabilities assumed . . . . . 22 00,00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . . . . . . 24 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. David H. Fisher (402) 463-1383 Print ox Type Name of Grantee or Authoriza Phone Number d/Representative Attorney for Estate/Trust Signature of Grantee of 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 Day 2 Nebraska Department of Revenue

BK2017, Pg 308

State of Nebraska ) se County of Webster	CHIEF OU OH SIC
numerical index and fill Clerk's office of said co of 200cch A.D., o'clock A.M. Reco	ed for record in this ounty this 2 day 20.17 at 8:77
or clock A . W. Head on Page 308 Deb Klingshber 10.00 Ind Comp Asset	grz County Clerk BB Deputý

NEBRASKA DOCUMENTARY
STAMP TAX
Data 2-2-17
SExempt #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 6<sup>th</sup> 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.

CINDY S. HINRICHS My Comm. Exp. August 30, 2019 JAMES THOM, Personal Representative of the Estate of Edwin H. Rief, Deceased.

BOOK & PAGE		<del>2</del> 42	# PAGES	:	. GR	ANTEE MASTER NAME #	<u> </u>	<u> </u>
PARCEL#/ FILING NUMBER	<u>am/la</u>	1200/3	11280			_		
			_			_		
DOC STAMPS	\$ O Exe	ewat 5	<i>,</i> )					
SALES FILE#	2/	Ī	# PAGES	<u>.</u>				
NEIGHBORHOOD#			405			nen	705	400
	1 AGRICULTURAL	100 GUIDE ROCK	105 GUIDE ROCK	Z00 RED CLOUD	205 RED CLOUD	300 BLUE HILL	305 BLUE HILL	400 BLADEN RESIDEN
:	AGRICOLIUNAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	BLADEN ALSIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		BUBAL BESIDERETAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	65							
TOTAL SALE PRICE	, <i>O</i>							
521 ADJUSTMENTS	ş D							
SOR ADJUSTMENTS	s 0							
REVIEW CODE	NO							
SALES DATE	3-6-6	3017						
DEED TYPE	Itu							
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	WORITE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	(RC)	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Addi	ed na	meck	ת חלם ( מנחלם (	ertu		Le	
		- ( ;	<u></u>	T	V	-		
•								

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

**FORM** 521

	The deed will not be re	corded unless this stateme	nt is signed and items		tely completed	. <u> </u>
1 County Name	2 County N		3 Date of Sale/Transfer		4 Date of Deed	_
	WEBSTER - 91	~	Mo. <u>3</u> Day <u>6</u>	Yr. 2017	Мо. <u>З</u> D	ay 6 Yr. 2017
	ddress, and Telephone (Please	Print)	6 Grantee's Name, Add		ne (Please Print)	
Grantor's Name (Selle Melvin M. Ludia			Grantee's Name (Buyer) Melvin M. Ludlan	n and Karen K	C. Clements	
Street or Other Mailing 341 W 2nd Ave			Street or Other Mailing A 341 W 2nd Ave.	Address		
City Red Cloud	State Ne	Zip Code 68970			State Ne	Zip Code 68970
Phone Number (402) 746-3507	· · · · · · · · · · · · · · · · · · ·		Phone Number (402) 746-3507		a 501 (c)(3) organi antee a 509(a) fo	
Email Address ludlam@gpcom	nnet		Email Address ludlarn@gpcom.r	et		
	ation Number. Check one box i	n categories A and B. Check C		e home.		
(A) Status	Ca Alasta Passilla		3) Property Type			(C)
✓ Improved ☐ Unimproved ☐ IOLL	Single Family Multi-Family Commercial	Industrial Agricultural Recreational	Mineral Interests-Nonp Mineral Interests-Produ	- 5	] State Assessed Exempt	d Mobile Home
8 Type of Deed Bill of Sale	Conservator Corrective	Distribution La	ease Pe	rsonal Rep. 🔲 T	Sheriff [	Other
11 Was ownership trans	kind exchange?	Distribution Forect Easement Gift Gran	closure Irrevocable Tru Life Estate tor Trust Partition	st Revocable Tr Sale Satisfaction of	☐ T of Contract ☑ C	ransfer on Death rustee to Beneficiary other (Explain) <u>TWI</u> No, state the intended use.)
Yes V	Aunt or Uncle to Niece Brothers and Sisters Ex-spouse narket value of the real property?	Grandparents Parents and C	Partnership, or LLC and Grandchild	Self Spouse Step-parent and S sumed? (If Yes, stat		
16 Does this conveyand	ce divide a current parcel of land?	,		a real estate agent o		? (If Yes, include the name
Yes 18 Address of Property	NO		19 Name and Address of	L	_ Yes	No No
	ve., Red Cloud, NE	68970	Melvin M. Ludla NE, 68970			
18a No address as	signed 18b Vacant lan	d				
	(21), Original Town	), fifteen (15), Sixtee of Red Cloud, Web			d Eighteer	ı (18), Block
22 Total purchase pr	ice, including any liabilities as	ecumod			.   22   \$	00,00
, , ,		e? ∏Yes Г∕ No (If Yes, e	nter dollar amount and a	tach itemized list	\$	0,00
	e price paid for real estate (li				\$	00100
• •	· · ·	stamp tax, list the exemption	number 5A		· [:	
Und		nat I have examined this stateme		of my knowledge a	and belief, true, co	omplete, and
sign Print or T	ype Name of Grantee or Authoriz	red Representative				Phone Number
here	e of Grantee or Authorized Repre	sentative	Title			Date
		Register of Deed's Use Or		· · · · · · · · · · · · · · · · · · ·		For Dept. Use Only
26 Date Deed Recorded Mo. 03 Day 06	27 Value of Sta 2 Yr. 2017 \$ 1/4 CA	imp or Exempt Number	28 Recording Data BW 2017,	Pg- 345		
Johnseka Department of Poss	ORUG .	<i>F</i> · · · · · · · · · · · · · · · · · · ·		- /	Authorizad by Nab D	my Phot SS 76 214 77 1227/2)

BW007, Pg 345

State of Nebraska
County of Webster

See Entered on the numerical index and filed for record in the Clerk's office of said county this 625 day of Wando A.D., 2017 at 10:20 o'clock A.M. Recorded in Book 2017 on Page 345 County Clerk

Out Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3/6/17
strongt 3 by Chia

#### 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.

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.

Notary Public

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

1.

---

RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL  405 500 505 510 515 600 605 610  BLADEN COWLES W/ HOME COWLES NO HOME COWLES COWLES ROSEMONT W/HOME ROSEMONT / NO ROSEMONT	BOOK & PAGE	<u>au 17-</u>	046	- # PAGES	S	GR.	ANTEE MASTER NAME#		
SALES FILE 8    1			300 /W	40	0005121	600/8	D		
SALES FILE 8    1			<u> </u>	-			-		
1	DOC STAMPS	<u>\$</u>	ž 	-					
1 100 135 300 255 900 915 COLOR STORM COLOR PRODUCT OF STORM COLOR P	SALES FILE#	0	ע	# PAGES	s				
RESIDENTIAL   COMMERCIAL   RESIDENTIAL   COMMERCIAL   RESIDENTIAL   COMMERCIAL	NEIGHBORHOOD#		100	105	200	205	300	305	(900)
BIADEN COMISS MY HOME SITE SITE COMMERCIAL W/ STIE STIE STIE STIE STIE STIE STIE STIE		AGRICULTURAL							BLADEN RESIDENTIAL
COMMERCIAL SITE SITE COMMERCIAL W/SITE COMMERCIAL NO SITE HOME SITE COMMERCIAL W/SITE SITE SITE COMMERCIAL W/SITE SITE SITE COMMERCIAL W/SITE SITE SITE SITE SITE SITE COMMERCIAL W/SITE SITE SITE SITE COMMERCIAL W/SITE SITE SITE SITE SITE SITE SITE SITE		405	500	505	510	515	600	605	610
ROSEMONT COMMERCIAL/ NO INAVAIE W/HOME SITE 1010 1015 1020  GNASS BREEN / GOLF SAND GREEN / COLF COUNSE  FROPERTY CLASS  TAX DISTRICT  1070  TOTAL SALE PRICE 5  SOR ADJUSTMENTS \$  REVEN CODE  RESCRADISTERENTS  TOTAL SALE PRICE 5  ADJUSTMENTS \$  REVEN CODE  1 2 3 5  USACHINE PRICE  LOCATION CODE  SALE QUAL  VES ADJUSTED  TOTAL SALE PRICE 5  LOCATION CODE  1 2 3 5  LOCATION CODE  BH GRAD  COW GR INA REVEN CODE  BH GRAD  COW GR INA RED CLOUD  ROSEMONT RURAL COMMERCIAL  RURAL COM						COMMERCIAL / NO			ROSEMONT COMMERCIAL W/SITI
COMMERCIAL, NO. INAVALE WHOME SITE  COMMERCIAL SITE  1010  1015  1020  SHASS GREEN / GOLF SAND GREEN / GOLF COURSE  CO		615	700	705	710	800	805	1000	1005
GRAS GREEN / GOLF SAND GREEN / COURSE  COMMERCIAL  AGRICULTURAL  EXEMPT  GAME & PARKS  SUBURBAN   THAT DISTRICT  FUND  TOTAL SALE PRICE S  COURSE  SOR ADJUSTMENTS S  REVIEW CODE  NO  SALES DATE  FUND  SALE QUAL  VES  ADJUSTED  SUBCHNIGD  FRO  MOBILE  CODE  1 2 9 4 5  USABILITY  AS ADJUSTED  SUBCHNIGD  SUBCHNIGD  SALE NOTTO BE USED  ARMS LENGTH / NOT  VALID FOR  MEASUREMENT / NOT  VAL		COMMERCIAL / NO						RURAL COMMERCIAL	RURAL COMMERCIAI
COURSE COURSE CONTRIBUTENTS  1000 2000 4000 9000 \$500  RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  TAX DISTRICT  140  TOTAL SALE PRICE S  SSCR ADJUSTMENTS S  REVIEW CODE NO  SALES DATE  10 - 4 - 20   L  DEED TYPE  TOTAL SALE QUAR  VES ADJUSTED SUBCHANGD FIND BUSED ARMS LENGTH / NOT VALID FOR MEASUREMENT.  LOCATION CODE  BH  BLUE HILL  BLADEN COWLESS GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL		1010	1015	1020					
RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  TAX DISTRICT  TOTAL SALE PRICE S  SOOR ADJUSTMENTS S  REVIEW CODE  NO  SALES DATE  10 - 4 - SOOI L  DEED TYPE  TOTAL SALE QUAL  YES ADJUSTED SUBCHINGD FOO MOBILE  CODE  1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT YALD FOR MEASUREMENT  LOCATION CODE  BH  BLA  COWLES GLIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL									
TAX DISTRICT //O  TOTAL SALE PRICE \$  SZI ADJUSTMENTS \$  REVIEW CODE NO  SALES DATE //O 4 3016  DEED TYPE DC  SALE QUAL VES ADJUSTED SUBCHINGD NO MOBILE  CODE 1 2 3 4 5  USASIUTY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT.  LOCATION CODE 6H BIA COW GR INA RC ROS RUR BILDE HILL BLADEN COWLES GUIDE ROCK IMAVALE RED CLOUD ROSEMONT RURAL	PROPERTY CLASS		2000	4000	9000	9500		DIIDAI PECIDENTIAI	
TOTAL SALE PRICE \$		RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		AGRAE RESIDENTIAL	
TOTAL SALE PRICE \$							1	SUBURBAN	
SSOR ADJUSTMENTS \$	TAX DISTRICT	140	_						
REVIEW CODE NO  SALES DATE /0-4-3016  DEED TYPE TOC  SALE QUAL  YES ADJUSTED SUBCHINGD MOBILE  CODE 1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  LOCATION CODE  BH BLA COW GR INA RC ROS RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	TOTAL SALE PRICE	<u>\$</u>	ــــــــــــــــــــــــــــــــــــــ		_				
REVIEW CODE NO  SALES DATE 10 - 4- 2016  DEED TYPE DC  SALE QUAL YES ADJUSTED SUBCHINGD END MOBILE  CODE 1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  LOCATION CODE BH BLA COW GR INA RC ROS RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	521 ADJUSTMENTS	<u>\$</u>	9		_				
SALES DATE 10 - 4- 3016  DEED TYPE DC  SALE QUAL YES ADJUSTED SUBCHINGD NO MOBILE  CODE 1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  LOCATION CODE BH BLA COW GR INA RC ROS RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	SSOR ADJUSTMENTS	\$ <u>"</u>	0		_				
SALE QUAL  YES ADJUSTED SUBCHNGD ONO MOBILE  CODE  1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  LOCATION CODE  BH  BLA  COW  GR  INA  RC  ROS  RUR  BLUE HILL  BLADEN  COWLES  GUIDE ROCK  INAVALE  RED CLOUD  ROSEMONT  RURAL	REVIEW CODE	NO							
SALE QUAL  YES ADJUSTED SUBCHNGD NO MOBILE  1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  LOCATION CODE BH BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	SALES DATE		4-2016		-				
YES ADJUSTED SUBCHNGD NO MOBILE  1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  LOCATION CODE  BH BLA COW GR INA RC ROS RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	DEED TYPE	_DC		<del>- 11</del>	_				
1 2 3 JA 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	SALE QUAL		ADJUSTED	SUBCHNGD	(NO)	MOBILE			
LOCATION CODE  BH  BLUE HILL  BLADEN  COWLES  GUIDE ROCK  INAVALE  RED CLOUD  ROSEMONT  RURAL	CODE		2	3	(4)	5			
BH BLA COW GR INA RC ROS RUR BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL		USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR		•	
	LOCATION CODE		BLA	cow	GR	AMI	RC	ROS	RUR
COMMENTS DOOM Certificate		BLUE HILL	BLADEN	COWLES	GUIDEROCK	inavale	RED CLOUD	ROSEMONT	RURAL
COMMUNICATION OF THE STATE OF T	~^845.4E5P~	Down	6 Ca	ryfic	ate				
	COMMENTS			, 1-LJ/C	- <del></del>				
		-		<u></u>					

DIRECTOR

10 be

CERTIFIER

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 D. Cooper STANLEYS. COOPER **HUMAN SERVICES** 

ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND



LINCOLN, NEBRASKA STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES 16 07470 CERTIFICATE OF DEATH 2. SEX 3. DATE OF DEATH (Mo., Day, Yr.) DECEDENT'S NAME (First, Teresa Borja Topham Female Sc. UNDER 1 DAY October 4, 2016 4, CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH 5a, AGE - Last Birthday 6b, UNDER 1 YEAR 6. DATE OF BIRTH (Mo., Day, Yr.) \_\_ (Yrs.) MOS. DAYS HOURS MINS. SOCIAL SECURITY NUMBER a PLACE OF DEATH HOSPITAL | tripatie OTHER | Nursing Home/LTC 8b. FACILITY-NAME (If not institution, give street and number) ER/Outpatient Decedent's Home DOA. Other (Specify) 420 McKelvey Street 8c. CITY OR TOWN OF DEATH (Include Zip Code) 8d. COUNTY OF DEATH Bladen 68928 Webster Nebraska 9b. COUNTY 9¢ ÇITY OR TOWN Webster Bladen 9d, STREET AND NUMBER Se. APT. NO. of ZIP CODE g. INSIDE CITY LIMITS X YES 420 McKelvey Street 68928 Suffix) If wife, give 10a. MARITAL STATUS AT TIME OF DEATH 🛛 Married 🔲 Never Married 10b. NAME OF SPOUSE (First, Married, but separated Widowed Divorced Unknown Topham 11. FATHER'S-NAME (First, 12 MOTHER'S-NAME (First, Middle, Lzst, Middle, Mori Boria Ebîl Salud 13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. 14a, INFORMANT-NAME 14b. RELATIONSHIP TO DECEDENT (Yes, No, or Unk.) No Ronald Topham Spouse 16b. LICENSE NO. 16c, DATE (Mo, Day, Yr.) 5. METHOD OF DISPOSITION 16a, EMBALMER-SIGNATURE ☐ Donation October 5, 2016 Not Embalmed Cremation Entombr 16d. CEMETERY, CREMATORY OR OTHER LOCATION CITY / TOWN STATE Removal » Cther (Specify) 94 & BR Nebraska **BV** Cremation Center Hastings 17b, Zip Code 17a FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Murray Wilson Funeral Directing, 712 Sunset Circle, Hastings, Nebraska 68901 CAUSE OF DEATH (See instructions and examples) ART4 Enter the chain of events—diseases, injuries, or com-respiratory errest, og yantricular libritiation without showin APPROXIMATE INTERVAL IMMEDIATE CAUSE: onset to death IMMEDIATE CAUSE (Fina) a) Cardiac Arrest Minutes 60: AM DUE TO, OR AS A CONSEQUENCE OF: 1 1/2 Years

on line approximation in the state of the st	LE TO, OR AS A CONSEQU	HENCE OF:		,, ii,	onset to death
Enter the UNDERLYING CAUSE C)		ochoc or .			i bliade to calabi
(disease or injury that initiated the events resulting in death)					\$0 x \$0x x 200x
rest ( d)	ue to, or as a consequ -				enset to death
		s contributing to the death	but not resulti	ng in the underlying cause given in P.	
Hepatic Cirrhosis, Hepatitis (	C 	7.50 mg	Amin's ON	Nest #8	OR CORONER CONTACTED?
20. IF FEMALE:		21a, MANNER OF DEATH			21c. WAS AN AUTOPSY PERFORMED? 💈
Not pregnant within past year  Pregnant at time of death		Natural Homicide		Driver/Operator Passonger	☐ YES X NO
Not pregnant, but pregnant within	in 42 days of death	Accident Pending In	_	1	21d. WERE AUTOPSY, FINDINGS AVAILABLE
Net pregnant, but pregnant 43 da	-	Suicide Could not	be determined.	7 Other (Specify)	TO COMPLETE CAUSE OF DEATH?
Unknown if prognant within the p		8,4,63	\$ 20 3		□YES □NO
22a. DATE OF INJURY (Mo., Day,	, Yr.) 22b. TIME OF I	NJURY 22c. PLACE OF	INJURY-At hon	ne, farm, street, factory, office buildin	, construction site, etc. (Specify)
22d. INJURY A TWORKY 226.	DESCRIBE HOW INJURY	OCCURRED (*)	17 7 1		5764
22. LOCATION OF INJURY - STR	REET & NUMBER, APT.NO.	CITY/TOWN	3000 - 100	STATE	ZIP CODE
,					
SE SE	Mo., Day, Yr.)	T. Fr	PHYSICIAN ATTORNEY NLY	(a. DATE SIGNED (Mo., Day, Yr.) October 5, 2016	24b. TIME OF DEATH 01:25 PM
製 是 23b. DATE SIGNED (Mo	., Day, Yr.) 23c. Til	ME OF DEATH	]	c. PRONOUNCED DEAD (Mo., Day, Y	.) 24d, TIME PRONOUNCED DEAD
ONIC STATE AND COMPANY				October 4, 2016	02:34 PM
at the state of th	dedge, death occurred at the tim ] stated, [Signature and Title]	ne, date and place	COUNTY OF	ie. On the basis of examination and/or investi the time, date and place and due to the ca	gation, (n my opinion death occurred at use(s) stated. (Signature and Title)
r Sei Willia		gy V	∴8:≛ F	Ron Sunday, Webster County (	
4. DID TOBACCO USE CONTRIB		3 - 3 - 5		2 85 65	S CONSENT GRANTED?
TYES NO PRO 7. NAME, TITLE AND ADDRESS	OBABLY UNKNOWN		⊠NO	Not Appli	cable if 26a is NO TYES TWO
Ron Sunday Webster (			Red Cloud	Nebraska 88970	•

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

Stanley D. Cooper

285, DATE FILED BY REGISTRAR (Mo., Day, Yr.)

October 7, 2016

PARCEL#, FILING NUMBER  DOC STAMPS  SALES FILE #	Of Cura	3702/	6409L	<del></del>	<del>.</del>	-		
SALES FILE #	sØ Exeu	<u> سر ۱</u>						
SALES FILE #	50 Exem	<b>سر</b> ۱						
SALES FILE #	-	10th 200			<del></del>	_		
	27	<del>1</del>	-	7				
NEIGHBORHOOD#			_ # PAGES	<u> </u>	•			
	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
1	405	500	505	510	515	600	605	610
į	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
	1010	1015	1020					
:	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			<del>.</del>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	105	***		·	<u>.</u>		SUBURBAN	<u>.</u>
TAX DISTRICT_	45							
TOTAL SALE PRICE	; <u>£</u>	<del>}</del>						
521 ADJUSTMENTS	E	<del>}</del>						
SSOR ADJUSTMENTS S	; <u>e</u>	7	<u></u>					
REVIEW CODE	NO							
SALES DATE_	3-6-8	7017						
DEED TYPE	QCI	<u> </u>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED	ARMS LENGTH / NOT  VALID FOR  MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Dilloc	ce I	)ee .ce (					<del></del>
COMMENS			<u> </u>			<u> </u>		<del>.</del>

					Print	Reset
Nebraska Department of	Rea	il Estate Tra	nsfer S	tatement		FORM
REVENUE		with the Register of Deed			<b>ゅろ</b> /	521
		al space is needed, add at orded unless this stateme			ately completed.	1
1 County Name	2 County Num		3 Date of Sale/(in	usfer	4 Date of Dead	. 06 2017
E 0	WEBSTER - 91			e, Address, and Telephi	Mo Day	y <u>06 yr. 2017</u>
Grantor's Name (Seiler) Phillip J Meyers	ass, and Telephone (Please Pr		Grantee's Name (	Buyeri		PEC COO
Philip J Meyers Street or Other Mailing Ac	idress a	per500	Martha Mey Street or Other M	G13 / '	Single	PERSON
City Cinco	State N	E EVER	Street or Other M 801 W Custo City Lincoln	er St	State NE	Zip Code 68521
Dhana Number	-02- 436-2		Phone Number (402) 436-24	Is the grante	e a 501(c)(3) organiz	ation? Yes No
Email Address	-04- F3 6-X	703	Email Address	483 If Yes, is the	grantee a 509(s) fou	ndation?   Yes KINo
	n Number. Check one box in o	categories A and B. Check C	If property is also a	mobile home.		
(A) Status			Property Type			(C)
☐ Improved  ☑ Unimproved		Industrie≀ 7 Agriculture≀	Mineral Interests  Mineral Interests		State Assessed	Mobile Home
□ forr	Commercial	Recreational	was to the final terms.	r, rodding		Í
* ->P+ +:	Conservator	= =	and Contract/Memo	= =		Other
☐ Bill of Sale ☐ 0	corrective Death Certificate – Transfer on E	Easament ☐ La Neath ☐ Executor ☐ M	sase ineral	=	Trust/frustee Warranty	
Was the property pure part of an iRS like-king (I.R.C. § 1031 Exchange	hased as 18 Type of Trans			ble Trust 🔲 Revocable	=	ensfer on Death
(I.R.C. § 1031 Exchang	ge)Auction	Easement ☐ Gift Ree ☐ Exchange ☐ Grani	Life Esta for Trust     Partition		∐1in of Contract ☐ O	ustee to Beneficiary
11 Was ownership transfer	rred in tril? (If No, explain the di			Nas real estate purchase	d for same use? (If)	Vo, state the intended use.)
✓ Yes No				Yes No		
✓ Yes □No	en relatives, or if to a trustee, an Aunt or Uncle to Niece of	e me trusior and beneliciary fel or Nephew 🔲 Family Corp.,		K the appropriate box.)	☐ Om	er
	Brothers and Sistem	Grandparents		Spouse		
14 What is the current more	Ex-spouse  Kel value of the real property?	Parents and C		Step-pareral and age assumed? (If Yes, st		
\$1	vor sense or me rear broberrà t		Yes Yes	Edeseemen (n. see's Edeseemen (n. see's	sie me ankourt acco	%
	livide a current percel of land?		17 Was transfer #	hrough a real estate ager title company contact.)	it or a little company	(if Yes, include the name
Yes No		-	E .	ress of Person to Whom		bould be Sent
				yers 801 W Cı		
18e 🔲 No address essigi	405 [] 15		11121212121	,		
20 Legal Description						
500	Exhibit,	4				
4						
21 if agricultural, list total n	umber of acres 7, 6	<u>8</u> .	:			
22 Total purchase price	, including any liabilities ass	umed			22 \$	
•	rty included in the purchase			and attach itemized fi	st.) 23	
	orice paid for real estate (line				24	0,00
25 If this transfer is exe	mpt from the documentary s	stamp tax, list the exemption	· I IIII I III I I	(a)		
. Under correct, and Martha	penalties of law, i declare the that I am duly authorized to sign Movers	it ( have examined this stateme 1 this statement.	nt and that it is, to 1	he best of my knowledg	e and belief, true, co	implete, and 402-436-3483
Print or Type	e Name of Grantee or Authorize	d Representative			· · · · · -	Phone Number
	tha Meyers			ner		3/6/2017
here Signature of	f Granlee or Authorized Represe		Title			Deute
25 Date Deed Recorded		Register of Deed's Use Or	nly 130 Posseins Date			For Dept. Use Only
	7 Mar 07 11:00		Book 20	17 Page 34	48	
Nebraska Department or neverti	10					ev. Stat. §§ 76-214, 77-1327(2)
	ev. Supersedes 96-269-2008 Rev. 7-2 Gran	tee—Retain a copy of ti	nis 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 NORTHHEAST 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'P PERPPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 558.46 FEET; THENCE S80°24'33'W ON A LINE PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 780.00 FEET; THENCE NO0°35'27'W ON A LINE PERPPENDICULAR TO SAID SECTION LINE, TO SAID SECTION LINE, A DISTANCE OF 780.00 FEET; THENCE NO0°35'27'W ON A SECTION LINE; THENCE NB9°24'33'E ON SAID SECTION LINE A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING

A tract of land located in the Northwest Quarter of Section 21, Township 1 North, Range 10 West of the 6m 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 NB9°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 NB9°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 S65°49'25'W, a distance of 99.90 feet; thence S56°49'25'W, a distance of 63.44 feet; thence S69°49'38'W, a distance of 100.47 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°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.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/07/17

\$ Ex05a

By BB

Bk 2017, Pg 348

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 348

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:

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 NB9°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.

BOOK & PAGE	<u> </u>	047	# PAGE	s	_ GR	ANTEE MASTER NAME #		<u> </u>
PARCEL#/ FILING NUMBER		3700/6	4090	,				
		<del></del>	_			_		
	× C.0	ملہ حم	-		<u></u>	-		· · · · · · · · · · · · · · · · · · ·
DOC STAMPS	sto Exe	a C	<u>i</u>					
SALES FILE#	<u>ح</u>	<u> </u>	# PAGE	s	-			
NEIGHBORHOOD#		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
i	11-						SUBURBAN	<del>-</del> :::
TAX DISTRICT	<u>45</u>							
TOTAL SALE PRICE	\$ <b>Ø</b>							
521 ADJUSTMENTS	\$ <u>Q</u>							
SSOR ADJUSTMENTS	s <u>9</u>							
RÉVIEW CODE	NO							
SALES DATE	3-6	2017						
DEED TYPE_	QCJ	$\triangleright$						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
<u> </u>	USABILITY	AS ADJUSTED	Subchanged	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Divor	ce De	crec	1			•	
_								
-								-

Nebraska Department of
REVENUE

Real Estate Transfer Statement

Print Reset FORM

REVENUE	. Sé amiditional es	n the Register of Deeds nace is needed, add an	attachment and juei	Ifith Richement		521
	The deed will not be recorde	d unless this statemen	t is signed and Items	s 1-25 are accur	ately completed.	
1 County Name	2 County Number		3 Date of Sale/Transfer Mo. 03 Day 0	·	4 Date of Deed Mo. 03 Day	06 <sub>Yr.</sub> 2017
	WEBSTER - 91		6 Grantee's Name, Ad	·· II		
5 Grantor's Name, Addre Grantor's Name (Seiler)	ess, and Telephone (Please Print)		Grantee's Name (Buyer	1	Single	person
Philip J Meyers	<del>, , , , , , , , , , , , , , , , , , , </del>	08-500	Martha Meyers Street or Other Mailing	<i>t</i>	3,77516	2 47 3 477
Street or Other Mailing Ac	idress goi W Ca	ster St	801 W Custer 5	t	26-6-	Zip Code
City Cinto	State NE	Zip Code 6 % 5 3 1	City Lincoln		State NE	68521
	-02-476-248		Phone Number (402) 436-2483	is the grante if Yes, is the	e a 501(c)(3) organiza grantes a 509(a) found	ion? Yes X No lation? Yes X No
Email Address	7 3 0 3 5		Email Address			
7 Property Classification	on Number. Check one box in cate	gories A and B. Check C It	property is also a mob	bile home.		(43)
(A) Status		(B)	Property Type		State Assessed	(C) Mobile Home
Improved		ndustrial	Mineral Interests-Non	nproducing	Exempt	[   Morning   South
Unimproved		gricultural	Mineral Interests-Proc	aucing	exemp	ł
□ lorr		ecreational	nd Contract/Merrio	Partition	Sheriff 🔲	Other
	Conservator	Distribution Ler	=		Trust/Trustee	
	Corrective Death Certificate – Transfer on Death		neral 🔽		Warranty	
9. Was the property pure	chased as 10 Type of Transfer			rust Revocable		nsfer on Death
part of an IRS like-kin (I.R.C. § 1031 Exchan	d exchange?	Easement Gilt	Life Estate	Sale		stee to Beneficiary or (Explain)
Yes V No	Court Decree		or Trust Partition	Satisfaction	n of Contract Off	o, state the intended use.
11 Was uwnership transfe	erred in full? (If No, explain the division	.n.)		Yes No		<del></del>
48 Was the transfer between	en relatives, or if to a trustee, are the	e trustor and beneficiary rela	tives? (If Yes, check the	appropriate box.)		
Yes	Aunt or Uncle to Niece or Ne	ephew ∐ Family Corp., F	arthership, or LLC		Othe	
	Brothers and Sisters	Grandparents	-	Spouse	Chan shild	
	Ex-spouse	Parents and Cl	15 Was the mortgage	Step-parent and	tate the emount and it	ierest rate.)
	rket value of the real property?		! [7] [7]	No. E		%
\$1	divide a current parcel of land?		17 Was transfer through	gh a real estate age	nt or a title company?	(If Yes, include the name
Yes Vis Conveyance			of the agent of tale	company conscir)	Yes	<u>IV</u> 140
18 Address of Property			19 Name and Address	of Person to Whor	the Tax Statement St	NUT COEO4
			Martha Meyer	rs 801 W C	uster, Lincoir	NE 00021
18a No address assig	nned 18b 🗸 Vacantiland			•		
20 Legal Description	<u> </u>			+ +	in NW	
The N	112 of the	W 1/4 1622	q (D a	c 17967	•^	7 - 0 -
21-1-10	, webster	N 1/2 less Connty, NE	braska			
	150	•				
21 If agricultural, list total	number of acres 130	·			1 16	<del></del>
an Table with the art	n Industing on lightifice secure	ned			22	
	e, including any liabilities assum			harimati daette b	list.) 23 \$	1
	erty included in the purchase? [			이 보인됩니다 대학기다고당이		0100
24 Adjusted purchase	price paid for real estate (line 22	2 minus line 23)			24	
	•		5 Ca	<u>.                                     </u>		late and
Unde	empt from the documentary star er penalties of law, I declare that I	have examined this stateme	and that it is, to the b	oest of my knowled	ge and belisf, true, co	прете, али
correct, an	d that I am duly authorized to sign the Meyers	is statement.				range - 24 1
	pe Name of Grantee or Authorized R	epresentative		<i>a</i> •		Phone Number 3/6/2017
sign Ma	rtha Meuers		<u></u>			0/0/2017 Date
here Signature	of Grantee or Authorized Representa	ative	Title			
	Re	gister of Deed's Use O	niy			For Dept. Use Only
26 Date Deed Paramed	97 Value of Stemp of	v Evernt Number	28 Recording Date	7	40	
<sub>мо.</sub> 2017	7 Mar 07 11:00 <i>P</i>	∖M ExU5a	Book 2017	Page 3	十岁	ev. Stat. §§ 76-214, 77-1327(2

Index Computer Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date: 03/07/17 \$ Ex05a By BB	State of Ne County of Ne numerical i Clerk's offic of March A o'clock AM on Page 34 Fee: \$10.06 Electronica
	QUITCLAIM DEED	
	PHILIP J. MEYERS, an individual, GRANTOR, in consideration of an Decree of Dissolution entered in the District Court of Webster County, Nebraska, Chereby quitclaims to GRANTEE, MARTHA F. MEYERS, all his right, title and interest following described real estate (as defined in Neb.Rev.Stat. §76-201) in Webster Court	Case No. CI15-72, terest in and to the
	THE N ½ OF THE N ½ LESS A 10 AC TRACT IN NW ½ OF 21-1-10 WEBSTE NEBRASKA.	

## Bk 2017, Pg 349

ebraska }ss. Webster

Entered on the index and filed for record in the ce of said county this 07 day L.D., 2017, at 11:00 L. Recorded in Book 2017

County Clerk 0 By: BB Deputy ally Recorded

EXECUTED THIS DAY OF March, 2017.

STATE OF NEBRASKA COUNTY OF Lancate

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

BOOK & PAGE		500/3	- #PAGE いるの()		<del>-</del>	KANTEE MASTER NAME #	<u> </u>	
FILING NUMBER	<u>wono</u>	<u>30/0</u>	<u>.</u> COO	* <del></del>		-	·	
DOC STAMPS	5 65 id	25	_			-		
SALES FILE #	39		# PAGE	s	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDE
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMÉRCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	Amboy Village w/ Home site	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	65			· · · ·		•		
TOTAL SALE PRICE	, 2900	DO						
521 ADJUSTMENTS	s /O							
SSOR ADJUSTMENTS	, <del>0</del>							
REVIEW CODE	NO							
SALES DATE	3-7-	2017						
DEED TYPE	w	Ð						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	Subchanged	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	(RC)	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	· · · · · · · · · · · · · · · · · · ·		<b>.</b>			<u></u>		
_								

Real Estate Transfer Statement

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

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed	<del></del>
1 County Name 2 County Number	3 Date of Sale/Transfer 07 4 Date of Deed	07
WEBSTER - 91	00 00 00 00	y <del>02</del> Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	<u> </u>
Grantor's Name (Seller)	Grantee's Name (Buyer)	
Jeannie Hersh Street or Other Mailing Address	Beverlee A. Bornemeier	
668 N PCH, #529	Street or Other Mailing Address	7.0.1
City State Zip Code Laguna Beach CA 92651	City Red Cland State	68970
Phone Number	Phone Number Is the grantee a 501 (c)(3) organi. If Yes, is the grantee a 509(a) for	
Email Address	Email Address	<u> </u>
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	d
(A) Status (B)	Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	1 -
Ommercial Recreational		
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea  Cemetery Death Certificate – Transfer on Death Executor Min		
		ransfer on Death
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift		ustee to Beneficiary
☐ Yes ☑ No ☐ Court Decree ☐ Exchange ☐ Granto	r Trust Partition Satisfaction of Contract C	ther (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If	No, state the intended use.)
✓ Yes	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	artnership, or LLC Self Soft	er
☐ Brothers and Sisters ☐ Grandparents a	<b>=</b> •	
Ex-spouse Parents and Ch		·
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	,
16 Does this conveyance divide a current parcel of land?	Yes	%
Yes No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement 8	
407 N O	same as Grantee	
Red Cloud, NE 68970	same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description		
Lots One (1), Two (2), Three (3) and Four (4), Block	Twenty-two (22), Original Town of Re	ed Cloud
Webster County, Nebraska.		ou oloud,
Trobbior Godiny, Mobiatina.		
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	\$	29,000,00
	<u> </u>	
23 Was non-real property included in the purchase? Yes Vo (If Yes, en	ter dollar amount and attach itemized list.)   23	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	29,000100
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, or	mplete, and
Kory J. McCracken		(402) 746-3613
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign	Attorney	3/7/10
here Signature of Grantee of Authorized Representative	ītle	Date /
Register of Deed's Use Onl	У	For Dept. Use Only
<u> </u>	28 Recording Data	
Mo. 03 Day 08 Yr. 2017 \$ 65.25	BN2011 Pg 358 - 359	
lebraska Department of Revenue	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

Bloa017. Pg 358

State of Nebraska   SS.			
County of Webster	Entered on the		
rumerical index and filed	for record in the		
Clerk's office of said country of March A.D., 20	17 at 9:46		
clockA_M. Record	ded in Book 2017		
n Paga <u>358 - 359 -</u>	County Clerk		
16.00	Deputy		
nd Comp Argess			A DOCUMENTARY
		1	TAMP TAX
	:	Date3,	By Our
		V	
	WARRANTY	Z DEED	
	Jeannie A. Hersh, a married person and r	esident of the State	of California
	GRANTOR, in consideration of ONE AND NO		
	is hereby acknowledged, conveys to Beverlee A		
	GRANTEES, the following described real estate		
	Lots One (1), Two (2), Three (3) and For	ur (4). Block Twen	tv-two (22).
	Original Town of Red Cloud, Webster C	• •	· · · · · · · · · · · · · · · · · · ·
	_	-	
	GRANTOR covenants (jointly and seven	ally, if more than o	one) with the
	GRANTEES that GRANTOR:		
	(1) is lawfully seized of such real estate a	and that it is free fr	om encumbrances.
	except roads and highways, easements and restr		,
	(2) has legal power and lawful authority	to convey the same	<del>?</del> ;
	(3) warrants and will defend title to the re	eal estate against tl	ne lawful claims of all
	persons.		
	Executed Pebruary 2, 2017.		
	Executed February, 2017.		
	Jeannie A Lest		
	Jeanne H Del		
	feannie A. Hersh		
	STATE OF CALIFORNIA, COUNTY OF	) ss.	
	The foregoing instrument was acknowled by Jeannie A. Hersh, a married person.	lged before me on	February, 2017,
		SEE ATTACHE	D CERTIFICATE
	ទ	ATE 3-2-17	1 7 .
	Comm. expires		
		Notary Public	

BW2017, Pg359

## 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 Merch 2nd 2017 before me, Abr, Edward, Notary Public, personally appeared Scenario A. Hersh
personally appeared <u>Seenie A. Hersh</u>
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
Ke/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(*) 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.  AUBRY EDWARDS
COMM2076907
Signature Mb My Term Exp. August 16, 2018 5
The state of the s
./

## ADDITIONAL INFORMATION (OPTIONAL)

	DESCRIPTION OF THE ATTACHED DOCUMENT
_	Cite or description of attached document)
_	(Title or description of attached document continued)
N	Number of pages 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:

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

Legal :LOTS 1-4 BLOCK 22 ORIGINAL TOWN RED

137 NORTH SEWARD STREET CLOUD

RED CLOUD NE 68970-

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width 100 Value Method: : SF Lot Depth # of Units : 142 14200 Topography Amenities Unit Value : 0.09

Street Access : Adjustments:

Utilities Lot Value : 1,255

PHYSICAL INFORMATION

: 1 - Single Family Type 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  $0 \times 0$ 

FINAL ESTIMATE

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

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

te of Print: 04/26/2017					d: 1 of:		
Parcel ID #: 000112500	Map #	Map # : 4491-00-0-10005-022-0000					
ORNEMEIER, BEVERLEE A	Situs Legal		37 N SEWARI		GINAL TOWN RE		
37 NORTH SEWARD STREET ED CLOUD NE 68970-	~		LOUD				
COST APPROACH - praisal Zone : 1000 Manual Date : 06/1	_		all & Swift Factor :0.				
	DESCRIPTION				1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		
	Square :				Total Cost		
BASIC STRUCTURE COST	761	7	x	132.45	= 101,589		
ADJUSTMENTS	Units	a I	Jnit Cost	Area Adj	Total Cost		
ROOFING	765	7	(1.34)	-	(1,028)		
SUBFLOOR							
HEATING & COOLING	763	7	2.24	2.24			
PLUMBING Base is: 12 (under b	oase) :	7	1910	(16.56)	(12,702)		
BASEMENT COST	650	)	21.66	18.36	14,082		
PARTITION FINISH							
RECREATIONAL FINISH							
MINIMUM FINISH							
		<del></del>			100.550		
ADJUSTED STRUCTURE COST	765	7	x	135.15	= 103,660		
IMPROVEMENTS	Units	a I	Init Cost	Depr	Total Cost		
NO GARAGE							
DET GAR AVERAGE COND		312	18.39	32%			
CONCRETE DRIVE/AVE			3.93	32%	· ·		
SHED/CONCRETE PAD			1.58	52%			
SOLID WALL PORCH	]		73.22		8,785		
OPEN SLAB PORCH			24.88		225		
WOOD DECK		240	17.54		4,210		
YARD SHED/AVG		L20	2.38	32%	195 *		
TOTAL REPLACEMENT COST NEW	767	— 7	x	152.39	= 116,880		
	nysical Less Depreciati		ctional Plus Appred	Economiciation:	nic (105,190)		
Improvement Value					\$11,690 \$1,255 7,255 *		
Lump Sums	T. OTT.				\$20,200		
ESTIMATE OF VALUE (USING THE COST APPRO					5,713 71111		

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

Page 2 of 2

AGE 201	<u>2-358</u>	DATE OF SALE 3-7-2017	SALE PRICE 29000
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1255	19830	21085
2016	1255	19215	20470
2017	1255	18945	20200
	400		
OMMENTS	1910 40/20		

BOOK & PAG	E <u> </u>	000	# PAGE	s_ <u>Ø</u>	_ GF	RANTEE MASTER NAME :	<u> 1016</u>	<u>x3</u>
PARCEL# FILING NUMBER	/ / ~	2600/3	31310		· · · · · · · · · · · · · · · · · · ·	_	-	
			_			_		
DOC STAMPS	:0 Exe	not 50	2				·	
SALES FILE #	40		# PAGES		_			
NEIGHBORHOOD #	1	100	105	(200)				
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD	BLUE HILL	305 BLUE HILL	400 BLADEN RESIDENTIAL
	405	500	505		COMMERCIAL	RESIDENTIAL	COMMERCIAL	
	BLADEN	COWLES W/ HOME	COWLES NO HOME	510 COWLES	515 COWLES	600 ROSEMONT W/HOME	605 ROSEMONT/NO	610 ROSEMONT
	COMMERCIAL	SITE	SITE	COMMERCIAL W/ SITE	COMMERCIAL / NO SITE	SITE	HOME SITE	COMMERCIAL W/SITE
	615 ROSEMONT	700	705 INAVALE/ NO HOME	710 INAVALE	800	805	1000	1005
	COMMERCIAL / NO SITE	INAVALE W/HOME SITE	SITE	COMMERCIAL	HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					İ
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	· · · · · · · · · · · · · · · · · · ·
TAX DISTRICT	65				,,,,,	•		
TOTAL SALE PRICE	s 0	***						
521 ADJUSTMENTS	s <del>0</del>	· ····						
ASSESSOR ADJUSTMENTS	. 0							
REVIEW CODE	NO							
SALES DATE	1-19	-2017						
DEED TYPE	AFF	···						
SALE QUAL	YĒS	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	(4)	5			
•	USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	ВН	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	DEC 1		2-10		C of	real	7000	
COMMENTS_	in illin	wit f	obate	000		16(1)	PIUDE	
_	WITUCI		Velle	<u> </u>	سايي		<del>.</del>	
_		<del></del>						



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

The deed will not be recorded unless this sta	tement is signed and Items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2017
WEBSTER - 91	Mo. 01 Day 19 Yr. 2017 Mo. 01 Day 19	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) Sharon Noreen Hedrick	Grantee's Name (Buyer) Garvin E. Hedrick	
Street or Other Mailing Address 116 N Seward St	Street or Other Mailing Address 116 N Seward St	
	970 Red Cloud NE	Zip Code 68970
Phone Number	Phone Number (402) 746-0181 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation	Yes No
Email Address	Ernail Address	
7 Property Classification Number. Check one box in categories A and B. Ch	eck C if property is also a mobile home.	
(A) Status	(B) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL Commercial Recreational		Aff for Xfer
8 Type of Deed Conservator Distribution  Bill of Sale Corrective Easement	Land Contract/Memo Partition Sheriff ✓ Other  Lease Personal Rep. Trust/Trustee	All for Aler
Cernetery Death Certificate – Transfer on Death Executor	Mineral   Quit Claim   Warranty	
9 Was the property purchased as part of an IRS like-kind exchange? ☐ 10 Type of Transfer ☑ Distribution ☐	Foreclosure Irrevocable Trust Revocable Trust Transfer	on Death
(I.R.C. § 1031 Exchange)		Beneficiary
Yes V No Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.)	Grantor Trust Partition Satisfaction of Contract Other (Example 12) Was real estate purchased for same use? (If No, state	<del></del>
Yes No	Yes No	e the interided doe.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and benefic		
	Corp., Partnership, or LLC Self Other dece	ased spouse
	arents and Grandchild Spouse and Child Step-parent and Step-child	
Ex-spouse Parents  14 What is the current market value of the real property?	and Child Step-parent and Step-child Step-parent and Step-child Step-parent and interest Step-parent and step-child	roto )
174 Vinacio dio content mande value of the real property:	Yes V 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	
Yes V No	of the agent or title company contact.) Yes	<b></b> No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should it	pe Sent
125 N Seward St	same as Grantee	
Red Cloud, NE 68970		
18a No address assigned 18b Vacant land 20 Legal Description		
· <b>3</b> · · · · · · · · · · · · · · · · · · ·	( ( (00) O : : I T	
Lots Five (5), Six (6) and Seven (7), Block Twe	nty-two (22), Original Town of Red Cloud, Web	ster
County, Nebraska.		
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed		0,00
23 Was non-real property included in the purchase? Yes V No (If	\$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0100
25 If this transfer is exempt from the documentary stamp tax, list the exe	mption number  tatement and that it is, to the best of my knowledge and belief, true, complete	and
correct, and that I am duly duri orized to sign this statement.	tatement and that it is, to the best of my knowledge and belief, thee, complete	, and
Tlory Marudea	You Bho	rz - 746 - 3615 one Number
sign Print or Type Name of Grantes or Authorized Representative	Add.	inte Number
here Signature of Grantee of Authorized Representative	Title Dat	9 / 17
Register of Deed's U	se Only For	Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	Al
Mo. <u>03</u> Day <u>08</u> Yr. <u>2017</u> \$ LYLMOT 5A	BW2017, Pg 360-361	
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat.	§§ 76-214, 77-1327(2)

State of Nebraska | Ss.
County of Webster | Entered on the numerical index and filed for record in the Clerk's office of said county this \$ \frac{1}{2} \text{Stay} \text{of Monor AD., 20.17, at \$2.51} \text{or Page 360 361} \text{or Deputy ind Comp Assessor Carded } \text{Deputy ind Comp Assessor Carded}

# 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

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

Commission expires

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

Prepared by Garwood & Miceraekon, 2009.

Phone/ Lax: (402) 746-3613
Page 1 of 1 Pages

401 North Webster Street, Red Cloud, NE 68970

KORY: Chapter Sould Supple Souls Of Each 19917

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 STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

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



16.02459

September 5, 1942	7 W.SV BURSY	CERTIFICATE OF	DEAIR			
STATE OF DESCRIPTION OF GENEROUS COUNTRY OF BRITTIN BY JACKE   Last personage its Holders   Last State   Last	1, DECEDENT'S-NAME (First, Middle, Last, Suffix)			2. SEX	3. DATE OF DEATH (Mo., Day, Yr.)	
TO A DESCRIPTION, OR PERSONAL OLDS IN OR STATE OF THE STA	Sharon Noreen Hedrick		The state of the s			R. Alle Care
Registro Nederland  The Control Security CRS  The Control of Fire Registration with a security of the Registration of the Regi	4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BI	RTH   5a. AGE - Last Birthday	55. UNDER 1 YEAR	ļ.,	& DATE OF BIRTH (III V. J. J. J.)	
PAGESTON   CONTINUED   CONTI		(Yes)	MOS DAYS	HOURS   MINS.	0 1 1 0 4040	
SCHAL SCULTTY NUMBER    SCHOOL SCHOOL   December   Number   December   Decemb	Riverton, Nebraska				September 6, 1942 W. September 6	(C 1980)
Personage Effect Choice   Control (Notice Process)   Personage	7. SOCIAL SECURITY NUMBER				Name of Street o	
Heritage of Red Cloud  CTY OR TOWN OF DEATH (Include Zip Code)  Red Cloud 6.9877.  Red Cloud 6.9877.  See CITY OR TOWN  Nebroles's  See CITY OR TOWN  Nebroles's  See CITY OR TOWN  Nebroles's  Red Cloud 6.9877.  See CITY OR TOWN  Nebroles's  See CITY TOWN  Red Cloud  Nebro	V2 etc.	HOSPITAL	[_] Inpatient		### ### JTED: 48	e ACH
Heritage of Red Cloud  CTY OR TOWN OF DEATH (Include Zip Code)  Red Cloud 6.9877.  Red Cloud 6.9877.  See CITY OR TOWN  Nebroles's  See CITY OR TOWN  Nebroles's  See CITY OR TOWN  Nebroles's  Red Cloud 6.9877.  See CITY OR TOWN  Nebroles's  See CITY TOWN  Red Cloud  Nebro	inc a sure of many (if not institution, give street and number)		☐ ER/Qutpatient	Ducede:	nt's Home	
Female of Predict Color   Security   Security of Pear's   Security of	SE SER LOS CARA LARY AND	18 A A	Проа	Other (S	pecify)	: A d
APPROCESATION CONTROL OF LEAST INCOMENDATION OF THE CONTROL OF TH		\$94 <u>0</u> 115,550	200 36	COUNTY OF DEATH	,	DE YMPE
PROJUDIO O.O.Y./  Netrocates Programmer (Programmer)  Netrocates P	8c. CITY OR TOWN OF DEATH (include Zip Code)		; i**			
Neglective   Neglect   N			20,00	Webster	WE 307	e din
International Content   Inte	98. RESIDENCE STATE 96. COUNTY	1460 800 8000 1 0000	3000 at 6000 1 (C)			101
STREET AND NUMBER   HONDING STORT STREET   MORE   Mortice   Mortice   Mortice   Mortine   Mort	Nebraska Webster	Ving. To FR			O- MICINE CITY I BATS	
116 NOTE Sevent Street	9d. STREET AND NUMBER	Asia care	Se. APT.			go ranac
MAINTAIN EXAPLIFACT IN CORPORATE Married   November Name   Nov	116 North Seward Street		<u></u> .			
CAPITION DISTRICT OF Wildows   District	10a, MARITAL STATUS AT TIME OF DEATH X Married Never	tarried 10b. NAME OF SPOT	USE (First Middle,	Last, Suffix) If wif	o, give maiden name	io
EATHER'S-HABE   Free,   Middle,   Last,   Sumis    14. MOTHER'S HABE   Free,   Middle,   Madden Surramen   Apres   Fullor			Hedrick			7 11.
GOTORE KUPIER IN LA ARRED FORCEST Give dates of service if Yes.  EVERN IN LA ARRED FORCEST GIVE dates of service if Yes.  EVERN IN LA ARRED FORCEST GIVE dates of service if Yes.  EVERN IN LA ARRED FORCEST GIVE dates of service if Yes.  EVERN IN LA ARRED FORCEST GIVE dates of service if Yes.  EVERN IN LA ARRED FORCEST GIVE dates of service if Yes.  EVERN IN LA ARRED FORCEST GIVE dates of service if Yes.  EVERN IN LA ARRED FORCEST GIVE dates of service if Yes.  EVER DUTIES DOUBLE DATE FOR DOUBLE				irst. Middle, Ma	den Surname)	
SPEIN LA APRED FORCES? Give date of services if Yes.  SPEIN LA APRED FORCES? Give date of services if Yes.  SPEIN LA APRED FORCES? Give date of services if Yes.  SPEIN LA APRED FORCES? Give date of services if Yes.  SPEIN LA APRED FORCES? Give date of services if Yes.  SPEIN LA APRED FORCES? Give date of services if Yes.  SPEIN LA APRED FORCES? Give date of services if Yes.  Garrier Education   Services   Septiment   Septi	· ·					
S. POENT IN S. APPLIED FORCEST Give data of all any interval in the processing of			igrico i dilor		14h RELATIONSHIP TO DECEDENT	
APPROCESSION   198. EMBALMER-SIGNATURE   1	13, EVER IN U.S. ARMED FORCES? Give dates of service if Yes.		324 FE 20 W		4 02882 MORE APRIL 42 L	
SETION OF CHARGE   STATE   S		#10, E20, E21 02, 00 50°C	Note Officed Francis	65 110		6 843
□ DAYS WIlliams Opinion Commission   Days Williams   Days Williams   STATE   STATE   Discription			TOO, LICEN	52 NO.	1 200 522.7 9	S THE
Creamboon   Entonomboon   Red Cloud Cemetery   Re	X Burial Donation Dayre Williams		0918			
Red Cloud Cemetery   Red Cloud Cemetery   Red Cloud Cemetery   Red Cloud   Nebpasks   Red		DRY OR OTHER LOCATION	CI	TY / TOWN	STATE	to exam
TA. FUNERAL HOME NAME AND MALING ADDRESS (Street, City or Town, State)  SIMOISON-Williams Funeral Home, 241 W. 4th Ave., Red Cloud. Nebrasia  SIMOISON-Williams Funeral Home, 241 W. 4th Ave., Red Cloud. Nebrasia  FART Little the plant of annex diseases, before, or combinate security of the combination of the combi	(* ( Demoval & Other Specify)	40,700 May 1,000 May		ed Cloud	Nebraska	<b>1</b> 67
SITIOTISON—Williams Funeral Home, 241 W. 4th Ave., Red Cloud Nebraska (SSTO)  CAUSE OF DEATH (See Instructions and examples)  APPROXIMATE)NTERVAL  Onset to death  APPROXIMATE)NTERVAL  Onset to death  (1) DAYS  Onset to death  (2) CARDIORESPIRATORY COLLAPSE  Onset to death  (3) CARDIORESPIRATORY COLLAPSE  (4) COLLAPSE  OCHIEVED SUPPORT (SEE INSTRUCTION)  Onset to death  (5) CARDIORESPIRATORY COLLAPSE  (5) COLLAPSE  OCHIEVED SUPPORT (SEE INSTRUCTION)  Onset to death  (6) COLLAPSE  OCHIEVED SUPPORT (SEE INSTRUCTION)  Onset to death  (7) DAYS  Onset to death  (7) DAYS  Onset to death  (8) CARDIORESPIRATORY COLLAPSE  OCHIEVED SUPPORT (SEE INSTRUCTION)  Onset to death  (8) CARDIORESPIRATORY COLLAPSE  OCHIEVED SUPPORT (SEE INSTRUCTION)  Onset to death  (9) COLLAPSE  OCHIEVED SUPPORT (SEE INSTRUCTION)  Onset to death  (1) DAYS  Onset to death  (2) CARDIORESPIRATION INJURY (SEE INSTRUCTION)  (3) CARDIORESPIRATION (SEE INSTRUCTION)  (4) CARDIORESPIRATION INJURY (SEE INSTRUCTION)  (5) CARDIORESPIRATION (SEE INSTRUCTION)  (6) CARDIORESPIRATION (SEE INSTRUCTION)  (6) CARDIORESPIRATION (SEE INSTRUCTION)  (7) CARDIORESPIRATION  (7) CARDIORESPIRATION  (7) CARDIORESPIRATION  (8) CARDIORESPIRATION	Red Cloud Cerrieter	100	. 9. 36 K		400 400 400 400	9 Q.
SIMOTOSON-WIlliams   United House   Cause   Ca	17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City	or Town, State)			"	à Vai
SPARTLEDIR this billing of revents—diseased, plunks, or complications that showing the electric COLOR ARRENDATE (ATTENDED TO 10 CARRENDATE FAMILIES AND ARRENDATE FAMILIES AND ARRENDAT	- 1155 - F - 111 044 101 4th Avo	Red Cloud Nebraska	I I		68970	
S-PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART II. OTHER SIGNIFICANT CONDITIONS CONDI	CALISE	OF DEATH (See instru	ctions and exam	noles)		.a. (255)00.0
IMMEDIATE CAUSE PIRAL  MINECRATE CAUSE  MINECR		D. H	who chorolina quente succ	h as cardist SiTBRI.	APPROXIMATE INTERVAL	
MMEDIATE CAUSE PINAL disease or condition resulting and CARRIDIORESPIRATORY COLLAPSE  UNITED TO, OR AS A CONSEQUENCE OF: 10 DAYS  DUE TO, OR AS A CONSEQUENCE OF	respiratory morest of ventricular fibrillation without showing the etiology.		e cause on a line. Add at	iditional lines if necessary.		n m.
MINISTERY CONTINUES   PART	IMMEDIATE CAUSE:	10 TO 10	7.00 BB (87.1			
DUE TO, OR AS A CONSEQUENCE OF:  10 DAYS  **equantiantly set production if in assets of the production in an invalid production in a production in an invalid production in an invalid production in a product	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	OLLAPSE			< 15 Minutes	Į
Sequentially list conditions. If John Schools and Consecuence Or.  DUE TO, OR AS A CONSECUENCE OF:  OUT TO, OR AS A CONSECUENCE OF:	disease or condition resulting				275 280 24300 24	os idea to
SEPSIS   DURY OF MARKET   DUE TO, OR AS A CONSEQUENCE OF: OUR TO, OR AS A CONSEQUENCE OF: OR AS A CO	DUE TO, OR AS A CONSEQUENCE	of: 1/2 / 1/2				r
DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  Onest to death  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  DUE TO, OR AS A CONSEQUENCE OF:  O) URINARY TRACT INFECTION  Onest to death  OR CORONNEC CONTACTED?  OF IT TO CONDITIONS TO INJURY INTEREST IN INJURY INVESTIGATION INJURY IN INJURY INVESTIGATION INJURY INVESTIGATION INJURY IN INJURY OF INJURY INVESTIGATION INJURY INTEREST IN INDURENCE OF INJURY INVESTIGATION INJURY INTEREST IN INJURY IN INJURY OF INJURY INJURY INJURY INJURY OF INJURY INJ	Sequentially list conditions, if b) SEPS!S				IO DATO	r w
Enter the UNDERLYING GAUSE (Interpret of July) with Individed (Interpret of July)		- 190 - 190 - 190 - 190 - 190 - 190 - 190 - 190 - 190 - 190 - 190 - 190 - 190 - 190 - 190 - 190 - 190 - 190 -	18 18 18 18 18 18 18 18 18 18 18 18 18 1		exect to death	
East the UNDERLYING CAUSE  OUR TONNEY TRACT INFECTION  Onset to death  DUE TO, OR AS A CONSEQUENCE OF:  CITYTOWN  STATE  210. ONSET IN OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I.  11. WAS MEDICAL EXAMMER OR CORONER CONTACTED?  STREET II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I.  12. WAS MEDICAL EXAMMER OR CORONER CONTACTED?  STREET II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I.  12. WAS MEDICAL EXAMMER OR CORONER CONTACTED?  STREET II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I.  12. WAS MEDICAL EXAMMER OR CORONER CONTACTED?  12. II. MANNER OF DEATH NATURE II. II. TRANSPORTATION INJURY?  22. II. TRANSPO	DUE TO, OR AS A CONSECUENCE	⊅F:	1 '			1
The system's granting in death)    DIE TO, OR AS A CONSEQUENCE OF:   CAST   CAST   CONSEQUENCE OF:   CAST   CAST   CONSEQUENCE OF:   CAST   CAST   CAST   CAST     CAST   CAST   CAST   CAST   CAST   CAST     CAST   CAST   CAST   CAST   CAST   CAST     CAST   CAST   CAST   CAST   CAST   CAST     CAST   CAST   CAST   CAST   CAST   CAST     CAST		ION SECTION OF SECTION	. محتفظ ۲۷۰		386, 2000 46000 41	A 4000
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death Dut not resulting in the undertying cause given in PART I.   19. WAS MEDICAL EXAMINER OF CORONNER CONTACTED?   YES   NO   YES	(disease or injury that (arristed)	OF: EMARCA C	48 W 111		onset to doath	r w
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the undertying cause given in PART I.  19. WAS MEDICAL EXAMINER OR CORONER CONTACTED?    YES   No   YES   No	PIAST	". Ki H 3				t e
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death plut full resoluting at the Testing of Method (1985)   18. PROPERTY   18. P	748 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6		Marie Library		diest, midita in	[ · · · · · · · · · · · · · · · · · · ·
### STATE    Action   Program at time of death	49 PART II. OTHER SIGNIFICANT CONDITIONS Conditions contri	buting to the death but not res	ulting in the underly	ing cause given in PAF		i
21a. MANNER OF DEATH   Not pregnant, within past year	SHISTORY OF METHICILLIN RESISTANT STAPHYLOCOC	CUS AUREUS	. Or 50.0mg			180
Not pregnant, within pass year     Accident   Pending Investigation     Pregnant at time of death     Accident   Pending Investigation     Passenger     Passenger						
Pregnant within past year   Pregnant within past year   Pregnant within fact days of death   Pending threstigation   Pending	DO (E EEMA) E	ANNER OF DEATH	21b, IF TRANSF	ORTATION INJURY 21	c. WAS AN AUTOPSY PERFORMED?	K 534
Pregnant at time of death   Pending Investigation   Passenger		stural 🔲 Komicida	Driver/Opera	itor		10 3300
Not pregnate, but negarent within 42 days of death   Suicide   Could not be determined   Pedestrian   TO COMPLETE GAUSE OF DEATH	<u> </u>	_		<u> </u>		Ⅎ
Not pregnant, but pregnant attent the past year   Not Applicable it 26a is No   YES   NO     Not Applicable it 26a is No   YES   NO     Not Applicable it 26a is No   YES   NO     YES   NO   YES   NO     YES   NO     YES   NO     YES   NO     YES   NO   YES   NO     YES   YES   NO     YES   YES   NO     YES	I TO THE REPORT OF THE PARTY OF			I-1	d, WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATHS.	l Pa
Unknown (Special methods the past year)  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?  22d. DATE OF INJURY - STREET & NUMBER, APT.NO.  CITY/TOWN  STATE  22p CODE  22f. LOCATION OF INJURY - STREET & NUMBER, APT.NO.  CITY/TOWN  STATE  22p CODE  24d. DATE SIGNED (Mo., Day, Yr.)  24d. TIME OF DEATH  25d. DATE SIGNED (Mo., Day, Yr.)  24d. TIME PRONOUNCED DEAD  APRIL 11 2016  23d. DATE SIGNED (Mo., Day, Yr.)  24d. TIME PRONOUNCED DEAD  25d. DATE SIGNED (Mo., Day, Yr.)  26d. PRONOUNCED DEAD (Mo., Day, Yr.)  26d. PRONOUNCED DEAD (Mo., Day, Yr.)  27d. On the bisis of examination antivor investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)  27d. DATE SIGNED (Mo., Day, Yr.)  28d. DATE SIGNED (Mo., Day, Yr.)  27d. On the bisis of examination antivor investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)  27d. DATE SIGNED (Mo., Day, Yr.)  28d.	Not pregnant, but pregnant 43 days to 1 year before death	The Charles of the Control of the Co	Cther (Spec	≝y)	35 W . C.23 . 380 39 . 109-11. Aug	I W
22d. INJURY AT WORK?   22e. DESCRIBE HOW INJURY OCCURRED   22d. INJURY - At home, farm, street, factory, office building, construction site, etc. (Specify)   22d. INJURY AT WORK?   22e. DESCRIBE HOW INJURY OCCURRED   22d. LOCATION OF INJURY - STREET & NUMBER, APT.NO.   CITY/TOWN   STATE   ZIP CODE   22d. DATE SIGNED (Mo., Day, Yr.)   24d. TIME OF DEATH   23d. DATE SIGNED (Mo., Day, Yr.)   23d. TIME OF DEATH   23d. DATE SIGNED (Mo., Day, Yr.)   23d. TIME OF DEATH   23d. DATE SIGNED (Mo., Day, Yr.)   24d. TIME PRONOUNCED DEAD   24d. DATE SIGNED (Mo., Day, Yr.)   24d. TIME PRONOUNCED DEAD   24d. On the basis of examination author forvestigation, in my opinion death occurred at the time, date and place and due to the cause(c) stated. (Signature and Title)   25d. DATE SIGNED (Mo., Day, Yr.)   24d. TIME PRONOUNCED DEAD   24d. On the basis of examination author forvestigation, in my opinion death occurred at the time date are place and due to the cause(c) stated. (Signature and Title)   25d. DATE SIGNED (Mo., Day, Yr.)   25d. TIME DATE OF DEATH   25d. DATE SIGNED (Mo., Day, Yr.)   25d. TIME PRONOUNCED DEAD (Mo.,		147 Q.W	Sec. 22		\$1, 97 N. 1. 200 30	Hi Wi
22d. INJURY ATWORK?  22e. DESCRIBE HOW INJURY OCCURRED  22f. LOCATION OF INJURY - STREET & NUMBER, APT.NO.  CITY/TOWN  STATE  22g. DATE OF GEATH (ido., Day, Yr.)  23g. DATE SIGNED (Mo., Day, Yr.)  24d. DATE SIG	- 100c, or	22c. PLACE OF INJURY-A	home, farm, street, t	actory, office building	construction site, etc. (Specify)	********
221. LOCATION OF INJURY - STREET & NUMBER, APT.NO.  221. LOCATION OF INJURY - STREET & NUMBER, APT.NO.  222. LOCATION OF INJURY - STREET & NUMBER, APT.NO.  223. DATE SIGNED (Mo., Day, Yr.)  224. DATE SIGNED (Mo., Day, Yr.)  224. DATE SIGNED (Mo., Day, Yr.)  225. DATE SIGNED (Mo., Day, Yr.)  226. TIME OF DEATH  11:00 PM  May 3, 2016  11:00 PM  May 3, 2016  11:00 PM  May 3, 2016  11:00 PM  Linda Mazour, MD  Linda Mazour, MD  PROBABLY   DINKNOWN   YES   No.   YES   No.   Not Applicable it 25a is No.   Not Applicable it 25a is No.   YES   No.   Not Applicable it 25a is No.   Not Applicable it	1223. DATE OF INJURY (MO., DBy, Tr.) 220. TIME OF INJURY		Ī			l
221. LOCATION OF INJURY - STREET & NUMBER, APT.NO.  221. LOCATION OF INJURY - STREET & NUMBER, APT.NO.  222. LOCATION OF INJURY - STREET & NUMBER, APT.NO.  223. DATE SIGNED (Mo., Day, Yr.)  224. DATE SIGNED (Mo., Day, Yr.)  224. DATE SIGNED (Mo., Day, Yr.)  225. DATE SIGNED (Mo., Day, Yr.)  226. TIME OF DEATH  11:00 PM  May 3, 2016  11:00 PM  May 3, 2016  11:00 PM  May 3, 2016  11:00 PM  Linda Mazour, MD  Linda Mazour, MD  PROBABLY   DINKNOWN   YES   No.   YES   No.   Not Applicable it 25a is No.   Not Applicable it 25a is No.   YES   No.   Not Applicable it 25a is No.   Not Applicable it	lan and a second contract of the second contr	PPED 34 AM	3609 24435			<b>l</b> a 300
22. LOCATION OF INJURY - STREET & NUMBER, APT.NO.  CITY/TOWN  STATE  22. DATE OF DEATH (ido., Day, Yr.)  April 11, 2016  23. DATE SIGNED (Mo., Day, Yr.)  April 11, 2016  23. DATE SIGNED (Mo., Day, Yr.)  April 11, 2016  24. DATE SIGNED (Mo., Day, Yr.)  May 3, 2016  11:00 PM  11:00 PM  11:00 PM  11:00 PM  Linda Mazour, MD  25. DID TOBACCO USE CONTRIBUTE TO THE DEATH?  25a. HAS ORGAN OR TISSUE DONATION SEEN CONSIDERED?  17 YES NO PROBABLY UNKNOWN  17 YES NO Not Applicable if 25a is NO YES NO NOT Applicable if 25a is NO YES NOT NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print)  Linda Mazour, MD, 121 15th Ave., P.O. Box 315, Franklin, Nebraska, 68939  25b. DATE FILED BY REGISTRAR (Mo., Day, Yr.)  25c. DDT OBACCO USE CONTRIBUTE TO THE DEATH?  25c. DDT	## 1000 8005 1.41% 1.50% and 0	terren & St. St. St.				
22. LOCATION OF INJURY - STREET & NUMBER, APT.NO.  CITY/TOWN  STATE  22. DATE OF DEATH (ido., Day, Yr.)  April 11, 2016  23. DATE SIGNED (Mo., Day, Yr.)  April 11, 2016  23. DATE SIGNED (Mo., Day, Yr.)  April 11, 2016  24. DATE SIGNED (Mo., Day, Yr.)  May 3, 2016  11:00 PM  11:00 PM  11:00 PM  11:00 PM  Linda Mazour, MD  25. DID TOBACCO USE CONTRIBUTE TO THE DEATH?  25a. HAS ORGAN OR TISSUE DONATION SEEN CONSIDERED?  17 YES NO PROBABLY UNKNOWN  17 YES NO Not Applicable if 25a is NO YES NO NOT Applicable if 25a is NO YES NOT NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print)  Linda Mazour, MD, 121 15th Ave., P.O. Box 315, Franklin, Nebraska, 68939  25b. DATE FILED BY REGISTRAR (Mo., Day, Yr.)  25c. DDT OBACCO USE CONTRIBUTE TO THE DEATH?  25c. DDT	YES □ NO NO NO		63 <u>3 <b>M</b> </u>		99107 197 197 2	7 🐘
25a, DATE OF GEATH (ido., Day, Yr.)  April 11, 2016  25b		CITY/TOWN	N. 4. 2. 11/1/2	STATE	ZIP CODE**	a (a .asigg
23. DATE SIGNED (Mo., Day, Yr.)  24. DATE SIGNED (Mo., Day, Yr.)  25. DATE SIGNED (Mo., Day, Yr.)  26. DATE SIGNED (Mo., Day, Yr.)  27. DATE SIGNED (Mo., Day, Yr.)  28. DATE SIGNED (Mo., Day, Yr.)  29. DATE SIGNED (Mo., Day, Yr.)  20. TIME OF DEATH  20. DATE SIGNED (Mo., Day, Yr.)  21. DO PM  22. DATE SIGNED (Mo., Day, Yr.)  24. DATE SIGNED (Mo., Day, Yr.)  25. DATE SIGNED (Mo., Day, Yr.)  26. DATE SIGNED (Mo., Day, Yr.)  27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print)  Linda Mazour, MD., 121 15th Ave., P.O. Box 315, Franklin, Nebraska, 68939	THE PERSONNEL OF THE PERSON OF					4
April 17, 2016  23b. DATE SIGNED (Mo., Day, Yr.)  24c. TIME OF DEATH  11:00 PM  May 3, 2016  24c. PRONOUNCED DEAD (Mo., Day, Yr.)  24d. TIME PRONOUNCED DEAD  24d. On the belief of examination anxive Investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated, (Signature and Title)  Linda Mazour, MD  25. DID TOBACCO USE CONTRIBUTE TO THE DEATH?  26a. HAS ORGAN OR TISSUE DONATION SEEN CONSIDERED?  Not Applicable if 25a is NO YES  27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print)  Linda Mazour, MD, 121 15th Ave., P.O. Box 315, Franklin, Nebraska, 68939	S Sulling DETE OF DEATH (Mo. Day, Yr.)	NA JA LYCL	24a. DATE SIGNE	D (Mo., Day, Yr.)	24b. TIME OF DEATH	3 d
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH?    YES   NO   PROBASLY   UNKNOWN   YES   NO   Not Applicable if 25a is NO   YES   No Adapticable if 25a is NO Adapticable if 25a		NAMES OF THE PROPERTY OF THE P				4.0
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH?    YES   NO   PROBASLY   UNKNOWN   YES   NO   Not Applicable if 25a is NO   YES   No Adapticable if 25a is NO Adapticable if 25a	23h DATE SIGNED (Mn. Dav. Yr.) 23c. TIME OF	DEATH E S	24c. PRONOUNCE	ED DEAD (Mo., Day, Yr	24d. TIME PRONOUNCED DEAD	
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH?    YES   NO   PROBASLY   UNKNOWN   YES   NO   Not Applicable if 25a is NO   YES   No Adapticable if 25a is NO Adapticable if 25a	May 3, 2016 11:00 P	M ANY BATTE	E		. West 1999/2111 of	- V 1000
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH?    YES   NO   PROBASLY   UNKNOWN   YES   NO   Not Applicable if 25a is NO   YES   No Adapticable if 25a is NO Adapticable if 25a	23d. To the best of my knowledge, death occurred at the time, date	and place	24e, On the basis of	examination and/or investig	ation, in my opinion death occurred at	l
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH?    YES   NO   PROBASLY   UNKNOWN   YES   NO   Not Applicable if 25a is NO   YES   No Adapticable if 25a is NO Adapticable if 25a	and due to the cause(s) stated. (Signature and Title)	A S R R	the time, date a	nd place and due to the car	use(s) stated. (Signature and time)	300
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH?    YES   NO   PROBASLY   UNKNOWN   YES   NO   Not Applicable if 25a is NO   YES   No Adapticable if 25a is NO Adapticable if 25a	Linda Mazour, MD	1585			19 <u>31 25 3</u>	
25. DID TOBACCO USE CONTRIBUTE TO THE DEATHY  27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print)  Linda Mazour, MD, 121 15th Ave., P.O. Box 315, Franklin, Nebraska, 68939  28b. DATE FILED BY REGISTRAR (Mo. Day, Yr.)	St.	En HAS ORGAN OR TISSUE (	ONATION BEEN CO	NSIDERED? 26b. WA	S CONSENT GRANTED?	1
TYES   M. NO"   PROBABLY   UNKNOWN   TYES   LANGUAGE   TYPE   LANGUAGE   THE AND ADDRESS OF CERTIFIER (Type or Print)			10			
Linda Mazour, MD, 121 15th Ave., P.O. Box 315, Franklin, Nebraska, 68939	☐ YES MINO ☐ PROBABLY ☐ UNKNOWN ☐	<u> </u>		1		1 /
286, DATE FILED BY REGISTRAR MG, DAY, 111	12/. NAME, TILLE AND ADDRESS OF CERTIFICK (1998 OF PRINT)	Franklin, Nebraska 689	939			, last of
			CONTRACTOR	28b. DATE	LED BY REGISTRAR (Mo., Day, Yr.)	
May 3, 2016	28a. REGISTRAR'S SIGNATURE	). LOGALL	- 15 S/SF	1		1 1
	1 ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	enter Maria de la composición del composición de la composición d	16 16 18 18 18 18 18 18 18 18 18 18 18 18 18	May 3	,2010	# ***

BOOK & PAGE		-362	_ #PAGE	s	_ GR	RANTEE MASTER NAME	·101L	<u>ــــــــــــــــــــــــــــــــــــ</u>
FILING NUMBER	0001186	<del>-20</del> 0/3	1310			-		<del></del>
DOC STAMPS	· 2.2	5	-			-		
SALES FILE#	41		# PAGE	s				
EIGHBORHOOD#	1	100	105	(200)	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDE
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMON COMMERCIAL V
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	65	, <u>, , , , , , , , , , , , , , , , , , </u>				ı	SUBURBAN	
OTAL SALE PRICE	s 50	20						
1 ADJUSTMENTS	, ~	<u>テ</u>						
R ADJUSTMENTS		ア		•				
REVIEW CODE				•				
SALES DATE	1-19-	2017						
DEED TYPE	JI	wD_						
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			
OCATION CODE	ВН	BLA	cow	GR	INA	(RC)	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	Salva	ioe 11	alie	Hou	— 5℃	l		
COMMENTS	<u> </u>	<del>~~</del> < \ / \ ( / `	~~~~~~~		3 100			

Real Estate Transfer Statement

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

**FORM** 

	t is signed and items 1-25 are accurately completed.				
1 County Name 2 County Number	3 Date of Sale/Transfer	<u>19 Yr.</u> 2017			
WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)	Mo DayYr Mo DayYr  6 Grantee's Name, Address, and Telephone (Please Print)				
Grantor's Name (Seller)	Grantee's Name (Buyer)				
Garvin E. Hedrick Street or Other Mailing Address	Tony Inman & Crystal Scoggins Street or Other Mailing Address				
116 N Seward St	1339 Weidenbäch Rd				
City State Zip Code Red Cloud NE 68970	City State TX	Zip Code 78624			
Phone Number (402) 746-0181	Phone Number Is the grantee a 501(c)(3) organiza (830) 998-2030 If Yes, is the grantee a 509(a) found	tion? Yes No			
Email Address	Email Address				
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.				
	Property Type	(C)			
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home			
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt				
IOLL					
8 Type of Deed Conservator Distribution Lar		Other			
Cemetery Death Certificate – Transfer on Death Executor Min					
9 Was the property purchased as 10 Type of Transfer Distribution Foreck	osure Irrevocable Trust Revocable Trust Tra	nsfer on Death			
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Auction  Easement  Gift	Life Estate Sale Tru	stee to Beneficiary			
Yes V No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Oth  12 Was real estate purchased for same use? (If No	ner (Explain)			
Yes NoNo	Vas real estate purchased for same use? (if Ni	o, state the intended use.)			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)				
		r			
☐ Brothers and Sisters ☐ Grandparents a					
Ex-spouse Parents and Ch  14 What is the current market value of the real property?	ild Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate )			
14 What is the suffernmenter value of the real property:	Yes ✓ No \$	%			
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes				
Yes No  18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	No No			
125 N Seward St	same as Grantee	iodia de ocin			
Red Cloud, NE 68970	same as Grantee				
18a No address assigned 18b Vacant land					
20 Legal Description					
Lots Five (5), Six (6) and Seven (7), Block Twenty-tv	vo (22), Original Town of Red Cloud, V	Vebster			
County, Nebraska.					
21 If agricultural, list total number of acres					
OO Total and the state of the s	\$	500,00			
22 Total purchase price, including any liabilities assumed	\$				
23 Was non-real property included in the purchase? Yes No (If Yes, en	ter 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					
Under penalties of law, I declare that I have examined this statement correct, prid that I am auty/authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, cor	nplete, and			
Lovy Advaden		407 - 746-3613 Phone Number			
sign Print or Type Name of Grantee or Authorized Representative	N-H-	Phone Number			
	Attorny	- <u>/////</u> Date			
nere '		····			
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly 1 28 Recording Data	For Dept. Use Only			
Mo. <u>D3</u> Day <u>O8</u> Yr. <u>2017</u> \$ <b>2.25</b>	BW2011, Pa362				
Nebraska Department of Revenue		v. Stat. 66 76-214, 77-1327(2)			

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of March A.D., 20 11, at 10:03 o'clock A.M. Recorded in Book 2017 on Page 300 County Clerk 10.00 County Clerk Deputy Ind Comp Assessor Carded

### 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

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

Notary Public

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

Record: 1 of:

Date of Print: 04/26/2017

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

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

Falcer 15 #. 000112000

INMAN, TONY & SCOGGINS, CRYSTAL Situs :125 N SEWARD ST
Legal :LOTS 5-7 BLOCK 22 ORIGINAL TOWN RED

1339 WEIDENBACH RD CLOUD

FREDERICKSBURG TX 78624-

#### LOT INFORMATION

Neighborhood: 200 RED CLOUD

Lot Width : 75 Value Method: SF
Lot Depth : 142 # of Units : 10650
Topography : Amenities Unit Value : 0.09

Street Access : Adjustments :

Utilities : Lot Value : 940

#### PHYSICAL INFORMATION

Type : N/A Year Built/Age :
Quality : N/A Effective Age :
Condition : N/A Remodel Date :
Arch Type : Remodel Type :
Style :

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	

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

Record: 1 of: 1 Date of Print: 04/26/2017 : 4491-00-0-10005-022-0000 Map # Parcel ID #: 000112600 INMAN, TONY & SCOGGINS, CRYSTAL Situs :125 N SEWARD ST Legal :LOTS 5-7 BLOCK 22 ORIGINAL TOWN RED CLOUD 1339 WEIDENBACH RD 78624-FREDERICKSBURG TX COST APPROACH - Values By Marshall & Swift Manual Date: 06/13 Cost Factor: 0.95 Appraisal Zone : 1000 DESCRIPTION Square feet Base SF Cost Total Cost BASIC STRUCTURE COST v Units Unit Cost Area Adi Total Cost **ADJUSTMENTS** ROOFING SUBFLOOR HEATING & COOLING PLUMBING Base is: 0 Base 0.00 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH ADJUSTED STRUCTURE COST  $\mathbf{x}$ Depr **IMPROVEMENTS** Units Unit Cost Total Cost NO GARAGE 0왕 285 \* RED CLOUD SALV HOUSE 744 0.38 1,805 \* 600 6.27 52왕 SHED/DET GAR/LOW TOTAL REPLACEMENT COST NEW x Total Physical Functional Depreciation Less Depreciation/Plus Appreciation : \$0 Improvement Value ..... \$940 Land Value ..... 2,090 \* Lump Sums \$3,030 ESTIMATE OF VALUE (USING THE COST APPROACH) Value per Square Foot .....

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

Page 2 of 2

OK-PAGE 20	217-362	ate of sale (-19-2017	SALE PRICE 500
T			
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	940	2465	3405
2016	940	2465	3405
2017	940	2090	3030

BOOK & PAGE	<u>2017-</u>	863	# PAGES	s(	. GR	ANTEE MASTER NAME #	125	75
PARCEL#, FILING NUMBER	(a)	1100/1	130			_		
			_			_	Man	<del></del>
DOC STAMPS	\$ 4.5	0						
SALES FILE #	42		# PAGES	; <b>/</b>				
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE MILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		Suburban	
TAX DISTRICT	140						SOBORDAN	
OTAL SALE PRICE	s 150	O						
1 ADJUSTMENTS	5 8							
R ADJUSTMENTS	· A							
REVIEW CODE	NO							
SALES DATE	1-5-7	3016 D						
DEED TYPE	لعا	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	$\overline{C}$			
i	USABILITY	AS ADJUSTED	SUBCHANGED	sale not to be used	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	ВН	(BLA)	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Emp	tu c	5t					
•	<del>-</del>	1	-					
-								•

# Nebraska Department of REVENUE

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

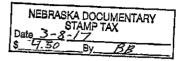
42

FORM **521** 

 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name Mo. 3 Day 8 Yr. 2017 Day \_5\_ Select County & County Number 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Ptease Print) Grantee's Name (Buyer) Grantor's Name (Seller) Bladen John J Village Street or Other Mailing Address 134th Place 5132 211 68928 City ; Hawthorne Is the grantee a 501 (c)(3) organization? Phone Number if Yes, is the grantee a 509(a) foundation? Emeil Address Email Address @atmc.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Improved Single Family Exempt Mineral Interests-Producing Agricultural Unimproved Multi-Family Recreational Commercial Sheriff Other Partition Distribution Land Contract/Memo 8 Type of Deed Conservator Personal Rep. Trust/Trustee Easement Lease Bill of Sale Corrective Cemetery Death Certificate - Transfer on Death Mineral Quit Claim Executor Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Transfer on Death Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Foreclosure Sale Gift Trustee to Beneficiary Life Estate Auction Easement Satisfaction of Contract Other (Explain) Grantor Trust Partition ⊠ No Court Decree Exchange Yes 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) Yes No X 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.) Family Corp., Partnership, or LLC Other\_ Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 1,850,00 K∏No \$ 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ⊠ № ⊠ No ☐ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property John J Gerter W. Frances W. 134th Place 5132 18a No address assigned 18b Vacant land CA 90252 20 Legal Description Lots 17-18 BIK 3 Bladen Spences Addition 21 If agricultural, list total number of acres 22 22 Total purchase price, including any liabilities assumed ...... 23 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement 402756-1369 Mayer Print or Type Name of Grantee or Authorized Representative 8 Mar 201 Signature of Grantee of Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded BK2017, Pg 363 \$ Day <u>8</u> Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 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 3 day of March A.D., 20.17 at 3:50 o'clock P.M. Recorded in Book 3017 on Page 3.63 Oeb R. Deputy Ind — Comp — Assessor — Carded —



#### 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 2, 2017.

VILLAGE OF BLADEN, WEBSTER COUNTY, NEBRASKA

Roger Fassier, Chairman

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March 2, 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
General Notary State of Nebraska
My Commission Expires
April 22, 2020.

Notary Public

## WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 04/26/2017

5132 WEST 134TH PLACE

Inspected By: TS Inspection Date: 10/04/2007

inspected by. In inspection bate. 10/04/2007

Parcel ID #: 000509100 Map # : 4131-00-0-30015-003-1130

GERTEN, JOHN J Situs :303 W FRANCES ST

Legal :LOTS 17-18 BLK 3 BLADEN SPENCES

ADDITION

Record: 1 of:

Adjustments:

1

HAWTHORNE, CA 90250-0000

LOT INFORMATION

Neighborhood: 400 BLADEN

Lot Width : 100 Value Method: SF
Lot Depth : 140 # of Units : 14000
Topography : LEVEL Amenities Unit Value : 0.13

Street Access : BLACKTOP

Utilities : NONE Lot Value : 1,845

PHYSICAL INFORMATION

Type : N/A Year Built/Age : Quality : N/A Effective Age : Condition : N/A Remodel Date : Arch Type : Remodel Type : Style

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) ...... \$1,845

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model) ......

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

Improvement Value ... \$0

Land Value ... \$1,845

FINAL ESTIMATE OF VALUE \$1,845

Value per Square Foot ... \$1,845

Current Total Assessed Value for Parcel # 000509100 \$1,845

# 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
Legal :LOTS 17-18 BLK 3 BLADEN SPENCES

5132 WEST 134TH PLACE ADDITION

COST APPROACH - Values By Marshall & Swift

90250-0000

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

DESCRIPTION
Square feet

ADJUSTMENTS Unit Cost Area Adj Total Cost

Base

Base SF Cost Total Cost

0.00

x

ROOFING SUBFLOOR

BASIC STRUCTURE COST

HAWTHORNE, CA

HEATING & COOLING PLUMBING Base is: 0

BASEMENT COST
PARTITION FINISH
RECREATIONAL FINISH
MINIMUM FINISH

ADJUSTED STRUCTURE COST x =

IMPROVEMENTS Unit Cost Depr Total Cost

NO GARAGE

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

•			
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1845		
2016	1845		,
2017	1845		

# **COVER PAGE PROPERTY TRANSFER**

PARCEL#		200/11	# PAGE		_	RANTEE MASTER NAME	* <u>(9   7)</u>	-{
FILING NUMBER	<u>WIIIO</u>	<u> </u>	22 (0		<u> </u>	_		
	- 0		_			_		
DOC STAMPS	st the	mpt 50	<u>2</u>	6				
SALES FILE #	43	3	# PAGE	s <u> </u>	_			
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
İ	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
:	515	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
:	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	<del></del>
L	65		·				SUBURBAN	<u> </u>
TAX DISTRICT_  TOTAL SALE PRICE 5	. O							
521 ADJUSTMENTS	<u></u>	<del>"</del>	٠,	•				
SOR ADJUSTMENTS		·· .						
REVIEW CODE	NO	-						
SALES DATE_	3-7-	2017						
DEED TYPE	le	D C						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED A	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	(RC)	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Paren	to 40	chile	<u>a</u>				<del>.</del> .
	-5-0							

# Nebraska Department of REVENUE

# **Real Estate Transfer Statement**

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

43

FORM **521** 

	The deed	will not be rec	orded unless th	is statemer			sccurately completed		
1 County Name	WERS	2 County Nur	mber	 ]	3 Date of Sale/Ti		4 Date of Deed	ay 7 Yr. 17	
E Comptanta Mana A		TER - 91	)>?n+\	<u></u>	6 Grantee's Name, Address, and Telephone (Please Print)				
5 Grantor's Name, Ad Grantor's Name (Selle		huoue (riease r	nntj		Grantee's Name (Buyer)				
Elwin Lewis and	d Gwen Lew	/is			Jared shawn Lewis and Ashley Ann Lewis Street or Other Mailing Address				
Street or Other Mailing	g Address				1051 DD R				
City		State KS		Zip Code	City Lebanon		State KS	Zip Code 66952	
Phone Number					Phone Number		grantee a 501(c)(3) organis the grantee a 509(a) fo		
Email Address					Email Address				
7 Property Classific	ation Number. C	heck one box in	categories A and	B. Check C i	f property is also	a mobile home.			
(A) Status				(B	) Property Type			(C)	
✓ Improved	Single F	amily	Industrial	[	<del></del>	ts-Nonproducing	State Assesse	d Mobile Home	
Unimproved	Multi-Fai	•	Agricultural Recreational	L	Mineral Interes	ts-Producing	Exempt	·	
8 Type of Deed	Conservator		Distrib	ution La	nd Contract/Memo	Partition	Sheriff	Other	
Bill of Sale	Corrective		Easem	=		Personal Rep		_	
Cemetery [		ate - Transfer on				Quit Claim	✓ Warranty	Townster and Danash	
9 Was the property part of an IRS like-	kind exchange?	10 Type of Tran	nsfer Distributi Easemer		losureIrrevoc Life Es	able Trust ∭Revo tate ✓Sale	<u> </u>	Transfer on Death Trustee to Beneficiary	
(I.R.C. § 1031 Excl	No No	Court De	=	=	or Trust Partitio	=	=	Other (Explain)	
11 Was ownership tran	•	No, explain the o	livision.)		12		•	No, state the intended use.)	
	No	***							
13 Was the transfer be		or it to a trustée, a or Uncle to Niece		•	ttives? (It Yes, cner Partnership, or LLC		photosis	her	
		ers and Sisters	. =		and Grandchild	Spouse			
	☐ Ex-sp			Parents and C		= :	nt and Step-child		
14 What is the current	market value of the	ne real property?			15 Was the mort	gage assumed? (If	Yes, state the amount an	d interest rate.)	
\$38,710					Yes	✓ No \$		· %	
16 Does this conveyand		nt parcel of land?			17 Was transfer of the agent of	through a real estat or title company con	te agent or a title compani stact.) Yes	y? (If Yes, include the name	
18 Address of Property	,				19 Name and Ad	Idress of Person to	Whom the Tax Statement	Should be Sent	
326 North El	lm Street,	Red Cloud	d, NE 6897	0	Grantee	•			
18a No address as	ssigned 18b	Vacant land	i						
20 Legal Description				<del>,</del>	!				
See Attache	d								
	<del>-</del>								
								•	
21 If agricultural, list to	tal number of acre	es	<u> </u>						
22 Total purchase p	rice, including	any liabilities as	sumed		,		22 \$	0,00	
23 Was non-real pro	operty included	in the purchas	e? Yes	No (If Yes, e	nter dollar amour	nt and attach item	ized list.) 23	I	
24 Adjusted purchas	se price paid fo	r real estate (lir	ne 22 minus line :	23)			\$	0,00	
25 If this transfer is	exempt from th	e documentary	stamo tax, list th	ne exemption	number 5a				
Ur	nder penalties o	f law, I declare th	nat I have examine			the best of my kno	wledge and belief, true,	complete, and	
,	and that I am duly I Shawn Lev	y authorized to sig VIS	gn this statement.						
Print or			ed Representative					Phone Number	
sign	and c	hus=	<u> </u>			Grantee		<u> 3-9-17</u>	
here Signetti	re of Grantee or	Authorized Repre	sentative		Title			Date	
			Register of De					For Dept. Use Only	
26 Date Deed Records	d1		mp or Exempt Nun	nber	28 Recording Da	ia			
Mo. 2 Day	<u> Yr. 11</u>	\$ Excr	AC tan		1 RX90	11, ras	Authorized by Mah	Rev. Stat. §§ 76-214, 77-1327(2)	
Nebraska Department of Re Form No. 96-269-2008 2-20		96-269-2008 Rev. 7	-2014			<u> </u>	Authorized by Neb.	Orac 38 10-214, 11-1021(Z)	

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

NEBRASKA DOCUMENTARY
Date 3 9 17
SExampt 5a by OLUT

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

#### WARRANTY DEED

Elwin Lewis and Gwen Lewis, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jared Shawn Lewis and Ashley Ann Lewis, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) 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 (S½) 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

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

- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;

, 2017.

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

Elwin Lewis Swen Lewis

Gwen Lewis

STATE OF NEBRASKA )
) ss.
COUNTY OF WEBSTER )

Executed MARCH

The foregoing instrument was acknowledged before me on March  $\ \ \, 7$  , 2017 by Elwin Lewis and Gwen Lewis, husband and wife.

GENERAL NOTARY - State of Nebraska MICHELLE RATZLAFF My Comm. Exp. May 9, 2019

Nichelle Rotlaff
Notary Public

My commission expires: 5-9-2019

# COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	<u> 001 /-</u>	382	# PAGES	(	. GR	ANTEE MASTER NAME#	<u> 101 15</u>	
PARCEL#/ FILING NUMBER		4800/	9590			_		
			· -			_		
DOC STAMPS	<u>, 51.</u>	75	_					
SALES FILE#	44		# PAGES					
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	500	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/SIT
	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 COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4900	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						l	SUBURBAN	
TAX DISTRICT	195							
TOTAL SALE PRICE	<u>: 230</u>	<u> 27 </u>						
521 ADJUSTMENTS	s <del>0</del>	>						
OR ADJUSTMENTS	s 0	<del>-</del> ->						
REVIEW CODE	NO							
SALES DATE	3-2-8	2017						
DEED TYPE	JT	wD'						
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	inavale	RED CLOUD	ROSEMONT	RURAL
COMMENTS					.,,!			
						· <u>-</u>		
-		<u> </u>	-					

# Nebraska Department of REVENUE

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

44

FORM **521** 

• If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 1 County Name 2 County Number 17 Mo. 3 Day 2 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cynthia A. Neilson and Jerry Neilson Grantor's Name (Seller) Kristine E. Burkum, by her atty-in-fact Mildred E. Burkum Street or Other Mailing Address 1005 W. Saline Street Street or Other Mailing Address 1005 W. Saline Street Zip Code 68930 State Blue Hill Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? ✓ No ✓ No Yes Phone Number Yes Email Address Email Address ٨b 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Single Family State Assessed Mobile Home ✓ Improved Industrial Mineral Interests-Nonproducing Mineral Interests-Producina Unimproved Multi-Family Agricultural Exempt □ IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Fasement Lease Personal Rep. Trust/Trustee Bill of Sale Corrective Quit Claim Executor Mineral ✓ Warranty Cemetery Death Certificate - Transfer on Death Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Foreclosure 10 Type of Transfer Distribution ✓ Sale Trustee to Beneficiary Gift Life Estate Auction Easement Satisfaction of Contract Partition Other (Explain) Yes Court Decree Exchange Grantor Trust ✓ No 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No. explain the division.) ✓ Yes ☐ No. ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Yes Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Parents and Child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No \$23,000 \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? ☐ Yes ₩ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1005 W. Saline St., Blue Hill NE 68930 Grantees 18b Vacant land 18a No address assigned 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 23.000!00 22 23 23,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this 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 /^?]\_~2Q one Numbel Print or Type Name of Grantee or Authorized Representative 3-2-2017 Grantee Title For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day 10 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

State of Nebraska 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 11:32 o'clock A.M. Recorded in Book 2017 on Page 382 County Clerk 10.00 BB Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 3-/0-/7 \$-5/-75 By BB
Return to: Jerry and Cynthia A. Neilson, 1005 W. Saline, Blue Hill, N	E 68930
JOINT TENANCY WA	ARRANTY DEED
KRISTINE E. BURKUM, a single person, by her GRANTOR, in consideration of One Dollar (\$1.00) receipt of which is hereby acknowledged, conveys to NEILSON, wife and husband, GRANTEES, as join following described real estate (as defined in Neb. 1).	and other good and valuable consideration, to CYNTHIA A. NEILSON AND JERRY of tenants and not as tenants in common, the
Lots Three (3) and Four (4) Addition to Blue Hill, Webs according to the recorded p	, Block Eight (8), Hoover's ster County, Nebraska, plat thereof.
GRANTOR covenants (jointly and severally, if r GRANTOR:	more than one) with GRANTEES that
<ol> <li>is lawfully seised of such real estate and that easements and restrictions of record;</li> </ol>	it is free from encumbrances except
(2) has legal power and lawful authority to conve	ey the same;
(3) warrants and will defend title to the real estate	e against the lawfuł claims of all persons.
Executed: Jebusy 146. 2017.	
A A Miles	aldred E. Burdum, attorney in - fast or Kristins E. Burkum dred E. Burkum, attorney-in-fact Kristine E. Burkum
STATE OF Rebuska SS: COUNTY OF alama	:
The foregoing joint tenancy warranty deed wa	was acknowledged before me on m, attorney-in-fact for Kristine E. Burkum.
GENERAL NOTARY - State of Nebraska	et fleen a. Tessman

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

BK2017,Pg 384

# DURABLE FINANCIAL POWER OF ATTORNEY

I, Kri	stine E.	Buckling		, OF <i>400 E</i>	7th 8t
Harvar	d	Name (	1/av	addre	ss _hereby appoint
MA. 1 4 A	city	1 4cm	county	state	
Mildred	<i>C. DurK</i> name	h-ZZ-TAZ	to serve	as my agent ("Ag	ent") and to
		h below. If said	l Agent is un	willing or unable	to perform his or
her duties, I he	reby appoint	Katherine	E Atz		as my
successor agen	t, to exercise	the powers set	nar forth below.	ne This power of at	torney shall be
				hall not be affect, except as provid	ed by subsequent led by

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:

- 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.
- 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 or 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 Signed Signed

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.

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

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

OR



BK2017, Pg 386

	State of Nebraska )
	County of Clay  On, This 13 day of Kune 20/6, before me, Lynda
	E. Waegli & a notary public in and for State of Nebraska
Mai	County, personally came Kristing, E hurkhand, 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 HIVEN in such county the day and year last above written.
	such county the day and year last above written.
	Notary Public D

COPY

GENERAL NOTARY - State of Nebraska LYNDA E. WAEGLI My Comm. Exp. November 27, 2017

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

Record: 1 of:

Date of Print: 04/26/2017

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

Parcel ID #: 000334800 Map # : 4133-00-0-20055-008-9590

NEILSON, CYNTHIA & JERRY Situs :1005 W SALINE ST :LOTS 3 & 4 BLOCK 8 HOOVERS ADDITION Legal

BLUE HILL 1005 WEST SALINE STREET

68930-BLUE HILL NE

LOT INFORMATION

Neighborhood : 300 BLUE HILL

Value Method: Lot Width : 1.00 SF # of Units : 13500 Lot Depth 135 <u>:</u> Unit Value : Amenities 0.25 Topography : LEVEL Adjustments:

Street Access : PA, C&G, SW

Lot Value : Utilities : ALL 3,365

PHYSICAL INFORMATION

Year Built/Age : 1880/137 : 1 - Single Family Type

: 30 - Average Effective Age Quality Condition : 25 - Fair+ Remodel Date Remodel Type Arch Type

Style : One-Story 100% Exterior Wall : 100% SIDING 964 Floor Area :

Basement Area : 388

: WOOD JOIST/WOOD SUBFLOOR Sub Floor

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  $0 \times 0$ 

FINAL ESTIMATE

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

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 Legal :LOTS 3 & 4 BLOCK 8 HOOVERS ADDITION

1005 WEST SALINE STREET BLUE HILL BLUE HILL NE 68930-

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		964	x	85.95 =	82,856
ADJUSTMENTS		Units	Unit Cost	Area Ađj	Total Cost
ROOFING					
SUBFLOOR					
HEATING & COOLING					
PLUMBING Base is: 9	(under base)	4		• • • •	
BASEMENT COST		388	19.13	7.70	7,423
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST		964	x	89.01 =	85,806
IMPROVEMENTS		Units	Unit Cost	Depr	Total Cost
NO GARAGE				-	
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 REPLACEM	ient (	COST NE	W		964	x	95.72	= 92,270
Depreciation	:	78% T	otal	76% Physical				
				Less Depr	eciation/P	Tus Appre	CIACIOH :	(72,120)
Improvement Va	lue .							\$20,150
=								\$20,150 \$3,365
Land Value								• •
Improvement Va Land Value Lump Sums FUNC ESTIMATE OF VA	FOR	ROOF				• • • • • • • •		\$3,365

K-PAGE 2017-	<u>382                                     </u>	ate of sale 3-2-2017	SALE PRICE 23000
ит			
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	3365	28405	31770
2016	3345	21205	24570
2017	3365	a 1205	24570
	880 30/25		

# **COVER PAGE PROPERTY TRANSFER**

BOOK & PAGE	2017-	402	# PAGES	:	. GR	ANTEE MASTER NAME#	1018	<u> </u>
PARCEL#/ FILING NUMBER	amio	1600/3	30380			_		
•		-					-	
•	90		-		-	-		
DOC STAMPS .	45	•	•	)				
SALES FILE#			# PAGES					
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	8LADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
l				··		]	SUBURBAN	
TAX DISTRICT	65_							
TOTAL SALE PRICE	s 40,0	DO		-				
521 ADJUSTMENTS	s Œ	)		-				
ASSESSOR ADJUSTMENTS	\$ <i>0</i>			_				
REVIEW CODE	NO							
SALES DATE	3-10-	2017		-				
DEED TYPE	TIL			-				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS			<u> </u>	I				
-								



**521** 

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 rec	orded unless this stateme	nt is signed and items 1-25 are accurately comp	leted.
1 County Name 2 County Nur	nber	3 Date of Sale/Transfer 4 Date of De	
WEBSTER - 91		Mo. 03 Day 10 Yr. 2017 Mo. 03	Day Yr. 2017
5 Grantor's Name, Address, and Telephone (Please P	rint)	6 Grantee's Name, Address, and Telephone (Please F	Print)
Grantor's Name (Seller) Larry Knutson		Grantee's Name (Buyer) Kristopher Snyder and Lara VanWey	
Street or Other Mailing Address 526 N Cedar St	-	Street or Other Mailing Address 526 N Cedar St	
City State NE	Zip Code 68970	City State NE	Zip Code 68970
Phone Number  Ernail Address		Phone Number Is the grantee a 501(c)(3) of If Yes, is the grantee a 509  Email Address	
	and a second of the second of		
7 Property Classification Number. Check one box in (A) Status	<del> </del>		(c)
(A) States  √ Improved √ Single Family	Industrial	Property Type	(C) sessed Mobile Home
Unimproved Multi-Family	Agricultural  Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator	<del></del>	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Cemetery Death Certificate – Transfer on	Easement Le	ease Personal Rep. Trust/Trustee	<del></del>
9 Was the property purchased as part of an IRS like-kind exchange?		losure irrevocable Trust Revocable Trust	Transfer on Death
(I.R.C. § 1031 Exchange) Auction  Yes V No Court De	☐ Easement ☐ Gift cree ☐ Exchange ☐ Grant	☐ Life Estate ☑ Sale or Trust ☐ Partition ☐ Satisfaction of Contract	Trustee to Beneficiary Other (Explain)
11 Was ownership transferred in full? (If No, explain the d		112 Was real estate purchased for same us	
Yes No		🗸 Yes 🗌 No	
13 Was the transfer between relatives, or if to a trustee, a	_		
Yes	· - ·	Partnership, or LLC Self	Other
☐ Brothers and Sisters	Grandparents  Parents and C	and Grandchild Spouse	
L Ex-spouse  14 What is the current market value of the real property?	rarents and G	hild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amoun	of and interact rate )
13 Visite is the cultivation of the feet property:		Yes V No \$	%
16 Does this conveyance divide a current parcel of land?  Yes No		17 Was transfer through a real estate agent or a title con of the agent or title company contact,) Yes	
18 Address of Property		19 Name and Address of Person to Whom the Tax Stater	
526 N Cedar St Red Cloud, NE 68970		same as Grantee	
18a No address assigned 18b Vacant land			
20 Legal Description		I	
Lots Seventeen (17) and Eightee Nebraska.	en (18), Block Six (6	৪), Original Town of Red Cloud, W	ebster County,
21 If agricultural, list total number of acres	•		
22 Total purchase price, including any liabilities as	sumed	22	40,000,00
23 Was non-real property included in the purchase	? Yes Vo (If Yes, e	nter dollar amount and attach itemized list.)	0,00
24 Adjusted purchase price paid for real estate (lin	e 22 minus line 23)		40,000 00
25 If this transfer is exempt from the documentary			
Under penalties of law, I declare th correct, and that I am duly authorized to sig Kory J. McCracken		nt and that it is, to the best of my knowledge and belief, t	rue, complete, and (402) 746-3613
Print or Type Name of Grantee or Authorize	d Representative		Phone Number
sign		Attorney	3/10/17
here Signature of Grantee or Authorized Repres		Title	Date *
26 Date Deed Recorded 27 Value of Star	Register of Deed's Use Or np or Exempt Number		For Dept. Use Only
	•	28 Recording Data  RV 017 P 403	
Mo. S Day 10 Yr. 17 \$ 90.  Nebraska Department of Revenue	00	BK20/7,Pg 402 Authorized by	Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BK2017, Pg 402

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-/0-/7
\$ 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 | D , 2017.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires

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

Notary Public

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

Record : 1 of:

Adjustments :

٦

Date of Print: 04/26/2017

Inspected By: CJ Inspection Date: 07/27/2016

Parcel ID #: 000104600 : 4371-00-0-10005-006-0000 Map #

SNYDER, KRISTOPHER & VANWEY, LARA Situs :526 N CEDAR ST

Legal :LOTS 17 & 18 BLOCK 6 ORIGINAL TOWN RED

526 NORTH CEDAR STREET CLOUD

RED CLOUD NE 68970-

LOT INFORMATION

200 RED CLOUD Neighborhood :

Lot Width : 50 Value Method: SF # of Units : Lot Depth 142 7100 Topography : LEVEL Amenities Unit Value : 0.09

Street Access : PW,B,A,C&G

: ALL Utilities Lot Value : 625

PHYSICAL INFORMATION

: 1 - Single Family Year Built/Age : 1912/105 Type

: 30 - Average Effective Age Quality Remodel Date : 20 - Fair Condition Arch Type Remodel Type

Style : One-Story 100%

Exterior Wall : 100% VINYL Floor Area : 768 Basement Area : 768

: WOOD JOIST/WOOD SUBFLOOR Sub Floor

Bedrooms : 2 Baths : 2.0

: 100% WARM & COOLED Heat Type

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  $0 \times 0$ 

FINAL ESTIMATE

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

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

Map # : 4371-00-0-10005-006-0000 Parcel ID #: 000104600

SNYDER, KRISTOPHER & VANWEY, LARA

Situs :526 N CEDAR ST Legal :LOTS 17 & 18 BL :LOTS 17 & 18 BLOCK 6 ORIGINAL TOWN RED

526 NORTH CEDAR STREET CLOUD

RED CLOUD NE 68970-

COST APPROACH - Values By Marshall & Swift

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

DES	CRIPTION				
	Square fee	<u>et Ba</u>	Base SF Cost Total Cos		
BASIC STRUCTURE COST	768	x	88.63	= 68,068	
ADJUSTMENTS	<u>Units</u>	<u>Unit Cost</u>	Area Adj	Total Cost	
ROOFING					
SUBFLOOR					
HEATING & COOLING	768	2.01	2.01	1,544	
PLUMBING Base is: 9 (under base)	) 1	1176.67	(1.46)	(1,121)	
BASEMENT COST	768	17.62	17.62	13,530	
PARTITION FINISH RECREATIONAL FINISH					
MINIMUM FINISH	618	6.9	5.55	4,264	
ADJUSTED STRUCTURE COST	768	x	112.35	= 86,285	
IMPROVEMENTS	<u>Units</u>	Unit Cost	Depr	Total Cost	
NO GARAGE					
DET GAR LOW COND	308	8.63	52%	1,275 *	
KNEE-WALL PORCH	140	62.74		8,785	
KNEE-WALL PORCH	140	62.74		8,785	
OPEN SLAB	240	5.82		1,395	

TOTAL REPLACEM	ENT (	COST N	EW			768	x	137.04	= 105,250
Depreciation	:	90%	Total	90%	Physical				iic
					Less Depre	eciation/P	lus Appre	ciation :	(94,725)
Improvement Va	1,,,								\$10,525
Land Value									\$625
Lump Sums							• • • • • • • • •		1,275
ESTIMATE OF VA	LUE	(USING	THE CO	OST API	PROACH)				\$12,425
									\$15.00

		SALE PRICE 40,000
<i>IT</i>		
YEAR LAND	IMPROVEMENTS	TOTAL
ao 15 6a 5	13980	14605
2016 625	13420	14045
2017 625	11800	12425
MMENTS 1912 30/ 20		

# **COVER PAGE PROPERTY TRANSFER**

			-			-		- 14-al
DOC STAMPS	<u>s 27.</u>		-					
SALES FILE#	46	2	# PAGE	5	-			
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 RES
i	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	ROSEM COMMERCIA
	615	700	705	710	800	805	1000	100
	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 COM
	1010	<b>101</b> 5	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	(1000)	2000	4000	9000	9500		DIZDAL DECIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
]	1 -					l	SUBURBAN	
TAX DISTRICT	65							
TOTAL SALE PRICE	<u> 120</u>	00						
521 ADJUSTMENTS	s	<del>0-</del>		<u>.</u>				
SOR ADJUSTMENTS	ş <u> </u>	0						
REVIEW CODE	NO							
SALES DATE	3-10	-2017	7					
DEED TYPE_	(	108-10 WD						
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	$\stackrel{\smile}{\rightarrow}$							
	USABILITY	2 AS ADJUSTED	3 SUBCHANGED	4 SALE NOT TO BE USED	5 ARMS LENGTH / NOT			
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURA
ı.				1				

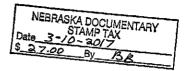
# Real Estate Transfer Statement

**FORM** 

• 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. 2 County Number 3 Date of Sale/Transfer County Name Mo.\_03 03 2017 WEBSTER - 91 Day \_\_\_\_\_Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Junny Saterice Larry Knutson Street or Other Mailing Address 506 N Seward St Street or Other Mailing Address 526 N Cedar St Zip Code 68970 Zip Code 68970 City Red Cloud city Red Cloud State NE ΝË Phone Number Phone Number is the grantee a 501 (c)(3) organization? Yes **√**No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type ✓ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ Unimproved Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Easement Personal Ren Trust/Trustee Bill of Sale Corrective Lease ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor ☐ Mineral Quit Claim Was the property purchased as part of an IRS like-kind exchand 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death (I,R,C. § 1031 Exchange) ✓ Sale Easement Gift ☐Life Estate Trustee to Beneficiary Yes Court Decree Exchange Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes. ☐ Yes No **V** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 506 N Seward St same as Grantee Red Cloud, NE 68970 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 12,000,00 0,00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 12.000300 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 duty authorized to sign this statement. (402) 746-3613 Kory J. McCracken norized Representas Print or Type Nante of Grante Attorney **Authorized Representative** Title For Dept. Use Only Register of Deed's Use Only 25 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data

BK2017, Pg 407

State of Nebraska Scounty of Webster Schered on the numerical index and filed for record in the Clerk's office of said county this 10 day of March AD, 2017, at 1:50 of Page 10.7 Mecorded in Book 30/10 on Page 10.7 on Page 10.7 County Clerk 110.00 BB Deputy



#### 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.

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
Imission Expires Aug 27, 2018

lotary Fublic

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

Date of Print: 04/26/2017

Inspected By: TS Inspection Date: 08/11/2016

Record: 1 of: 1

Parcel ID #: 000106900 Map # : 4371-0-010005-13-30680

SATERLEE, JAIMI Situs :506 N SEWARD ST

Legal :WEST 71 LOTS 13-15 BLOCK 13 ORIGINAL

506 NORTH SEWARD STREET TOWN RED CLOUD

RED CLOUD NE 68970-

LOT INFORMATION

200 RED CLOUD Neighborhood :

Lot Width 71 Value Method: SF # of Units : Lot Depth 75 5325 : LEVEL Topography Amenities Unit Value : 0.09 Adjustments:

Street Access : PW,B,C&G,

Utilities : ALL Lot Value 470

PHYSICAL INFORMATION

: 1 - Single Family Year Built/Age : 1873/144 Type

Ouality : 30 - Average Effective Age : 10 - Poor Remodel Date Condition Arch Type Remodel Type

: 1-1/2-St-Fin 100% Style

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  $0 \times 0$ 

FINAL ESTIMATE

Improvement Value ..... \$9,540 Land Value ..... \$470 \$10,010 FINAL ESTIMATE OF VALUE ...... 8 Value per Square Foot ...... 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

Record: 1 of: 1 Date of Print: 04/26/2017

Map # : 4371-0-010005-13-30680 Parcel ID #: 000106900

Situs :506 N SEWARD ST Legal :WEST 71 LOTS 13-15 BLOCK 13 ORIGINAL SATERLEE, JAIMI

506 NORTH SEWARD STREET TOWN RED CLOUD

68970-RED CLOUD NE

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,254	x	73.83	= 92,583
ADJUSTMENTS		Units	<u>Unit Cost</u>	Area Adj	Total Cost
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
IMPROVEMENTS	•	Units	<u>Unit Cost</u>	Depr	Total Cost
NO GARAGE					
DET GAR LOW CONC		300	8.63	52%	1,245 *
KNEE-WALL PORCH		207	54.33		11,245

TOTAL REPLACEM	ENT (	COST NEW		1254	x	94.51	= 118,510
Depreciation	:	93% Total	93% Physical	Func	tional	Econom	ic
			Less Depr	eciation/P	lus Appre	ciation :	(110,215)
Improvement Va	7.1.0			10.0			\$8,295
<u></u>							\$470
Land Value							
							1,245 *
Lump Sums	LUE (	(USING THE CO	ST APPROACH) .				1,245 * \$10,010

OK-PAGE 2017	407	DATE OF SALE 3-10-2017	SALE PRICE 12,000
<i>)T</i>			
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	470	13260	13730
2016	470	9540	10010
2017	470	9540	10010
Ì			

# COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017-4	<u>130</u> ,	# PAGES		. GR	ANTEE MASTER NAME #	1022	3
PARCEL#/ FILING NUMBER	<u>00210</u>	7800/-	70305			_		
			-			_		
DOCSTAMPS	<u>: 13.5</u>	<u>, O</u>	-					
SALES FILE#	47	· · · · · · · · · · · · · · · · · · ·	# PAGES	<u> 2</u>				
NEIGHBORHOOD #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	61.5	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	1
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	Rest
TAX DISTRICT	185					•		
TOTAL SALE PRICE :	6001	5						
521 ADJUSTMENTS	, ~							
SOR ADJUSTMENTS	O							
REVIEW CODE	NO							
SALES DATE_	1-19	-2017						
DEED TYPE_	17	Test 1	<u>.</u>					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Hund	40 1	sepher	Ne Ne	ice_			



Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

**FORM** 

i ne deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number  WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed  Mo. 01 Day 19 Yr. 2017 Mo. 01 Day	19 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Lee Ann Davidson	Grantee's Name (Buyer) Trinity Scott Christ & Rhonda L. Baker-Chris	
Street or Other Mailing Address 310 S Cherry St	Street or Other Mailing Address 310 S Cherry St	·
City State Zip Code Blue Hill NE 68930	City State Blue Hill NE	Zip Code <b>68930</b>
Phone Number (402) 756-2774	Phone Number   Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	ation? Yes V No
Email Áddress	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	•
	Property Type	(C)
✓ Improved   ✓ Single Family   ☐ Industrial   ☐ Unimproved   ☐ Multi-Family   ☐ Agricultural   ☐ IOLL   ☐ Commercial   ☐ Recreational	Mineral Interests-Producing  State Assessed  Mineral Interests-Producing  Exempt	Mobile Home
	d Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee	Other
	<u>-</u>	Insfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate  Sale  Tru	stee to Beneficiary
Yes V No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Oti	ner (Explain) o, state the intended use.)
✓ Yes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., Particle 19 Partic	ives? (If Yes, check the appropriate box.) artnership, or LLC Self Sthe	r
☐ Brothers and Sisters ☐ Grandparents a		
Ex-spouse Parents and Ch	ild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in ☐ Yes	nterest rate.)
16 Does this conveyance divide a current parcel of land?  ☐ Yes	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	
1277 Rd Y Blue Hill, NE 68930	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 \$	6,000,00
23 Was non-real property included in the purchase?  Yes  No (If Yes, en	ter dollar amount and attach itemized list.)	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		6,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
<b>Under penalties of law,</b> I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, con	mplete, and
Kory J. McCracken		(402) 746-3613
Sign Print or Type Name of Grantee or Authorized Representative	Attorney	Phone Number
	îtle	Date /
Register of Deed's Use Onl	y İ	For Dept. Use Only
	28 Recording Data	
Mo. 3 Day 14 Yr. 17 \$ 13.50	BK2017, Pg 430	w. Stat && 76 314 77 1207/01

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.

BK2017, Pg 430

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 ! I have
of March AD., 20 17, at 49.30
o'clock A M. Recorded in Book 2017
on Page 230
Uch Klinach begar County Clerk
10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-14-17
\$ 13.50 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 (NE½) 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 (NE½), 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

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

Notary Public

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

Record: 1 of: 1

Date of Print: 04/26/2017

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

Map # : 4131-13-1-0-0-70305 Parcel ID #: 002109800

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

: 1967 / 50 Year Built/Age Туре

: 1 - Single Family : 20 - Fair Quality Effective Age : 10 - Poor Remodel Date Condition

Remodel Type Arch 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 & CO Roof Type : COMP SHINGLES : 100% WARM & COOLED

Plumbing Fixt : 6

Improvement Value	\$8,490	
Lump Sums		
Lump Sums Description :	40.400	
FINAL ESTIMATE OF VALUE	\$8,490	
FARM VALUATION SUMMARY		
Residence Value	\$8,490	
Outbuilding Value	\$2,985	
Agland Value	\$21,875	
•	\$33,350	

#### WEBSTER COUNTY ASSESSOR'S OFFICE

FARM RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 04/26/2017 Record: 1 of: 1

Map # : 4131-13-1-0-0-70305 Parcel ID #: 002109800

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

68930-BLUE HILL NE

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,040	x	72.23	= 75,119
ADJUSTMENTS		<u>Units</u>	Unit Cost	Area Adj	Total Cost
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					
					<del></del>
ADJUSTED STRUCTURE COST		1040	x	90.32	= 93,933
IMPROVEMENTS		<u>Units</u>	Unit Cost	Depr	Total Cost
NO GARAGE					
OPEN SLAB PORCH		9	9 16.23		145
OPEN SLAB PORCH		16	6 16.23		260

TOTAL REPLACEME:							-		
Depreciation	:	91% To	otal	91%	Physical Less Depr	Funct eciation/Pl	ional us Appre	Econo: ciation :	mic (85,850)
Improvement Val	ue .								\$8,490
outbuilding Valuand Value									\$2,985 \$21,875
ESTIMATE OF VAL	UE (	USING ?	THE COST	' API	PROACH) .				\$33,350 \$5,830

#### WEBSTER COUNTY ASSESSOR'S OFFICE

#### RURAL OUTBUILDINGS

Date of Run : 04/26/2017

Parcel # : 002109800 Map # : 4131-13-1-0-0-70305

Current Owner: CHRIST, TRINITY S & BAKER-CHRIST, RHONDA Tax District: 185

Neighborhood : 1

310 SOUTH CHERRY STREET Legal Description: 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: 1

Code	Description	Year Qua	1 Condition	Dir	nens	ions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
50 SALV SA Notes	LVAGE CHICK HO			х		х					1	100.00	100	0%	100
51 SALV SA Notes	LVAGE BLDG :			х		х					1	100.00	100	0%	100
52 SH1 SH Notes	ied/garage/low :	10	Poor	24 x	20	Х		SHNGL	WOOD	DIRT	480	6.60	3,168	82%	570
53 NV NO	VALUE BUILDIN :			х		х					1	0.00	. 0	0%	(
54 BARN BAN Notes		10	Poor	36 x	26	х	GABL	OTHER	WOOD	DIRT	936	22.06	20,648	96%	930
55 NV 2- Notes	NO VALUE BLDGS			Х		х					2	0.00	0	08	(
56 NV NO	VALUE BRICK S			х		ж					1	0.00	0	0%	(
57 SH1 SI Notes	HED DIRT/LOW :	10	Poor	20 x	18	x x		WOOD	WOOD	DIRT	360	6.60	2,376	82%	430
57 SH1 SH Notes	HED DIRT/LOW	10	Poor	30 х	24	х		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

310 SOUTH CHERRY STREET

BLUE HILL NE 68930-

Greenbelt Area/Date

NO

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 REI	ATE 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 - ADDITI	ONA 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

	430	DATE OF SALE 1-19-2017	SALE PRICE 6000
24.40 700 1111			
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	20880		32355
1016	20790		36525
719	a1875		33350
		M-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	
	·		

BOOK & PAGE	0011-	<u>451</u>	# PAGES	$\underline{\hspace{1cm}}$	. GR	ANTEE MASTER NAME#	1000	<u> </u>
PARCEL#/ FILING NUMBER	20122	DOO/	60390	う				
						_		
		سو (.	<del>-</del>		·			
DOC STAMPS	5 0 CX	empt5	a					
SALES FILE #	<u> </u>	<u>8'                                    </u>	# 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 RESIDENTIA
	405	500	505	510	515	600	605	510
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	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 COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		KORAL RESIDERTIAL	
[						J	SUBURBAN	
TAX DISTRICT	5							
TOTAL SALE PRICE	s /	7						
•	Z	7						
521 ADJUSTMENTS	\$ <u>/</u>	<del></del>						
SESSOR ADJUSTMENTS	\$ C	<i>f</i>						
REVIEW CODE	NO							
SALES DATE	3-9	-2017						
DEED TYPE_		UD_						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	$\bigcirc$	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAŁ
COMMENTS	iada	ed Sib	110,1	$\sim$ $\sim$ $\sim$ $\sim$ $\sim$ $\sim$ $\sim$ $\sim$ $\sim$ $\sim$	edu:	<u> </u>		
COMMENTS_	·		1	7.0				
			~		1			

Real Estate Transfer Statement

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

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately complete	
1 County Name  2 County Number  WEBSTER - 91	3 Date of Sale/Transfer  Mo. 03 Day 09 Yr. 2017  4 Date of Deed  Mo. 03 D	Day <b>6 9</b> Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	}
Grantor's Name (Seller) Jeff & Syndee Wulf, Dusty & Amanda Wulf, Jesse Wulf	Grantee's Name (Buyer) Jeff & Syndee Wulf, Dusty & Amanda Wulf	Jesse Wulf,Brody
Street or Other Mailing Address 2640 Rd F	Street or Other Mailing Address 2640 Rd F	
City State Zip Code Guide Rock NE 68942	City State Guide Rock NE	Zip Code 68942
Phone Number (402) 469-3877	Phone Number Is the grantee a 501 (c) (3) organ (402) 469-3877 If Yes, is the grantee a 509(a) for	
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.	
	3) Property Type	(C)
☐ Improved     ☐ Single Family     ☐ Industrial       ☑ Unimproved     ☐ Multi-Family     ☑ Agricultural	Mineral Interests-Nonproducing State Assesse Mineral Interests-Producing Exempt	ed Mobile Home
IOLL Commercial Recreational	Print Print	
	and Contract/Memo Partition Sheriff  Personal Rep. Trust/Trustee	Other
Cemetery Death Certificate - Transfer on Death Executor M	ineral Quit Claim 🗸 Warranty	
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) In Type of Transfer Distribution Foreign Auction Easement Grant		Transfer on Death Trustee to Beneficiary
Yes No Court Decree Exchange Gran  11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract  12 Was real estate purchased for same use? (I	Other (Explain)
√ Yes  No		NO, State the interded use,)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel		her
	and Grandchild Spouse	1101
Ex-spouse Parents and C	hild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and Yes V No \$	•
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title compan	y? (If Yes, include the name
Yes V No  18 Address of Property	of the agent or title company contact.) Yes  19 Name and Address of Person to Whom the Tax Statement	√ No
Rural Property	same as Grantee	Snould be Sent
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		0,00
23 Was non-real property included in the purchase? Yes No (If Yes, e	nter dollar amount and attach itemized list.) 23	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0100
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, o	omplete, and
Kory J. McCracken		(402) 746-3613
sign Print or Type Name of Grante or Authorized Representative	Attorney	Phone Number
here Signature of Grantge or Authorized Representative	Title	- Date /
Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. Day Yr. Exempt TSa  Nebraska Department of Revenue	BK2017, Pg 451-482	Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	Authorized by Netz.	~~ ame 33 10-214, 17-1021(2)

The Northeast Quarter (NE¼) and County Surveyor's Lot One (1) (also described as all that part of the Southeast Quarter (SE¼) lying North of the C.B. & Q. R.R. right of way) in the Southeast Quarter (SE¼) 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.

BK2017, Pg 431

State of Nebraska } ss. County of Webster } ss.

Entered on the numerical index and filed for record in the black's office of said county this 17 day if March AD, 2017, at 9:35 o'clock A. M. Recorded in Book 2017 at 9:35 o'clock A. M. Recorded in

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3 - / 4 - / /
\$ Except 5 By 8 B

### 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 (NE¼) and County Surveyor's Lot One (1) (also described as all that part of the Southeast Quarter (SE¼) lying North of the C.B. & Q. R.R. right of way) in the Southeast Quarter (SE¼) 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 \_\_\_\_\_, 2017.

Jeff Wulf

Mary

Amondo 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.

KORY MCCRACKEN General Notary State of Nebraska Comm. expir@§ Commission Expires Aug 27, 2018

Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March  $\underline{q}$ , 2017, by Dusty Wulf and Amanda Wulf, husband and wife.

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

Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March  $\underline{9}$ , 2017, by Jesse Wulf, a single person.

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

Notary Public

BOOK & PAGE	2017-	434	# PAGES	;(	GR	ANTEE MASTER NAME #	<u></u>	3
PARCEL#/ FILING NUMBER		700/7	80					
						-		
		~	-			-		
DOC STAMPS	<u>s 76.</u>	<u>5                                    </u>	-					
SALES FILE #	49		# PAGES	·/	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	( =400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDE
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMON COMMERCIAL
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMM
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		NOTAL RESIDENTIAL	
	1					J	SUBURBAN	
TAX DISTRICT	140							
TOTAL SALE PRICE	5 34,C	XXX						
521 ADJUSTMENTS	\$ <del>/</del>	<del>)</del>						
OR ADJUSTMENTS	, 1	<del>}</del>						
REVIEW CODE								
SALES DATE	2-23	-2017						
DEED TYPE	1.	$\mathcal{O}$						
SALE QUAL	YS	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
ļ		BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	BLUE HILL	BEADEN						
COMMENTS								

### 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. The deed will not be recorded unless this statement is signed and items 1 - 25 are accurately completed. 3. Date of Sale/Transfer 1. County Name 2. County Number Mo. <u>Feb</u> Day <u>83</u> Mo. Feb Day 23 Ar 30 11 Webster 91 6. Grantee's Name, Address, and Telephone (Please Print) 5. Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Tammy L. Heusinkvelt Doug Tyma Street or Other Mailing Address Street or Other Mailing Address 223 Mariel Street, PO Box 24 Zip Code Zip Code State City 7 68872-281 Bladen ΝE 68928 Telephone Number Is the grantee a 501 (c){3) Organization? Yes ☐ No П (402) 705-7651 If Yes, is the grantee a 509(a) foundation? 308-380-0812 ☐ 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) ☐ State Assessed ☐ Mobile Home ☑ Improved ☑ Single Family ☐ Industriai ☐ Mineral interests-Nonproducing ☐ Agricultural ☐ Mineral Interests-Producing ☐ Exempt ☐ Unimproved ☐ Recreational ☐ IOLL ☐ Commercial ☐ Land Contract/Memo Sheriff ☐ Distribution ☐ Partition 8 Type of Deed Conservator ☐ Othe ☐ Bill of Sale ☐ Easement □ Lease ☐ Personal Rep ☐ Trust/Trustee □ Corrective Death Certificate - Transfer on Death Quit Claim ☑ Warranty ☐ Cemetery ☐ Executor ☐ Mineral 9 Was the property purchased as 10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ irrevocable trust ☐ Revocable Trust ☐ Transfer on Death part of an IRS like-kind exchange □ Auction ☐ Easement ☐ Gift Life Estate ☑ Sale ☐ Trustee to Beneficiary (I.R.C. § 1031 Exchange) ☐ Satisfaction of Contract ☐ Other (Explain) ☐ Court Decree ☑ No ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Yes 12 Was real estate purchased for same use? (If No. state the intended use.) 11 Was ownership transferred in full? (If No. explain the division.) ☑ Yes □ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Self Other ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC □ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse Parents and Child ☐ Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$34,000,00 ☑No \$ ☐ Yes 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) of Yes Stewart Title ΠNo ☐ Yes M No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Tammy L. Heusinkvelt 223 W Mariel Street 223 W. Mariel Street Bladen, NE 68928 Bladen, NE 68928 18a No address assigned 18b Vacant land 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 24 \$34,000.00 24 Adjusted purchase price paid for real estate (line 22 minus line 23)..... 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 705-7651 Tammy L. Heusinkvelt Phone Number Print or Type Name of Grantee or Authorized Representative sian here▶ Signature of Grantee or Authorized Representative Grantee February 23, 2017

Register of Deeds' Use Only For Dept. Use Only 27. Value of Stamp or Exempt Number. | 28. Recording Data 26. Date Deed Recorded Day 14 Yr.

Date

BK2017, Pg 439

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

Prepared by and Return to: Stewart Title Company 770 N. Cotner 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.

Execute	ed: <u>7eb2</u>	<u>3 -2017.</u>				
Doug Ty	yma J	ma				
	Nebraska of <u>MemcX</u>					
	egoing instrument by Doug Tyma, a s	was acknowledged ingle person.	l before me th	is <u>23</u> day of	February	
Notary F		Campa	1,41	GENERAL NOTARY - State of SARAH CAM My Comm. Exp. Novembe	DA Í	
My Con	ımission Expires: _	11-14-18				

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

Record: 1 of:

1

Date of Print: 04/27/2017

Inspected By: TS Inspection Date: 10/09/2007

Parcel ID #: 000511700 Map # : 4131-00-0-30010-003-0780

, 1151 00 0 50010 005-0700

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

Lot Width : 100 Value Method: SF
Lot Depth : 150 # of Units : 15000
Topography : LEVEL Amenities Unit Value : 0.12

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 : 1,246

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 Market Approach)

Estimate of Value (Using Model) ......

Model # and Description

Calculations 0  $\times$  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

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

TOTAL REPLACEM	ENT (	COST 1	NEW			1248	x	97.74	= 121,975
Depreciation	;	72%	Total	72왕	-	Func reciation/P			ic (87,820)
Improvement Va									\$34,155 \$1.850
Lump Sums	• • • •		• • • • • • •	• • • • •	• • • • • • • • •				195
ESTIMATE OF VA Value per Squa		•			<b>-</b>				\$36,200 \$28.00

DOK-PAGE 20	7-439	DATE OF SALE 2-23-2017	SALE PRICE 34,000
PLIT			
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1850	20200	23050
2016	1850	31910	33760
2017	1850	34350	36200

BOOK & PAGE	<u> 201 (-</u>	454	# PAGES	<u> </u>	GR	ANTEE MASTER NAME#	1	
PARCEL#/ FILING NUMBER		3500/0	6285					
	عمد المحمد	<del></del>				-		
			_	· · · · ·		-		
DOCSTAMPS	<u>\$</u>	1	-					
SALES FILE#		7	# PAGES	<u> </u>				
NEIGHBORHOOD #	(1)	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		KORAL RESIDENTIAL	·
			. =		•	J	SUBURBAN	
TAX DISTRICT	185							
TOTAL SALE PRICE	<u>s Ø</u>			-				
521 ADJUSTMENTS	\$ <i>Ø</i>							
ASSESSOR ADJUSTMENTS	s Q							
REVIEW CODE	NO							
SALES DATE	3-4	2017						
DEED TYPE	CASS		- 112					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE	Ī		
CODE	1	2	3	<b>(</b> 4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Easen	nen4	Acre	ement	<i>H</i>			
COMMENTS	<u> </u>	1001/	10	· · · · · · · //				
-					<u> </u>	·-		

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of Macch A.D., 2017 at 2:42 or Page 454-456 County Clerk County Clerk County Clerk B.B. 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  $6^{th}$  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 6<sup>th</sup> 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.

BK2017, Pg 455

- 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
Whohal R. Kan MICHAEL R. KARR	Date: 3-4-17
tranellan	Date: 3-4-17

Page 2 of 3

STATE OF NEBRASKA )
COUNTY OF Adams )ss.
The foregoing instrument was acknowledged before me on this day of, 2016, by KEITH WATERBURY, as President of WATERBURY FARMS, INC.
GENERAL NOTARY - State of Nebraska EMILY M. HARRIFELD My Comm. Exp. September 27, 2020  Notary Public  Notary Public
STATE OF NEBRASKA )  COUNTY OF WILDS ()  SS.
. 1
The foregoing instrument was acknowledged before me on this 4 day of 2017  Notary Public
STATE OF NEBRASKA )
COUNTY OF NEBRASRA )SS.  GENERAL NOTARY - State of Nebraska CINDY J. TIMM My Comm. Exp. March 27, 2017
The foregoing instrument was acknowledged before me on this day of 2017, 2017, by DIANE R. KARR.
GENERAL NOTARY - Staff Challeng Public CINDY J. TIMMM OF THE PROPERTY OF THE P

BOOK & PAGE	2017-	<u>459</u>	_ #PAGES	s1	_ GF	ANTEE MASTER NAME #	10248	3
PARCEL#/ FILING NUMBER		2300/5	31290		,	-		
DOC STAMPS	= 0 Exc	mpt 12	- ! -			-		1. A 11.
SALES FILE #	5	<u>o'                                    </u>	# PAGES		•			
NEIGHBORHOOD#	i							
	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDE
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
:	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	, <u></u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		ROMERESIDENTIAL	
TAX DISTRICT		/						
21 ADJUSTMENTS	s Æ	<del>-</del>						
OR ADJUSTMENTS	s	7						
REVIEW CODE	NO							
SALES DATE_	12-	1916 CD						
DEED TYPE	Q	<u>D</u>	·····					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L		<i>COP</i> \$						
COMMENTS_	LIVO			<u></u>				



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

50

FORM **521** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number County Name 12 19 Mo. 12 Day 19 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer Kathryn E. Lockhart Craig C. Lockhart Street or Other Mailing Address 342 W. 3rd Ave. Street or Other Mailing Address 841 N. Cherry St. State NE Zip Code 68970 Zip Code Red Cloud NE 68970 Red Cloud Is the grantee a 501(c)(3) organization? ✓ No ✓ No Yes Phone Number Phone Number (402) 746-2929 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Mobile Home ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed [mproved Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Recreational Commercial Sheriff 8 Type of Deed Conservator Distribution Land Contract/Memo Other Bill of Sale Easement Lease Personal Rep. Trust/Trustee Corrective Death Certificate - Transfer on Death Mineral ✓ Quit Claim Warranty ☐ Cemeterv Executor 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Life Estate Auction Fasement Gift Sale Trustee to Beneficiary Satisfaction of Contract Other (Explain) ☐ Yes √ Court Decree Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ☐ No √ Yes □ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Spouse Brothers and Sisters Grandparents and Grandchild **▼** Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$120,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 342 W. 3rd Ave. Kathryn E. Lockhart Red Cloud, NE 68970 342 W. 3rd Ave. 18a No address assigned Red Cloud, NE 68970 18b Vacant land 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 1:00 22 22 Total purchase price, including any liabilities assumed . . . . . . . 23 Was non-real property included in the purchase? Wes No (If Yes, enter dollar amount and attach itemized list.) 23 1100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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. (402) 462-5187 Joshua A. Johnson Phone Number sign Attorney at Law Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

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 /5 day of March A.D., 20.17, at /0:30 o'clock A. M. Recorded in Book 20/1 on Page 759

Deb Klingenberger County Clerk 10.00 B.B. Deputy Ind \_\_Comp \_\_Assessor \_\_Carded \_\_\_\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-/5-/7
SExecut 19/2 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

STATE OF NEBRASKA )

COUNTY OF Wibsky Ss.

The foregoing instrument was acknowledged before me on spouse of Grantee 1 The foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me on the foregoing instrument was acknowledged before me of the foregoing in the

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

Thry Public

PARCEL#/		010/0/	4000		-	ANTEE MASTER NAME #		
FILING NUMBER	<u> </u>	/ <u> </u>	16100			_		
DOG 0744400			-			_		
DOC STAMPS  SALES FILE #	5/		- # PAGES					
NEIGHBORHOOD #			-		•			- ····-
	1	(100)	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMON COMMERCIAL V
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	(1000)	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
ı	ac -					l	SUBURBAN	
TAX DISTRICT	00							
TOTAL SALE PRICE	<u> 3500</u>	<u> </u>						
521 ADJUSTMENTS	\$ <del>0</del>	•						
OR ADJUSTMENTS		•						
REVIEW CODE	NO							
SALES DATE_	12-5-	2016						
DEED TYPE_	QCI	>						
SALE QUAL	YES	A ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS								

# Nebraska Department of REVENUE

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

FORM 521

The deed will not be recorded unless this statemen	f is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Select County & County Number	Mo. 12 Day 5 Yr. 2016 Mo. 12 Day 5 Yr. 2016
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)  10 40 195 P15 12 C S	Grantee's Name (Buyer)  Zennifer (. Quirin)
Street or Other Mailing Address	Street or Other Mailing Address / 2/1 RAV /3
447 67 H HOZ	City State La La Zip Code
City Red Cloud NE 18970	Guide Rock Nobraska 68942
Phone Number 201-5-600	Phone Number Is the grantee a 501(c)(3) organization? Yes No No If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C it	
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt
Unimproved Multi-Family Agricultural L	I while fall title leads - storator in a second in the sec
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate - Transfer on Death Executor Min	neral Quit Claim Warranty
9 Was the property purchased as 10 Type of Transfer Distribution Forecle	osure Inrevocable Trust Revocable Trust Transfer on Death
part of an IRS fike-kind exchange? Auction Easement Glitt	Life Estate Sale Trustee to Beneficiary
	or 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.	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	
Brothers and Sisters Grandparents a	Party Party
Exespouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
4.695,00	☐Yes ☐ No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
YesNo	100
18 Address of Property JOHN 57	19. Name and Address of Person to Whom the Tax Statement Should be Sent
500 00774 0	330 JOHN ST OUI 4e ROCK
18a No address assigned 18b Vacant land	
20 Legal Description	
LOTS 9410 BIKG GUIDE ROCK	CANCES MADITION
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	22 3 5 0 0 C
23 Was non-real property included in the purchase? Yes No (if Yes, er	nter dollar amount and attach itemized list.) 23
	\$ ninn
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and betief, true, complete, and
Jennifer C. Quirino	<u> </u>
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Jenniter C. Duirino	Owner 12-5-2016
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	ly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 3 Day 15 yr. 17 \$ 9.00	BK2017, Po461
Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska 1 .	e
State of Nebraska ) s	reger F <sup>are</sup>  b.a.a.£la.a
	Entered on the
numerical index and fi	led for record in the
Clerk's office of said c	ounty this Liboay
of March AD.	20 LL at 11.55
o'clock_A_M. Rec	orded in Book ADL
on Page 461-46 Debraklinger	2
DehraKlinger	Dorox County Clerk
क्रीफ-६०	Deputy
IndCompAsse	ssorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3/15/17
\$ 9.00 By O(L)

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

### **OUIT CLAIM DEED**

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 whitten.

Doug Pierce

BK2017, Pg 462

STATE OF NEBRASKA	)
4.1.1.1	) ss
COUNTY OF Webster	)
On the 3rd day of Apr	, 2017, before me, a Notary
Public, appeared Doug Pierce per	sonally known to me to be the person whose
name is subscribed to the within it	instrument and acknowledged to me that he
executed the came in his authorize	ed canacity and that such was his free and

WITNESS my hand and official seal.

GENERAL NOTARY - State of Nebraska
ARLENE M. DELKA
My Comm. Exp. May 20, 2018

voluntary act.

arlex m July

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

Record : 1 of:

\$7,295

1

Date of Print: 04/27/2017

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
Legal :LOT 9 & 10 BLK 6 GUIDE ROCK VANCES

PO BOX 13 ADDITION

GUIDE ROCK NE 68942-

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 : 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)

Current Total Assessed Value for Parcel # 000609100 .....

Estimate of Value (Using Model) .....

Model # and Description

Calculations 0  $\times$  0

FINAL ESTIMATE

Improvement Value \$7,145

Land Value \$150

FINAL ESTIMATE OF VALUE \$7,295

Value per Square Foot 9

varae per bytare 1000 ......

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

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

Situs :330 JOHN ST Legal :LOT 9 & 10 BLK 6 GUIDE ROCK VANCES QUIRINO, JENNIFER C

ADDITION

PO BOX 13

GUIDE ROCK NE 68942-

COST APPROACH - Values By Marshall & Swift

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

	DESCE	RIPTION			
		Square fee	et Bas	se SF Cost	Total Cost
BASIC STRUCTURE COST		768	x	75.64 =	58,092
ADJUSTMENTS		<u>Units</u>	Unit Cost	Area Adj	Total Cost
ROOFING		768	1.15	1.15	883
SUBFLOOR					
HEATING & COOLING		768	(0.34)	(0.34)	(261)
PLUMBING Base is: 7	(under base)	2	922.14	(2.28)	(1,751)
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH				0.00	
ADJUSTED STRUCTURE COST		768	x	74.17 =	56,963
IMPROVEMENTS NO GARAGE		Units	<u>Unit Cost</u>	Depr	<u>Total Cost</u>
DET GAR LOW CONC		528	8.63	82%	820 *
CARPORT/FLAT/AVER		360	1.95	32%	475 *
SOLID WALL PORCH		192	41.77		8,020

						 <del></del>	<del></del>	
Depreciation	:	91%	Total	91%	Physical Less Depre	tional lus Appre		(59,135)
Improvement Val								\$5,850 \$150
Lump Sums								1,295

DOK-PAGE 201	7-461	DATE OF SALE 12-5-2016	SALE PRICE 3500
РИТ			
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	160	4220	4370
2016	150	4545	4695
2017	150	7145	7295

BOOK & PAGE	2017-	463_	# PAGES	<u>a</u>	. GR.	ANTEE MASTER NAMÉ #	12049	<u> </u>
PARCEL#/ FILING NUMBER	000609	100/16	990			-		
DOC STAMPS	s 675					-		• • •
SALES FILE#	<u>52</u>	<del></del>	# PAGES	(				
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDER
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	<del></del>
TAX DISTRICT	65					1	0000,13,00	
TOTAL SALE PRICE	. 30C	00						
•	<u> </u>			•				
21 ADJUSTMENTS		<u></u>						
OR ADJUSTMENTS S	NO NO	<u></u>						
SALES DATE	11-25	5-2016	,					
DEED TYPE	OCD	)						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS		1						•
CONTRACTOR IS						******		

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 identity the item.

FORM 521

	The deed will not be recorded	i unless this statemen	t is signed and items 1-25 are ac	curately completed.
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed
	Select County & County N	lumber	Mo. 11 Day 25 YF 201	
<u> </u>	iress, and Telephone (Please Print)	<u></u>	6 Grantee's Name, Address, and Tel	
Grantor's Name (Selfer	V James			ENCE
Street or Other Mailing	Address, C	Q	Street or Other Mailing Address	0.2
City /	0/+9 x HD-	1. 25 03 4	(I) / /- (1)	State Zin Gode ( )
JAHCO Obers Number	/N NE	<u> </u>	Phone Number Listhe or	antse a 501(c)(3) organization? Yes No
Phone Number			9/6/201-5604fYes, is	the grantee a 509(a) foundation? Yes No
Email Address		·	Email Address	
7 Property Classifica	tion Number. Check one box in categ	ories A and B. Check C it	property is also a mobile home.	
(A) Status		(B)	Property Type	(C)
[mproved]		fustrial	Mineral Interests-Nonproducing	State Assessed Mobile Home
Unimproved		ricultural creational	Mineral Interests-Producing	Sempt
			nd Contract/Memo Partition	Sheriff Other
8 Type of Deed	Conservator Corrective	Essement Les	·····	Trust/Trustee
Cemetery	Death Certificate - Transfer on Death	Executor Mir	neral . Quit Claim	Warranty
9 Was the property pu	rchased as 10 Type of Transfer	Distribution Forecl	osure Innevocable Trust Bevoc	<b>=</b>
part of an IRS like-k (I.R.C.§ 1031 Excha		Easement Gift	Life Estate Sale	Trustee to Beneficiary
Yes /	1 <del></del>			hased for same use? (If No, state the intended use.)
11 Was ownership trans	ferred in full? (If No, explain the division to	L)	Yes No	
13 Was the transfer bet	ween relatives, or if to a trustee, are the	trustor and beneficiary rela	tives? (If Yes, check the appropriate bo	x.)
∐ Yes ☑N		_	Partnership, or LLC Self	Other
	Brothers and Sisters	Grandparents	· 🚍	
	Ex-spouse	Parents and Ci		and Step-child
	narket value of the real property?		15 Was the mortgage assumed? (if y	s, state the amount and interest rate.) %
46951	e divide a current percel of land?			agent or a title company? (If Yes, include the name
Yes			of the agent or title company conta	
18 Address of Property	330 JOHN 5	+	19 Name and Address of Personno W	hom the Tax Statement Should be Sent
	550 00000		330 JOHNS	7, P.D. Box 13
18a No address ass	signed 18b Vacant land		Guide Rock	-NE
10+97	110 PLK 6 AVICE	Le ROCK	vances Addition	
20.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
			•	
21 If agricultural, list tota	I number of acres	<b></b> ·		
	<u> </u>			\$ 3000
	ice, including any liabilities assume			2 3000 00
23 Was non-real pro	perty included in the purchase?	Yes No (If Yes, er	nter dollar amount and attach itemiz	
24 Adjusted purchas	e price paid for real estate (line 22	minus line 23)		24 J 00 0100
25 If this transfer is e	xempt from the documentary stam	p tax, list the exemption	number	
Un	er penalties of law, I declare that I h	ave examined this stateme	nt and that it is, to the best of my know	riedge and belief, true, complete, and
correct, a	nd that I am duly authorized to sign this	C S		(916)201-560
Print or	Mpe Name of Grantee of Authorized Re	presentative		Phone Number
sign LA	enters tress	<u></u>	OILMER.	12-03-2016
here Signatur	e of Glantee or Authorized Representat		Title	Date
1	Red	ister of Deed's Use Or	nly	For Dept. Use Only
26 Date Deed Recorded			28 Recording Data	
Mo. 3 Day 1	5 yr. 17 \$ 6774	5	16K2017. Pa41	e5 <u> </u>
Nebraska Department of Rev	enue		, 2	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1827(2)

State of Nebraska Scurpty of Webster Scurpty of Webster Scurpty of March AD, 20 at 11:39 o'clock A M. Recorded in Book 2017 on Page 41.3-40.4

Assessor \_\_ Carded.

NEBRASKA DOCUMENTARY
Date 3 15 17
\$ 10.75 By Cuth

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 Dorothi 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.

IN WITNESS WHEREOF, the day and year first above written	e said Parties have executed these presents the
Sames Henry	Dorothi Henry
Public, appeared James Henry a known to me to be the persons instrument and acknowledged to	) ) ss ) enclose, 2016, before me, a Notary and Dorothi Henry, husband and wife, personally whose names are subscribed to the within o me that they executed the same in their ch was their free and voluntary act.
WITNESS my hand and offici	al seal.
GENERAL NOTARY-State of Nebraska TRAVIS STOECKER My Comm. Exp. Oct. 18, 2019	Notary Public

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

Record: 1 of:

1

Date of Print: 04/27/2017

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

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

Parcel 1D #: 000609100

QUIRINO, JENNIFER C Situs :330 JOHN ST

Legal :LOT 9 & 10 BLK 6 GUIDE ROCK VANCES

PO BOX 13 ADDITION

GUIDE ROCK NE 68942-

I OF TATEODMARTO

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 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

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

QUIRINO, JENNIFER C Situs :330 JOHN ST Legal :LOT 9 & 10 B

Legal :LOT 9 & 10 BLK 6 GUIDE ROCK VANCES
PO BOX 13 ADDITION

GUIDE ROCK NE 68942-

COST APPROACH - Values By Marshall & Swift

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

L L						
	DESC	RIPTION				
		Square fee	t Ba	se SF Cost	Total Cost	
BASIC STRUCTURE COST		768	x	75.64	= 58,092	
ADJUSTMENTS		Units	<u> Unit Cost</u>	Area Adj	Total Cost	
ROOFING		768	1.15	1.15	883	
SUBFLOOR						
HEATING & COOLING		768	(0.34)	(0.34)	(261)	
PLUMBING Base is: 7	(under base)	2	922.14	(2.28)	(1,751)	
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH				0.00		
ADJUSTED STRUCTURE COST		768	x	74.17	= 56,963	
IMPROVEMENTS NO GARAGE		Units	<u>Unit Cost</u>	Depr	Total Cost	
DET GAR LOW CONC		528	8.63	82%	820 *	
CARPORT/FLAT/AVER		360		32%	475 *	
SOLID WALL PORCH		192			8,020	

			010 51 1 1		4-3	77	4 _
Depreciation	:	91% Total	91% Physical		tional		
			Less Depr	eciation/P	lus Appre	ciation :	(59,135)
Improvement Va	alue						\$5,850
							\$5,850 \$150
Land Value							• • •
Land Value Lump Sums		• • • • • • • • • • • • • • • • • • • •			• • • • • • • •		\$150

### RESIDENTIAL SALES FILE

OK-PAGE		DATE OF SALE	SALE PRICE	
ıτ				
YEAR	LAND	IMPROVEMENTS	TOTAL	
2015	150	4220	4370	
<b>a</b> .	150	4545	4695	
•	50	7145	7295	
				<del></del>
				<del></del>
				<del></del>
COMMENTS				· · · · · · · · · · · · · · · · · · ·

BOOK & PAGE	2017	499	# PAGES	. 4	_ GR	ANTEE MASTER NAME #	10288	·
PARCEL#/ FILING NUMBER	<u>000310</u>	400/ <i>6</i>	970			_		
DOC STAMPS	s Q Exe	upt So	-			-		
SALES FILE#	53		# PAGES	·				
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
:	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
L							SUBURBAN	_
TAX DISTRICT_	185							
TOTAL SALE PRICE	s /							
521 ADJUSTMENTS <u>S</u>								
OR ADJUSTMENTS S	<b>D</b>							
REVIEW CODE	NO							
SALES DATE_	11-18	-2015						
DEED TYPE	Afrac	wit fo	FSuc	resz), OV	40 F	?⊋		
SALE QUAL	YES	ADJUSTED	SUBCHNGD	0	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	ВН	- BLA	cow	GR	MEASUREMENT INA	RC RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Distr	ibutio	n of	Este	te			

## Nebraska Department of PEVENUE

# 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.

53

FORM **521** 

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number 2	3 Date of Sale/Transfer 4 Date of Deed
Webster   Select County & County Number   )	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)
Grantor's Name (Seller) Lois Mohlman-Sandra Aklin PR	Frederick Jav 1 10nman
Street or Other Mailing Address	Street or Other Mailing Address PO BOK 7.3
City Blue Hill N/S 6830	City Blue Hill State (270 Code (2843))
	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   No
Phone Number	4027463988 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.
(A) Status (B)	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural Commercial Recreational	Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
8 Type of Deed Conservator Distribution Lar	
Cemetery Death Certificate - Transfer on Death Executor Min	
9 Was the property purchased as part of an IRS like-kind exchange?	
(I.R.C.§ 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
Yes No Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	pr Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)
Yes No No	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other Other
<u></u>	and Grandchild Spouse
☐ Ex-spouse ☐ Parents and Ci	<del></del>
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?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) YesNo
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
405 S Sycamore Street	Fredrick Mohlman
18a No address assigned 18b Vacant land	
Sla Lot ( & 2 & South 5	o' Cot 3, 5 +5 all in
Block 23 Original Town 7	Blue Hill
21 If agricultural, list total number of acres	
	h+C 2 1 00
22 Total purchase price, including any liabilities assumed	[22]
	\$
23 Was non-real property included in the purchase? Yes No (if Yes, e	nter dollar amount and attach itemized list.) 23
	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	nter dollar amount and attach itemized list.) 23 \$ 0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	nter dollar amount and attach itemized list.) 23 \$ 0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	nter dollar amount and attach itemized list.)  23  0 00  number 5  nt and that it is, to the best of my knowledge and belief, true, complete, and
24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Fredrick T moh man	nter dollar amount and attach itemized list.)  23  5  0   00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	nter dollar amount and attach itemized list.)  23  0 00  number 5  nt and that it is, to the best of my knowledge and belief, true, complete, and
24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this statement or exemption that I am duly authorized to sign this statement.  Fire or CX T Moh Moh Print or Type Name of Grantee or Adhorized Representative	nter dollar amount and attach itemized list.)  23  0 00  number 5  nt and that it is, to the best of my knowledge and belief, true, complete, and
24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Fire or live I moh men  Print or Type Name of Grantee or Advarized Representative  Signature of Grantee of Adultorized Representative	nter dollar amount and attach itemized list.)  23  24  0 00  number 50  nt and that it is, to the best of my knowledge and belief, true, complete, and  40274L3988  Phone Number  3-16-26L
24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement of the statement of the statement.  Fire or Ly T Moh Moh Print or Type Name of Grantee or Adhorized Representative  Signature of Grantee of Adultorized Representative  Register of Deed's Use Or 26 Date Deed Recorded  [27 Value of Stamp or Exempt Number]	nter dollar amount and attach itemized list.)  23  24  0 00  number 50  nt and that it is, to the best of my knowledge and belief, true, complete, and  40274L3988  Phone Number  3-16-26L
24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Print or Type Name of Grantee or Admorized Representative  Signature of Grantee of Aprilonized Representative  Register of Deed's Use On	nter dollar amount and attach itemized list.)  23  30  100  100  100  100  100  100

BK2017, Pg 499

## 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

BK2017, Pg 500

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 decendent 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 Frederick Jay Mohlman

STATE OF TEXAS

On this day of \_\_\_\_\_\_\_\_\_, 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.

COUNTY OF Collin

Witness my seal and hand the date last written above.

MELISSA MARR
Notary Public, State of Texas

Comm. Expires 07-16-2019 Notary ID 130299041 Notary Public

NEBRASKA DOCUMENTARY
STAMP TAX
ate\_3-17-2017
Exempt #5\_By\_BB

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
GENERAL NOTARY - State of Nebraska CHRISTINE L. HOFFMEYER My Comm. Exp. Apr. 19, 2018

State of Nebraska ) ss. County of Webster )

numerical index and filed for record in the Clerk's office of said county this 16 day of March A.D., 20.17, at 3:10 o'clock P. M. Recorded in Book 2017 on Page 499 - 502

Deb Klingenbergen County Clerk 28.00 Accessor Carded

Ind \_\_Comp \_\_Assessor \_\_Carded \_\_

Entered on the

#### STATE OF NEBRASKA

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

		CE	RTIFICATE (	OF DEA	TH			15	> 28435	)
	1. DECEDENT'S-NAME (First, Mid	kdie, .	Lest,		Suffix)	2. SEX			ATH (Mo., Day, Yr.)	7
	LoisFa	ye	Mohlman			Fema			er 18, 2015	
	4. CITY AND STATE OR TERRITORY, OR FOREIGN CO	DUNTRY OF BIRTH	6a. AGE-Last Birthda	y 55, UNDE		Sc. UNDER 1	DAY 6	. DATE OF BIR	TH (Mo., Day, Yr.)	
		• ,	(λιθ')	MUS.	DAYS	HOURS		March	26, 1924	
	Riverton, Nebraska		91	NZ PEATW	1			Haren	20, 172,	$\dashv$
	7. SOCIAL SECURITY NUMBER		HOSPITA		Éginpatient	OTHE	B: O No	rsing Home/LT(	C Hospice Facility	
	סט. ראטונעז Y-NAME (if not institution, give street and	number)					_ 	edent's Home	-	
	OW (NOTE ( ) MAINE IN NOT INDIVIDUO II BAS BAS A	,			1 ER/Outpatie	eni	- D	Sedeni s Holde		
	Mary Lanning Healthcar	re			AOG [			ner (Specify)		4
	80. CITY OR TOWN OF DEATH (include Zip Code)				8d. 0	COUNTY OF I	DEATH			
	Hastings, 68901			c, CITY OR TO	Marki	Adams			·	$\dashv$
	State of the state	9b. COUNTY				7				
	Nebraska 9d. Street and Number	Webster		BLU	9e. APT. NO		P CODE		9g. INSIDE CITY LIMITS	$\neg$
1.	414 N. Willson Street						6893	<u> </u>	□XYES □ NO	4
	10s. MARITAL STATUS AT TIME OF DEATH  Maint	ed Never Married 1	Ob, NAME OF SPOUSE	(First, Middle	, Last, Suffix)	If wife, give m	alden name.			-
	☐ Married, but separated Wildowed ☐ Divorced	☐ Unknown	Albar	+ 2000	ell Mo	oh l man	ı.			-
	11. FATHER'S-NAME (First. Middle.	Last,			NAME (Fire		Midd	lo.	Maiden Sumame)	$\dashv$
	11. FATHER'S-NAME (First, Middle, Jay Benjar		iglas			va	Viol		Barton	
	13. EVER IN U.S. ARMED FORCES? Give dates of se		MANT-NAME						NSHIP TO DECEDENT	
	(Yes, no, or unk.) NO	Sai	ndra Ahlin					Daugh		_
	15. METHOD OF DISPOSITION 168. EMPALI	MER SIGNATURE	1 · [[[]]	7	16b. LICENSE			16c DATE (M	o.Day.Yr.) ber 21, 201.	5
	X Burial Donation	J. J. J. J. Sell	ry Oll		10.	Y/TOWN		MOASH	STATE	-
	2 Cremation C Entomolities	TERY, CREMATORY OR OT	PAROCATION		Uri	11101111				
	☐ Removal ☐ Other (Specify)   Blu	e Hill Ceme	tery		•	Blue F	Iill		Nebraska	
	178, FUNERAL HOME NAME AND MAILING ADDRES	S (Street, City or Town, St	ate)						17b. Zip Code	
	Merten-Butler Mortuary	, P.O. Box	185, Blue	H111,	Nebra	ska	eres e lectro	Security of Constitution	68930	
	18. PART I. Enter the chain of events—diseases, injurie			DO NOT only	torninal mar	nte euch as ce	vrijan arrest	API	PROXIMATE INTERVAL	
	<ol> <li>PART I. Enter the <u>chain of events</u>—diseases, injune respiratory arrest, or ventricular florillation without</li> </ol>	showing the etlology. DO N	OT ABBREVIATE. Enter	ronty one cau	se on a line. A	dd additional I	ines if necess	ary.		
								ORSE	t to death	
	m Acute	hupsyic rel	ifiretory t	iclus	Q.			1		
	IMMEDIATE CAUSE (Final DUE TO, OR AS A (	CONSEQUENCE OF:				<del></del>		onse	ti to death	1
	in death)	nanith he	a union	mesur	wine			1		
	Sequentially list conditions, OUE TO, OR AS A	CONSEQUENCE OF:	1		<u> </u>			onse	t to death	_
	listed on line a.	action .							-	
		CONSEQUENCE OF:		***-				gnse	et to death	
	Initiated the events resulting In death) LAST							i		
	(d)							I L		
	18. PART II. OTHER SIGNIFICANT CONDITIONS-CO	nditions contributing to the	death but not resulting i	n the underlyl	ng czuse given	in PART I.			MEDICAL EXAMINER	
	CHE Shares A san	nic Kidney di	t Bárző .					OR CO	RONER CONTACTED?	
	OHI, STATE TV CAME	re clayer at	OE DEATH	21	LIF TRANSPO	ORTATION IN.	JURY 21c. W		SY PERFORMED?	
	20. IF FEMALE;  Not pregnant within past year	Watura	al 🔲 Homicide		☐ Driver/Op		ı	) YES 1	246	
	Pregnant at time of death	☐ Accide	ent 🗆 Panding Investiga	ition	Passenge		ļ			
	Not pregnant, but pregnant within 42 days of deat	h 🔲 Şulcid	ie 🚨 Could not be dele	erminad	Other (S)				Y FINDINGS AVAILABLE Τ	D
	☐ Not pregnant, but pregnant 43 days to 1 year before	e death		1	- Other (S)	poury!			USE OF DEATH?	
	☐ Unknown if pregnant within the past year		PLACE OF INJURY-AL	home form of	met (arton:	office building				
	22a. DATE OF INJURY (Mo., Day, Yr.) 22b.	TIME OF INJURY 226. m	FLAGE OF INJUNTACE	nutra, istiffi, Si	roet, lactury, 0	· ***** naurusā*	, worden de de la constant de la con	cost (oppo		
	22d, INJURY AT WORK? 22a, DESCRIBE HO	W INJURY OCCURRED								_
	TYES INO									
		APT NO.	TY/TOWN				STATE		ZIP CODE	
	22f, LOCATION OF INJURY - STREET & NUMBER, A									<u>-</u>
				240_0	ATE CICNED	(May Dav Vr	1 12	46 TIME OF D	EATH	

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

BOOK & PAGE	2017-	<u>-503                                    </u>	# PAGES		- GR	ANTEE MASTER NAME #	113	91
PARCEL#/ FILING NUMBER	000178	2200/0	42610			_		
			-			_		
DOC STAMPS	s & Exer	upt 20	-					
SALES FILE #	54	1	# PAGES					
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDER
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	65					•	3000,024	
TOTAL SALE PRICE								
•	<u></u>							
521 ADJUSTMENTS :	<u>~~</u>							
OR ADJUSTMENTS :								
REVIEW CODE	NO							
SALES DATE_	<u> 3-16</u>	-2017	<u> </u>					
DEED TYPE_	77	WD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3		5			
;	USABILITY	AS ADJUSTED	Subchanged	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	(RC)	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	_		7:550	ve _	710	<u>.                                    </u>		
COMMENTS	_	C		<u> </u>	1145	<u>f</u>		

#### Real Estate Transfer Statement

**FORM** 

•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 Date of Sale/Transfer Ma. \_\_03 2017 Day 16 Yr. 16 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Raymond J. & Dorothy L. Wescoat Grantor's Name (Selle) Raymond J. & Dorothy L. Wescoat, Trustees Street or Other Mailing Address 940 N Franklin St Street or Other Mailing Address 940 N Franklin St State NE Zip Code 68970 City Red Cloud Red Cloud 68970 Is the grantee a 501(c)(3) organization? hone Number (402) 746-2689 Phone Number (402) 746-2689 Yes V No No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family √ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Mineral Interests-Producing Multi-Family Agricultural ☐ Exempt IOLL. Recreational 8 Type of Deed Distribution Land Centract/Memo Partition Sheriff Other Bill of Sale Easement Lease Personal Rep Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim **Warranty** Was the property purchased as part of an IRS like-kind exchange ✓ Distribution Irrevocable Trust Revocable Trust 10 Type of Transfer Ecreciosure Transfer on Death Auction TT Fasement ☐ Life Estate Trustee to Beneficiary (I.R.C. § 1031 Exchange) Yes **V** No Satisfaction of Contract Other (Explain) Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use,) | Yes Yes Yes No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other. Yes Aunt or Uncle to Niece or Nephew √ Self  $\overline{\mathbf{A}}$ Brothers and Sisters Grandparents and Grandchild Parents and Child Ex-spouse Step-parent and Step-child Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) No No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 940 N Franklin St same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 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 0,00 00,00 23 Was non-real property included in the purchase? Tyes VNo (If Yes, enter dollar amount and attach itemized list.) 0010 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. (402) 746-3613 David B) Garwood Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only

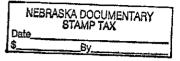
28 Recording Data

Value of Stamp or Exempt Number

BK2017, Pg 503

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 1.7 day A.D., 2017, at 10: M. Recorded in Book a DE

Assessor



#### 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 /6, 2017.

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

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

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

BOOK & PAGE PARCEL#,	<del></del>	504	_ # PAGE:	s_3	- GF	RANTEE MASTER NAME #	t	
FILING NUMBER	* <u>0021088</u>	<u>00/702K</u>	5 6	20210900	D/7022	5	003106	100/7003
Ć	<i>2020122</i>	169720	- $a$	0200770	O/6932	<u> </u>	20211050	00/703
DOC STAMPS	SE EVE	npt 20	-				10211050	1
SALES FILE #	<u> 55                                   </u>		# PAGES	. 4	_	0	0211050	5/7037
NEIGHBORHOOD #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS.	1000	2000	4000	9000	9500		PURAL DECIDENCIAL	<u></u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			<del></del>
i	105					J	SUBURBAN	
TAX DISTRICT								
•								
521 ADJUSTMENTS		- 11						
SSOR ADJUSTMENTS	\$ <del>0</del>							
REVIEW CODE	NO							
SALES DATE_	2-1-	<i>2017</i>						
DEED TYPE_	TI	>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	вн	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Trans	for 40	she	benefic	ciarie	5 of 9	fle dri	45E.
_			,					



### **Real Estate Transfer Statement**

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

FORM **521** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name 2017 Mo. \_\_02 \_\_ Day \_ Mo. 02 Day \_ 01 WEBSTER - 91 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, Trustee and Sharon G. Berns, Trustee Grantee's Name (Buyer David K. Berns and Sharon G. Berns Street or Other Mailing Address 912 Road X Street or Other Mailing Address 912 Road X city Bladen city Bla<u>den</u> Zip Code 68928 Zip Code 68928 Yes ✓ No Is the grantee a 501(c)(3) organization? Phone Number (402) 705-9174 Phone Number (402) 705-9174 If Yes, is the grantee a 509(a) foundation? Email Address 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. (B) Property Type (C) (A) Status Mobile Home Improved Mineral Interests-Nonproducing State Assessed Single Family ☐ Industrial ✓ Agricultural Mineral Interests-Producing Exempt ✓ Unimproved Multi-Family Recreational Commercia Other Distribution Land Contract/Memo Partition Sheriff 8 Type of Deed Conservator ✓ Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep. Warrantv Quit Claim Executor Mineral Cemetery Death Certificate - Transfer on Death Transfer on Death Irrevocable Trust Revocable Trust Distribution 9 Was the property purchased as 10 Type of Transfer Foreclosure part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Sale ▼ Trustee to Beneficiary Gift Life Estate Auction Satisfaction of Contract Other (Explain) Grantor Trust Partition Court Decree Exchange Yes **√** No 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other √ Self Aunt or Uncle to Niece or Nephew √ Spouse Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child Ex-socuse Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **V** No \$3,773,985 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes No No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 912 Road X & 1560 Hwy 281 David K. and Sharon G. Berns 912 Road X Bladen, NE Bladen, NE 68928 18a 🗸 No address assigned 18b 🗸 Vacant land 20 Legal Description (Please see attached legal description) 934.15± 21 If agricultural, list total number of acres 22 23 0100 24 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. (308) 237-2114 Damon T. Bahensky Phone Number Print of Type Name of Grantee or Authorized Representative 02/ [ 6/2017 sign Attorney Date Title Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day 17 Yr. 2017 BK2017, Pg 304-506 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nehraska Department of Revenue

#### 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 (SE½) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska, Except that which is railroad right-of-way;

The Northeast Quarter (NE½) of Section Six (6), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The Southwest Quarter (SW1/4) 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 (SW1/4) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW1/4) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Ouarter (SW1/4) 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 (SW1/4), 225.00 feet; thence S 90°00'00"W parallel with the south line of said SW1/4, 385.72 feet; thence S 00°00'00"W perpendicular with the south line of said SW1/4, 225.00 to a point on the south line of said SW1/4; thence N 90°00'00"E on the south line of said SW1/4, 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 (SW1/4) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW1/4) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW1/4) 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 (SW1/4) 453.00 feet; thence S 90°00'00"W parallel with the south line of said SW1/4, 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 SW1/4, 225.00 feet to a point on the South line of SW1/4; thence N 90°00'00"E on the south line of said SW1/4. 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 (SW1/4) of said Section Sixteen (16), more particularly described as follows: Commencing at the South 1/4 Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW1/4 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 SW1/4, 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 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 (SW1/4) 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 (SW1/4) 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 (W½SE½) of Section Two (2), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

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

County of Webster State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of 10 days. A.D., 20 17, at 10 day of clock A.M. Recorded in Book 2017 on Page 2017 Sec. County Clerk 22.00. R.B. Deputy Ind. Comp. Assessor. Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3 - 17 - 17
SExempt DBy 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 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 (SE½) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska, Except that which is railroad right-of-way;

The Northeast Quarter (NE½) of Section Six (6), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW1/4) 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 (SW1/4) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW1/4) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW1/4) 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 (SW1/4), 225.00 feet; thence S 90°00'00"W parallel with the south line of said SW14, 385.72 feet; thence S 00°00'00"W perpendicular with the south line of said SW1/4, 225.00 to a point on the south line of said SW1/4; thence N 90°00'00"E on the south line of said SW1/4, 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 (SW1/4) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW1/4) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW1/4) 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 (SW1/4) 453.00 feet; thence S 90°00'00"W parallel with the south line of said SW1/4, 217.00 feet; thence S 00°00'00"W perpendicular with the South line of said SW<sup>1</sup>/4, 228.00 feet thence S 90°00'00"W parallel with the south line of said SW<sup>1</sup>/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 SW1/4, 225.00 feet to a point on the South line of SW1/4; thence N 90°00'00"E on the south line of said SW1/4, 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 (SW1/4) of said Section Sixteen (16), more particularly described as follows: Commencing at the South 1/4 Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW1/4 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 SW1/4, 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 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 (SW1/4) 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 (SW1/4) 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 (W½SE½) 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 6<sup>th</sup> P.M., Webster County, Nebraska;

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

GRANTORS covenant with GRANTEES that GRANTORS:

- are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- 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 \_\_\_\_\_\_\_, 2017.

id K. Berns, Trustee

Sharon G. Berns, Trustee

## BK2017, Pg 506

STATE OF NEBRASKA	) ) ss:
COUNTY OF BUFFALO	) 33.

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

Dann T. Balanda Notary Public

PARCEL#/ FILING NUMBER		300/708	<u>2</u> 10 (	090180C	00/708	225	002106	100/100
	<u> </u>	200/697	<u>20</u> 0	<u>020077</u> 0	00/6932	<u>20</u> 0	2021105	00/7037
DOC STAMPS	DEE.	upt St	<u> </u>			7	0301050	14/703
SALES FILE#	56	· · · · · · · · · · · · · · · · · · ·	# PAGES	4		0	10211050	75/7037
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	1000	1005
:	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL,	EXEMPT	GAME & PARKS		NOISE RESIDENTIAL	
TAX DISTRICT_ TOTAL SALE PRICE	105 \$ E	<u> </u>						
521 ADJUSTMENTS	<u>\$</u>							
SOR ADJUSTMENTS	5 6	<u></u>						
REVIEW CODE	NO							
SALES DATE_	2-1-	-2017 D						
DEED TYPE_	لان النا	<b>D</b>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	вн	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL.
L	Creat	110 (	′					



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

**FORM 521** 

The deed will not be re	corded unless this stateme	nt is signed and items 1-25 are accurately co	
1 County Name 2 County No	ımber		e of Deed 02 01 2017
WEBSTER - 91	BLANCES CONTROL OF THE STATE OF		02 Day 01 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please	Print)	6 Grantee's Name, Address, and Telephone (Ple	ase 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 State Bladen NE	Zip Code 68928	1.00	ate Zip Code E 68928
Phone Number (402) 705-9174		Phone Number (402) 705-9174 Is the grantee a 501(c) If Yes, is the grantee	
Email Address n/a		Email Address n/a	
7 Property Classification Number. Check one box i	n categories A and B. Check C	if property is also a mobile home.	
(A) Status	(E	) Property Type	(C)
✓ Improved Single Family ✓ Unimproved Multi-Family  IOLL Commercial	☐ Industrial  ☑ Agricultural ☐ Recreational		te Assessed Mobile Home
		and Contract/Memo Partition Sheriff	Other
8 Type of Deed Conservator  Bill of Sale Corrective  Cemetery Death Certificate – Transfer or	Easement Le	Personal Rep. Trust/Tr	rustee
9 Was the property purchased as 10 Type of Tra		closure Irrevocable Trust Revocable Trust	Transfer on Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Easement Gift	Life Estate Sale	✓ Trustee to Beneficiary
Yes No Court D		tor Trust Partition Satisfaction of Cont	<u> </u>
11 Was ownership transferred in full? (If No, explain the Y Yes No	division.)	was real estate purchased for sar ✓ Yes No	me use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee,		<u> </u>	
Yes No Aunt or Uncle to Niec	=	Partnership, or LLC   Self	Other
Brothers and Sisters	= '	and Grandchild  Spouse	
Ex-spouse	Parents and C	hild Step-parent and Step-ch 15 Was the mortgage assumed? (If Yes, state the a	
14 What is the current market value of the real property \$3,773,985		Yes No \$	amount and interest rate.)
16 Does this conveyance divide a current parcel of land	,	17 Was transfer through a real estate agent or a tit	
Yes V No		of the agent or title company contact.)	<del></del>
18 Address of Property		19 Name and Address of Person to Whom the Tax	Statement Should be Sent
912 Road X & 1560 Hwy 281 Bladen, NE		Berns Family Farms, L.L.C. 912 Road X	
18a 🗸 No address assigned 18b 📝 Vacant lar	d	Bladen, NE 68928	
20 Legal Description			
(Please see attached legal desc	ription)		
	_		
21 If agricultural, list total number of acres 934.1	<u>5±</u> .		
22 Total purchase price, including any liabilities a	ssumed		
23 Was non-real property included in the purchas	se? 🗌 Yes 🕡 No (If Yes, e	nter dollar amount and attach itemized list.)	3
24 Adjusted purchase price paid for real estate (li	ne 22 minus line 23)		0,00
25 If this transfer is exempt from the documentar	y stamp tax, list the exemption	n number (5)(b)	
Under penalties of law, I declare to correct, and that I am duly authorized to s	hat I have examined this stateme	ent and that it is, to the best of my knowledge and be	elief, true, complete, and
Damon T. Bahensky	gn and determent.		(308) 237-2114
Print or Type Name of Grantee or Authori	zed Representative	•	Phone Number
sign James T. De	change	Attorney	<u>02/ (८ /2017</u>
here Signature of Grantee or Authorized Repre	<u> </u>	Title	Date
To U.S. Co.	Register of Deed's Use O		For Dept. Use Only
	amp or Exempt Number	28 Recording Data BK2017, Pa 507-509	
Mo. 3 Day 17 Yr. 2017 \$ Exe	npt #5b		ized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

#### 20. Legal Description:

Part of the Southeast Quarter (SE½) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, which lies north of the railroad;

The Southwest Quarter (SW½) of Section Nine (9), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, Except that which is railroad right-of-way:

The Northeast Quarter (NE½) of Section Six (6), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW1/4) 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 (SW1/4) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW1/4) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW1/4) 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 (SW1/4), 225.00 feet; thence S 90°00'00"W parallel with the south line of said SW1/4, 385.72 feet; thence S 00°00'00"W perpendicular with the south line of said SW1/4, 225.00 to a point on the south line of said SW1/4; thence N 90°00'00"E on the south line of said SW1/4, 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 (SW4) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW1/4) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW1/4) 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 (SW1/4) 453.00 feet; thence S 90°00'00"W parallel with the south line of said SW1/4, 217.00 feet; thence S 00°00'00"W perpendicular with the South line of said SW1/4, 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 SW1/4, 225.00 feet to a point on the South line of SW1/4; thence N 90°00'00"E on the south line of said

SW<sup>1</sup>/<sub>4</sub>, 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 (SW1/4) of said Section Sixteen (16), more particularly described as follows: Commencing at the South 1/4 Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW1/4 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 SW1/4, 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 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 (SW1/4) 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 Ouarter, 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 (SW1/4) 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 (W½SE½) of Section Two (2), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The Northwest Quarter (NW1/4) of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> 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 6<sup>th</sup> 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., 20.17 at 12.32 o'clock A. M. Recorded in Book 20.17 or Page 50.7-50.9 Oeb Klingenberge County Clerk 22.00 Assessor Carded — Deputy Ind Comp Assessor Carded —

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3 - / 7 - / 7
SExemp 1 56 By 6 B

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 (SE½) 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 (SW½) 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 (NE½) of Section Six (6), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW1/4) 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 (SW1/4) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW1/4) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW1/4) 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 (SW1/4), 225.00 feet; thence S 90°00'00"W parallel with the south line of said SW4, 385.72 feet; thence S 00°00'00"W perpendicular with the south line of said SW1/4, 225.00 to a point on the south line of said SW1/4; thence N 90°00'00"E on the south line of said SW1/4, 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 (SW1/4) of said Section Sixteen (16) described as follows: Commencing at the southeast corner of the Southwest Quarter (SW1/4) of said Section Sixteen (16), thence S 90°00'00"W on the South line of the Southwest Quarter (SW1/4) 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 (SW1/4) 453.00 feet; thence S 90°00'00"W parallel with the south line of said SW1/4, 217.00 feet; thence S 00°00'00"W perpendicular with the South line of said SW1/4, 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 SW1/4, 225.00 feet to a point on the South line of SW1/4; thence N 90°00'00"E on the south line of said SW1/4, 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 (SW1/4) of said Section Sixteen (16), more particularly described as follows: Commencing at the South 1/4 Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW1/4

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 SW1/4, 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 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 (SW1/4) 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 (SW<sup>1</sup>/<sub>4</sub>) 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 (W½SE½) of Section Two (2), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The Northwest Quarter (NW½) 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 6<sup>th</sup> P.M., Webster County, Nebraska.

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

- are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- 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 \_\_\_\_\_, 2017.

avia K. Berns

Maron L. Lerns

### BK2017, Pg 509

STATE OF NEBRASKA	}	
COUNTY OF BUFFALO	) ss: )	

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

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

Notary Public

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

BOOK & PAGE	$\frac{\partial \mathcal{O}(-5)}{\partial \mathcal{O}(-5)}$	<u> </u>	# PAGES	5l	GR	ANTEE MASTER NAME #	·	
PARCEL#, FILING NUMBER		504/70	372			_	· · · · · · · · · · · · · · · · · · ·	
		***	-			_		
DOC STAMPS	sø Exem	upt 5a	-					
SALES FILE #	57	·	# PAGES					
NEIGHBORHOOD #	1	100	105	200	205	300	<b>30</b> 5	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	!NAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
:	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	-
TAX DISTRICT	105						SUBURBAN	
TOTAL SALE PRICE	\$	9						
521 ADJUSTMENTS	s	テ	7.00					
SOR ADJUSTMENTS	, <del>(</del>	<del>?</del>						
REVIEW CODE	NO							
SALES DATE	2-1-	2017	<del>,</del>					
DEED TYPE_	7	$\mathcal{D}_{}$						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Split	acre	age o	PP				
_	- (							



#### 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. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name 2017 2017 02 Mo. 02 Day \_ WEBSTER - 91 Day \_ 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, Trustee and Sharon G. Berns, Trustee Grantee's Name (Buyer) David K. Berns and Sharon G. Berns Street or Other Mailing Address 912 Road X Street or Other Mailing Address 912 Road X City Bladen Zip Code 68928 City Bladen State NE Zip Code 68928 State 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 Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home √ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other 7 Trust/Trustee Bill of Sale Corrective Easement lLease Personal Rep. Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was the property purchased as Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate Sale Trustee to Beneficiary Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ∏ No √ Yes □ No. √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Family Corp., Partnership, or LLC √ Self Aunt or Uncle to Niece or Nephew Other Brothers and Sisters ✓ Spouse Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No. \$30,909 \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property David K. and Sharon G. Berns 912 Road X Bladen, NE 68928 18a ✓ No address assigned 18b 🗸 Vacantiand 20 Legal Description (Please see attached legal description)  $5.99 \pm$ 21 If agricultural, list total number of acres 22 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 705-9174 David K. Berns OR Sharon G. Berns Type Name of Grantee or Authorized Representative Phone Number Grantee 02/ \ /2017 of Grantee or Authorized Representative Title Date here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded

Day <u>17</u>

\_Yr. **30/7** 

\$ Exempt #

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

#### 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 County of Webster State on the numerical index and filed for record in the Clerk's office of said county this 17 day of YNanch AD, 20 17, at 11:20 o'clock A M. Recorded in Book 2017 on Page 5/0

Deb KlinachbergerCounty Clerk 10:00 Assessor Carried Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-/7-/7
\$ Exempt = 20By 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 seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against any acts of the GRANTOR.

EXECUTED: February 1, 2017.

David K. Berns, Trustee

State of Nebraska

COUNTY OF BUFFALO

Sharon G. Berns, Trustee

Sharon G. Berns, Trustee

The foregoing instrument was acknowledged before me on February \_\_\_\_\_, 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.

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

Notary Public Dalumy

#### COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	SOU (-	<u>'O ((                                   </u>	_ # PAGE	s(	. GR	ANTEE MASTER NAME #	<u></u>	<u> 15</u>
PARCEL#/ FILING NUMBER		504 7-	10372			<b>-</b>		
	-		_			_		
DOC STAMPS	sØ Eve	nest 70	3			_		_
SALES FILE#	~	3	# PAGES	, 2				
IEIGHBORHOOD#			<del>-</del>		•		<u></u>	<u>, , , , , , , , , , , , , , , , , , , </u>
	AGRICULTURAL	100	105	200	205	300	305	400
	AGRICOLTORAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI
	405	500	505	510	515	600	605	61.0
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	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 COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	<u>.</u>
TAX DISTRICT	105		· <del></del>			l	SUBURBAN	
OTAL SALE PRICE	, 0							
. ADJUSTMENTS	, 8							
ADJUSTMENTS :	, 0		"					
REVIEW CODE	NO							
SALES DATE_	2-1-0	<i>3017</i>						
DEED TYPE	· le	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR			
OCATION CODE	вн	BLA	cow	GR	MEASUREMENT INA	RC	ROS	( RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	0:0	to Ch	† / l				l	
COMMENTS	(7)	-+7) ( M	1100					



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

**FORM** 

The deed will not be recorded unless this statement	t 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 1 Yr. 2017 Mo. 02 Day	/ <u>1</u> Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller)	Grantee's Name (Buyer) Brian D. Berns and Christina L. Berns	
David K. Berns and Sharon G. Berns Street or Other Mailing Address 013 Board V.	Street or Other Mailing Address 934 Road	
912 Road X  City State Zip Code Bladen NE 68928	City State Bladen NE	Zip Code 68928
Phone Number	Bladon	ation? Yes ✓ No
(402) 705-9174 Email Address	Phone Number (402) 756-1090 Is the grantee a 501(c)(3) organized fixes, is the grantee a 509(a) four Email Address	ndation? Yes No
n/a	n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if		(0)
	Property Type	(C) Mobile Home
Improved   Single Family   Industrial	Mineral Interests-Nonproducing   State Assessed   Mineral Interests-Producing   Exempt	
✓ Unimproved     Multi-Family     ✓ Agricultural       □ IOLL     □ Commercial     □ Recreational	will be a finite leader footioning	
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff	Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cernetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	lse ☐ Personal Rep. ☐ Trust/Trustee leral ☐ Quit Claim	
		ansfer on Death
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) ☐ Auction ☐ Easement ☑ Gift	Life Estate Sale Tr	ustee to Beneficiary
		ther (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If I	No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	lives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P		er
Brothers and Sisters Grandparents a	and Grandchild Spouse	
	<del></del> -	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$30,909  16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$17 Was transfer through a real estate agent or a title company	
Yes No	of the agent or title company contact.) Yes	<b>Z</b> No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
	Brian D. Berns and Christina L. Berns	
·	934 Road X	
18a ✓ No address assigned 18b ✓ Vacant land	Bladen, NE 68928	
20 Legal Description		
(Please see attached legal description)		
21 If agricultural list total number of acres 5.99±		
21 If agricultural, list total number of acres 5.99±		<del></del>
22 Total purchase price, including any liabilities assumed	22  \$	l
	\$	
	nter dollar amount and attach itemized list.) 23 \$	0100
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	(E)(n)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this statement	namber	omolete and
under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.  Damon T. Bahensky	it and that it is, to the best of my knowledge and belief, also, o	(308) 237-2114
Print of Type Name of Grantee or Authorized Representative		Phone Number
sign Warm T. Polent	Attorney	02/ 1 < /2017 Date
nere		
Register of Deed's Use On		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number		
Mo. 3 Day 17 Yr. 2017 \$ Exempt # 50	28 Recording Data  BK 2017, Pa 511	

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 County of Webster S. Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of March AD, 2017, at 11:25 day of clock A. M. Recorded in Book 2017 on Page 5/1/100 BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 3 - 17 - 17 S Exempt #5a 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 \_\_\_\_, 2017.

David K. Berns	ns	Sharon G	(gn) L Berns	Bo	rns/	/
STATE OF NEBRASKA COUNTY OF BUFFALO	) ) ss: )					

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

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

Notary Public

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

	E 001 7	210	# PAGE	ES	_ GI	RANTEE MASTER NAME	#	
PARCEL# FILING NUMBE		1506/	7037 <b>4</b>			_		
			_					_
DOC STAMP	ss & Eve	upt 20	<b>-</b>		-	_		<u></u>
SALES FILE		9	— # PAGE	s a				
NEIGHBORHOOD #	* <u> </u>	1	<del>-</del>		<u> </u>	_	<u> </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 RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
T.	615	700	705	710	800	805	1000	1005
	RÓSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
İ	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500	, <u> </u>	. =-	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	<del></del>
1	105		<u>-</u>	-7			SUBURBAN	·,
TAX DISTRICT	<u> </u>							
TOTAL SALE PRICE	\$ <u>\( \) \</u>							
521 ADJUSTMENTS	\$ <del>0</del>							
SSOR ADJUSTMENTS	\$ 0	<del>-,</del>						
REVIEW CODE	NO							
SALES DATE	2-1-0	2017	<u> </u>					
DEED TYPE_	TI	>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(No)	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC.	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
			i					<u> </u>
COMMENTS_	Solit	Acrea	Re O	PP				



FORM 521

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.

Mo Day Yr	BK2017, Pg 512	Rev. Stat. 68 76-214, 77-1327(2)					
Mo. 3 Day 17 Yr. 2017 \$ Exempt #20							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only					
Register of Deed's Use		For Dept. Use Only					
sign David H. Berns	Grantee	02/ \ /2017					
correct, and that I am duly authorized to sign this statement.  David K. Berns OR Sharon G. Berns  Prior Type Name of Grantee or Authorized Representative		(402) 705-9174 Phone Number					
25 If this transfer is exempt from the documentary stamp tax, list the exempti Under penalties of law, I declare that I have examined this state:	ion number (ZU)	complete, and					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0100					
23 Was non-real property included in the purchase?  Yes  No (If Yes	, enter dollar amount and attach itemized list.)	·					
22 Total purchase price, including any liabilities assumed	<b>22</b>						
21 If agricultural, list total number of acres16.23±							
20 Legal Description (Please see attached legal description)							
18a ✓ No address assigned 18b ✓ Vacant land	David K. and Sharon G. Berns 912 Road X Bladen, NE 68928						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement						
\$83,750  16 Does this conveyance divide a current parcel of land?  Yes No	Yes No \$	%					
Ex-spouse Parents and 14 What is the current market value of the real property?	d Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount an	d interest rate.)					
Yes No Aunt or Uncle to Niece or Nephew Family Corp Brothers and Sisters Grandparer	o., Partnership, or ∐C	ther					
Yes No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary	relatives? (If Yes, check the appropriate box.)						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (I						
part of an IR\$ like-kind exchange? (I.R.C. § 1031 Exchange)  Yes  No  Court Decree  Exchange		Trustee to Beneficiary Other (Explain)					
9 Was the property purchased as 10 Type of Transfer Distribution Fo	Mineral	Transfer on Death					
Bill of Sale Corrective Easement	Lease Personal Rep. Trust/Trustee	<u> </u>					
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff	Other					
✓ Unimproved  Multi-Family  Agricultural	Mineral Interests-Producing Exempt						
(A) Status  Improved Single Family Industrial	(B) Property Type  Mineral Interests-Nonproducing State Assess:	(C) ed Mobile Home					
7 Property Classification Number, Check one box in categories A and B. Check		70					
Email Address n/a	Email Address n/a						
Phone Number (402) 705-9174	Phone Number (402) 705-9174 Is the grantee a 501(c)(3) organ If Yes, is the grantee a 509(a) for						
City State Zip Code Bladen NE 6892	City State NE	Zip Code 68928					
Street or Other Mailing Address 912 Road X	Street or Other Mailing Address 912 Road X						
Grantor's Name (Seller) David K. Berns, Trustee and Sharon G. Berns, Trustee	Grantee's Name (Buyer) David K. Berns and Sharon G. Berns						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print						
WEBSTER - 91	Mo. 02 Day Yr. 2017 Mo. 02 Day Yr. 2017						
The deed will not be recorded unless this stater  1 County Name 2 County Number	nent is signed and items 1-25 are accurately complete  3 Date of Sale/Transfer 4 Date of Deed	d.					

#### 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).

State of Nebraska 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 11:15 or Page 512 Och KlingenbergoCounty Clerk 10.23 Sepury Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date\_3-/フ-20/フ \$ Exemple 22 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 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):

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);

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

GRANTORS covenant 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 any acts of the GRANTORS.

EXECUTED: February 1, 2017.

David K. Berns, Trustee

Sharon G. Berns, Trustee

STATE OF NEBRASKA

COUNTY OF BUFFALO

The foregoing instrument was acknowledged before me on February \_\_\_\_\_, 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.

GENERAI, MOTARY - State of Nebruska
DAMON T. BAHENSKY
My Comm. Exp. Aug. 30, 2017

Notary Public Dalance

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

BOOK & PAG		513	# PAGE	s	. GF	RANTEE MASTER NAME #	12560		
PARCEL# FILING NUMBE		50 <b>6</b> /-	2037\$		<del></del>	_			
			<b>-</b>			_		<del></del>	
DOCSTAMP	SO EX	empt5	6						
SALES FILE	(_	0	# PAGES	. 2					
VEIGHBORHOOD #		100	105	200	205	300	305	490	
	AGRICULTURAL )	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI	
	405	500	505	510	515	600	605	610	
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI	
	615	700	705	710	800	805	1000	1005	
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA	
	1010	1015	1020						
i	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT						
OPERTY CLASS	1000	2000	4000	9008	9500		<del>,</del>		
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL		
	i 27 2 -						SUBURBAN	<del>.</del> .	
TAX DISTRICT	_105_	~							
TAL SALE PRICE	\$	<u> </u>							
ADJUSTMENTS .	s <u>e</u>	<b>ア</b>							
ADJUSTMENTS	s Æ	<del>?</del>	<u></u>						
ŘEVIEW CODE	NO								
SALES DATE	2-1-	2017							
DEED TYPE	Le	-2017 -25							
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE	1	2	3	(1)	5				
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED	VALID FOR				
CATION CODE	вн	BLA	cow	GR	MEASUREMENT !	RC	ROS	RUR	
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL	
COMPAGNITY	Paron	\$ 40	Cho.	1	<u>.</u> i_			<u></u>	
CONTINENTS_	1 WCN	<u> </u>	<u> </u>	<u>.v</u>					
_					<del></del>	**-			

### Nebraska Department of REVENUE

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

60

FORM **521** 

	The deed	will not be red	orded unle	ss this s	tatemen				25 are accurate	•				
1 County Name 2 County Number							e of Sale/Tra		1 -		f Deed 02 _	1	2017	
WEBSTER - 91						Mo. 02 Day 1 yr. 2017 Mo. 02 Day 1 yr. 2017								
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)							6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)							
David K. Berns	and Sharon	G. Berns				Providence Land, LLC								
Street or Other Mailing Address 912 Road X							Street or Other Mailing Address 932 Road X							
City Bladen		State NE		Zip C	8928								68928	
Phone Number (402) 705-9174	1			,		(402	Number 2) 756-10	)94	Is the grantee a If Yes, is the gran				Yes √ No Yes No	
Email Address n/a						Email   n/a	Address							
7 Property Classific	ation Number. C	heck one box in	categories .	A and B. C	heck C it	if property is also a mobile home.								
(A) Status	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.  (A) Status  (B) Property Type												(C)	
Improved	Single Fa	ımily	Industria	t		Mine	eral Interests	_ □ '	Mobile Home					
Unimproved	Multi-Far	nily	Agricultu	ral		Mine	eral Interests	-Producin	ig 🗀	Exem	pt			
lorr	☐ IOLL ☐ Commercial ☐ Recreational													
8 Type of Deed	Conservator		=	Distribution	=		ract/Memo	Partit	=	eriff	_	Other		
Bill of Sale	Corrective		=	Easement -	Lea			=	· =	ust/Trus				
Cemetery		ite - Transfer on		Executor		neral			<del></del>	arranty				
9 Was the property part of an IRS like	purchased as -kind exchange?	10 Type of Trai	=	stribution [	Forecli	osure	Life Esta	ble Trust	∭ Revocable Tru: ☐ Sale	કા	=	nsfer on Dea stee to Bene		
(I.R.C. § 1031 Exc	hange) No	Auction Court De		sement [ change [	= '	or Trust			Satisfaction of	Contra	_		to Family LLC	
11 Was ownership train	•			unange [	Grante	J: 1145L			state purchased for					
✓ Yes	No						_	√ Yes	No		-			
13 Was the transfer be	stween relatives, o	r if to a trustee, a	are the trusto	and benefi	iciary rela	tives?	If Yes, chec	the appr	opriate box.)					
✓ Yes	No 🔲 Aunt c	r Uncle to Niece	or Nephew	=			hip, or LLC	=	elf		Other			
		ers and Sisters		=	iparents a		ndchild	$\equiv$	pouse		_			
	Ex-spo			Paren	nts and Ch				tep-parent and Ste	-				
14 What is the current market value of the real property?  15 Was the mortgage assumed? (If								•	the an	nount and in	terest rate.)			
\$83,750		a a manal ad la a mil					Yes	✓ No	\$eal estate agent or	r a title	company?	(If Yes inclu	%	
16 Does this conveyance divide a current parcel of land?  Yes  No							the agent or	title comp	pany contact.)	Yes_	Company:	,11 100, 1110.0		
18 Address of Property	· /					19 Na	me and Add	ress of Pe	erson to Whom the	Tax S	tatement Sh	ould be Ser		
						Provi	dence La	ınd, LLC	C					
							Road X							
18a ✓ No address a	ssigned 18b	✓ Vacant lan	đ 			Blade	en, NE 6	8928						
20 Legal Description														
(Please see	attached le	egal desc	ription)											
•		_												
		s 16.23	_											
21 If agricultural, list to	tal number of acre	s	<u>.</u>							.,				
22 Total purchase p	vice including a	ny liabilities as	esumad							22	\$		l	
22 Iolai pulchase p	nice, including a	iny ilabilities as									\$			
23 Was non-real pr	operty included	in the purchas	e? Yes	✓ No (	if Yes, er	nter dol	lar amount	and atta	ch itemized list.)	23	<b>C</b>			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)										24	Ψ		0 00	
25 If this transfer is			. atama tau	liet the ou	amption	numb	(5)(b)							
25 II triis transfer is	exempt from the	law. I declare ti	natihave exa	amined this	statemer	nt and t	hat it is, to t	he best of	f my knowledge a	nd beli	ef, true, con	nplete, and	·	
correct,	and that I am duly	authorized to si	gn this staten	nent.									27 2114	
	on T. Bahen			A = 85							_		237-2114	
Sign Print on Type Name of Grantee or Authorized Representative						Attorney					Phone Number 02/ & /2017			
Ciment	Title					Date								
nere ' signation	ure of Grantee or A													
OC Date Service		27 Value of Sta	Register		Use On		cording Data	1				⊦or Dept	. Use Only	
26 Date Deed Records		\$ Ēxen		/ Hamber		l	(2017)		5/2					
Mo Day Nebraska Department of Re		_ * EXEW	$\rho \tau \sim S$	<i>D</i>		٠,٠	· aut I	<u> 79-</u>	- <u>(</u>	Lithoriza	ed by Neb. Re	v. Stat. §§ 76-	214, 77-1327(2)	
	400	20 000 0000 F ···	10014											

### 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 17 acch A.D., 2017, at 11:20
o'clock A.M. Recorded in Book 2017
on Page 5/3
Och Klingshorzer County Clerk
10.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-/7-/7
\$ Exempt 56 by 88

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

David K. Berns

Sharon & Gerns

STATE OF NEBRASKA

COUNTY OF BUFFALO

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

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

Donn 1. Belens Notary Public

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

BOOK & PAGE	2017-9	<u> 514 </u>	_ #PAGE	<u>-2</u>	_ GF	RANTEE MASTER NAME #	1250	<u>00</u>
PARCEL#/ FILING NUMBER	002110	503/	70385					
						_		
	5000	) ~ /	_ '			<del>-</del>		
DOC STAMPS	50 Exe	upt St	>	_				
SALES FILE#		(	# PAGES	$\mathcal{A}_{-}$	-			
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 RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
l				<u>, ,</u>		J	SUBURBAN	•
TAX DISTRICT	<u> 105</u>							
TOTAL SALE PRICE	s <u>E</u>	2						
521 ADJUSTMENTS	; E	<del></del>						
SESSOR ADJUSTMENTS	s Æ	2						
REVIEW CODE	NO							
SALES DATE_	2-6	-2017 D						
DEED TYPE_	w:	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDÉ ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	cha	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	1000	U				
COMMENTS_	CI Lect	J/18 -	TU (3)	<u> </u>				
_					***			



## 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. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number County Name Mo. \_02 2017 Mo. \_02 \_ Day \_ 2017 WEBSTER - 91 Dav 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Providence Land, LLC Grantor's Name (Seller) Keith D. and Audrey Berns & Brian D. and Christina Berns Street or Other Mailing Address 932 Rd X Street or Other Mailing Address 932 Road X Zip Code City Bladen Zip Code 68928 City Bladen State State NE 68928 V No No Phone Number (402) 756-1094 Is the grantee a 501(c)(3) organization? Yes Phone Number (402) **756-10**94 If Yes, is the grantee a 509(a) foundation? Yes Тио Email Address 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. (C) (B) Property Type (A) Status / Improved State Assessed Mineral Interests-Nonproducing Mobile Home Single Family Industrial Mineral Interests-Producing Exempt Agricultural ☐ Unimproved Multi-Family ✓ Commercial Recreational ☐ IOLL Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Bill of Sale Fasement Lease Personal Rep. Trust/Trustee Corrective Mineral Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Trustee to Beneficiary Gift Life Estate Auction Easement Satisfaction of Contract Other (Explain) to Family LLC Grantor Trust Partition Yes √ No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ☐ No √ Yes □ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Other √ Yes Aunt or Uncle to Niece or Nephew √ Family Corp., Partnership, or LLC Self Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes V No \$766,970 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Providence Land, LLC 932 Road X Bladen, NE 68928 18a ✓ No address assigned 18b ✓ Vacant land 20 Legal Description (Please see attached legal description) 20.41± 21 If agricultural, list total number of acres  $00^{1}0$ 22 23 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number (5)(b) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 756-1094 Keith D. Berns, Member Phone Number Print or Type-Name of Grantee or Authorized Representative sign Grantee/Member 02/6 /2017 Title Date Grantee or Authorized Representative here Signature For Dept. Use Only Register of Deed's Use Only

26 Date Deed Recorded

Day / 7

27 Value of Stamp or Exempt Number

\$ Exempt # 5b

28 Recording Data

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT Providence Land, LLC

#### 20. Legal Description:

A tract of land located in the Southwest Quarter (SW1/4) 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 1/4 Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW1/4 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 SW1/4, 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).

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 17 ac. A.M. Recorded in Book 2017 or Page 5/4 - 5/5

Och Klingsberger County Clerk | 16.00 | BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-17-17
\$ Exempt 5 bby BB

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 (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 90°00'00" East a distance of 225.00 feet; running thence North 90°00'00" East a distance of 225.00 feet; running thence North 90°00'00" East a distance of 228.00 feet; running thence North 90°00'00" East a distance of 228.00 feet; running thence North 90°00'00" East a distance of 228.00 feet; running thence North 90°00'00" East a distance of 228.00 feet; running thence North 90°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 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 4 2017.

Keith D. Berns

Audrey Berns

Brian D. Berns

Christina Berns

STATE OF NEBRASKA	)
COUNTY OF Adams	) ss: 

The foregoing instrument was acknowledged before me on February \_\_\_\_\_\_\_, 2017, by Keith D. Berns and Audrey Berns, husband and wife.

A GE	NERAL NOTARY - State of Nebraska
	ADRIENNE J. JACOBUS
	My Comm. Exp. January 16, 2018
	my contini, Exp. damary 10, 2016

Adrienne J. Jacobris Notary Public J. Jacobris

STATE OF NEBRASKA ) ss:

The foregoing instrument was acknowledged before me on February \_\_\_\_\_\_, 2017, by Brian D. Berns and Christina Berns, husband and wife.

A or	NERAL NOTARY - State of Nebraska
	REMAT MOTANT - DISTR OF MEDICASKS
<b>4</b> HIDI:	ADRIENNE J. JACOBUS
} ###	
	My Comm. Exp. January 16, 2018
	my committee, say, canday 10; 2010

Notary Public Jawbous

## **COVER PAGE PROPERTY TRANSFER**

			•	_				
DOC STAMPS	. Ø	He II	-			_	<u></u>	
SALES FILE #	-0		# PAGE	s				
NEIGHBORHOOD#								
		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
ļ.	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			<del></del> :
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	105		···				Suburban	·
TOTAL SALE PRICE	5 0			-				
521 ADJUSTMENTS	<i>.</i>		<del></del>					
SSOR ADJUSTMENTS								
REVIEW CODE	NO							
SALES DATE_	2-7-	17						
DEED TYPE_	RE_							
SALE QUAL	YES	ADJUSTED	SUBCHNGD	○NO	MOBILE			
CODE	1	2	3	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	Dod	Pase	~~ Q M <del>- </del>					

State of Nebraska
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 AD., 2017, at 11:30
o'clock A.M. Recorded in Book 2017
on Page 5/10-5/7
Deb Klingenberge County Clerk
Ind. O.D. Assessor Carded

Upon recording, return to: Parker, Grossart, Bahensky, Beucke, 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 (SW½) 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 ½ Corner of said Section 16; running thence South 90°00'00" West (assumed bearings) and along the South line of the said SW½ a distance of 379.05 feet; running thence North 90°00'00" East a distance of 453.00 feet to the ACTUAL POINT OF BEGINNING; thence continuing North 90°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 90°00'00" West a distance of 777.29 feet to a point located on the said South line of the said SW½, running thence North 90°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 90°00'00" East a distance of 467.96 feet; running thence North 90°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 (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 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 (SW½) 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°00'60"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.

By: M. D. Borns, Member Keith D. Berns, Member Dated: February 6, 2017

Providence Land, LLC, a Nebraska Limited

Liability Company

By: Brian D. Berns, Member
Dated: February 6, 2017

STATE OF NEBRASKA ) 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.

A GENERAL NOTARY - State of Nebraska
ADRIENNE J. JACOBUS
My Comm. Exp. January 16, 2018

Adrienne g-gacifors
Notary Public

STATE OF NEBRASKA ) ) ss: COUNTY OF Adams )

The foregoing instrument was acknowledged before me on February £, 2017, by Brian D. Berns, one of the two Members on behalf of **Providence Land**, LLC, a Nebraska Limited Liability Company.

GENERAL NOTARY - State of Nebraska ADRIENNE J. JACOBUS My Comm. Exp. January 16, 2018 Adviennez gacobus
Notary Public

## COVER PAGE PROPERTY TRANSFER

	002148	00/70	280 0	2021154	100 /70	2825		
DOC STAMPS	50 Elen	not 56	_					
SALES FILE#	6	2	# 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 RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	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 COMMERCIA
:	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	(4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	190						SUBURBAN	
TOTAL SALE PRICE	· / ·	Ø.						
•		2		•				
521 ADJUSTMENTS	\$	<u> </u>						
OR ADJUSTMENTS								
REVIEW CODE	NO							
SALES DATE	3-1	7-17						
DEED TYPE	7	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	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	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	Trust		115	1			I	

Real Estate Transfer Statement **FORM** 521 To be filed with the Register of Deeds.
 Read instructions on reverse side. REVENUE · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed County Name 2 County Number 3 <sub>Day</sub> 17 3 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
McConkey Family Farms, LLC Grantor's Name (Seller) Ila Mae E. McConkey Revocable Living Trust Street or Other Mailing Address 25423 Ruff Road Street or Other Mailing Address 605 River Birch Farms Dr. Zip Code 37130 Zip Code <sup>City</sup> Mu<u>rfreesboro</u> <sup>City</sup> **Gretna** 68028 NE Phone Number (740) 328-7928 Is the grantee a 501(c)(3) organization? Yes **√** No If Yes, is the grantee a 509(a) foundation? No 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. (C) (B) Property Type (A) Status Mobile Home Industrial Mineral Interests-Nonproducing State Assessed Single Family Improved Mineral Interests-Producing ☐ Exempt √ Unimproved Multi-Family Agricultural IOLL Commercial Recreational Sheriff Other Distribution Partition 8 Type of Deed Land Contract/Memo Personal Rep. √ Trust/Trustee Lease Bill of Sale Corrective Fasement Quit Claim Mineral Warranty Death Certificate - Transfer on Death Executor Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Sale Auction Life Estate Trustee to Beneficiary (I.R.C. § 1031 Exchange) Satisfaction of Contract Other (Explain) Transfer to Fare Court Decree Exchange Grantor Trust Partition Yes √ No 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Self √ Yes Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Brothers and Sisters ✓ Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes ☐ No \$2,290,064 \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag land Grantee 18a ✓ No address assigned 18b Vacant land 20 Legal Description See attached 645.8 21 If agricultural, list total number of acres 00!00 22 23 Was non-real property included in the purchase? 🔲 Yes 🔲 No (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 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.

here

Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

Judith A. McConkey

Print or Type Name of Grantee or Authorized Representative

re of Grantee or Authorized Bergrese

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

Trustee

(740) 328-7928

3/17/17

For Dept. Use Only

Phone Number

Date

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

28 Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

\$ exemple

Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

The Southeast Quarter (SE½) 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 (SE14SW14) 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 SE1/4SW1/4 3-4-10, thence South 300 feet, thence East to the East boundary line of the county road along the West side of the SE1/4SW1/4 of Section 3, to the point of commencing, thence East parallel with the North line of said SE1/4SW1/4 of said Section 3 to a point 528 feet West of the East line of the SW1/4 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 (SW1/4) of said Section 3; thence West parallel with the South line of the SW1/4 of said Section 3 to a point 300 feet East of the East boundary line of the road along the West side of the SE4SW4 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 SE4SW4 of Section 3; thence North to the point of commencing, and

Part of the Southeast Quarter of the Southwest Quarter (SE½SW½) 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 (SE½SW½) 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 (SE½SW½) 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 (NE1/4) of Section Thirty-three (33), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Book 2017, Pg 500

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-17-17
SCXCOMD #55By LIZ

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 (SE½) of Section Six (6), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

The Southeast Quarter (SE¼) 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 (SE¼SW¼) 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 SE¼SW¼ 3-4-10, thence South 300 feet, thence East to the East boundary line of the county road along the West side of the SE4SW4 of Section 3, to the point of commencing, thence East parallel with the North line of said SE¼SW¼ of said Section 3 to a point 528 feet West of the East line of the SW1/4 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 (SW1/4) of said Section 3; thence West parallel with the South line of the SW1/4 of said Section 3 to a point 300 feet East of the East boundary line of the road along the West side of the SE¼SW¼ 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 SE1/4SW1/4 of Section 3; thence North to the point of commencing, and

Part of the Southeast Quarter of the Southwest Quarter (SE½SW½) 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 (SE½SW½) 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 (SE½SW½) 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 (NW½) 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 (NE1/4) 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.

STATE OF NEBRASKA, COUNTY OF WEBSTER, ss.

The foregoing instrument was acknowledged before me on World 1, 2017 by Judith A. McConkey, Trustee of the Ila Mac E. McConkey Revocable Living Trust.

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

Notary Public

#### COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017-1	527	# PAGES	_2_	. GR.	ANTEE MASTER NAME #	·	
PARCEL#/ FILING NUMBER	<u> 201302.</u>	200/6	2765	<u>001302</u>	100/6	a785	000307	900/6
DOC STAMPS	<del>. O</del> Exev	upt 5c	- 1			-		
SALES FILE #	6	3	# PAGES	. (				
NEIGHBORHOOD#		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
:	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		OUIONI OPPORATION	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	·
l				<u></u>			Suburban	
TAX DISTRICT	<u> 175</u>							
TOTAL SALE PRICE	s &	3						
S21 ADJUSTMENTS	\$ <b>E</b>	T						
SSOR ADJUSTMENTS	\$ <i>E</i>	7						
REVIEW CODE	NO							
SALES DATE	3-4-	2017						
DEED TYPE	Q	CD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	P.50001	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	fe Es	1040				<u> </u>
COMMENTS	CN ECT		16	3 (G (C				

# Nebraska Department of REVENUE

## **Real Estate Transfer Statement**

63

FORM **521** 

• If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) See attached Evart J. and Shirley A. Barton Street or Other Mailing Address 2125 Road AA Street or Other Mailing Address City Blue Hill State NE Zip Code City State Zip Code Phone Number (402) 756-2332 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number Yes **√** No Yes Email Address sbarton@gtmc.net Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. SEE ATTACHED (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt TOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral **V** Quit Claim Warranty 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Life Estate Sale Trustee to Beneficiary Yes **√** No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ✓ No Grantors reserved life estate **V** Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) See attached Yes **√** No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes No. 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Evart J. and Shirley A. Barton See attached 2125 Road AA 18a No address assigned 18b Vacant land Blue Hill, NE 68930 20 Legal Description SEE ATTACHED 21 If agricultural, list total number of acres See attached 0.00 22 23 Was non-real property included in the purchase? Tyes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 0|00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{5(a)}{a}$ 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. Charles W. Hastings (402) 463-1383 ype Name of Grantee or/Authorized Representative Phone Number Attorney Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number Mo. <u>03</u> Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

#### **ATTACHMENT TO FORM 521**

#### 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 6<sup>th</sup> 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 State of Nebraska State of Nebraska
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17" day
o'clock M. Recorded in Book 2017
on Page - <b>522</b>
Deb Klingenberger County Clerk
10.00 12 Deputy
ind Comp Assessor Carded
and was don't be and the same and the

NEBRASKA DOCUME	NTARY
STAMP TAX	
Date 3-17-17	<u> </u>
s exempt #5aBy Hi	٧

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 6<sup>th</sup> 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 \_/4/\_, 2017.

Evart J. Barton

Shirley A. Barton

STATE OF NEBRASKA

) ss:

**COUNTY OF ADAMS** 

The foregoing instrument was acknowledged before me March 4, 2017 by EVART J. BARTON and SHIRLEY A. BARTON, husband and wife.

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	<u>551</u>	# PAGE	s	_ GR	ANTEE MASTER NAME #	<u> </u>	
PARCEL#/ FILING NUMBER		022/6	7060					
			(000)			_		····
		~	-			-		
DOC STAMPS	<u> 501,</u>	50	-					
SALES FILE #	6	,4	# PAGES	·	_			
NEIGHBORHOOD#		100	405					
	AGRICULTURAL	GUIDE ROCK	105 GUIDE ROCK	200 RED CLOUD	205 RED CLOUD	300 BLUE HILL	305 BLUE HILL	400 BLADEN RESIDENTIAL
:		RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		DUDAL BEGINGS	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
					. w		SUBURBAN	
TAX DISTRICT	<u> 185</u>							
TOTAL SALE PRICE	134	an						
521 ADJUSTMENTS	ر. تس	9						
022705007772113		9	£1- <b>2</b> 2	•				
ASSESSOR ADJUSTMENTS :	\$							
REVIEW CODE	NO							
SALES DATE	2-22	-2017						
DEED TYPE	Le	-2017 UD						
SALE QUAL	<u></u>							
	YES	ADJUSTED	SUBCHNGD	NO .	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	ВН	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS								
<del>-</del>								



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

FORM 521

The deed will not be recorded unless this stateme	nt 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 22 Yr. 2017  4 Date of Deed  Mo. 03 Day	, <u>22</u> <sub>Yr.</sub> <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)	Grantee's Name (Buyer)	
Veldon & Mary Jo Nemecek	Heritage Farms, c/o Gerald Toepfer	
Street or Other Mailing Address 1658 Rd X	Street or Other Mailing Address 1659 Rd Z	75.0-4-
City State Zip Code Blue Hill NE 68930	City State Blue Hill NE	Zip Code 68930
Phone Number (402) 756-3434	Phone Number Is the grantee a 501(c)(3) organiz (402) 756-3750 If Yes, is the grantee a 509(a) four	
Email Address	Email Address	
7 Property Classification Number, Check one box in categories A and B. Check C	if property is also a mobile home.	
(A) Status (E	3) Property Type	(C)
Improved   Single Family   Industrial     Unimproved   Multi-Family   Agricultural     IOLL   Commercial   Recreational	Mineral Interests-Nonproducing     ☐ State Assessed       Mineral Interests-Producing     ☐ Exempt	Mobile Home
	and Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement L	pase Personal Rep. Trust/Trustee ineral Quit Claim Warranty	
9 Was the property purchased as 10 Type of Transfer Distribution Fore	closure   Irrevocable Trust   Revocable Trust   Tr	ansfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate  Sale  Tr	ustee to Beneficiary
Yes No Court Decree Exchange Gran		her (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes NoNo	12 Was real estate purchased for same use? (if f  ✓ Yes No	lo, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	atives? (If Yes, check the appropriate box.)	1
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other	∍r
Brothers and Sisters Grandparents	and Grandchild Spouse	
Ex-spouse Parents and 0		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	nterest rate.)
16 Does this conveyance divide a current parcel of land?	Yes V No \$	//If Yes include the name
Yes No	of the agent or title company contact.)	<b>V</b> No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
Rural Property Webster County	same as Grantee	
18a No address assigned 18b Vacant land	:	
20 Legal Description		
The Southwest Quarter of the Northeast Quarter (SW½NE½) of Sec West of the 6th P.M., Webster County, Nebraska;	otion Twenty-seven (27), Township Four (4) North,	Range Ten (10)
112.17		
21 If agricultural, list total number of acres 40 +7-		
22 Total purchase price, including any liabilities assumed	22	134,000,00
23 Was non-real property included in the purchase? Yes Vo (If Yes,	S	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ (\$ € S	134,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		·
Upder penalties of law, I declare that I have examined this statem		mplete, and
correct, and that I am duly authorized to sign this statement.  David B. Garwood		(402) 746-3613
Print or Type fame of Grantee of Authorized Representative		Phone Number
sign fill & xhumo	Attorney	
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use C		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data  RK2017 Pg 551	
Mo. 5 Day 22 Yr. 17 \$ 301.50	13780.31 / 031	Nev. Stat. \$\$ 76-214, 77-1327(2)

State of Nebraska S. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of Maco AD, 2017, at 3:30 o'clock M. Recorded in Book 2017 on Page 55 Och Klingenberge County Clerk 10.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date\_3-22-/7
\$\_30/.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 (SW¼NE¼) 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 32, 2017.

Veldon Nerroesk Veldon Nemecek Mary Jo Nemeck

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

Notary Public

State of Nebraska Scounty of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of March AD, 2017 at 10:22 Of March AD., 2017 at 12:32 o'clock A M. Recorded in Book 201 on Page 434-435 leb Klingenberger County Clerk

\_County Clerk \_B\_\_Deputy \_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 PECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS

DATE OFFISHANCE Menting D. Cooper STANLEY S. COOPER

DATE OF ISSUANCE 10/17/2016

ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND HUMAN SERVICES



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

CINCOLN NEGRASKA STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES  CERTIFICATE OF DEATH	16 07801	
Alice G Corner  ACTIVAND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH  Adams Country Medical  Adams Country Med	TE OF DEATH (Mo., Day, Yr.) tober 10, 2016 TE OF BIRTH (Mo., Day, Yr.).	(i)
7. SOCIAL SECURITY NUMBER  8a. PLACE OF DEATH HOSPITAL   Impatient OTHER   Nursing Home!  8b. FACILIDIS -Name (If not institution, give street and number)   EROUTED   Content (Specify)		
ga RESIDENCE STATE  9b. COUNTY  Nebraska  Webster  9c. CITY ORTOWN  9c. CITY ORTOWN  Blue Hill  9c. APT. NO. 9f. ZIP CODE  9c. APT. NO. 9f. ZIP CODE	90 INSIDE CITY LIMITS	
206 N Payne  10a. MARITAL STATUS AT TIME OF DEATH   Married   Never Married   10b. NAME OF SPOUSE (First. Middle, Last, Suffix) if wife, give to the state of the	maiden name	
TYPE TO THOUSE THE STATE OF THE	RELATIONSHIP TO DECEDENT. ION DATE (Mo., Day, Yr.) October 17, 2016	13
Cremation   Entomisment   18d. CEMETERY, CREMATORY OR OTHER LOCATION   CITY / TOWN   Blue Hill   Cemetery   Blue Hill   Cemetery   City of Town, State)   City of Town, State	Nebraska 17b. Zip Code 68901	
CAUSE OF DEATH (See instructions and examples)  39. PART Enter the chain of events—diseased, injuries, or compligations that directly caused the death. DO NOT other health at events such as cardiac areast, respiratory arrest, or venicipaler fibrillation without showing the estology, DO NOT ABREVIATE. Enter only one cause, or a line, Add additional lines if necessary.  MIMEDIATE CAUSE:  BatheEnATE CAUSE (First 2) Cardiac Airest	APPROXIMATE INTERVAL  onset to death Sudden	
cleases or condition resuming the death to the control of the cont	onset to death Years onset to death	
Enter the UNDERLYING GAUSE C) (placeage or Injury that initiated the ceynifus equal of t	onset to death	
21a. MANNER OF DEATH 22b. IF TRANSPORTATION INJURY 21c. WAS Natural Hospicide District Past year Year		
* S Not creament but preament within 42 days of death		
22d, INJURY AT WORK? 22e, DESCRIBE HOW INJURY OCCURRED  UYES UNG  22t, LOCATION OF INJURY - STREET & NUMBER, APT.NO. CITY/TOWN STATE	ZIP CODE*	
THE REPORT OF THE PARTY OF THE	07:45 AM	
235. DATE SIGNED (Mo., Day, Yr.)  23c. TIME OF DEATH  23c. TIME OF DEATH  24c. PROMOUNCED DEAD (Mo., Day, Yr.)  24c. PROMOUNCED DEAD (Mo., Day, Yr.)  24d. PROMOUNCED DEAD (Mo., Day, Yr	eputy Sheriff	
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print)  Ron Sunday, Webster County Chief Deputy Sheriff, 641 N Cedar, Red Cloud, Nebraska, 68970	Y REGISTRAR (Ma., Day, Yr.)	00.428

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

BOOK & PAGE	<u> </u>	<u> </u>	# PAGES		GF	RANTEE MASTER NAME #	<u> 1050</u>	
PARCEL#,		37m/	8060					
	<u> </u>	( 100 /	0-20			<b></b>	<del></del>	
			-			_	<del></del>	
DOC STAMPS	<u>s 281.</u>	<u> 25 </u>	-					
SALES FILE #	65	<u>,                                     </u>	# PAGES	6				
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 SITÉ	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	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
سفستنيب	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					į
PROPERTY CLASS	1000	2000	4000	9000	9500			
į	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	:	RURAL RESIDENTIAL	
						]	SUBURBAN	
TAX DISTRICT	<u> 195</u>							
TOTAL SALE PRICE	s 1250	<i>900</i> _				ı		
521 ADJUSTMENTS	ş /	Ð						
SESSOR ADJUSTMENTS		7						
REVIEW CODE	NO							
SALES DATE	3-20-	2017						
DEED TYPE	le	JD						
SALE QUAL	(FES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	3 Dec	eds co	ombine	d 1/3	inte	rest	each.	
	2017-5	56 50	les sile	#65.	2017	-558	soles	RIC
-	#66 (	and 5		60 S	les f	File for		

Real Estate Transfer Statement

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

FORM **521** 

		nt is signed and items 1-25 are accurate	y completed 4 Date of Deed			
. Joseph Marine	County Number					
11000101	91	Mo. 3 Day 20 Yr. 2017 Mo. 3 Day 9 Yr. 2017				
5 Grantor's Name, Address, and Teleph	one (Please Print)	6 Grantee's Name, Address, and Teleph	one (Please Print)			
Grantor's Name (Seller)  Roger Martin Corner and Deborah Cor	rner	Grantee's Name (Buyer) Harlan Siebrass and Mildred Siebrass	s, husband and wife			
Street or Other Mailing Address		Street or Other Mailing Address				
3750 W Deputy Lane	<u></u>	206 N. Payne St.				
City Tucson AZ, 85742	State Zip Code	City Blue Hill, NE. 68930	State Zip Code			
Telephone Number			501(c)(3) organization? Yes X ntee a 509(a) foundation? Yes Yes			
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net				
7 Property Classification Number. Check of	ne box in categories A and B. Check C	if property is also a mobile home.				
(A) Status		B) Property Type	State Assessed Mobile H			
Improved	☐ Industrial☐ Agricultural☐ Recreational☐	Mineral Interests-Nonproducing Mineral Interests-Producing	Exempt			
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certificate - T	☐ Distribution ☐ ☐ Easement ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Lease Personal Rep.	SherriffOther Trust/Trustee Warranty			
	Auction Easement Gift	ntor Trust Partition Satisfaction	Trustee to Beneficiary on of Contract Other (Explain)			
11 Was ownership transferred in full? (If No, ex	xplain the division.)	12 Was real estate purchased Yes  No	i for same use? (If No, state the intended to			
13 Was the transfer between relatives, or if to	a trustee, are the trustor and beneficiary re	elatives? (If Yes, check the appropriate box.)				
	cle to Niece or Nephew 🔲 Family Com	o., Partnership, or LLC Self	Other			
Brothers a	= '	nts and Grandchild Spouse	Man abild			
Ex-spouse		i Child Step-parent and S 15 Was the mortgage assumed? (If Yes, s				
14 What is the current market value of the rea \$125,000.00	property?	☐ Yes     No \$	%			
16 Does this conveyance divide a current parc	el of land?	17 Was transfer through a real estate age of the agent or title company contact.)	Yes Charter Title N			
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						
OLE AT THE TELE						
	•					
21 If agricultural, list total number of acres			10000			
22 Total purchase price, including any lia	abilities assumed		22 \$ 42000			
23 Was non-real property included in the	enter dollar amount and attach itemized I	ist.) 23 \$ (				
24 Adjusted purchase price paid for real		19 ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (				
25 If this transfer is exempt from the doc	cumentary stamp tax, list the exempt	ion number	· · · · · · · · · · · · · · · · · · ·			
		nt and that it is, to the best of my knowledge an	d belief, true, complete, and			
correct, and that I am duly au	thorized to sign this statement.					
Harlan Siebrass and Mildred Print or Type Name of Grant	Siebrass, husband and wife ee or Authorized Representative		402-984-9368 Phone Number			
~	1.	Ossates as Anthonius Demandative	March 20 2017			
Cignotics of Creates or Authorized Representative  Title  Date						
here	· · · · · · · · · · · · · · · · · · ·	<u> </u>				
	Register of De	eds' Use Only	For Dept. Use O			
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>	\$ 94.50	BK2017, Pg 556-55	) /			

### 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

BK2017, Pg 556

Stata of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Nevel AD., 2017, at 205 o'clock P. M. Recorded in Book 2017 on Page 556-557

Deb Klingenbersen County Clerk 16.00 B. Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date\_3 - ユューノフ \$ <u>9 4.50</u> By BB

# 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) comer 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.

- 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.

Deborah Comer, Grantor

The foregoing instrument was acknowledged before me on the 2017, by Roger Martin Corner and Deborah Corner, husband and wife, Grantor.

SHAUNTE CHEEK NOTARY PUBLIC - MARYLAND PRINCE GEORGE'S COUNTY MY COMMISSION EXPIRES

JULY 11, 2019

Real Estate Transfer Statement

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

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

**FORM 521** 

The dee	d will not be recorded unless this statem	ent is signed and items 1-25 are accurately o	comple	eted.			
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed					
Webster	91	Mo. 3 Day 20 Yr. 2017 Mo. 3 Day 8 Yr. 2017					
5 Grantor's Name, Address, and Te	elephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller)  Robert James Corner and Julie	Corner	Grantee's Name (Buyer) Harlan Siebrass and Mildred Siebrass, I	nusbai	nd and wife			
Street or Other Mailing Address 3750 W Deputy Lane		Street or Other Mailing Address 206 N. Payne St.					
City Tucson AZ, 85742	State Zip Code	City Blue Hill, NE. 68930	Stat	e	Zip Code		
Telephone Number		Telephone Number Is the grantee a 501(c)(3) organization?					
Email Address dwiebe@charter-title.net		If Yes, is the grantee a 509(a) foundation? Yes No Email Address dwiebe@charter-title.net					
7 Property Classification Number. Che	eck one box in categories A and B. Check C	if property is also a mobile home.					
(A) Status	mily Industrial ily Industrial	(B) Property Type  Mineral Interests-Nonproducing  Mineral Interests-Producing	State Exem	Assessed pt	(C) Mobile Home		
8 Type of Deed Conservator  Bill of Sale Corrective Cemetery Death Certifica	☐ Distribution ☐ Easement ☐ Executor ☐	Land Contract/Memo Partition She Lease Personal Rep. True Mineral Quit Claim Wa	st/Trust	Othe	r		
9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  Yes No   Court Decree   Exchange   Grantor Trust   Partition   Satisfaction of Contract   Other (Explain)							
11 Was ownership transferred in full? (If N  Yes No	No, explain the division.)	12 Was real estate purchased for Yes No	same u	ıse? (If No, state t	he intended use.)		
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?  \$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 Yes No	parcel of land?		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							
<ul><li>21 If agricultural, list total number of acres</li><li>22 Total purchase price, including ar</li></ul>	v liabilities assumed		22	\$	42000.00		
23 Was non-real property included in the purchase?   Yes  No (If Yes, enter dollar amount and attach itemized list.)				\$	0 OC		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)				\$	42,000 00		
		on number It and that it is, to the best of my knowledge and beli	ief, true	, complete, and			
correct, and that I am duly	y authorized to sign this statement.		,				
Print or Type Name of G	dred Siebrass, husband and wife frantee or Authorized Representative			402-984-936 Phone Number			
here    Signature of Grantee or Authorized Representative   March 20 2017     Date   Date   Date					2017		
	Register of Dee	del Heo Only		Faan	mt Une Onle		
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data		For De	ept. Use Only		
Mo. 3 Day 22 Yr. 17	\$ 94.50	BK2017, Pg 558-559					
Nehraska Department of Revenue		<del>/-/</del>	iale e electric	1 0 0 1			

### 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

BK2017, Pg 558

State of Nebraska County of Webster San 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 Klingenberger County Clerk 16.00 BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date\_3-22-77 \$ 94.50 By BB

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

Robert James Corner and Julie 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, Harian 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 2017.	
Robert James Corner, Grantor	Julie Corner, Grantor
STATE OF Ne braska ) ss.  COUNTY OF Lancaster ) ss.  The foregoing instrument was acknow 2017, by Robert James Corner and Julie Corner	vledged before me on the <u>8+h</u> day of March, er, husband and wife, Grantor.
GENERAL NOTARY - State of Nebraska JENNIFER M SZWANEK My Comm. Exp. July 15, 2017	Jennfer M. Lywanes Notary Public

Real Estate Transfer Statement

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

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

**FORM 521** 

Ĺ	The_deed	will not be recorde	d unless this staten	ent is signed and items 1	-25 are accurately of	comple	eted		
1 County I	Name	2 County Number		3 Date of Sale/Transfer		Date o			
Webst	Webster 91				Mo. 3 Day 20 Yr. 2017 Mo. 3 Day 9 Yr. 2017				
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller)				Grantee's Name (Buyer) Harlan Siebrass and I				·	
Street or Other Mailing Address				Street or Other Mailing Add 206 N. Payne St.		IUSDA	ilu aliu Wile	<del> </del>	
City Tucson A	Z. 85742	State	Zip Code	City Blue Hill, NE, 68930		Stat	te	Zip Code	
Telephone	Number	.,,		Telephone Number	Is the grantee a 501			Yes No	
Email Addr dwiebe@	ess charter-title.net		<u> </u>	Email Address dwiebe@charter-title.		a 505	(a) louridadori :	L les LINO	
7 Property	Classification Number. Chec	k one box in categor	ies A and B. Check	c if property is also a mobile	s home.				
L (A) Sta	oroved Single Fam mproved Multi-Famil	illy Ind	lustrial ricultural creational	(B) Property Type  Mineral Interests-Prod  Mineral Interests-Prod	producing	State Exem	Assessed pt	(C) Mobile Home	
=	of Sale Corrective	e - Transfer on Death	Distribution Easement Executor	Lease	. =	erriff st/Trust rranty	☐ Oth	ner	
part of ar	property purchased as 10 IRS like-kind e? (IRC § 1031 Exchange)	Type of Transfer Auction Court Decree	Easement 🔲 Gi	reclosure Inrevocable T t Infe Estate antor Trust Partition	rust Revocable Tra Sale Satisfaction o		Truste	er on Death e to Beneficiary Explain)	
11 Was ow	nership transferred in full? (If No	o, explain the division.)		12 Was rea	al estate purchased for	same (	use? (If No, state	the intended use.)	
13 Was the		Uncle to Niece or Nep s and Sisters	hew 🔲 Family Co	p., Partnership, or LLC nts and Grandchild	ppropriate box.) Self Spouse Step-parent and Step-	-child	Other		
14 What is \$125,00	the current market value of the 0.00	real property?		15 Was the mortgage a	ssumed? (If Yes, state		ount and interes	t rate.)	
16 Does this	s conveyance divide a current pos No	arcel of land?		17 Was transfer through of the agent or title of	n a real estate agent or ompany contact.)	a title	company? (If Ye Charter Title	s, include the name	
18 Address of Property 206 N. Payne St. Blue Hill, NE 68930 18a \( \text{No address assigned} \) 19 Name and Address of Person to Whom Tax Statement Short Harlan Siebrass and Mildred Siebrass, husband and 206 N. Payne St. Blue Hill, NE 68930					nent Should be S pand and wife	Gent			
• • • • • • • • • • • • • • • • • • • •	-	liabilities assumed				22	\$	41000.00	
					44		\$	0 00	
	n-real property included in t				,	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption number					24		41,000 00		
-	correct, and that I am duly a	authorized to sign this	statement.	nt and that it is, to the best of	my knowledge and beli	ef, true	, complete, and		
	Harlan Siebrass and Mildr Print or Type Name of Gra	ed Siebrass, husband	and wife				402-984-93		
~i~~	Print or Type Name of Grantee or Authorized Representative  Phone Number								
sign here	Signature of Grantee or Authorized Representative March 20 2017						2017		
			Dominton - 5 D	delile o Oel			7 -	<del></del>	
26 Date Dee	d Recorded	27 Value of Stamp	Register of Dec	<del></del>			For D	ept. Use Only	
Mo. <b>3</b>	Day BA Yr. 17			28 Recording Data	و مرسم بد وسو				
		\$ 92.2.	<i>&gt;</i>	DK 2011, Pg	560-561				
	rtment of Revenue								

#### 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 2.2 day of March A.D., 2017, at 4:15 o'clock P. M. Recorded in Book 2017 on Page 560-561 Open County Clerk 16.00 Deputy Ind. Comp. Assessor... Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date\_ 7-22-77
\$ 92.25 By BB

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

Richard George Corner, 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.

- 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.

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

Record: 1 of: 1

Date of Print: 05/04/2017

Inspection Date: 07/20/2015 Inspected By: TS

: 4133-00-0-20015-000-8060

Map # Parcel ID #: 000319700

:206 N PAYNE ST Situs SIEBRASS, HARLAN & MILDRED :E 104' OF S 85' LOT 4 HAWLEYS

Legal

SUBDIVISION BLUE HILL 206 NORTH PAYNE STREET

68930-BLUE HILL NE

#### LOT INFORMATION

300 BLUE HILL Neighborhood :

Value Method: SF Lot Width : 85 # of Units : 8840 Lot Depth : 104 Unit Value : Topography : LEVEL 0.25 Amenities Adjustments:

Street Access : P/C&G/SW/NA

Lot Value : 2,205 Utilities : ALL

#### PHYSICAL INFORMATION

: 1948/69 Year Built/Age : 1 - Single Family Type

Effective Age : 40 - Good Quality Remodel Date : 25 - Fair+ Condition Remodel Type Arch Type

: One-Story 100% Style Exterior Wall : 100% COMMON-BRICK

Floor Area : 2,213 Basement Area : 837

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3 Baths : 2.0

: 100% WARM & COOLED Heat Type

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

 $0 \times 0$ Calculations

#### FINAL ESTIMATE

Improvement Value	\$78,255
Gand 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 RESIDENTIAL DATA SHEET - COST APPROACH DATA

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

Parcel ID #: 000319700 Map # : 4133-00-0-20015-000-8060

SIEBRASS, HARLAN & MILDRED Situs :206 N PAYNE ST

Legal :E 104' OF S 85' LOT 4 HAWLEYS

SUBDIVISION BLUE HILL

206 NORTH PAYNE STREET

BLUE HILL NE 68930-

COST APPROACH - Values By Marshall & Swift

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

	•				
	DESCR	TPTION			
		Square fee	t Bas	se SF Cost	Total Cost
BASIC STRUCTURE COST		2,213	x	106.60	= 235,906
ADJUSTMENTS		<u>Units</u>	<u>Unit Cost</u>	Area Adj	Total Cost
ROOFING		2,213	(1.34)	(1.34)	(2,965)
SUBFLOOR					
HEATING & COOLING		2,213	2.24	2.24	4,957
PLUMBING Base is: 12	(under base)	3	1910	(2.46)	(5,444)
BASEMENT COST		837	20.79	7.86	17,399
PARTITION FINISH					
RECREATIONAL FINISH		403	24.26	4.42	9,777
MINIMUM FINISH					
ADJUSTED STRUCTURE COST		2213	x	117.32	= 259,629
IMPROVEMENTS		<u>Units</u>	<u>Unit Cost</u>	Depr	Total_Cost
ATTACHED GARAGE		374	37.91	0.72	14,180
CONCRETE DRIVE		210	4.28		900
SINGLE 2/S FIRE PL		1	4095.48		4,095
YARD SHED/LOW/48SQ		1	100.00	0%	100 *
WOOD DECK		160	21.59		3,455
OPEN PORCH W/ROOF		32	28.65		915

Depreciation	:	72% Total	70% Physical	8% Func	tional	Econo	mic
-			_				(205,020)
Improvement Va	lue .						\$78,155
							\$78,155 \$2,205
Land Value		<b> </b>					
Land Value Lump Sums FUNC	TION	AL FOR QUALIT			• • • • • • •		\$2,205

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

Date of Print: 05/04/2017

Parcel ID #: 002502300

Inspected By: LS Inspection Date: 09/08/1992

Map # : 4129-21-2-0-0-73645

Record: 1 of: 1

NIEMEYER, DAREN O & BUFFY L

Situs :2174 RD 300 :NW1/4 LESS A TRACT 21-4-12 Legal

942 RD T

68928-0000 BLADEN, NE

#### PHYSICAL INFORMATION

Year Built/Age : 1970 / 47 : 4 - 14 X 61 Mobile Type

Quality : 20 - Fair Effective Age Remodel Date Condition : 20 - Fair : Remodel Type Arch 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

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
Aqland Value	\$395,760

### COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	<u>d017-</u>	<u>566</u>	# PAGE	s	_ GR	ANTEE MASTER NAME #	. <u>12366</u>	<u> </u>
PARCEL#/ FILING NUMBER		23000/7	3645					
					,	<b>-</b>		
		~~	-	<del>(************************************</del>		-		
DOC STAMPS	<u> 5 742.</u>	, <u>50                                    </u>	-	à				
SALES FILE#	<u></u>	ፈ	# PAGES	s	-			
NEIGHBORHOOD #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	7 <b>1</b> 0	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
	125				1. T. I. I. I.	l	300010711	
TAX DISTRICT_	220							
TOTAL SALE PRICE	<u> 5500,</u>							
521 ADJUSTMENTS	\$	<u> </u>						
SSOR ADJUSTMENTS	<u> </u>	0						
REVIEW CODE	NO							
SALES DATE	2-24	-2017						•
-	10			•				
DEED TYPE_ SALE QUAL								
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
<u>.</u>	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
ŀ						f		
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.

FORM **521** 

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 1 County Name 2 County Number \_03 \_Day \_24 2017 Mo 03 Day WEBSTER - 91 Mo 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daren O. & Buffy L. Niemeyer Grantor's Name (Seller Jerome & Judith Carlson Street or Other Mailing Address 942 Rd T Street or Other Mailing Address PO Box 31 State NE Zip Code 68928 Code 68928 City Bladen City Bladen State NE Is the grantee a 501(c)(3) organization? √ No Phone Number Phone Number (402) 756-1016 Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status State Assessed Mobile Home Industrial Mineral Interests-Nonproducing ☐ Improved Single Family Agricultural Mineral Interests-Producing ∃Exempt ✓ Unimproved Multi-Family ☐ IOLL Commercial Recreational Sheriff Other Distribution Land Contract/Memo Partition 8 Type of Deed Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep. Quit Claim √ Warranty Minerai Cemetery Death Certificate - Transfer on Death Executor Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure √ Sale Life Estate Trustee to Beneficiary Auction Easement Grantor Trust Partition Satisfaction of Contract Other (Explain) Yes ✓ No Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ∏ No √ Yes ∏No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self ☐ Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **√** No Yes \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **√** No ☐ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Rural Property same as Grantee Webster County 18a No address assigned 18b Vacant land 20 Legal Description The Northwest Quarter (NW1/4) 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 330,000,008 22 0,00 23 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 330,000100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwook Phone Number Attorney Title here Register of Deed's Use Only For Dept. Use Only 28 Recording Data 26 Date Deed Recorded Value of Stamp or Exempt Number P9566 Day **27** Mo. Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

BK2017, A566

State of Nebraska County of Webster Sentered on the numerical index and filed for record in the Clerk's office of said county this 3.7. day of March A.D., 20.17, at 9.45 or clock M. Recorded in Book 20.7 on Page 5.66

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3 - 27 - / 7
\$ 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, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW½) 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 GRANTEES 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

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 10-53-9018

Notary Public

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. 0ctober 22, 2018

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

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

Map # : 4129-21-2-0-0-73645 Parcel ID #: 002502300

NIEMEYER, DAREN O & BUFFY L

Situs :2174 RD 300 Legal :NW1/4 LESS A TRACT 21-4-12

942 RD T

BLADEN, NE 68928-0000

COST APPROACH - Values By Marshall & Swift

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

					<del>.</del>
	DESCR	IPTION			
		Square fee	et <u>Ba</u>	se SF Cost	Total Cost
BASIC STRUCTURE COST		854	x	36.47 =	31,145
ADJUSTMENTS		<u>Units</u>	Unit Cost	<u>Area Adj</u>	Total Cost
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					
		<u> </u>			
ADJUSTED STRUCTURE COST		854	x	35.33 =	30,172
				_	makal alamb
IMPROVEMENTS		<u>Units</u>	Unit Cost	Depr	Total Cost
no garage		a = 4			010
SKIRTING		150	6.08		910

Physical Functional Economic Less Depreciation/Plus Appreciation: (29,835)  \$1,245  \$2,450 \$395,760		0.50	m - + - 3 O	Co. Dharai an l	Funct	ional	Econom	ni.c
\$2,450	Depreciation	: 96%	Total 9	6% Physical Less Depr				
• • • • • • • • • • • • • • • • • • • •		alue						\$1,245
\$395,760	mprovement va							
	Lump Sums SKIR	RTING MH		<b></b>				\$2,450
PROACH)\$	Lump Sums SKIR	RTING MH						

#### WEBSTER COUNTY ASSESSOR'S OFFICE

RURAL OUTBUILDINGS

Date of Run : 05/04/2017

Parcel # : 002502300 Map #

4129-21-2-0-0-73645

Current Owner: NIEMEYER, DAREN O & BUFFY L

Tax District

125

942 RD T

Neighborhood

1

Legal Description: 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: 1

Code	Description	Year Qua	l Condition	Dim	ensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1 SH1 SH Notes	HED DIRT	10	Poor	40 x	30 x	8 GABL	METAL	WOOD	DIRT	1,200	6.60	7,920	82%	1,425
3 SH1 SI Notes		10	Poor	36 x	24 x		METAL	WOOD	DIRT	864	6.60	5,702	82%	1,025

Total Outbuilding Value : 2,450

# WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Map #

Date of Print: 05/04/2017

Parcel # : 002502300

NIEMEYER, DAREN O & BUFFY L

4129-21-2-0-0-73645

Current Owner:

Tax District 125 Neighborhood 1 Greenbelt Area/Date NO

942 RD T

BLADEN, NE 68928-0000

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
				A	ccr Use Totals	: 4.93		0	0
2667	HOLDREGE SILT LOAM, 0-1% SLO	OP 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, OCCASIONALI	Y 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
				Γ	Ory Use Totals :	37.09		88,370	88,370
8869	HORD SILT LOAM, 0-1% SLOPES	GRAS	1G	No		4.94	1,425	7,040	7,040
4147	HOLDREGE SOILS, 3-7% SLOPES,	, GRAS	3 <b>G</b>	No		4.82	1,425	6,870	6,870
3553	HOBBS SILT LOAM, FREQUENTLY	F GRAS	4G	No		6.89	1,425	9,820	9,820
3852	GEARY-HOBBS SOILS	GRAS	4G	No		0.31	1,425	440	440
2521	COLY-HOBBS SILT LOAMS, 0-30%	∛ GRAS	4G	No		0.35	1,425	500	500
				G	Grass Use Totals	: 17.31		24,670	24,670
4147T	TREE CANOPY 30% OR GREATER (	OF GRT1	3 <b>T</b>	Мо		0.74	180	135	135
3852T	TREE CANOPY 30% OR GREATER (	OF GRT1	4 T	No		0.04	1.80	5	5
3553T	TREE CANOPY 30% OR GREATER (	OF GRT1	<b>4</b> T	No		29.54	180	5,315	5,315
8869T	TREE CANOPY 30% OR GREATER	OF GRT1	<b>1</b> T	No		3.02	180	545	545
				C	Grt1 Use Totals	: 33.34		6,000	6,000
8869	HORD SILT LOAM, 0-1% SLOPES	IRRG	1A	ИО		21.17	4,930	104,370	104,370
4147	HOLDREGE SOILS, 3-7% SLOPES	, 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 Ow	ner : NIEMEYE	R, 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	4 A.	No		3.74	4,740	17,730	17,730
3561	HOBBS SILT LOAM, OCCASION	ALLY IRRG	2A1	No		10,54	4,930	51,960	51,960
3553	HOBBS SILT LOAM, FREQUENT	LY F 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 RE	LATE 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

PAGE 3

PARCEL(S) 0025023007

BO	OK-	-PA	GF

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

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

PAGE 1

PARCEL(S) 0005 00300

BOOK-PAGE

2017-566

DATE OF SALE 3-24-2017

SALE PRICE 330,000

SPLIT

NON AGLAND TOTAL ACRES 147.53

TOTAL ACRES 152.22

PRICE PAID PER ACRE

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	232650	1 8196	240840
2015	294645	8,90	302835
2016	264925	3,95	268620
2017	395760	3695	399455

### **COVER PAGE PROPERTY TRANSFER**

PARCEL#		2900 /12	- #PAGE 820	·	_ GF	RANTEE MASTER NAME #	<u>. 10316</u>	<u>-</u>
FILING NUMBER		<u> </u>	2100			_	•	
		upt St	-		<del>-</del>	-		
DOC STAMPS	1_0	metri o c						
SALES FILE #		<del></del>	_ # PAGE:		<u>.</u>			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	Bladen residi
	405	500	505	510	515	600	605	610
İ	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMON COMMERCIAL
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500	· · · · · · · · · · · · · · · · · · ·		
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
l	195		. 110-1-1		,,, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>		SUBURBAN	
TAX DISTRICE		_						
TOTAL SALE PRICE	\$	,	···					
521 ADJUSTMENTS	5 0							
OR ADJUSTMENTS	s <u>U</u>							
REVIEW CODE	NO							
SALES DATE	3-21-	2017						
DEED TYPE_	لف							
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 BLUE HILL	BLA BLADEN	COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
COMMENTS	Place	$\frac{1}{d}$	mer4,	1040		uc		
			4 7 7 7 7 7					

FORM 521

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 v	vill not be recorde	d unless thi	s statemen					
1 County Name		2 County Number			3 Date of Sale/Tra		4 Date of De		1 2017
	WEBS	TER - 91			Mo. 03 Day 21 Yr. 2017 Mo. 03 Day 21 Yr. 2017				
5 Grantor's Name, Ad		hone (Please Print)				e, Address, and Tel	ephone (Please F	Print)	
Grantor's Name (Seile Robert L. Dyge		Dygert			Grantee's Name (I CM & RL, L.	L.C.			
Street or Other Mailing 2710 S. Baltimo	Address				Street or Other Ma 2710 S. Balt	ailing Address imore			
City Hastings		State NE		Tip Code 68901	City Hastings		State NE		Zip Code 68901
Phone Number (402) 463-7012					Phone Number (402) 463-70		rantee a 501(c)(3) of the grantee a 509		
Email Address n/a					Email Address n/a				
7 Property Classifica	ation Number. Ch	eck one box in cate	gories A and E	3. Check C i	f property is also a	mobile home.			
(A) Status				(B	Property Type				(C)
	Single Fa	nily 🔲 🗛	dustrial gricultural ecreational	]	Mineral Interests Mineral Interests	• =	State Ass	sessed	Mobile Home
8 Type of Deed	Conservator	igi Liti	Distribut	tion []	nd Contract/Memo	Partition	Sheriff	Othe	er
Bill of Sale	Corrective	te – Transfer on Death	Easeme	ent Le	ase neral	Personal Rep.	☐ Trust/Trustee	_	·· <u> </u>
		10 Type of Transfer	Distributio	<del></del>		<del></del>	able Trust	Transfe	r on Death
9 Was the property p part of an IRS like- (I.R.C. § 1031 Exch	tange)	Auction	Easement	Gift	Life Esta	ate Sale	action of Contract	Trustee	to Beneficiary
Yes ✓  11 Was ownership tran-		Court Decree  No. explain the division	Exchange	Grant	or Trust Partition			<u> </u>	Explain) Transfer to LLC ate the intended use.)
	No				I .	Yes 🔲 No			
13 Was the transfer bet	tween relatives, or	if to a trustee, are the	trustor and be	eneficiary rela	ttives? (If Yes, check	the appropriate bo	x.)	_	
✓ Yes 🔲	No 🔲 Aunt o	r Uncle to Niece or Ne	phew 🗹 F	amily Corp., I	Partnership, or LLC	Self		Other	
	Brothe	rs and Sisters	=	•	and Grandchild	Spouse			
	Ex-spc		P	arents and C			t and Step-child		
14 What is the current r	market value of th	e real property?				age assumed? (If Y	es, state the amou	nt and intere	st rate.)
\$90,000 16 Does this conveyand	an divide a grane	t navasi of land?				No \$	goest or a title cor		es, include the name
Yes V		parcer or lattur			of the agent or	title company conta	act.) Yes	inpany: (ii ie	No
18 Address of Property					l	lress of Person to W	/hom the Tax State	ment Should	be Sent
301 S. Sycamore Blue Hill, NE 6893	au.				CM & RL, L.L.C.				
18a No address as		☐ Vacant land			2710 S. Baltimore Hastings, NE 68901				
20 Legal Description	signed ten	vacant land			riastings, IVE				
Lots Four (4) Nebraska.	) and Five	(5), Block Tw	enty-two	o (22), C	Original Tow	n of Blue H	ill, Webstei	r Count	у,
21 If agricultural, list tot	al number of acre	s	<u>_</u> .						
22 Total purchase p	rice, including a	ny liabilities assum	ed		.,.,		22 \$		0,00
23 Was non-real pro	perty included	in the purchase?	∐Yes 🔽 l	No (If Yes, e	nter dollar amount	and attach itemiz	zed list.) 23		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)									
25 If this transfer is	exempt from the	documentary stan	np tax, list the	e exemption	number 5(D)				
correct, a		law, I declare that I for authorized to sign this		this stateme	nt and that it is, to t	he best of my knov	vledge and belief,		te, and (402) 463-4500
	<i>T</i>	antee or Authorized Re	epresentative						hone Number
sign	Ma	WOX	VA	/		Attorney			03/21/2017
here signature	e of Grantee or A	uthorized Representa	tive	<del></del>	Title			D	ate
			gister of Dec					Fo	or Dept. Use Only
26 Date Deed Recorded		27 Value of Stamp o	. '	ber	28 Recording Data	0	7 /		
Mo Day 2		\$ Exemp	7756		DK 20/	1,5951	Authorized h	v Neb. Rev St	at. §§ 76-214. 77-1327(2)

State of Nebraska SS.
County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 38 day of March AD., 2017, at 8:25 o'clock A. M. Recorded in Book 3017 on Page 571

Des Kingenberger County Clerk 10:00 B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 3-38-/フ \$ Exempt #56 By BB

Return to: Beck Law Office, P.C., L.L.O. P.O. Box 10 Hastings, NE 68902-0010

#### WARRANTY DEED

ROBERT L. DYGERT and COLEEN DYGERT, Husband and Wife, GRANTOR, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION received from GRANTEE, CM & RL, L.L.C., a Nebraska Limited Liability Company, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4) and Five (5), Block Twenty-two (22), Original Town of Blue Hill, Webster County, Nebraska.

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

 is lawfully seised of such real estate and that it is free from encumbrances except for 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 as of the  $\frac{\partial M}{\partial M}$  day of  $\frac{\partial M}{\partial M}$ , 2017.

Bobert L. Dygert

Colum Dygert
Coleen Dygert

STATE OF NEBRASKA

) ss.

COUNTY OF ADAMS

> GENERAL NOTARY - State of Nebraska RENAE B. HULL My Comm. Exp. Nov. 11, 2018

Motary Public

## COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017-	<u> 585 </u>	#PAGE	s	_ GR	ANTEE MASTER NAME (	. 1131	6
PARCEL# / FILING NUMBER		100/6	2835					
		<del>-</del>				_		·
	<u> 580</u>	50	-			-		<del></del> -
DOC STAMPS	<u> </u>	<u>.                                    </u>	-	1				
SALES FILE #	/O_		# PAGES	s(	-			
NEIGHBORHOOD #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	(4000)	9000	9500			<del> </del>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
l							SUBURBAN	
TAX DISTRICT	_5_							
TOTAL SALE PRICE	<i>,</i> 257,	400						
521 ADJUSTMENTS	\$	9						
•	-4	<del></del>						
REVIEW CODE	NO							
SALES DATE	3-a <sup>-</sup>	1-2017						
•		Ð						
DEED TYPE_ SALE QUAL					<del>"</del> 1			
	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	ВН	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_								
_								
				·				

# Nebraska Department of REVENUE

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

FORM 521

The additional space is needed, and air				
The deed will not be recorded unless this statemen				
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed Mo. 03 Day 27 Yr. 2017 Mo. 03 Day 27 Yr. 2017			
WEBSTER - 91				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Glen A. Warner & Patricia L. Warner	Grantee's Name (Buyer)			
Street or Other Malling Address	Street or Other Malfing Address PO Box 1047 Hastings Industrial Park East			
2939 Highway 128	City State Zip Code			
Burr Oak KS 66936 Phone Number	Hastings NE 68902  Phone Number is the grantee a 501(c)(3) organization? Yes Y No			
(785) 647-8061	(402) 462-4128 If Yes, is the grantee a 509(a) foundation? Yes V No			
Email Address NA	Emeil Address cmt@tilrr.com			
7 Property Classification Number. Check one box in categories A and B. Check C				
(A) Status (B	Property Type (C)			
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home			
☑ Unimproved I Mulli-Femily ☑ Agricultural	Mineral Interests-Producing Exempt			
OLL Commercial Repressional				
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other			
	ase Personal Rep. Trust/Trusted			
	neral Quit Claim Warranty			
	bsure   irrevocable Trust   Revocable Trust   Transfer on Death			
part of an IRS like-kind exchange?	Life Estate Sale Trustee to Beneficiary			
(1.5.0.3 100   Entire 196)	or Trust Purition Satisfaction of Contract Other (Explain)			
Yes V No Court Decree Exchange Gran	12 Was real estate purchased for same use? (If No. state the Intended use.)			
Y Yes No	Yes No			
13 Was the transfer between relatives, or if to a frustee, are the trustor and beneficiary rel	elives? (II Yes, check the appropriate box.)			
Yes No Auni or Uncle to Niece or Nephew Family Corp.	Partnership, or UC Self Other			
	and Grandchild Spouse			
harmet .	The state of the s			
	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
14 What is the current market value of the real property?	!			
\$257,400	Yes No \$			
16 Does this conveyance divide a current parcel of land?  Yes   No	of the agent or title company contact.)   Yes Montgomery Auction &   No			
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent			
• •	1			
AgLand	Grantee			
18a 📝 No address assigned 18b 🗌 Vacant land				
20 Legal Description	The second secon			
Lot One (1) in the Northeast Quarter (NE¼) and East Half of the No	rtheast Quarter (E½NE¾) of Section Thirty-three (33), Township One			
(1) North, Range Nine (9) West of the 6th P.M., Webster County, N	ebraska, EXCEPT that portion deeded to The State of Neoraska in			
Deed Book 29, Page 577.				
21 It agricultural, list total number of acres 116.73				
To Table and the same including any liabilities accumed	22 \$ 257,400,00			
22 Total purchase price, including any ilabilities assumed	VS			
	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	n number			
Under penalties of law, I declare that I have examined this staten correct, and that I am duly authorized to sign this statement.	ient and that it is, to the best of my knowledge and belief, true, complete, and			
LieRoy W. Thom	(402) 462-4128			
Phint of Type Name of Grames of Authorized Representative	Phone Number			
SIGP TO A	President/General Partner 03/27/2017			
Signature of Grantee or Authorized Representative	Title Date			
Register of Deed's Use	Inly For Dept. Use Only			
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Fiecording Data			
> 30 17 \$ EON 60	BK2017, Pg 585			
Mo. Day Sa Yr. 2 580.30	Authorized by Neb. Rev. Stal. §§ 76-214, 77-1327(2)			
Form No. 98-269-2008 2-2016 Rev. Supersades S6-269-2008 Rev. 7-2014				
	thin donouncet for our registeds			
Glantee—Retain a copy of	this document for your records.			

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 33 day
of Merch AD, 20 17 at the 10 so
o'clock M. Recorded in Book 20/7
on Page 335
Obbor Kursenkerser County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 3-28-77 \$ 580.50 By B/S

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 (NE½) and East Half of the Northeast Quarter (E½NE½) of Section Thirty-three (33), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT that portion deeded to The State of Nebraska in Deed Book 29, Page 577.

	Deed Book 29, Page 577.		mat portion deeded to	The Otate of
GRAN <sup>-</sup>	FORS covenant (jointly and	severally) with	GRANTEE that GRANTO	DRS:
(1)	are lawfully seized of such rexcept easements, reservat			
(2) (3)	have legal power and lawful warrant and will defend title persons;	l authority to co	onvey the same;	
Executed the	27th day of March	, 2	2017	•
a				
Solin & b	James	<u>}</u>	atricia L. Warner	· ·
Glen A. Wante	71	•	atilica E. Vvairio	
STATE OF NEBRA	lee			
COUNTY OF NU			ا ما خاسا	•
The foregoing instru	iment was acknowledged before me by	y Glen A. Warner on	the 2 day of <u>Plarch</u>	2017.
	ENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comm. Exp. June 19, 2018	Public Notary Sig	inature Jensen  er M. Jensen	
(SEAL)		My Commission I	Expires: <u>6-</u> ] 9- <i>2018</i>	
STATE OF NEBRA	(		14 0	,
The foregoing instru	ument was acknowledged before me by	y Patricia L. Wamer	an Jenson	<u></u>
♠ GE	NERAL NOTARY - State of Nebraska JENNIFER M. JENSEN	Jenni	en M. Jensen	_
(SEAL)	My Comm. Exp. June 19, 2018	Print Name My Commission	Expires: <u>6-19-2018</u>	

## 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% SLO	P 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% SLO	P DRY	4D	No		18.50	2,190	40,515	40,515
3838	GEARY SILT LOAM. 7-11% SLOPE	S DRY	4D1	No		5.20	2,190	11,390	11,390
7262	DERION SOILS, 3-6% SLOPES, S	E DRY	4D1	No		1.40	2,190	3,065	3,065
7261	DEROIN SOILS, 3-6% SLOPES, S	E 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

PAGE 1
--------

PARCEL(S) 001013400

BOOK-PAGE 2017-585

DATE OF SALE 3-27-2017

SALE PRICE 257, 400

SPLIT

AGLAND TOTAL ACRES

109.3 4.84 114.14

NON AGLAND TOTAL ACRES

**TOTAL ACRES** 

PRICE PAID PER ACRE

YEAR	LAND	IMPROVEMENTS	TOTAL
2014 2015 2012 2017	191360		
2015	275830		
2016	241210		
2017	241210		

PAGE 4

PARCEL(S) 001013400

BOOK-PAGE 2017-585

	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
<b>1</b> D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D 1690	1D E	1D P	1D G	1G	1G	1G	1G
2D1	2D <b>1</b> 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	<b>1</b> T1	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	<b>4</b> T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL 4.62	TOTAL 4.84 TOTAL

### **COVER PAGE PROPERTY TRANSFER**

DOC STAMPS	, 123,	75	- -			-		
SALES FILE#	7	/	# PAGE	s	-			
NEIGHBORHOOD#	1	100	105	200	205	(300)	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESID
	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	ROSEMOI COMMERCIAL
	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 COMM
	1010	1015	1020					
:	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	195					_		-
TOTAL SALE PRICE :	550	000						
21 ADJUSTMENTS S	. 1	5		•				
OR ADJUSTMENTS S		9		•				
REVIEW CODE	NO			•				
SALES DATE_	3-28	-20t7						
DEED TYPE	l	ND						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	$\bigcirc$	2	3	4	5			
	USABILITY	AS ADJUSTED	Subchanged	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
_						L		

# **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.

The deed will not be recorded unless this statemer	t is signed and items 1-25 are accurately completed.				
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 3 Day 28 Yr. 2017  4 Date of Deed  Mo. 3 Day 23 Yr. 2017				
WEBSTER - 91	6 Grantee's Name, Address, and Telephone (Please Print)				
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	Grantee's Name (Buyer)				
Sylvia Alber	Matthew J. Lukasiewicz and Summer Lukas	iewicz			
Street or Other Mailing Address 170 W 7th Street	Street or Other Malling Address Po Box 193	7.0.			
City State Zip Code Lovell WY 82431	City State Blue Hill NE	Zip Code 68930			
Phone Number (307) 548-2690	Phone Number (402) 984-4020 Is the grantee a 501(c)(3) organize if Yes, is the grantee a 509(a) found				
Email Address n/a	Email Address n/a				
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.				
	) Property Type	(C)			
Improved   ✓ Single Family	Mineral Interests-Nonproducing State Assessed	Mobile Home			
Unimproved Multi-Pamily Agricultural    IOLL   Commercial Recreational	Mineral Interests-Producing Exempt				
	nd Contract/Memo Partition Sheriff	Other			
	ase Personal Rep. Trust/Trustee	OBIEI			
Cemetery Death Certificate - Transfer on Death Executor Min	neral Quit Claim 🗹 Warranty				
9 Was the property purchased as part of an IRS like-kind exchange?	osure Irrevocable Trust Revocable Trust Tra	nsfer on Death			
(I.R.C. § 1031 Exchange) Auction Easement Gift		stee to Beneficiary			
	or Trust Partition Satisfaction of Contract Other 12 Was real estate purchased for same use? (If N	ner (Explain)			
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	Yes No	o, state the interided use.)			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.					
	Partnership, or LLC Self Soft	r			
	and Grandchild Spouse				
Ex-spouse Parents and Cl  14 What is the current market value of the real property?	hild Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and in				
\$55,000	Yes No \$	nerest rate.)			
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name			
☐ Yes ✓ No	of the agent or title company contact.) Yes Southern	Title, LLC No			
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St	ould be Sent			
205 S Payne St Blue Hill, NE 68930	Granntees				
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 fee Subdivision; and the North 25.06 feet of the West 66.60 feet of Lot Tifeet of the vacated alley north of and adjacent to the last described tr	en (10), Block Five (5), Grussell's Subdivision; and	the West 66.68			
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?	Q200000 Q200000 Q200000 Q200000 Q200000 Q200000 Q20000 Q20000 Q20000 Q20000 Q20000 Q20000 Q20000 Q20000 Q20000				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	新 ・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・	55,000 00			
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number				
Under penalities of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and			
Matthew J. Lukasiewicz		(402) 984-4020			
Sign Print or Type Name of Grantee or Authorized Representative	0	Phone Number			
	Grantee Title	3/28/2017 Date			
liele .					
Register of Deed's Use Or 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ally 28 Recording Data	For Dept. Use Only			
Mo. 3 Day 29 Yr. 17 \$ 123.75	BK2017 Pg 586				
Mo Day & Yr		v Stat 88 76-214 77-1327(2)			

State of Nebraska State of Webster St.

Entered on the numerical index and filed for record in the Clerk's office of said county this 37 day of March A.D., 20/7 at 8:45 o'clock A.M. Recorded in Book 20/7 on Page 586 Deputy Clerk B.D. Deputy Ind \_\_Comp \_\_Assessor \_\_Carded \_\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-29-17
\$123.75 By BB

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

#### WARRANTY DEED

Sylvia Alber, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Matthew J. Lukasiewicz and Summer A. Lukasiewicz, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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.

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

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

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

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

Executed March 23, 2017.

Sylvia Alber

STATE OF Wyoning

COUNTY OF Big Hor

) ss.

The foregoing instrument was acknowledged before me on March 23, 2017 by Sylvia Alber, a single person.

Notary Public

My commission expires:

CAMERON MILLER NOTARY PUBLIC
COUNTY OF STATE OF
BIG HORN WYOMING
MY COMMISSION EXPIRES NOVEMBER 19, 2019

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

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

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

: 4133-00-0-20060-002-0000 Map # Parcel ID #: 000340100

Situs :205 S PAYNE ST LUKASIEWICZ, MATTHEW J & SUMMER

Legal :PART LOT 4 & ALL LOT 5 BLK 2 TYLERS

ADD & N 25.06' OF W 66.6' LOT 10 BLK 5 PO BOX 193

GRUSSELS ADD & W 66.68' OF ALLEY 68930-BLUE HILL NE

LOT INFORMATION

Value Method:

Adjustments:

SF

0.25

300 BLUE HILL Neighborhood :

Lot Width 1 Lot Depth : 12852.46

# of Units : 12852.4 Unit Value : Amenities Topography : LEVEL

Street Access : C&G,A,PA

: ALL Lot Value : 3,205 Utilities

PHYSICAL INFORMATION

: 1 - Single Family Year Built/Age : 1915/102 Type

: 30 - Average Effective Age Quality Remodel Date : 30 - Average Condition Remodel Type Arch Type

: One-Story 100% Style

Exterior Wall : 100% VINYL Floor Area : 1,230 736 Basement Area :

: WOOD JOIST/WOOD SUBFLOOR Sub Floor

Bedrooms : 3 Baths : 1.0

Heat Type : 100% WARM & COOLED

: COMP SHINGLES Roof Type

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  $0 \times 0$ 

FINAL ESTIMATE

\$52,510 Improvement Value ..... Land Value ..... \$3,205

\$55,715 FINAL ESTIMATE OF VALUE ..... 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.

The deed will not be recorded unless this statemen	t 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	MoQ3 Day 29 Yr. 2617 MoQ3 Day 29 Yr. 2617			
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seiler)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)			
Caroldene Y. Williams	Caroldene Y. Williams and Jonnie L. Zarek			
Street or Other Mailing Address PO Box 103	Street or Other Mailing Address PO Box 103			
City State Zip Code Guide Rock NE 68942	City State Zip Code Guide Rock NE 6894			
Phone Number (402) 257-2155	Phone Number Is the grantee a 501(c)(3) organization? Yes $\sqrt{1}$ (712) 370-4899 If Yes, is the grantee a 509(a) foundation? Yes			
Email Address	Email Address			
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.			
	Property Type (C)			
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Hom			
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt			
IOLL Commercial Recreational				
	nd Contract/Memo Partition Sheriff Other			
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	se Personal Rep. Trust/Trustee    Quit Claim Warranty			
9 Was the property purchased as part of an IRS like-kind exchange?	osure Irrevocable Trust Revocable Trust Transfer on Death			
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary			
Yes ✓ No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended us			
Yes No Half of Real Estate was diffed	Yes			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela				
✓ YesNo Aunt or Uncle to Niece or Nephew Family Corp., P Brothers and Sisters Grandparents a	artnership, or LLC Self Other			
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.)			
\$10,000	☐Yes ✓ No \$			
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the nam			
Yes No	of the agent or title company contact.)			
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent			
215 Nebraska St., Guide Rock, NE 68942	Caroldene Y. Williams, PO Box 103, Guide Rock, NE 68942			
18a No address assigned 18b Vacant land	NE 00942			
20 Legal Description				
Lot Four (4), Block Eleven (11), Vance's Addition to	the Village of Guide Rock, Webster County			
Nebraska.				
Of Manifestina Historia				
21 If agricultural, list total number of acres				
22 Total purchase price, including any liabilities assumed				
23 Was non-real property included in the purchase?  Yes  No (If Yes, en	ter dollar amount and attach itemized list.)			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0\100			
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 statemen	t 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			
Sign Jonnie L. Zarek	<u></u>			
here Signature of Grantee or Authorized Gentlesentative	itle Date			
Register of Deed's Use Onl	y For Dept. Use Only			
<u> </u>	28 Recording Data			
Mo. 3 Day 29 Yr. 17 S Exempt 15 Sa	DK2017, Pg 377			
toprasha popartificit di rieveride	Authorized by Neb. Rev. Stat. §§ 76-214, 77-13270			

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 39 day of Manch A.D., 2017, at 91.75 on Page S. P. Recorded in Book 32/17 on Page Klimonberger County Clerk 10.00 Ph. Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-29-17
\$Exempt S By BB

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

#### **OUIT 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: 3-29-2019

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

Abbert Jana, Sports Signature of Notary Public

# COVER PAGE PROPERTY TRANSFER

	\$ <u>\$ EX</u>	empt 4		7				
SALES FILE	<u> </u>	<u>.</u>	# PAGE	<u> </u>	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMON COMMERCIAL
	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 COMMI
i	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
İ					<del>.</del>		SUBURBAN	
TAX DISTRICT	45							
TOTAL SALE PRICE	\$ <u> </u>	<del>}</del>						
21 ADJUSTMENTS :	s - <del>(</del>	₽						
OR ADJUSTMENTS :	<u> </u>	2						
REVIEW CODE	NO							
SALES DATE	3-2	7-2017						
DEED TYPE_		CD_	<del></del> ,					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	(A)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	FALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
		BLA	cow	GR	INA	RC	ROS	RUR
LOCATION CODE	ВН							

Nabraska Department of REVENUE	*To be filed wit	th the Register of Deeds	STET State  Read instructions of	on reverse side.	521
			attachment and identify		
1 County Name	2 County Number		3 Date of Sale/Transfer	25 are accurately completed. 4 Date of Deed	3
	WEBSTER-91		Mo. 2 Day	2047	Yc. 2017
	ress, and Telephone (Please Print)			s, and Telephone (Please Print)	<u> </u>
Grantur's Name (Seller) Phillip J. Meyers			Grantee's Name (Buyer) Martha F. Meyers	£	
Street or Other Mailing A	ddress		Street or Other Walling Add	ress	· <.L
City	• • Siale	Zio Gode	City /	N CLAYTO	Zin Code
Phone Number	NE	69506	Phone Number	is the grantee a 501 (c)(3) organis if Yes, is the grantee a 509(a) fou	zafion? Yes / No indetion? Yes / No
Email Address	1		Egnati Address		,
	on Number, Check one box in cate	gories A and B. Check C i		nome.	
(A) Status		(B)	Property Type		(C)
☐ Improved ☑ Unimproved ☐ IOLL	Multi-Family	ndustrial Agricultural Recreational	Mineral Interests-Nonproc Mineral Interests-Producin	-	Mobile Home
Bill of Sale 📝	Conservator Corrective Death Certificate — Transfer on Deet	Easement Las		lion Sheriii C onal Rep. Trusi/Trusiee Claim Warranty	Offier
9 Was the property pur part of an IRS like-kir (I.R.C. § 1031 Exchar Yes 7 N 11 Was ownership transfe	chased as id exchange? Id exchange? Inge)  Auction Co If Court Decree	Distribution Porect Easement Gift Exchange Grant	ostire   Irrevocable Trust   Life Estate   Partition   12 Was real e	Revocable Trust T Sale Trust T Sale Trust T Sale T Satisfaction of Contract T Satisfaction S Satisf	
Yes N			✓ Yes	□ No	
	een relatives, or if to a trustee, are th				
√ Yes No	Aunt or Uncle to Niecs or N Brothers and Sisters	ephew Family Corp., F Grandparents		ielf Dith pouse	er
	Ex-spouse	Perents and Ch	=	pouse tep-parent and Step-child	
14 What is the current ma	urket value of the real property?			med? (if Yes, state the amount and	interest rate.)
\$254,650		•	☐Yes 🗹 No	\$	%
16 Does this conveyance Yes No	divide a current parcel of land?		17 Was transfer through a r of the agent or title com	eal estate agent or a title company pany contact.) Yes	7 (if Yes, include the name No
18 Address of Property			19 Name and Address of P	erson to Whom the Tax Statement 5	
Ag land			Grantee		
18a 📝 No address assig	gned 186 📝 Vacentiend				
20 Legal Description				<u> </u>	
See Attached					
21 If agricultural, list total	number of acres 157.68+-				
22 Total purchase pric	e, including any liabilities assum	ned		3 3	0,00
	erty included in the purchase?			S	1
	price paid for real estate (line 23	, _		S	oloo
•	empt from the documentary star		u i		
Unds	or penaities of lew, I declare that I t d that I am doly authorized to sign th	have examined this stateme		f my knowledge and belief, true, o	omplete, and
🔪 Martha	F. Meyers			40	12-746-224
sign	pe Name of Frentee or Authorized R	epiesentative		matos	2 Indine Number
- LIL	of Grantee or Authorized Representa		Tible G	rantee	<u> 1047 / </u>
HEIG -	<b></b>	<u> </u>			1
26 Date Deed Recorded	Re 27 Value of Stamp of	gister of Deed's Use On or Exempt Number	28 Recording Flats		For Dept. Use Only
Ma. 3 Day 3.9		#4	BK 2017, P	a 598	
Nebraska Department of Bever	NIS		2/302-7/1	Authorized by Neb. I	Flev. Stat. §§ 76-214, 77-1327(2)

The North Half of the North Half (N½N½) of Section Twenty-one (21), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> 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 County of Webster State on the Entered on the numerical index and filed for record in the Clerk's office of said county this 3.7 day of March A.D., 20.77 at 3.550 o'clock A.M. Recorded in Book 20.77 on Page 5.98 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date\_3-29-77
\$ Exempt " 7 By\_ES

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 6<sup>th</sup> 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.

Philip J. Meyers

STATE OF NEBRASKA
) ss.

COUNTY OF

Executed March 27, 2017.

The foregoing instrument was acknowledged before me on flerch 21, 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