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### 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. 3 Date of Sale/Transfer 2 County Number County Name 2017 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Carlos Rodriguez-Trejo & Arcelia Garbriel-Lopez Grantor's Name (Seller Andrew & Marla Mohlman Street or Other Mailing Address 1158 Rd 1000 Street or Other Mailing Address 505 N Walnut St Zip Gode 68970 Zip Code 68970 City Red Cloud State Red Cloud ΝE Phone Number Is the grantee a 501 (c)(3) organization? √No Phone Number Yes If Yes, is the grantee a 509(a) foundation? Yes ΠNο 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 ✓ Single Family Industrial ✓ Improved Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Mineral Interests-Producing Unimproved Multi-Family Exempt TIOLL Commercial Recreational Land Contract/Memo Sheriff Other 8 Type of Deed Distribution Partition Corrective Bill of Sale Easement Lease Personal Rep Trust/Trustee Death Certificate - Transfer on Death Executor 7 Mineral Quit Claim ▼ Warranty Cemetery Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Forectosure Transfer on Death Life Estate Auction Trustee to Beneficiary Other (Explain) ✓ No Court Decree Partition Satisfaction of Contract Yes Exchange Grantor Trust 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use, √ 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\_ Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No Yes Ś 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 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1009 N Cedar St same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description Lots Eight (8), Nine (9) and Ten (10), Block Nineteen (19), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres 4,500,00 0.00 23 Was non-real property included in the purchase? Tyes Ves, enter dollar amount and attach itemized list.) 23 4,500,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Phone Number zed Benresentative Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data

BKZQ17, Pg

NEBRASKA DOCUMENTARY STAMP TAX Date 4-4-17 \$ 11, 3.5 By BB

### JOINT TENANCY WARRANTY DEED

Andrew Mohlman and Marla Mohlman, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Carlos Rodriguez-Trejo, a single person, and Arcelia Gabriel-Lopez, a single person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eight (8), Nine (9) and Ten (10), Block Nineteen (19), Smith and Moore's Addition to 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 April \_\_\_\_\_\_, 2017.

Andrew Mohlman

Marla Mohlman

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April  $\underline{\mathcal{U}}$ , 2017, by Andrew Mohlman and Marla Mohlman, husband and wife.

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

Notary Public

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

Record : 1 of:

1

Date of Print: 05/04/2017

Inspected By: TS Inspection Date: 09/28/2016

Parcel ID #: 000131800 Map # : 4371-00-0-10020-019-0000

rateer 15 #. 000151000

RODRIGUEZ-TREJO, CARLOS & Situs :1009 N CEDAR ST

GARBRIEL-LOPEZ, ARCELIA Legal :LOTS 8-10 BLOCK 19 SMITH & MOORE'S

505 NORTH WALNUT STREET ADDITION RED CLOUD

RED CLOUD NE 68970-

#### LOT INFORMATION

Neighborhood : 200 RED CLOUD

Tot Width . 75 Value Method: SF

Lot Width: 75

Lot Depth: 142

Value Method: SF

# of Units: 10650

Topography: Amenities Unit Value: 0.09
Street Access: Adjustments:

Street Access:

Utilities: Adjustments:

Lot Value: 940

### PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1900/117

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

Style : One-Story 100%

Exterior Wall : 100% SIDING
Floor Area : 910
Basement Area : 0

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) ..... \$7,170

Estimate of Value (Using Market Approach) .....

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

Model # and Description

Calculations 0 x 0

### FINAL ESTIMATE

Improvement Value  Land Value  FINAL ESTIMATE OF VALUE  Value per Square Foot	\$6,230 \$940 \$7,170 7	
Current Total Assessed Value for Parcel # 000131800	\$7,170	

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 #: 000131800 Map # : 4371-00-0-10020-019-0000

RODRIGUEZ-TREJO, CARLOS & Situs :1009 N CEDAR ST
GARBRIEL-LOPEZ, ARCELIA Legal :LOTS 8-10 BLOCK 19 SMITH & MOORE'S

505 NORTH WALNUT STREET RED CLOUD NE

68970-

COST APPROACH - Values By Marshall & Swift

ADDITION RED CLOUD

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

<del></del>	DESCE	RIPTION			
		Square fee	et Bas	se SF Cost	<u>Total Cost</u>
BASIC STRUCTURE COST		910	x	74.10	= 67,431
ADJUSTMENTS ROOFING SUBFLOOR		<u>Units</u>	<u>Unit Cost</u>	Area_Adj	Total Cost
HEATING & COOLING PLUMBING Base is: 7 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(under base)	2	922.14	(1.93) 0.00	(1,756)
ADJUSTED STRUCTURE COST		910	x	72.17	= 65,675
IMPROVEMENTS NO GARAGE		Units	Unit Cost	Depr	<u>Total Cost</u>
SHED/LOW SLAB W/ROOF & STEPS		108 95		52%	125 * 2,140

TOTAL REPLACEMENT CO	ST NEW		910	x	74.52	= 67,815
Depreciation :	91% Total	91% Physical Less Depre		tional lus Appre	Econom ciation :	ic (61,710)
Improvement Value						\$6,105 \$940 125
Lump Sums ESTIMATE OF VALUE (U Value per Square Foo	JSING THE CO					\$7,170 \$7.00

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

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	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/SII
	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					
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Ì			<del></del>			]	SUBURBAN	
TAX DISTRICT	185	-						
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ADJUSTMENTS	\$ <b>L</b>	9		-				
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SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
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	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Deal	le Ce	rtific	a He				·
COMMENTS			<u>- 1,113 E</u>					
	<u>.</u>				<u> </u>		<del></del>	

State of Nebraska SS.
County of Webster State on the numerical index and filed for record in the Clerk's office of said county this day of April A.D., 2017, at 1:30 o'clock A.M. Recorded in Book 2010 op Page 1613-1614 B.B. 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. Dale A. Koepke, died on May 7, 2007, then being the owner of record of an undivided one-third remainder interest in the following described real estate:

The South Sixty feet (S60') of Lot One (1), and the South Sixty feet (S60') of the East Thirty-eight feet (E38') of Lot Two (2), Block Two (2), Rohrer's Addition to Blue Hill, Webster County, Nebraska, AND The West Half of the West Half of the Southeast Quarter (W½W½SE¼) of Section Twenty (20); AND the Northwest Quarter (NW¾) of Section Twenty-seven (27); AND the North Half of the Northeast Quarter (N½NE¾) of Section Twenty-nine (29), EXCEPT the East 4 rods of the South 48 rods thereof; ALL in Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

- 2. The value of the decedent's interest in all real property in the decedent's estate located in this state did 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 which was approximately \$38,638.00. The value of the entire estate of the decedent on the date of death was less than the amount for which a Federal Estate Tax Return would have been required.
- 3. Thirty days have elapsed since the death of the Decedent as shown by the certified copy of his 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. Lakey Gloystein and Brandi Erickson, the claiming successors, are entitled to the above real estate by reason of the homestead allowance, exempt property allowance, family allowance, and as sole heirs of the decedent.
  - 6. Affiant has been unable to locate any will of the decedent.
  - 7. No other person has a right to the interest of the decedent in the described property.
  - 8. The claiming successors are related to the decedent as daughters of decedent.
- 9. I hereby swear and affirm that all statements in this affidavit are true and material, and acknowledge that any false statement may subject me to penalties for perjury pursuant to Nebraska R.R.S. §28-915. This affidavit is made pursuant to Nebraska Probate Code §30-24,129.

Eldon Koepke

Subscribed and acknowledged before me on

GENERAL NOTARY - State of Nebraska

, 2017, by Eldon Koepke.

DAVID B. GARWOOD

My Comm. Exp. October 22, 2018

2-2018

Notary Public

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

DATE OF ISSUANCE .

SEP 2 0 2016 LINCOLN, NEBRASKA

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



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7,000	\\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	-	1. DECEDENT'S NAME (First. Middle, Last, Sulfa) 2. SEX 3. DATE OF DEATH (No., Day, Yi) Dale Alan Koepke Male May 7, 2007	30 19	er Jouan
			COTY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF SIRTH: St. ASE-LANGEN THEAR SC. UNDER 1 DAY 6. DAYE OF BIRTH (Mb. Oby. Yr.) 5 MOS. DAYS HOURS MINS. January 7, 1955		
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	1		CAUSE OF DEATH (See Instructions and examples)  Is PARTY Enter the chinal exams—desases, injuries, or complications—maj directly caused the death, DO NOT spiler for often events such as cardiac arrest,  APPROXIMATE INTERNAL  APPROXIMATE INTER		
			UNACOLATE CAUSE (Final disease of consistent measuring Due to, Oras a consequence of:		
Ů,			Sequentially flat conditions, if any, insiding to the cause listed on the cause listed		
			19 18 SART II. OTHER SIGNIFICANT CONDITIONS Conditions contributing to the depart bulled installing for the underlying cause given in PART L  19. WAS MEDICAL EXAMINERS  OR CORCOMER CONTACTERS  OF CORCOMER CONTACTERS  OF CORCOMER CONTACTERS  OF YES SONG		
		Led toy, CERTIFIER	20. IF FEMALE:  21b. JANANER OF DEATH  Distance I Monoridate  21b. JERRANS PORTATION INJURY  21c. WAS AN AUTOPSY PERFORMED?  Distance I Monoridate  Distance I Monoridate  Operating Person Injury  Q Pacasitian  21c. WAS AN AUTOPSY PERFORMED?  Q Pacasitian  Q Pacasitian  21c. WAS AN AUTOPSY PERFORMED?  Q Pacasitian  Q Pacasitian  21c. WAS AN AUTOPSY PERFORMED?  Q Pacasitian  Q Pacasitian  21c. WAS AN AUTOPSY PERFORMED?  Q Pacasitian  Q Distance I Monoridate  Q Pacasitian  Q Distance I Specify)  COMPLETE CAUSE OF DEATH?		
		To Be Comple	C] Unanown 8 pregnant within the past year  22a, DAYS OF INJURY (No., Day, Yr.)  22a, TIME OF INJURY   22a, TIME OF INJURY   22a, TIME OF INJURY   22a, DESCRIPE HOW INJURY OCCURRED  22a, INJURY AT WORKY  22a, DESCRIPE HOW INJURY OCCURRED		
			22LLOCATION OF INJURY - STREET & KUMBERI, APT. NO. CITYTOWN STORE ZP-COOR	10	
		<u> </u>	May 31 2007 9:40 Am  3 300 23d. To the best of rey Anowledge, death occurred at the time, date and place and due to the causes(s) stated. (Signature and Title) Y  Ammuna Chandle MD  The first, date and place and due to the cause(s) stated. (Signature and Title) Y  Ammuna Chandle MD		00288
	S		ZE DIDTOBACCOUSE CONTRIBUTE TO THE DEATH?    250 HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED!   250 WAS CONSENT GRANTED?   251 MANG THE AND ODDRESS OF CERTIFIER PRYSICIAN, CONDERS OF MISSICIAN OF TOWN AT APPRICABLE 4250 IS NO   YES   MO.     71 MANG THE AND ADDRESS OF CERTIFIER PRYSICIAN, CONDERS OF MISSICIAN OF TOWN AT APPRICABLE 4250 IS NO   YES   MO.     72 MANG THE AND ADDRESS OF CERTIFIER PRYSICIAN, CONDERS OF MISSICIAN OF M		် ဆ
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# 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 v	will not be rec	orded unless this	s statemen	t is signed and if		re accur		a.	·····
1 County Name		2 County Nun			3 Date of Sale/Trai	nsfer y <u>5</u> Yr.	2014	4 Date of Deed	_	Yr. 2017
	<u> </u>	ΓER - 91		<del></del>						Yr
5 Grantor's Name, Add Grantor's Name (Seller)	ress, and Telep	hone (Please P	rint)		6 Grantee's Name Grantee's Name (E		ia retebu	one (Please Phili	.)	
Craig William Sch					Harold Dean	Schriner				
Street or Other Mailing A 1285 Black Hawk	ddress Road				Street or Other Ma 2264 Road C	liling Address )				
city Eaton		State CO	Z	ip Code 80615	Guide Rock			State NE		Zip Code 68942
Phone Number (970) 302-3241					Phone Number (402) 984-15	24   Is t		e a 501 (c)(3) orga grantee a 509(a) f		Yes V No
Email Address n/a					Email Address n/a					
7 Property Classificati	on Number, Ci	neck one box in	categories A and E	3. Check C if	1	mobile home	ə.			
(A) Status					Property Type					(C)
Improved	Single Fa	ımily	Industrial		Mineral Interests	-Nonproducing	g	State Assess	ed [	Mobile Home
✓ Unimproved	Multi-Fan	nily	Agricultural	Ē	Mineral Interests	-Producing		Exempt		
☐ IOLL	Commerc	olal	Recreational							
8 Type of Deed	Conservator		☐ Distribút	ion 🔲 Lar	nd Contract/Memo	Partition		Sheriff	Other_	
Bill of Sale	Corrective		Easeme			Personal I		Trust/Trustee		
Cemetery	Death Certifica	te – Transfer on I	Death Executor		neral	Quit Clain		Warranty		
9 Was the property pur part of an IRS like-kir	chased as	10 Type of Tran			1	<del></del>	?evocable	Trust	Transfer on	
(I.R.C. § 1031 Exchar	nge)	Auction	∐ Easement	=	Lìfe Esta	=			Trustee to E	-
Yes V N		Court Dec		Granto	or Trust Partition	<u> </u>		n of Contract and for same use?	Other (Expl	
Yes N		rvo, explain ine o	ivision.)			Yes [	No	ou los dame does (	(II 140, State 4	
13 Was the transfer between	een relatives, o	r if to a trustee, a	re the trustor and be	neficiary rela	tives? (If Yes, check	the appropria	ate box.)			
✓ Yes No	Aunt o	r Uncle to Niece	, =		artnership, or LLC	Self			Other	
	✓ Brothe	rs and Sisters		•	and Grandchild	Spous				
	Ex-spo	ouse	P6	arents and Ch				l Step-child		
14 What is the current ma	irket value of th	e real property?			15 Was the mortga			tate the amount a	nd interest ra	
\$160,000						✓ No \$ _		h 191		%
16 Does this conveyance Yes No.		t parcel of land?			17 Was transfer the of the agent or	rougn a reai e title company	estate age: contact.)	nt or a title compai Yes Southe	ny? (if ves, ii rn Title, LL	C No
18 Address of Property					19 Name and Add					
Ag Land	1268 1	දින ෙම ලු			Grantee					
	60019	2002 of CD 2002 of CD	K, NE							
18a No address assi		✓ Vacant land								
20 Legal Description										
Undivided 1/4	interest -	<ul> <li>see attac</li> </ul>	ched							
21 If agricultural, list total	number of acre	s <u>840+-</u>	•							·
								_  \$		60,000,00
22 Total purchase price	e, including a	ny liabilities as	sumed					22		80,000,00
23 Was non-real prop	erty included	in the purchase	e? 🗌 Yes 🔽 N	lo (If Yes, er	nter dollar amount	and attach it	temized l			<u> </u>
24 Adjusted purchase	price paid for	real estate (lin	e 22 minus line 2	3)				24	1	60,000 <u>1</u> 00
25 If this transfer is ex										
				this statemen	nt and that it is, to th	ne best of my	knowledg	e and belief, true	, complete, a	and
	Dean Schr		n this statement.						(402	2) 984-1524
sign Print or Ty	pe Name of Gr	antee or Authoriz	ed Representative		•	C	toc			e Number
HOLAN	ca Jan	Schrane			T1)-	Gran	1166			1/5/2017
here Signature	of Grantee or A	uthorized Repres	sentative		Title				Date	
			Register of Dee		-				For D	ept, Use Only
26 Date Deed Recorded			mp or Exempt Numb	per	28 Recording Data		<b>.</b> .	<b>-</b> -		
Mo. 7 Day 6		3 56 c	<u>0. 000                                 </u>		BK2017,	Pg 61	7-60		in Bou Shit st	5 76-214, 77-1327(2)
Noncert Honoration of Passa	/7116L				•			AUDITORIES CALLS		

An undivided one-fourth (1/4) interest in and to all of the following:

The South One Half (S½) of Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT the South 200 feet of the East 150 feet of the West 750 feet of the Southeast Quarter (SE½); AND EXCEPT tracts conveyed to the State of Nebraska in Deed Book 27, Page 394 and Book 61, Page 39; all in Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE¼), the Southeast Quarter (SE½) and the East One-Half of the East One-Half of the Northwest Quarter (E½E½NW¼), all in Section Twenty-seven (27), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

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

State of Nebraska County of Webster Sa.

Entered on the numerical index and filed for record in the Clerk's office of said county this le day of April A.D., 2017, at 2:05 o'clock f. M. Recorded in Book 2017 on Page 619-620

Deb Kling Caberger County Clerk 1600 BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 4-6-77 \$ 360.00 By 13.8

Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901

### **WARRANTY DEED**

Craig William Schriner and Linda Schriner, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Harold Dean Schriner, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-fourth (1/4) interest in and to all of the following:

The South One Half (S½) of Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT the South 200 feet of the East 150 feet of the West 750 feet of the Southeast Quarter (SE¼); AND EXCEPT tracts conveyed to the State of Nebraska in Deed Book 27, Page 394 and Book 61, Page 39; all in Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

The Northeast Quarter (NE¼), the Southeast Quarter (SE¼) and the East One-Half of the East One-Half of the Northwest Quarter (E½E½NW¼), all in Section Twenty-seven (27), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

The Northeast Quarter (NE½) of Section Thirty-four (34), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Grantors covenant, jointly and severally, with Grantee 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 April 4,2017.

## BK2017, Pg 620

Craig William Schriner	Amda A. S. Linda Schriner	-
STATE OF COLORADO	)	
COUNTY OF Lavimer	) ss. )	
The foregoing instrument was a	cknowledged before me on APAIL 4, 2017 by Craig	

Notary Public

KENNETH D WEAVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024016031
MY COMMISSION EXPIRES MAY 15, 2018



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

The deed will not be recorded unless this statement	ent is signed and items 1-25 are accurately completed	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	· if y 2017
WEBSTER - 91	Mo. 4/ Day 5 Yr. 2014 Mo. 4 D	ay 7 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Harlan G. Schriner and Colleen Schriner	Grantee's Name (Buyer) Harold Dean Schriner	
Street or Other Mailing Address 6351 Rebel Drive	Street or Other Mailing Address 2264 Road Q	
City State Zip Code Lincoln NE 68516		Zip Code 68942
Phone Number (402) 540-2829	Phone Number   Is the grantee a 501(c)(3) organ   (402) 984-1524   If Yes, is the grantee a 509(a) fo	
Email Address	Email Address	
N/a     Property Classification Number, Check one box in categories A and B. Check Co.	n/a	
	B) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assesse	
✓ Unimproved Multi-Family ✓ Agricultural  ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing Exempt	
	and Contract/Memo Partition Sheriff ease Personal Rep. Trust/Trustee	Other
Cemetery Death Certificate – Transfer on Death Executor	fineral Quit Claim Warranty	
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale	Transfer on Death Trustee to Beneficiary Other (Exolain)
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.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re		
		her
· ·	s and Grandchild Spouse	
Ex-spouse Parents and		4 (
14 What is the current market value of the real property? \$160,000	15 Was the mortgage assumed? (If Yes, state the amount and Yes No \$	niterest rate.)
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	v? (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	Should be Sent
Ag Land -2268 Road a Guide lock, NE	Grantee	
18a No address assigned 18b 🗸 Vacant land		
20 Legal Description Undivided 1/4 interest - see attached		
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	22 \$	160,000,00
23 Was non-real property included in the purchase?	enter dollar amount and attach itemized list.)	***
24 Adjusted purchase price paid for real estate (line 22 minus line 23) $\dots$	<b>24</b>	160,000ֈ00
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 statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true,	complete, and
Harold Dean Schriner		(402) 984-1524
Sign Sign Sign Sign Sign Sign Sign Sign	Grantee	Phone Number 4/5/2017
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use C	níy	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 4 Day 6 Yr. 17 \$ 360.00	BK2017, Pg 629	
Nebraska Department of Bavenus		Rev. Stat. \$\$ 76-214, 77-1327(2)

An undivided one-fourth (1/4) interest in and to all of the following:

The South One Half (S½) of Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT the South 200 feet of the East 150 feet of the West 750 feet of the Southeast Quarter (SE½); AND EXCEPT tracts conveyed to the State of Nebraska in Deed Book 27, Page 394 and Book 61, Page 39; all in Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE¼), the Southeast Quarter (SE¼) and the East One-Half of the East One-Half of the Northwest Quarter (E½E½NW¼), all in Section Twenty-seven (27), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-6-77
\$ 360.22 By BB

Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901

### WARRANTY DEED

Harlan Gene Schriner and Colleen Schriner, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Harold Dean Schriner, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-fourth (1/4) interest in and to all of the following:

The South One Half (S½) of Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT the South 200 feet of the East 150 feet of the West 750 feet of the Southeast Quarter (SE½); AND EXCEPT tracts conveyed to the State of Nebraska in Deed Book 27, Page 394 and Book 61, Page 39; all in Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

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

Grantors covenant, jointly and severally, with Grantee 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 April 4 ,2017.

STATE OF NEBRASKA )
) ss.
COUNTY OF Lancaste )

The foregoing instrument was acknowledged before me on April 4, , 2017 by Harlan Gene Schriner and Colleen Schriner, husband and wife.

Notary Public

GENERAL NOTARY - State of Nebraska
JUDY CHRISTENSEN
My Comm. Exp. June 3, 2019



### **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 1 County Name Mo. \_\_4 2017 Mo. 4/ Day 5 2014 Day 4 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Harold Dean Schriner Grantor's Name (Seller) Loren Paul Schriner and Barb Schriner Street or Other Mailing Address 224 Millstreat Way Street or Other Mailing Address 2264 Road Q Zip Code 23185 City Guide Rock Zip Code 68942 <sup>City</sup> Williamsburg ✓ No ✓ No Phone Number (402) 984-1524 Is the grantee a 501(c)(3) organization? Yes Phone Number (254) 760-207 If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family ✓ Agricultural Mineral Interests-Producing Exempt Multi-Family ✓ Unimproved Recreational IOLL Commercial Distribution Sheriff Other Land Contract/Memo Partition 8 Type of Deed Conservator Trust/Trustee Personal Rep. Easement Lease Bill of Sale Corrective Quit Claim ✓ Warranty Executor Mineral Death Certificate - Transfer on Death Cemetery Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Enreciosure Trustee to Beneficiary Life Estate ✓ Sale Auction Easement (I.R.C. § 1031 Exchange) Partition Satisfaction of Contract Other (Explain) Yes ✓ No Court Decree Exchange Grantor Trust 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No ✓ Yes No. ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Spouse Grandparents and Grandchild ✓ Brothers and Sisters Parents and Child Step-parent and Step-child ☐ Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$160,000 ✓ 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? Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 2268 Road Q Grantee Guide Rock NE 68942 Ag Land 18b 🗸 Vacant land 18a No address assigned 20 Legal Description Undivided 1/4 interest - see attached 840+-21 If agricultural, list total number of acres 160,000<sup>1</sup>,00 22 22 Total purchase price, including any liabilities assumed ...... 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 160,000,00 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) 984-1524 Harold Dean Schriner Phone Number Print or Type Name of Grantee or Authorized Representative Grantee 4/5/2017 Date zed Representative Title For Dept. Use Only Register of Deed's Use Only

26 Date Deed Recorded

Value of Stamp or Exempt Number 00

28 Recording Data

BK2017,Pg 637-638

An undivided one-fourth (1/4) interest in and to all of the following:

The South One Half (S½) of Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT the South 200 feet of the East 150 feet of the West 750 feet of the Southeast Quarter (SE½); AND EXCEPT tracts conveyed to the State of Nebraska in Deed Book 27, Page 394 and Book 61, Page 39; all in Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

The Northeast Quarter (NE¼), the Southeast Quarter (SE¼) and the East One-Half of the East One-Half of the Northwest Quarter (E½E½NW¼), all in Section Twenty-seven (27), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

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

State of Nebraska | ss.
County of Webster | Entered on the numerical index and filed for record in the Clerk's office of said county this \_\_\_\_\_\_ day of \_\_\_\_\_\_ A.D., 20\_\_\_\_\_ at 3:32 o'clock \_\_\_\_\_\_ M. Recorded in Book 20\_\_\_\_\_ on Page \_\_\_\_\_\_ Carded \_\_\_\_\_ County Clerk \_\_\_\_\_\_ Deb \_\_\_\_ Kingenheeger County Clerk \_\_\_\_\_\_ Deputy Ind \_\_\_ Comp \_\_\_ Assessor \_\_ Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY STAMP TAX Date 4・6-17 \$\_360.99 By BB

Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901

### WARRANTY DEED

Loren Paul Schriner and Barb Schriner, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Harold Dean Schriner, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-fourth (1/4) interest in and to all of the following:

The South One Half (S½) of Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT the South 200 feet of the East 150 feet of the West 750 feet of the Southeast Quarter (SE½); AND EXCEPT tracts conveyed to the State of Nebraska in Deed Book 27, Page 394 and Book 61, Page 39; all in Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE¼), the Southeast Quarter (SE¼) and the East One-Half of the East One-Half of the Northwest Quarter (E½E½NW¼), all in Section Twenty-seven (27), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

The Northeast Quarter (NE½) of Section Thirty-four (34), Township Three (3) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Grantors covenant, jointly and severally, with Grantee 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 April 4 ,2017.

John Paul Schriner

Barbara Schriner

STATE OF Virginia

COUNTY OF Hampton

The foregoing instrument was acknowledged before me on 4 the Lipsel , 2017 by Loren Paul Schriner and Barb Schriner, husband and wife.

Juaya S. Reese 284506

Notary Hublic my Commission Expires
10-31-19

BOOK & PAGE	<u> </u>	000	# PAGES	s(	GR	ANTEE MASTER NAME #	<u> 105 / </u>	<del>/</del>
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\$ALES FILE #	78	}	_ # 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	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	
TAX DISTRICT	65					l	SOBORDAN	
TOTAL SALE PRICE		50						
10 IAL SALE PRICE	3	<u>ം</u>						
521 ADJUSTMENTS	\$	<i>-</i>						
ESSOR ADJUSTMENTS	\$ <del></del>	<del></del>						
REVIEW CODE	NO							
SALES DATE	4-5-	3017						
DEED TYPE		TWD						
SALE QUAL	Kes	ADJUSTED	SUBCHNGD	NO	MOBILE			
	450							
CODE	1	2	3	4	5			
CODE	USABILITY	2 AS ADJUSTED		4 Sale not to be used	ARMS LENGTH / NOT VALID FOR			
CODE LOCATION CODE	1				ARMS LENGTH / NOT	(RC)	ROS	RUR
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT	RED CLOUD	ROS ROSEMONT	RUR RURAL
LOCATION CODE	USABILITY  BH  BLUE HILL	AS ADJUSTED  BLA  BLADEN	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT	The same of the sa		
	USABILITY BH	AS ADJUSTED  BLA  BLADEN	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT	The same of the sa		

## Nebraska Department of

### **Real Estate Transfer Statement**

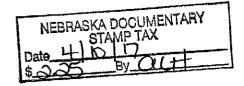
• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

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	ź
Webster Select County & County Number 9		×r. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Sheila Brumbaugh	Grantee's Name (Buyer)  Breat + Alexis Vanweu	
Street of Other Mailing Address P.O. Box 364	Street on Other Mailing Address	
Red Cloud NE 68970 Zip Code	City Red () And NE State 6897	
Phone Number 402 - 746 - 3936	Phone Number Is the grantee a 501(c)(3) organization If Yes, is the grantee a 509(a) foundation	
Email Address (Cbrum 5@ hotmail. Com	Email Address	
7 Property Classification Number, Check one box in categories A and B. Check C if		(0)
	Property Type	(C)
Improved	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
	nd Contract/Memo Partition Sheriff O	ther
Bill of Sale Corrective Easement Lea  Cemetery Death Certificate - Transfer on Death Executor Min	ise Personal Rep. Trust/Trustee	
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  10 Type of Transfer Distribution Forecle Distribution Gift		fer on Death se to Beneficiary (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (if No.	· · · · · · · · · · · · · · · · · · ·
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
Brothers and Sisters Grandparents a		
Ex-spouse Parents and Ch	1	met rate )
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and inte	%
18 Does this conveyance divide a current parcel of land?  Yes X No	17 Was transfer through a real estate agent or a title company? (If of the agent or title company contact.) Yes	Yes, include the name
18 Address of Property Parcel # 000113700	19 Name and Address of Person to Whom the Tax Statement Shot	uld be Sent
	Same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description	,	
lots thirteen (13) + Fourteen (14) of Red 21 If agricultural, list total number of acres	Block Twenty-three (23) Clard, Webster County, Nel	Drigin Al low braskA
	s s	650 -
22 Total purchase price, including any liabilities assumed	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	65000
•		
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	nt and that it is, to the best of my knowledge and belief, true, comp	elete, and
correct, and that Lan duly authorized to sign this statement.		
		Dhana Minchar
Rint of Type Name of Grantee or Althorized Representative		Phone Number
sign John Breubster	Title	Phone Number  45/17 Days 1
here Signature of Grantee or Authorized Representative		Phone Number  H5/17 Dege / Vise Only
sign John Breubster		45/17 Dage /5/17

State of Nebraska Ss.

County of Webster Entered on the County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of 100 M. Recorded in Book SOL or Page KILOOM Accorded to Hoppity 100 M. Accorded to Hopp



### JOINT TENEANCY WARRANTY DEED

Ronald Brumbaugh and Sheila Brumbaugh, husband and wife, GRANTOR, in consideration of SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$650.00) receipt of which is hereby acknowledged, convey to Brent Vanwey and Alexis Vanwey, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb Rev. Stat. 76-201):

Lots Thirteen (13) and Fourteen (14), Block Twenty-three (23), 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 April 10, 2017

Ronald C. Brumbaugh

Sheila A. Brumbaugh

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April 10, 2017, by Ronald Brumbaugh and Sheila Brumbaugh, husband and wife.

Comm. expires September 38,3000

**Notary Public** 

ABE State of Neb My Com

1

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

Record: 1 of:

\$625

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Date of Print: 05/04/2017

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

Parcel ID #: 000113700 Map # : 4491-00-0-10005-023-0000

VANWEY, BRENT A & ALEXIS N Situs :

Legal :LOTS 13 & 14 BLOCK 23 ORIGINAL TOWN

117 NORTH CEDAR STREET RED CLOUD

RED CLOUD, NE 68970-0000

### LOT INFORMATION

Neighborhood: 200 RED CLOUD

Lot Width: 50 Value Method: SF

Lot Depth : 142 # of Units : 7100

Topography: Amenities Unit Value: 0.09

Street Access:

Adjustments:

Utilities : Lot Value : 625

### PHYSICAL INFORMATION

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

Exterior Wall:
Floor Area:
Basement Area:
Sub Floor:

Bedrooms :
Baths :
Heat Type :

Heat Type :
Roof Type :
Plumbing Fixt :

### VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ...... Estimate of Value (Using Market Approach)

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

Model # and Description

Calculations 0 x 0

### FINAL ESTIMATE

Improvement Value  Land Value  FINAL ESTIMATE OF VALUE	\$0 \$625 \$625
Value per Square Foot	. <u></u>
Current Total Assessed Value for Parcel # 000113700	\$625

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

BOOK & PAGE	2017-4	<u> </u>	# PAGES	:l	. GR.	ANTEE MASTER NAME#	1036	<del>)</del>
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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
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	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	
							SUBURBAN	
TAX DISTRICT	185							
	. 1							
TOTAL SALE PRICE	\$ 1			•				
521 ADJUSTMENTS	\$ 5			-				
ASSESSOR ADJUSTMENTS	ş <i>9</i>			-				
REVIEW CODE	NO							
SALES DATE	4-6	-2017						
DEED TYPE		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			1
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	Plania-		2/11	actor 1	21/ //	0	·	
COMMENTS	FIGURE OF	TIVIX	1	nsto c	un u			
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# 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

	it 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) Grantee's Name (Buyer)				
Grantor's Name (Seller) GALEN H. WINKLER	WINKLER PROPERTIES, LLC				
Street or Other Mailing Address 7480 N. ROSELAND AVE	Street or Other Mailing Address 7480 N. ROSELAND AVE				
City State Zip Code JUNIATA NE 68955	JUNIATA State Zip Code 68955				
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? Yes No				
Email Address UNAVAILABLE	Email Address				
	UNAVAILABLE				
7 Property Classification Number. Check one box in categories A and B. Check C					
	) Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home				
Improved   Single Family   Industrial     Unimproved   Multi-Family   Agricultural     IOLL	Mineral Interests-Producing Sale Assessed Mobile From Exempt				
	nd Contract/Memo Partition Sheriff Other				
	ase Personal Rep. Trust/Trustee				
	neral Quit Claim Warranty				
	osure Irrevocable Trust Revocable Trust Transfer on Death				
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary				
Yes ✓ No Court Decree Exchange Gram	or Trust				
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)  ✓ Yes □ No				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel					
	Partnership, or LLC Self Other				
	and Grandchild Spouse				
Ex-spouse Parents and C	hild 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?					
	Von     /   Nin				
\$13,990  16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$ %  17 Was transfer through a real estate agent or a title company? (If Yes, include the name				
	Yes				
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name				
16 Does this conveyance divide a current parcel of land?  Yes No  No  18 Address of Property	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent Skalka & Baack Law Firm, LLC				
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent Skalka & Baack Law Firm, LLC c/o Matthew Baack PO Box 907				
16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property  Webster County, Nebraska  18a No address assigned  18b Vacant land	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or ittle company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent Skalka & Baack Law Firm, LLC c/o Matthew Baack				
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16 Does this conveyance divide a current parcel of land?  ☐ Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes				
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16 Does this conveyance divide a current parcel of land?  ☐ Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  19 Name and Address of Person to Whom the Tax Statement Should be Sent Skalka & Baack Law Firm, LLC c/o Matthew Baack PO Box 907  Hastings, NE 68902-0907  22 1,00  Inter dollar amount and attach itemized list.)  23 1,00  a number 76-902(5)(b)  Inter and that it is, to the best of my knowledge and belief, true, complete, and				
16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property  Webster County, Nebraska  18a No address assigned 18b Vacant land  20 Legal Description  See attached  21 If agricultural, list total number of acres	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				
16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property  Webster County, Nebraska  18a No address assigned 18b Vacant land  20 Legal Description  See attached  21 If agricultural, list total number of acres n/a  22 Total purchase price, including any liabilities assumed No (If Yes, 6)  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, Matthew D. Baack  Print or Type Name of Grantee or Authorized Representative	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No.  19 Name and Address of Person to Whom the Tax Statement Should be Sent Skalka & Baack Law Firm, LLC c/o Matthew Baack PO Box 907 Hastings, NE 68902-0907  122 \$ 1,00  1 1 0 0  1 1 0 0  1 1 0 0  1 1 0 0  1 1 0 0  1 1 0 0  1 1 0 0  1 1 0 0  1 1 1 0 0  1 1 1 0 0  1 1 1 0 0  1 1 1 0 0  1 1 1 0 0  1 1 1 1				
16 Does this conveyance divide a current parcel of land?   Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent Skalka & Baack Law Firm, LLC c/o Matthew Baack PO Box 907 Hastings, NE 68902-0907  Title  19 Name and Address of Person to Whom the Tax Statement Should be Sent Skalka & Baack Law Firm, LLC c/o Matthew Baack PO Box 907 Hastings, NE 68902-0907  22 \$ 1,00  23 \$ 1,00  24 \$ 1,00  25 \$ 1,00  26 ** **Total				
16 Does this conveyance divide a current parcel of land?   Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent Skalka & Baack Law Firm, LLC c/o Matthew Baack PO Box 907 Hastings, NE 68902-0907  Title  19 Name and Address of Person to Whom the Tax Statement Should be Sent Skalka & Baack Law Firm, LLC c/o Matthew Baack PO Box 907 Hastings, NE 68902-0907  22 \$ 1,000  23 \$ 1,000  24 \$ 1,000  24 \$ 1,000  25 \$ 1,000  26 Number 76-902(5)(b)  27 Interval of the best of my knowledge and belief, true, complete, and (402) 834-3300  Phone Number Attorney  Title				
16 Does this conveyance divide a current parcel of land?   Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent Skalka & Baack Law Firm, LLC c/o Matthew Baack PO Box 907 Hastings, NE 68902-0907  Title  Attorney  Title  19 Name and Address of Person to Whom the Tax Statement Should be Sent Skalka & Baack Law Firm, LLC c/o Matthew Baack PO Box 907 Hastings, NE 68902-0907  22 \$ 1,000  23 \$ 1,000  24 \$ 1,000  24 \$ 1,000  25 \$ 1,000  26 \$ 1,000  27 \$ 1,000  28 \$ 1,000  29 \$ 1,000  20 \$ 1,000  20 \$ 1,000  20 \$ 1,000  21 \$ 1,000  22 \$ 1,000  23 \$ 1,000  24 \$ 1,000  25 \$ 1,000  26 \$ 1,000  27 \$ 1,000  28 \$ 1,000  29 \$ 1,000  20 \$				

### 20. Legal Description

The East 217 feet of the North 366 feet of County Surveyor's Lot 10, in the Southeast Quarter (SE ¼) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT tract conveyed to Kansas-Nebraska Natural Gas Co., Inc by Deed filed March 7, 1949 in Book 29, Page 50; and EXCEPT tract conveyed to the State of Nebraska for Highway right-of-way in deeds filed in Book 25, Page 241 and in Book 33, Page 251.

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

### WARRANTY DEED

GALEN H. WINKLER, a single person, 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, WINKLER PROPERTIES, L.L.C., a Nebraska Limited Liability Company, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

The East 217 feet of the North 366 feet of County Surveyor's Lot 10, in the Southeast Quarter (SE ¼) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to Kansas-Nebraska Natural Gas Co., Inc by Deed filed March 7, 1949 in Book 29, Page 50; and EXCEPT tract conveyed to the State of Nebraska for Highway right-of-way in deeds filed in Book 25, Page 241 and in Book 33, Page 251.

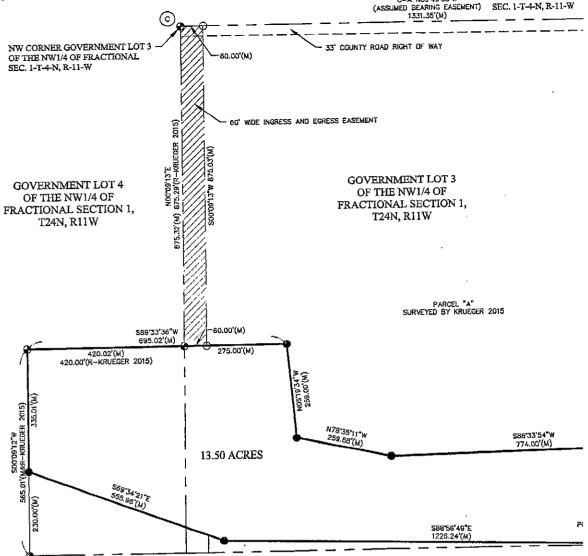
Grantor covenants (jointly and severally, if more than one) with Grantee that Grantor (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; and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

executed: <u>Ag</u>	1 6 20	717.
•		
		GALEN H. WINKLER, Grantor
State of Nebraska	)	
	) ss.	
County of Adams	)	•
The foregoing instru 2017, by GALEN H.	ment was acknowledge WINKLER, a single per	d before me on the 6 day of April
		The Off
A G	ENERAL NOTARY - State of Nebraska MATTHEW D. BAACK	Notary Public

My Comm. Exp. January 9, 2021

### PROPERTY CLASS  ***CONNECTOR**  ***CONNECTOR*  ***CO	BOOK & PAGE	<u> 201 (-</u>	<u>654</u>	# PAGES	<u> </u>	GR/	ANTEE MASTER NAME#	1086	<u> </u>
200.0 FRAMES \$   300   255   300   355   400			2000						
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BLOBEN COMMERCIAL STE COMMERCIAL STE COMMERCIAL WISTE STE HOMESTE COMMERCIAL WISTE HOMESTE COMMERCIAL WISTE FORMATION STE HOMESTE COMMERCIAL WISTE FORMATION STE HOMESTE COMMERCIAL WISTE HOMESTE WISTE HOMESTE WISTE FORMATION FORMAT		AGRICULTURAL							BLADEN RESIDENTIA
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GRASS GREEN / GOLF SAND GREEN / GOLF COURSE CONFINEMENT  1000 2000 4000 9500 9500 PS000 RURAL RESIDENTIAL  TAX DISTRICT 1355  TOTAL SALE PRICE 5  321 ADJUSTMENTS 5  REVIEW CODE NO  SALES DATE 3-30-3.0 17  DEED TYPE SULF VEY  SALE QUAL  VES ADJUSTED SUBCHNIGD BO MOBILE  CODE 1 2 3 4 5  USASILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALE POR VALE P		COMMERCIAL / NO						RURAL COMMERCIAL	RURAL COMMERCIA
COURSE COURSE CONTRIBUTE  FROPERTY CLASS  1000  2000  RESIDENTIAL  COMMERCIAL  AGRICULTURAL  EXEMPT  GAME & PARKS  RURAL RESIDENTIAL  TAX DISTRICT  135  TOTAL SALE PRICE \$  S21 ADJUSTMENTS \$  REVIEW CODE  NO  SALES DATE  SALE QUAL  VES  ADJUSTED  1 2 3 5  LUSABILITY  AS ADJUSTED  SUBCHANGE  SUBCHANGED  SALE NOT TO BE USED  ARMS LENGTH / NOT VALUE FOR VAL		1010	1015	1020					
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TAX DISTRICT 135  TOTAL SALE PRICE 5  SZLI ADJUSTMENTS 5  REVIEW CODE NO  SALES DATE 3-20-2017  DEED TYPE SUBVEY  SALE QUAL  YES ADJUSTED SUBCHINGD NO MOBILE  CODE 1 2 3 5  USABILITY AS ADJUSTED SUBCHINGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  LOCATION CODE BH BLA COW GR INA RC ROS FUR BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	PROPERTY CLASS	1000	2000		9000	9500		RURAL RESIDENTIAL	
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TOTAL SALE PRICE S  SSESSOR ADJUSTMENTS S  REVIEW CODE NO  SALES DATE 3-20-2017  DEED TYPE SCIEVELY  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 FUR BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL		135					•		
SSESSOR ADJUSTMENTS \$  REVIEW CODE NO  SALES DATE 3-30-3017  DEED TYPE SCUTVEY  SALE QUAL YES ADJUSTED SUBCHNGD NO MOBILE  CODE 1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  LOCATION CODE BH BLA COW GR INA RC ROS RURAL  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	TAX DISTRICT	102							
REVIEW CODE NO  SALES DATE 3-30-30 17  DEED TYPE SCUTVEY  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 VALIDE 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	\$ <b>D</b>		41.0-1					
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SALES DATE  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 VALIO FOR MEASUREMENT  LOCATION CODE  BH BLA COW GR INA RC ROS RUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	SESSOR ADJUSTMENTS	\$ -E	<b>ل</b>						
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 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 BLA COW GR INA RC ROS RUR BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	SALES DATE	3-22-	2017						
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	Su	rvey						
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	SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
LOCATION CODE  BH BLA COW GR INA RC ROS FUR  BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	CODE	1	2	3	4	5			
BH BLA COW GR INA RC ROS RUR BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL		USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
	LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	( RUR)
COMMENTS SURVEY		BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	COMMENTS	Surv	ey						

BK20/7/ PNE CORNER GOVERNM C-A N89'49'05"E OF THE NW1/4 OF FRA-(ASSLIMED BEARING EASEMENT) SEC. 1-T-4-N, R-11-W



SE CORNER GOVER! OF THE NW1/4 OF FI SEC. 1-T-4-N, R-11-W

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

JOSHUA E. GRUMMERT, LS 783



1134.35'(M) ED BEARING) R 2015)

(ASSUMED KRUEGER

NO018'09"E (

267.00'(M)

(в

POINT OF BEGINNING

NMENT LOT 3

RASA

RACTIONAL

-783

GRUNI

### BK2017, Pg 655

THIS SURVEY WAS PERFORMED AT THE REQUEST OF COURTNEY LOVETT. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN PARCEL "A" OF GOVERNMENT LOTS 3 AND 4 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 4 NORTH, RANGE 11 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" REBAR WITH PLASTIC CAP STAMPED "L.S. 448", UNLESS NOTED OTHERWISE. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GRUMMERT L.S. 781".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

### EASEMENT DESCRIPTION:

SURVEYOR'S REPORT:

THAT PORTION OF A TRACT OF LAND LOCATED IN PARCEL "A" OF GOVERNMENT LOT 3 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 4 NORTH, RANGE 11 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "A", AS SURVEYED BY KRUEGER IN 2015, ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 3 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 4 NORTH, RANGE 11 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA; THENCE N89'49'05"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID PARCEL "A" AND GOVERNMENT LOT 3, A DISTANCE OF 60.00 FEET; THENCE S00'09'13"W, PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 875.03 FEET; THENCE S89'33'36"W, A DISTANCE OF 60.00 FEET TO SAID WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 875.32 FEET TO THE POINT OF BEGINNING, CONTAINING 1.20 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION:

THAT PORTION OF A TRACT OF LAND LOCATED IN PARCEL "A" OF GOVERNMENT LOTS 3 AND 4 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 4 NORTH, RANGE 11 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "A", AS SURVEYED BY KRUEGER IN 2015, ALSO BEING THE SOUTHEAST CORNER OF GOVERNMENT LOT 3 OF THE NORTH-WEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 4 NORTH, RANGE 11 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA; THENCE NOO'18'09"E (ASSUMED BEARING) ON THE EAST LINE OF SAID PARCEL "A" AND GOVERNMENT LOT 3, A DISTANCE OF 267.00 FEET; THENCE S88'33'54"W, A DISTANCE OF 774.00 FEET; THENCE N78'35"11"W, A DISTANCE OF 259.88 FEET; THENCE N05'19'34"W, A DISTANCE OF 259.00 FEET; THENCE S89'33'36"W, A DISTANCE OF 695.02 FEET TO A CORNER ON THE WEST LINE OF SAID PARCEL "A"; THENCE S00'09'12"W ON SAID WEST LINE, A DISTANCE OF 335.01 FEET; THENCE S69'34'21"E, A DISTANCE OF 555.96 FEET; THENCE S88'56'49"E, A DISTANCE OF 1226.24 FEET TO THE POINT OF BEGINNING, CONTAINING 13.50 ACRES, MORE OR

Survey Record Repository
RECEIVED

MAR 22 2017 WEBSTER.

1312-386 /2

LEGEND MONUMENT FOUND

- MONUMENT SET
   CALCULATED POINT
- D DEEDED DISTANCE G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
  P PLATTED DISTANCE
- R RECORDED DISTANCE





TEO CONSTITUTO GEOUP IN

JEO CONSULTING GROUP Ph: 402.462.5657 2837 West Hury 6, Ste 204 Hastings, NE 68901

> SURVEY RECORD COURTNEY LOVETT

A TRACT OF LAND LOCATED IN GOVERNMENT LOTS 3 AND 4 OF THE NW1/4 OF FRACTIONAL SEC. 1 T24N, R11W OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA

PROJECT NO. R162117
DATE 1-09-17
DRAWN BY KSL
FILE NAME SY162117.0mg
RELD BOOK WEBSTER CO. #10
FIELD CREW
JG/JM
REVIEW BY
REVIEW DATE
SURVEY FILE NO.

1 OF 2

### CORNER TIES:

→ NE CC	RNER GOVERN	IMENT LOT 3 OF THE NW1/4 OF FRACTIONAL SEC. 1-T4N-R11W
(A) FOUND	) A 5/8" REB	AR WITH ALUMINUM CAP STAMPED "L.S. 448"
s	33.00'	SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED
		"L.S. 783"
SE	56.76	TO A FOUND MAG-NAIL WITH AN ALUMINUM DISK STAMPED
		"L.S. 448" IN THE TOP OF A FENCE POST
NE	76.44	TO A FOUND MAG-NAIL WITH AN ALUMINUM DISK STAMPED
		"L.S. 448" IN THE TOP OF A FENCE POST
NW	57.52°	TO A FOUND MAG-NAIL WITH AN ALUMINUM DISK STAMPED
		"L.S. 448" IN THE TOP OF A FENCE POST

B SE CORNER GOVERNMENT LOT 3 OF THE NW1/4 OF FRACTIONAL SEC. 1-T4N-R11W
FOUND A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 448"
SSW 47.17" TO A FOUND MAG-NAIL WITH AN ALUMINUM DISK
STAMPED "L.S. 448" IN THE TOP OF A FENCE POST
W 68.19' TO A FOUND MAG-NAIL WITH AN ALUMINUM DISK
STAMPED "L.S. 448" IN THE TOP OF A CORNER FENCE POST
NO OTHER TIES AVAILABLE

NW CORN	ER GOVER	NMENT LOT 3 OF THE NW1/4 OF FRACTIONAL SEC. 1-T4N-R11W
FOUND A	5/8" RES	NMENT LOT 3 OF THE NW1/4 OF FRACTIONAL SEC. 1-T4N-R11W AR WITH PLASTIC CAP STAMPED "L.S. 448", 0.1 DEEP
S	32.96	TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "L.S. 448"
	44.59'	TO A FOUND MAG-NAIL WITH DISK IN THE WEST FACE OF A
		TELEPHONE PEDESTAL POST (1' ABOVE GROUND)
NW	47.33'	TO A FOUND MAG-NAIL WITH DISK IN THE TOP OF A FENCE POST
NE	95.15	TO A FOUND MAG-NAIL WITH DISK IN THE TOP OF A FENCE POST

FILING NUMBER								
			•			_		
DOCSTAMPS	\$ 8°							
SALES FILE#	<u> </u>		# 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
	BŁADEN 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 Y
	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
٠	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  TOTAL SALE PRICE  21 ADJUSTMENTS	0	· ·						
ST WDJO21MEN12	, O	-	···	•				
REVIEW CODE	s NO			-			,	
SALES DATE	3-25	2017	·					
DEED TYPE	SUR	2017						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	<b>(4)</b>	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			ı
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
				<u> </u>		<u>.                                    </u>		

### BK2017, Pg 657

SURVEY RECORD COURTNEY LOVETT

A TRACT OF LAND LOCATED IN GOVERNMENT LOTS 3 AND 4 OF THE NW1/4 OF FRACTIONAL SEC, 1 T24N, R11W OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA

PROJECT NO. R162117 1-09-17 KSL 5V162117.dwg FIELD BOOK WEBSTER CO. #10 JG/JM SURVEY FILE NO.

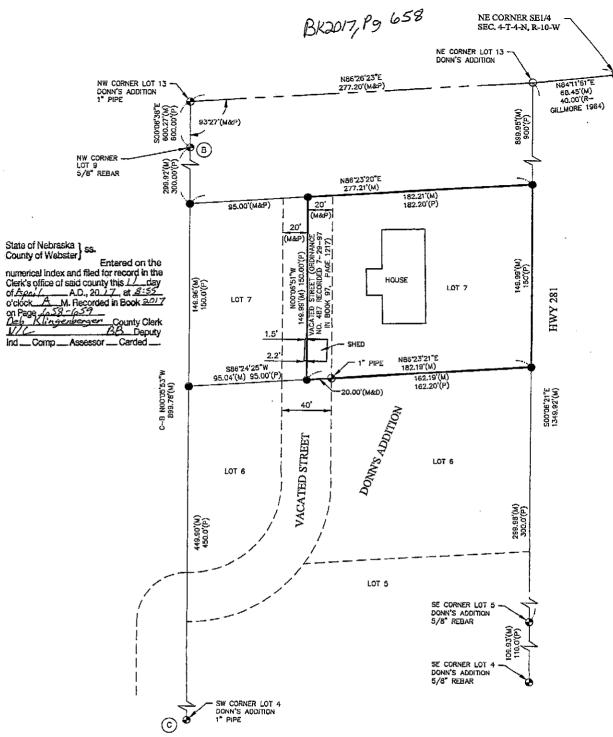
2 OF 2

County of Webster St.

Entered on the numerical index and filed for record in the Clerk's office of said county this 1/ day of April A.D., 20.17, at 2:50 o'clock A.M. Recorded in Book 2017 on Page 6.54 - 6.57 County Clerk All Deputy Ind Comp Assessor Carded

State of Nebraska \ ss. County of Webster

1312-386 2/2



#### CORNER TIES:

BK2017, Pg 659

NE CORNER SE1/4 SECTION 4-T4N-R10W

FOUND AN ALUMINUM CAP STAMPED "L.S. 345", 1.0' DEEP TO THE TOP SW CORNER OF A RIGHT OF WAY MARKER Ε

51.93 TO THE CENTERLINE JOINT OF HIGHWAY 281 27.82

TO THE NE CORNER OF A LIGHT POLE BASE TO THE NEAR CORNER OF A RIGHT OF WAY MARKER 112.71 SW

127,70 W

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHN WILSON. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER OF LOT SEVEN (7), IN DONN'S ADDITION TO THE VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA, EXCEPT THE PART OF LOT SEVEN (7) DONN'S ADDITION LYING WEST OF THE PLATTED STREET, NOW VACATED PURSUANT TO ORDINANCE NO. 487, RECORDED ON JULY 29, 1997 IN BOOK 97, PAGE 1217, BUT INCLUDING THE EAST HALF (E1/2) OF SAID VACATED STREET, ABUTTING LOT 7, ALL IN BLUE HILL, WEBSTER COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT OR IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GRUMMERT L.S. 783".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

Survey Record Repository RECEIVED

MAR 22 2017

WESSTER .

#### LEGAL DESCRIPTION: (RECORDED IN BOOK 2002, PAGE 2205)

LOT SEVEN (7), IN DONN'S ADDITION TO THE VILLAGE OF BLUE HILL, WEBSTER COUNTY, NEBRASKA, EXCEPT THE PART OF LOT SEVEN (7) DONN'S ADDITION LYNG WEST OF THE PLATTED STREET, NOW VACATED PURSUANT TO ORDINANCE NO. 487, RECORDED ON JULY 29, 1997 IN BOOK 97, PAGE 1217, BUT INCLUDING THE EAST HALF (E1/2) OF SAID VACATED STREET, ABUTTING LOT 7, ALL IN BLUE HILL, WEBSTER COUNTY, NEBRASKA.

#### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

GRÜMMERT, LS 783

\$530

1312-383

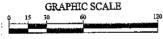


SURVEY RECORD JOHN WILSON

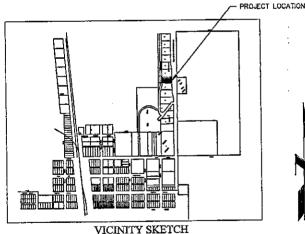
PART OF LOT 7, DONN'S ADD. TO THE EXCEPT THE PART LYING WEST OF THE VACATED ST. BUT INCLUDING THE EAST HALF OF SAID VACATED ST BLUE HILL, WEBSTER COUNTY, NE

#### LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- DEEDED DISTANCE
- GOVERNMENT DISTANCE
- MEASURED DISTANCE PLATTED DISTANCE
- RECORDED DISTANCE



NOTE: ALL BEARINGS ARE ASSUMED.



<sup>NO.</sup> R170209 KSI SV170209.dwa BLUE HILL #5

1 OF 1

BK2017, Pg 660 WEST 1/4 CORNER SECTION 26-T4N-R10W **PLAT OF SUF** FOUND 5/8" REBAR WITH 2" ALUMINUM CAP #448, 0.3 DEEP SW 35.38 TO FND MAG NAIL W/ WASHER #448 IN FENCE POST NW 27.44 TO FND 5/8" REBAR, CAP STAMPED "R.M. 2016" SE 37.63 TO FND 5/8" REBAR CAP STAMPED "R.M. 2016" SE 51.56 TO FND MAG NAIL W/ WASHER #448 IN CORNER POST 12 TO CENTERLINE OF ROAD N-S 24 TO FENCE LINE GOING E-W -ENCE LINE GOING E-W
-WEST 1/4 CORNER
SEC. 26-4-10
FND 5/8" REBAR
W/ 2" ALUM. CAP #448 S 88° 00' 02" W 5,280.03' 466.77 S 88° 00' 02" W POINT OF EAST 1/4 CORNER SECTION 26-State of Nebraska ss. County of Webster FOUND 1 1/4" OPEN PIPE INSIDE A 2" PIPE 0.5'
W 39.8 TO FID NAIL IN TOP OF BRACE POST
WNW 35.15' TO FIND NAIL IN TOP OF FENCE PO
NW 55.97' TO FIND X NAIL IN TOP OF FENCE POSE
E 4' TO CENTERLINE OF N-S ROAD
S TTO FENCE LINE WEST Entered on the Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of April AD, 2017, at 7:00 o'clock A. M. Recorded in Book 2017 on Page 660-661 County Clerk W.C. B.B. Deputy Ind... Comp... Assessor... Carded... ್ಠ PT. SOUTHEAST 1/4 2 SEC. 26-4N-10W 34" П AREA SUMMARY
TOTAL = 5 ACRES
R.O.W = 0.35 ACRES
NET = 4.65 ACRES 466.76 Survey Record Repository RECEIVED MAR 8 2017 webster 1310-169 N 88° 00' 01" E 466.76'

SOUTHEAST CORNER SECTION 26-T4N-R10W

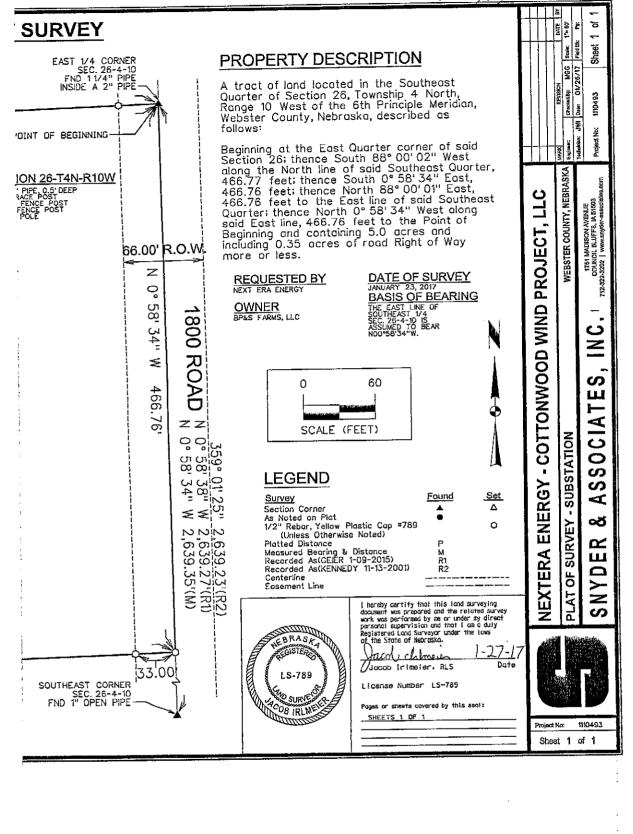
FOUND 1" OPEN PIPE 0.8" DEEP
NW 53.65' TO FND MAG NAIL W/ WASHER #448 IN CORNER POST
NE 100.99' TO FND MAG NAIL W/ WASHER #448 IN GUARD POST
SE 48.39' TO FND NAIL IN TOP OF CORNER POST
SE 48.50' TO FND INSPECTION DISK STAMPED 1985 IN POWER POLE
SW 48.10' TO FND MAG NAIL W/ WASHER #448 IN CORNER POST
SW 54.30' TO FND NAIL ON TOP OF FENCE POST

SOUT

FNi

5

SOUTHEAST 114 SEC. 26-4N-10W



#### SURVEY RE 2,628.75' R2 2,628.87' R1 267° 56' 03" POINT OF BEGINNING NORTHWEST CORNER N 87° 56' 06" E SEC. 36-4-10. FND 1" OPEN PIPE N 87° 56' 02" F 2,628.84' M N 87° 56' 02" E -66,00' R.O.W. 466.77' N 87° 56' 02" E 33.C NORTH 1/4 CC SEC. 36 FND 3/4" PIPE A 1 1/4" PIPE IN NORTHWEST CORNER SECTION 36-T4N-R10W FOUND 1" OPEN PIPE, 0.8' DEEP NW 55.65' TO FND MAG NAIL W/ WASHER \*\*448 IN CORNER POST NE 100.99' TO FND MAG NAIL W/ WASHER \*\*448 IN CUARD POST SE 48.39' TO FND NAIL IN TOP OF CORNER POST SE 46.50' TO FND NSPECTION DISK STAMPED 1985 IN POWER POLE SW 48.30' TO FND MAG NAIL W/ WASHER \*\*448 IN CORNER POST SW 48.30' TO FND MAG NAIL W/ WASHER \*\*448 IN CORNER POST NORTH 1/4 CORNER SECTION 36-T4N-R10W TOUND 3/4" OPEN PIPE INSIDE A 11/4" OPEN PIPE INSIDE A CONCRETE BLOCK, 1.3' DEEP S 1'TO CENTERLINE OF EAST-WEST ROAD SE 29.0'T OF FND 1'2" REBAR, NO CAP SSW 37.90' TO FND "X" NAILS IN POWER POLE SE 46.50' TO FND "SPECTION DISK STAMPED 1985 IN POWER PC SW 82.96' TO FND 5/8" REBAR, NO CAP, UNDER POWER LINES State of Nebraska | ss. County of Webster Z Entered on the Entered on the numerical index and filed for record in the Clerk's office of said county this LL day of A.O. AD., 2017, at 9:02 o'cicock. A. M. Recorded in Books. OLY on Fage. (als.) - (als.) - (clerk.) - (cle 02 1 02 53" $\Omega$ 3 Ind \_\_Comp \_\_ Assessor \_\_ Carded \_ ≤ PT. NORTHWEST 1/4 SEC. 36-4N-10W 66. 2,638. AREA SUMMARY TOTAL = 5.00 ACRES - R.O.W = 0.68 ACRES NET = 4.32 ACRES ω. 66.00' R.O.W 466.77' S 87° 56' 02" W WEST 1/4 CORNER SECTION 36-T4N-R10W FOUND 5/8" REBAR, ALUMINUM CAP #345, 0.6" DEEP E 3335 TO FND 16 PENNY NALURED HEAD IN CORNER POST ESE 33.89 TO FND 16 PENNY NALURED HEAD IN BRACE POST NE 39.09 TO SET "X" NALIS IN TOP OF FENCE POST W 43.04 TO SET "X" NALIS IN FENCE POST 33:00 WEST 1/4 CORNER SEC. 36-4-10 FND 5/8" REBAR ALUM. CAP #345

BK2017, Pg 663 **RECORD** ₽ Sheet Scale: PROPERTY DESCRIPTION Checked By: MGG Date: 01/26/17 A tract of land located in the Northwest Quarter of Section 36, Township 4 North, Range 10 West of the 6th Principle Meridian, Webster County, Nebraska, described as .O.W. 1110493 33.00 夏 Beginning at the Northwest Corner of said Section 36; thence North 87° 56' 02" East along the North line of said Northwest Quarter, 466.77 feet; thence South 01° 02' 53" East, 466.77 feet; thence South 87° 56' 02" West, 466.77 feet to the West line of said Northwest Quarter; thence North 01° 02' 53" West along said East line, 466.77 feet to the Point of Beginning and containing 5.0 agres 1/4 CORNER SEC. 36-4-10 " PIPE INSIDE IPE IN CONC. WEBSTER COUNTY, NEBRASKA PROJECT, LLC 1761 MADISON AVENUE COUNCIL BLUFFS, IA 51503 712-322-3202 ] www.snyder-essociati Point of Beginning and containing 5.0 acres and including 0.68 acres of road Right of Way -R10W S more or less. -OWER POLE DATE OF SURVEY REQUESTED BY BASIS OF BEARING  $\sim$ OWNER THE NORTH LINE OF THE NORTHWEST 1/4 SEC. 36-4-10 IS ASSUMED TO BEAR N87°56'02"E. - COTTONWOOD WIND RONALD BOLTE  $\mathcal{O}_{1}$ يَ Z S 60 466.77 ш SOCIA PLAT OF SURVEY - O&M PROPERTY SCALE (FEET) Survey Record Repository LEGEND **NEXTERA ENERGY** S RECEIVED Set Found ⋖ Survey
Section Corner
As Noted on Plat
1/2" Rebar, Yellow Plastic Cop #789
(Unless Otherwise Noted)
Platted Distance
Measured Bearing & Distance
Recorded As(GEIER 1-09-2015)
Pageorded As(MENERY 11-13-2001) \$50 Δ රේ MAR 2 4 2017 o WEBSTER P M R1 ∞ ш 1312-413 Recorded As(KENNEDY 11-13-2001) R2 Centerline Easement Line Z BRASAT ഗ

EBRASA

COB IRLNE

NORTHWEST 114 SEC. 36-4N-10W

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly legistered Land Surveyor under the laws of the State of Nebraska.

acol chines (Jacob Irimeter RLS

License Number LS-789

Pages or sheets covered by this seal:

SHEETS 1 DF 1



1110493 Sheet 1 of 1

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

BOOK & PAGE	<u>doli-</u>	128	# PAGES	<i>]</i>	GR	ANTEE MASTER NAME#	1166	<u> </u>
PARCEL#/		200/		•				
FILING NUMBER						-		
		<u></u>				-		
DOC STAMPS	$\frac{1}{2}$ $\partial \mathcal{S}$	5-						
SALES FILE #	80	)	# 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	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		(OKAL NESIDENTIAL	
			<del></del>				SUBURBAN	
TAX DISTRICT								
TOTAL SALE PRICE	<u> </u>	<i>XX</i>						
521 ADJUSTMENTS	\$ <i>L</i>	7						
ESSOR ADJUSTMENTS	. (	2	<del></del>					
REVIEW CODE		-	<u> </u>	•				
SALES DATE	4-5	-2017						
DEED TYPE	1.							
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		ADJOSTED	ЗОВСНІЧЭВ					
		2	3	4	5			
:	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			<b>1</b>
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Pare	vf 40	Chêlo				<del>.</del>	
	<del></del>							



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

BO

FORM **521** 

• If additional space is needed, add an		
	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	y <u>5 yr 27</u>
WEBSTER - 91		y <u> </u>
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)	
Bruce E. Ohmstede and Anne Marie Ohmstede Street or Other Mailing Address	Trisha Rust Street or Other Mailing Address	
2108 River Road \ /	314 Road 1900	7. 6.
City State Zip Code Guide Rock NE 68942	Gity State NE NE	Zip Code 68942
Phone Number 462 - 469 - 3416	Phone Number 462-484 - 1746  Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	ration? Yes V No Indation? Yes V No
Email Address	Email Address	
7 Property Classification Number. Check 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 Family       ☐ Industrial         ☐ Unimproved       ☐ Multi-Family       ☐ Agricultural         ☐ IOLL       ☐ Commercial       ☐ Recreational	Mineral Interests-Producing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed Conservator Distribution La		Other
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?		ransfer on Death
(I.R.C. § 1031 Exchange)		rustee to Beneficiary
Yes / No   Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract C 12 Was real estate purchased for same use? (If	other (Explain)
✓ Yes	Yes	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	Partnership, or LLC	ler
Ex-spouse X Parents and C		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
16 Does this conveyance divide a current parcel of land?	Yes V No \$	2 (If Vac. include the name
Yes No	of the agent or title company contact.)	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
	Trisha Rust 314 Road 1900	
18a X No address assigned 18b Vacant land	Guide Rock, NE 68942	
20 Legal Description		
The West Half of the Northeast Quarter (W1/2NE1/4North, Range Ten (10) West of the 6th P.M., Webst 1 if agricultural, list total number of acres	•	ship One (1)
	\$	100,000,00
22 Total purchase price, including any liabilities assumed	nter dollar amount and attach itemized list.) 23	100,000,00
23 was non-real property included in the purchase? The Market Property included in the purchase?	\$ \$	100,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	<del></del>	
Under penalties of law, I declare that I have examined this stateme		omplete, and
correct, and that I am duly authorized to sign this statement.  Randall Alexander		(402) 879-4751
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign	Attorney	4-5-17
here Signature of Grantee 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. 4 Day 14 Yr. 17 \$ 225.00	BK2017, Pg 728	
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 SS.
County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 1/1 day of 1/20.1 A.D., 20.1 7, at 3:00 o'clock P.M. Recorded in Book 20/7 on Page 7.28

Deb Klinsenbergen County Clerk 1/20.00 A.B. Deputy Ind... Comp... Assessor... Carded

#### WARRANTY DEED

Return to: Downing and Alexander PO Box 744 Kearney, NE 68848

Executed:

BRUCE E. OHMSTEDE and ANNE MARIE OHMSTEDE, Husband and Wife, Grantors, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to TRISHA RUST, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

The West Half of the Northeast Quarter (W1/2NE1/4) of Section Twenty-Five (25), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

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

\_\_, 2017.

Suw E Shorts BRUCE E. OHMSTEDE	Anne Marie Ohmstede Anne Marie Ohmstede
State of Nebraska ) ss. County of	الم
The foregoing instrument was ack	enowledged before me on the 5th by BRUCE E. OHMSTEDE and ANNE MARIE
ASHLEY M HOFSTETTER  My Comm. Exp. February 24, 2019	Notary Pyplic Hophth

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

Map # Tax District Neighborhood Greenbelt Area/Date

4489-25-1-0-0-64175

Current Owner: Parcel # 001410200 RUST, CHAD & TRISHA

316 ROAD 19 GUIDE ROCK NE 68942-

Legal Description: W1/2NE1/4 25-1-10

	WASTE	ROAD	4161	3553	4161	7262	Soil Symbol
	WASTE	COUNTY ROAD	KIPSON SILT LOAM, 7-30% SLOPE GRAS	HOBBS SILT LOAM, FREQUENTLY F DRY	KIPSON SILT LOAM, 7-30% SLOPE DRY	DERION SOILS, 3-6% SLOPES, SE DRY	Soil Name
	WASTE	ROAD	OPE GRAS	Y F DRY	OPE DRY	SE DRY	Land Use
	WASTE	ROAD	4G	4D	4D	4D1	LVG Code
Ġ.	No	No R	No G:	No D:	No	No	Adjust
Parcel Totals :	28.00 Waste Use Totals : 28.00	Road Use Totals :	19.00 Grass Use Totals : 19.00	 Dry Use Totals :			Spot LVG
80.00	28.00	1.00	19.00	32.00	2.00	20.00	# Acres
	180	o	1,425	2,190	2,190	2,190	Ag/Acre
102,195	5,040 5,040	0 0	27,07 <u>5</u> 27,075	70,080	4,380	43,800	Mkt Value
102,195	5,040 5,040	0 0	27,075 27,075	70,080	4,380	43,800	Assessed Value

BOOK-PAGE	7
2017-728	1090C

TOTAL	4C	4C1	3C	3C1	2C	2C1	10	1C1	ACRES	CRP		TOTAL	t d	4D1 20	3D	3D1	2D	2D1	1D	1D1	ACRES	DRYLAND	
TOTAL	417	4T1	3⊤	3T1	2T	211	1T	1T1	ACRES	CANOPY 30% GREATER		TOTAL	4D E	4D1 E	3D E	3D1 E	2D E	2D1 E	1D E	1D1 E	ACRES	DRYLAND	EQUIP
TOTAL	4T 2	4T1 2	3T 2	3T1 2	2T 2	271 2	11 2	1T1 2	ACRES	CANOPY 2 ENCASED BY DRY OR IRR		TOTAL	4D P	4D1 P	3D P	3D1 P	2D P	2D1 P	10 P	1D1 P	ACRES	DRYLAND	CREP
TOTAL 28					OTHER	WASTE 28	ACCRETION	SHELTERBELT	,	AG		TOTAL	4D G	4D1 G	3D G	3D1 G	2D G	2D1 G	1D G	1D1 G	ACRES	DRYLAND	GREENBELT
									ACRES	AG OTHER	17	2 TOTAL	46 /9	461	36	361	2G	261	16	161	ACRES	GRASSLAND	
TOTAL			RECREATION	WRP	OTHER	HOME SITES	FARM SITE	ROADS		NON.		TOTAL	4G	4G1	36	3G1	26	261	16	161	ACRES	GRASSLAND	EQUIP
TOTAL									ACRES	NON-AG ACRES		TOTAL	46	4G1	36	361	26	261	16	161	ACRES	GRASSLAND	CREP
		•	•	-		-						TOTAL	4G	461	36	3G1	2G	261	16	161	ACRES	GRASSLAND	GREENBELT

#### COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	<u>00 [(-</u>	/8 (	# PAGES		GR.	ANTEE MASTER NAME#	11034	<b>&gt;</b>
PARCEL#/ FILING NUMBER		<u>/ סטרנ</u>	-			_		-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
			-			-		
DOC STAMPS	\$ 270	<del>-</del>	-	4				
SALES FILE #	8_		# PAGES	-				
NEIGHBORHOOD #	1	100	105	(200)	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	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 SITÉ	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		SUBURBAN'	Red Cit
TAX DISTRICT	45					•		
TOTAL SALE PRICE	170	222				•		
21 ADJUSTMENTS	,	P						
DR ADJUSTMENTS								
REVIEW CODE	, NO		·					
SALES DATE		3-2017						
DEED TYPE		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	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS								



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 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 2017 4 Date of Deed 3028
WEBSTER - 91	Mo Day Yr Nic Day Yr
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Helyn M. Sibert	Grantee's Name (Buyer) Richard L. Carlson and Delores M. Carlson
Strept or Other Mailing Address LID N. CHEW ST	Street or Other Mailing Address 809 Hwy 281
Red Cloud NE Zip Code 68970	Red Cloud State Zip Code 68970
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes No No No
Email Address N/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C i	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-Pamily Agricultural  IOLL Commercial Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lar	nd Contract/Merno Partition Sheriff Other
Bill of Sale Corrective Easement Lea	ase Personal Rep. Trust/Trustee  peral Quit Claim W Warranty
9 Was the property purchased as part of an IFIS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	
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 at Ex-spouse Parents and Ci	artnership, or LLC Self Otherand Grandchild 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.)
\$120,000	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 name of the agent or title company contact.)  Yes Garv Thompson Agency  No
Yes No	
18 Address of Property 809 Hwy 281 Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
See Attached	
21 If agricultural, list total number of acres	•
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, er	nter dollar amount and attach itemized list.) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 100,000.00
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	nt 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.	402-740-2242 Phone Number
Sign Print of Type Name of Grantee or Authorized Bepresentative	ASMIA PONOL UIP-200
TORK JOCKUIX	Title Date
Register of Deed's Use Or	ily For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 04 Day 18 Yr. 2017 \$270 -	BW2017, Pg 781

BW2017. Pg781

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4 / 13 / 17
\$ 2 70.00 By PORO

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

#### WARRANTY DEED

Helyn M. Sibert, a single person, GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, Richard L. Carlson and Delores M. Carlson, 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):

A part of County Surveyor's Lot Two (2) in the Southeast Quarter of Section Twenty-six (26), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, bounded by a line commencing at the Northeast corner of said Lot 2 extending thence West 574 feet to the Northwest corner of said Lot 2, thence Southwesterly along the West line of said Lot 2 to a point 200 feet South of an extension of the North line of said lot, thence East parallel with the North line of said Lot 2 to a point on the East line of said lot, 200 feet South of the Northeast corner of said Lot 2, thence North along the East line of said Lot 2, to the point of beginning, EXCEPT tract conveyed to the State of Nebraska, Department of Roads by Condemnation and Return of Appraisers recorded in Book 71, Page 832 and Book 71, Page 844.

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;

18

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

. 2017.

		_	
Helyn M. Sibort			
STATE OF NEBRASKA	)	GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING	7
COUNTY OF WEBSTER	) ss. )	M., Comm. Exp. May 19, 2020	j
The foregoing instrument M. Sibert, a single person.	was acknowled	ged before me on April	, 2017, by Helyn

Budget DWNing Notary Public

My commission expires My 19,2020

April

Executed

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

Record: 1 of: 1

Date of Print: 05/04/2017

Inspected By: TS Inspection Date: 08/17/2016

Map # : 4371-26-4-0-0-68755 Parcel ID #: 001910700

CARLSON, RICHARD L & DELORES M

Situs :809 HWY 281 Legal :PT SUR LOT 2 IN SE1/4 26-2-11

809 HWY 281

68970-RED CLOUD NE

#### PHYSICAL INFORMATION

Year Built/Age : 1961 / 56 : 1 - Single Family Type

Quality : 30 - Average Effective Age Condition : 35 - Average +
Arch Type :
Style : One-Story 100% Remodel Date Remodel Type

: One-Story 100% Style

Exterior Wall : 88% SIDING 12% MASONRY-VENEER

Floor Area : 1414 1414 Basement Area :

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 4 : 2.0 Baths

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

Plumbing Fixt : 10

Improvement Value	\$75,500
Lump Sums	
Lump Sums Description : SUB RC / COND AVE HIGH & AVE LOW	
FINAL ESTIMATE OF VALUE	\$75,500
FARM VALUATION SUMMARY	
Residence Value	\$75,500
Outbuilding Value	
Agland Value	\$13,020
Total Value	\$88,520

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

#### WEBSTER COUNTY ASSESSOR'S OFFICE

FARM RESIDENTIAL DATA SHEET - COST APPROACH DATA

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

Map # : 4371-26-4-0-0-68755 Parcel ID #: 001910700

CARLSON, RICHARD L & DELORES M

Situs :809 HWY 281 Legal :PT SUR LOT 2 IN SE1/4 26-2-11

809 HWY 281

RED CLOUD NE 68970-

COST APPROACH - Values By Marshall & Swift

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

	DESCÉ	RIPTION			
		Square fee	t Ba:	se <u>SF Cost</u>	Total Cost
BASIC STRUCTURE COST		1,414	_ х	80.59	= 113,954
ADJUSTMENTS		<u>Units</u>	Unit Cost	Area Adj	Total Cost
ROOFING SUBFLOOR					
HEATING & COOLING		1,414	2.01	2.01	2,842
PLUMBING Base is: 9	(over base)	1	1176.67	0.79	1,117
BASEMENT COST	(0.00	1,414	15.53	15.53	21,959
<b></b>		•	23.93	23.93	33,837
PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		1,414	23.33	23.93	33,037
ADJUSTED STRUCTURE COST		1414	х	122.85	= 173,710
IMPROVEMENTS		Units	Unit Cost	Depr	Total Cost
ATTACHED GARAGE		484	23.76	0.61	11,500
CONCRETE DRIVE		600	4.13		2,480
		35			1,160
SLAB W/ROOF & STEPS					•
OPEN PORCH W/ROOF		288	16.44		4,735

Depreciation	:	61% Total	61% Physical		cional	Econo	
-			Less Depr	eciation/P	lus Appre	ciation:	(118,085)
			-	<u>-</u>		_	
_ ,	7						\$75,500
			u c nyr tow			• • • • • • •	\$75,500
Lump Sums SUB	RC /	COND AVE HIG	H & AVE LOW				\$75,500
Lump Sums SUB Outbuilding Va	RC / alue .	COND AVE HIG	H & AVE LOW				\$13,020
Lump Sums SUB Outbuilding Va Land Value	RC / alue .	COND AVE HIG	H & AVE LOW				, ,

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

Map # Tax District Neighborhood Greenbelt Area/Date

45 NO

4371-26-4-0-0-68755

Current Owner: Parcel # 001910700 CARLSON, RICHARD L & DELORES M

RED CLOUD NE 68970-809 HWY 281

Legal Description: PT SUR LOT 2 IN SE1/4 26-2-11

	RESSUB	HWY281	HOM1SUB	Soil Symbol
	RESIDENTIAL SUBURBAN	НІСНЖАУ 281	HOME SITE 1ST ACRE, SUBURBAN HOME	Soil Name
	SITE	ROAD	BURBAN HOME	Land Use
	RESSUB	ROAD	HOM1SU	LVG Code
<del></del>	No	No F	No H	Adjust
Parcel Totals :	Site Use Totals :	Road Use Totals :	Home Use Totals : 1.00	Spot LVG
2.87	1.64	0.23	1.00	# Acres
	1,840	o	10,000	Ag/Acre
13,020	3,020 3,020	0 0	10,000	Mkt Value
13,020	3,020 3,020	0 0	10,000	Assessed Value

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

BOOK & PAGE	<u> 001 1-</u>	<u> 183 </u>	# PAGE	s(	_ GR	ANTEE MASTER NAME #	<u>, 1033°</u>	<u> </u>
PARCEL # / FILING NUMBER	*******	000/6	4915			_		
			-			_		,
DOC STAMPS	s 495	<u> </u>	_					
SALES FILE #	85	)	# PAGES	2	<del>.</del>			
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI.
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	L
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	40					ı	SOUNDAIR	
TOTAL SALE PRICE	<u> </u>							
521 ADJUSTMENTS	\$	}		-				
ESSOR ADJUSTMENTS	ş <del>-</del>	7						
REVIEW CODE	NO							
SALES DATE	9-30	D-2016						
DEED TYPE_	27	WD						
SALE QUAL	(FE)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	7	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
		BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	BLUE HILL			ļ		Ĭ		
COMMENTS	BLUE HILL							

#### Real Estate Transfer Statement

FORM

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

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 County Name Ma. \_\_03 24 Yr. 2017 Day 30 2016 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name /Rimer Grantor's Name (Seller) Terry W. & Fawn L. Hoit and Patrick D. Hoit Ian W. & Ashley L. Olson Street or Other Mailing Address 1880 Rd J Street or Other Mailing Address 1815 Rd L Zip Code 68970 Zip Code 68942 City Guide Rock City Red Cloud NE Phone Number (402) 984-9833 Is the grantee a 501 (c)(3) organization? Yes ✓ No Phone Number (402) 469-0264 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 / Improved [ Industrial Mineral Interests-Nonproducing Single Family Exempt Multi-Family Agricultural Mineral Interests-Producing ☐ Unimproved □ IOLL Recreational Commercial Other Sheriff 8 Type of Deed Distribution Land Contract/Memo Partition Trust/Trustee Bill of Sale Corrective Easement Personal Rep Mineral Quit Claim √ Warranty 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? Distribution 10 Type of Transfer Life Estate Sale Trustee to Beneficiary (I.R.C. § 1031 Exchange) Fasement TGift Auction Grantor Trust Partition Satisfaction of Contract Other (Explain) Exchange Yes Wo No Court Decree 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.) Family Corp., Partnership, or LLC ☐ Other\_ Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes √ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **√** No √ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1880 Rd.I same as Grantee Guide Rock, NE 68942 18b Vacant land 18a No address assigned 20 Legal Description see attached 16.31 +/-21 If agricultural, list total number of acres 220,000.00 0.00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 220.000100 24 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 correst, and that I am duly authorized to sign this statement (402) 746-3613 David/B. Garwadd Phone Number Attorney Signature of Grantee of Authorized Representative Title Register of Deed's Use Only For Dept. Use Only

\_ Day **30**...Yr.**30/7** 

25 Date Deed Recorded

27 Value of Stamp or Exempt Number

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA; THENCE S89°56'01"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1225.00 FEET; THENCE N00°00'07"E, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 580.00 FEET; THENCE N89°56'01"E, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1225.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°00'07"W ON SAID EAST LINE, A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING.

State of Nebraska
County of Webster

County of Webster

Entered on the
Entered on the
Clerk's office of said county this 20 day
of Anni
A.D., 20 at 9:3
of Clock A.M. Recorded in Book 2007
ON Page 123
ON Page 12

NEBRASKA DOCUMENTARY STAMP TAX Date 4-20-20/7 \$ 495.00 By BB

#### JOINT TENANCY WARRANTY DEED

Terry W. Hoit and Fawn L. Hoit, husband and wife; and Patrick D. Hoit, a single person, GRANTORS, in consideration of TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$220,000.00) receipt of which is hereby acknowledged, convey to Ian W. Olson and Ashley L. Olson, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA; THENCE S89°56'01"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1225.00 FEET; THENCE N00°00'07"E, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 580.00 FEET; THENCE N89°56'01"E, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1225.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°00'07"W ON SAID EAST LINE, A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING.

SOUTHEAST QUARTER, A DISTANCE OF 1225.00 FEET; THENCE N00°00'07"E, PAEAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 580.00 FEET; THEN PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANTO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°00'07"W ON SOUTHEAST OF 580.00 FEET TO THE POINT OF BEGINNING.	NCE N89°56'01"E, CE OF 1225.00 FEET
GRANTOR covenants (jointly and severally) with the GRANTEES (1) is lawfully seized of such real estate and that it is free from encur 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	nbrances, except
Executed March 24, 2017.	Host
Patrick D. Hoit  Fawn L. Hoit	Hoit
STATE OF NEBRASKA, COUNTY OF Webster ) ss.	15
The foregoing instrument was acknowledged before me on 2017, by Terry W. Hoit and Fawn L. Hoit, husband and wife.  A CENERAL NOTARY - State of Nebraska DAVID B. GARWOOD  My Comm. Exp. Detober 22, 2018  Comm. expires 70 3 - 2018  Notary Public	Samod
STATE OF NEBRASKA, COUNTY OF <u>Januarter</u> ) ss.	
The foregoing instrument was acknowledged before me on $3-2$ 2017, by Patrick D. Hoit, a single person.	<u>4-2017</u> ,
	Y-State of Nebrasita HE A. MUFF December 2 2019
Prepared by Garwood & McCracken, Lawyers  401 North Webster Street, Red Cloud, NE 68970  ARLEN DAVE:F:\wps00\oLsnHoll.ftd 3/22/11	Page T of 1 Pages

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

Date of Print: 05/04/2017

Inspected By: TS Inspection Date: 12/04/2014

Map # : 4373-24-4-0-0-64915 Parcel ID #: 001501000

OLSON, IAN W & ASHLEY L

Situs :1880 RD J Legal :1225' X 580' IN S1/2SE1/4SE1/4 24-2-10

Record: 1 of: 1

1880 RD J

GUIDE ROCK NE 68942-

PHYSICAL INFORMATION

Year Built/Age : 1984 / .33

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

Arch Type Style : One-Story 100%

Exterior Wall : 100% HARDBOARD

Floor Area : 1568 Basement Area : 1568

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms :

: 2.0 Baths

Baths : 2.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 7

Improvement Value	\$52,810
Lump Sums	
Lump Sums Description :	
FINAL ESTIMATE OF VALUE	\$52,810
FARM VALUATION SUMMARY	
Residence Value	\$52,810
Outbuilding Value	\$8,475
Agland Value	\$41,540
Total Value	\$102,825

#### WEBSTER COUNTY ASSESSOR'S OFFICE

FARM RESIDENTIAL DATA SHEET - COST APPROACH DATA Record: 1 of: 1 Date of Print: 05/04/2017

Map # : 4373-24-4-0-0-64915 Parcel ID #: 001501000

OLSON, IAN W & ASHLEY L

Situs :1880 RD J Legal :1225' X 580' IN S1/2SE1/4SE1/4 24-2-10

1880 RD J

GUIDE ROCK NE 68942-

COST APPROACH - Values By Marshall & Swift

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

	DESCRIPTION			
	Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST	1,568	х	65.04	= 101,983
ADJUSTMENTS	Units	Unit Cost	Area Adj	Total Cost
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,568	1.90	1.90	2,979
PLUMBING Base is: 7	Base			
BASEMENT COST	1,568	15.73	15.73	24,665
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1568	x	82.67	= 129,627
IMPROVEMENTS	Units	Unit Cost	Depr	Total Cost
ATTACHED GARAGE	448	20.65	0.64	9,250
CONCRETE DRIVE	400	4.21		1,685
OPEN SLAB PORCH	24	16.23		390
OPEN PORCH W/ROOF	196	14.92		2,925
WOOD DECK	272	10.38		2,825

				C40 Dl	Elean o	tional	Econom	ui a
Depreciation	:	64%	Total	64% Physical Less Depr	runc eciation/P			(93,890)
Improvement Va Lump Sums	llue							\$52,810
<del>1</del>	lue							\$8,475
								\$41,540
								\$102,825

## WEBSTER COUNTY ASSESSOR'S OFFICE Date of Run : 05/04/2017 RURAL OUTBUILDINGS

Parcel # : 001501000 Current Owner : OISON, IAN W & ASHLEY L мар #

Tax District Neighborhood Neighborhood : 1 Legal Description : 1225' X 580' IN S1/2SE1/4SE1/4 24-2-10

4373-24-4-0-0-64915 40

GUIDE ROCK NE 1880 RD J 68942-

COST APPROACH -Values by Marshall & Swift

9 SAIV SAIVAGE BIDG x x x Notes :	8 SALV SALVAGE 3MS x x Notes :	7 SH2 SHED 10 Fair 32 x 16 x 8 GABL METAL WOOD CONC Notes :	6 SALV SALVAGE BLDG x x x Notes :	5 CPD CONCRETE PAD 30 Poor 160 x 10 x Notes :	4 CFB CONC FEED BUNKS 30 Poor 16 x 10 x Notes:	3 CPD CONCRETE PAD 20 Poor 4 x 14 x Notes :	3 GDL DET GAR LOW CONC 20 Poor 24 x 51 x GABL SHNGL WOOD CONC Notes :	2 BARN BARN 10 Poor 64 x 42 x METAL WOOD DIRT Notes :	Code Description Year Qual Condition Dimensions Roof Cover Wall Floor	
		GABL METAL WOOD					SHNGL WOOD	I WOOD	Cover Wall	
11	1 1	c 512	<u> </u>	1,600	160	رن د	3 1,224	2,688	Units	
100.00	100.00	8.90 4,	100.00	1.66 2,	12.64 2,	1.66	9.08 11,114	22.06 59,297	Cost RCN	
100 0%	100 0%	4,557 42%	100 0%	2,656 82%	2,022 82%	93 82%	114 82%	297 96%	N Depr	
100	100	2,645	100	480	365	15	2,000	2,670	Value	

Total Outbuilding Value :

8,475

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

Map # Tax District

Greenbelt Area/Date Neighborhood

N 1 40

4373-24-4-0-0-64915

Current Owner: Parcel # 001501000 OLSON, IAN W & ASHLEY L

GUIDE ROCK NE 68942-1880 RD J

Legal Description: 1225' X 580' IN S1/2SE1/4SE1/4 24-2-10

	RES BLD1RR	ROAD	ном1	BLDZRR	Soil Symbol
	RURAL RESIDENTIAL - ADDITIONA SITE BUILDING SITE 1ST ACRE - RESI SITE	COUNTY ROAD	HOME SITE 1ST ACRE, AG RELATE HOME	BUILDING SITE ADDITIONAL ACRE FARM	Soil Name
	IONA SITE	ROAD	LATE HOME	ACRE FARM	Land Use
	RES BLD1RR	ROAD	HOM1	BLD2RR	LVG Code
	No	No	No	No	Adjust
Parcel Totals :	Site Use Totals :	Road Use Totals :	Home Use Totals :	Farm Use Totals :	Spot LVG
16.25	11.09 1.00	1.34	1.00	1.82	# Acres
	1,840 5,765	0	10,000	2,950	Ag/Acre
41,540	20,405 5,765 26,170	0 0	10,000	5,370 5,370	Mkt Value
41,540	20,405 5,765 26,170	0 0	10,000	5,370 5,370	Assessed Value

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

BOOK & PAGE	<u> 2017-</u>	799	# PAGES	s	_ GR	ANTEE MASTER NAME #	<u>, 1034,</u>	5
PARCEL#/ FILING NUMBER		08900/	1100					
			_		/	_		·
DOC STAMPS	18-		-			-		
SALES FILE #	02		- # PAGES					
NEIGHBORHOOD #			-		•			
NEIGHBURHOOD #	1	100	105	200	205	300	305	(5400)
	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	
						]	SUBURBAN	
TAX DISTRICT	140							
TOTAL SALE PRICE	<u> 5 750</u>	00						
521 ADJUSTMENTS	\$ O	)·						
ASSESSOR ADJUSTMENTS	s <i>E</i>	?						
REVIEW CODE	NO							
SALES DATE	125	-2014 VD						
DEED TYPE	L	Cu						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	<b>(5)</b>			
	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	Salu	ige V	ake t	 10USC.				
oo.enrune (d		0						
-		u <u>-</u>						

### 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.

83

FORM **521** 

	t is signed and items 1-25 are accurately completed.
1 County Name   2 County Number	3 Date of Sale/Transfer  Mo. / 2 Day 5 Yr. 2014  4 Date of Deed  Mo. / 2 Day 5 Yr. 2014
WEBSTER - 91	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Douglas H. Fisher and Joan E. Fisher	Grantee's Name (Buyer) Bruno A. Irmer
Street or Other Mailing Address P O Box 71	Street or Other Mailing Address POBox 4
City State Zip Code Bladen NE 68928	City State Zip Code Bladen NE 6892
Telephone Number	Telephone Number   Is the grantee a 501(c)(3) organization?   Yes   / Nes   Yes   Ye
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C i	property is also a mobile home.
(A) Status (B)	Property Type (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Hom
Unimproved Multi-Family Agricultural L	Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
	eral Quit Claim 🔽 Warranty
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Forect	
(I.R.C. § 1031 Exchange)	☐ Life Estate
Yes V No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended us
Yes NoNo	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
	eartnership, or LLC Self Other Other
☐ Brothers and Sisters ☐ Grandparents	
Ex-spouse Parents and Cl	iild 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 No \$%
\$7,500  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.) Yes No.
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
335 W Francis Street Bladen, NE 68928	Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
	easts Addition to Pladen Wahater County Nahroake
Lot ren (10) and Eleven (11), block Three (3), Sper	ice's Addition to Bladen, Webster County, Nebraska
21 If agricultural, list total number of acres	
Of Total numbers wise including any liabilities accounted	
22 Total purchase price, including any liabilities assumed	\$
23 Was non-real property included in the purchase? Yes 📝 No (If Yes, er	\$ 7,500,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 7,500 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, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
Bruno A. Irmer	
Print or Type Name of Grantee or Authorized Representative	Phone Number
Sign A Jam	Grantee
here Signature of Grantee of Authorized Representative	Title Date
Register of Deed's Use On	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 4 Day 20 Yr. 17 \$ 18.00	DRAUL/PG 799  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(
Nebraska Department of Revenue Form No. 96-269-2008 7-2014 Rev. Supersedes 96-269-2008 Rev. 7-2013	- Additional by 1960. New July 10-214, 17-1321

,K2017, Pg 799

State of Nebraska ) ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of April AD., 2017, at 1:20 M. Recorded in Book ≥ 2/2 o'clock ∠County Clerk \_Deputy Carded \_ Comp. \_Assessor.

NEBRASKA DOCUMENTARY STAMP TAX

Return to: Bruno Irmer P O Box 4 Bladen, NE 68928

#### WARRANTY DEED

Douglas H. Fisher and Joan E. Fisher, husband and wife, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Bruno A. Irmer, a single person, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Ten (10) and Eleven (11), Block Three (3), Spence's Addition to Bladen, Webster County, Nebraska

Grantor covenants, jointly and severally, with Grantee that Grantor:

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

December 5, 2014. Executed

oan 6. Fishin

STATE OF NEBRASKA

COUNTY OF Web STEK

) ss.

The foregoing instrument was acknowledged before me on December 5. 2014 by Douglas H. Fisher and Joan E. Fisher, husband and wife.

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

Notary Public,

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

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

Inspection Date: 01/05/2016 Inspected By: CJ

: 4131-00-0-30015-003-1100 Parcel ID #: 000508900 Map #

Situs :335 W FRANCES ST IRMER, BRUNO A

Legal :LOTS 10-11 BLK 3 BLADEN SPENCES

ADDITION PO BOX 4

68928-BLADEN NE

LOT INFORMATION

Neighborhood : 400 BLADEN

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

Adjustments: Street Access :

Lot Value 1,845 Utilities

PHYSICAL INFORMATION

: 1 - Single Family : 1900/117 Year Built/Age Type

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

: One-Story 100% Style

Exterior Wall : 100% SIDING Floor Area 758

: WOOD JOIST/WOOD SUBFLOOR Sub Floor

: 2 Bedrooms : 1.0 Baths

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

Plumbing Fixt : 5

Basement Area :

VALUATION SUMMARY

\$2,135 Estimate of Value (Using Cost Approach) .....

...... Estimate of Value (Using Market Approach)

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

Model # and Description

 $0 \times 0$ Calculations

FINAL ESTIMATE

\$290 Improvement Value ..... \$1,845 Land Value ..... \$2,135 FINAL ESTIMATE OF VALUE ..... 0 Value per Square Foot .....

Current Total Assessed Value for Parcel # 000508900 ..... \$2,135

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

Parcel ID #: 000508900

Map # : 4131-00-0-30015-003-1100

IRMER, BRUNO A

Situs :335 W FRANCES ST

Legal :LOTS 10-11 BLK 3 BLADEN SPENCES

PO BOX 4

BLADEN NE 68928
COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	<u>t</u> Bas	se SF Cost	Total Cost
BASIC STRUCTURE COST		758	x	89.99	= 68,212
ADJUSTMENTS ROOFING SUBFLOOR		Units	<u>Unit Cost</u>	Area Adj	<u>Total Cost</u>
HEATING & COOLING		758	(3.69)	(3.69)	(2,797)
PLUMBING Base is: 9 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(under base)	4	1176.67	(5.90) 0.00	(4,472)
ADJUSTED STRUCTURE COST		758	x	80.40	= 60,943
IMPROVEMENTS ATTACHED GARAGE OPEN PORCH W/ROOF BLADEN SALV HOUSE		<u>Units</u> 609 133 758	18.17	<u>Depr</u> 1.00 0%	Total Cost 13,845 2,415 290 *

TOTAL REPLACEM	ENT COST NEW		758 	 101.85 =	77,205 
Depreciation	: 100% Total	100% Physical Less Depr	Functi eciation/Plu	Economic ciation:	(77,205)
Improvement Va	lue			 	\$0
Improvement Va	lue			 	\$0 \$1,845
Land Value				 	•
Land Value Lump Sums SALV	lue AGE/FLAT VALUE HO LUE (USING THE CO	OME		 	\$1,845

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

BOOK & PAGE		1-815	# PAGES	_2_	- GR	ANTEE MASTER NAME #	_1002	3
PARCEL#/ FILING NUMBER		7400/3	5960			_		<del></del>
	~ C		- )	-		-		
DOC STAMPS	0	erupt o	_					
SALES FILE#		7	# PAGES		•			
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	REDICLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMÉRCIAL	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 COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		DUDA) DECIDENTAL	144.
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	65			***		l	SUBURBAN	
TAX DISTRICT	; 240i	<b>)</b>						
521 ADJUSTMENTS	D							
SOR ADJUSTMENTS :	. 0							
ŘEVIEW CODĘ	NO							
SALES DATE_	4-11-2	017						
DEED TYPE_	W	$\mathcal{D}$						
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	(ERC)	ROS	RUR
-	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Combin	e a de	eds 6	1017-8	(6,	Purd	used o	do
_	burn	doie	n- I	public	sef	Purch		
			'		<del>-</del>	/		



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

84

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 1 County Name 2 County Number 2017 WEBSTER - 91 \_04\_\_pav\_// 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 Board of Public Trust John E. Croker Street or Other Mailing Address 97 Sycamore St Street or Other Mailing Address c/o City Clerk, 540 N Webster St City Rockmart State GA Zip Code 30153-2842 City Red Cloud 68970 Phone Number (770) 546-5230 Is the grantee a 501(c)(3) organization? Phone Number (402) 746-2215 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. (B) Property Type (A) Status (C) Single Family ✓ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt I IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other ☐ Bill of Sale Corrective Fasement Lease Trust/Trustee Personal Rep. Death Certificate - Transfer on Death Cemetery Executor ☐ Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Life Estate Trustee to Beneficiary V No 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 will be burned down Yes ☐ No. ☐ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ 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.) \$8,360 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 No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 814 N Elm St same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description An undivided one-half interest in: Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Eleven (11), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres 1.200.00 23 Was non-real property included in the purchase? Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 0,00 23 1,200,00 324 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{2}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 Kory J. McCracken Print or Type Name of Grantee scAuthorized Representative Phone Number Attornev Title For Dept. Use Only Register of Deed's Use Only Day 2/

numerical index and filed for record in the Clerk's office of said county this 2 day of April A.D., 20.1 7, at 2:50 o'clock P. M. Recorded in Book 2017 on Page 8/5 BB County Clerk	State of Nebraska } ss. County of Webster	
on Page 8/5 10.00 BB County Clerk	numerical index and filed for record in the Clerk's office of said county this 2/day	•
IndCompAssessorCarded	on Page 8/5 10.00 BB County Clerk Deputy	

NEBRASKA DOCUMENTARY STAMP TAX Date 4-21-17 Exempt Pa By BR

#### SPECIAL WARRANTY DEED

John E. Croker, a married person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in:

Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Eleven (11), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
  - (2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title to the real estate against the lawful claims of all persons claiming by or through Grantor, but not otherwise.

Executed April Q, 2017.

John E. Croker

ATE OF GEORGIA, COUNTY OF YOULD

The foregoing instrument was acknowledged before me on April 12, 2017, by John E. kee a married person.

SEPT Goke

evnires

<u>\_</u>

Notary Public

#### 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. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo 04 11 <sub>Vr.</sub> 2017 Day \_ 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) Board of Public Trust Melessia S. Croker Street or Other Mailing Address 97 Sycamore St Street or Other Mailing Address c/o City Clerk, 540 N Webster St City Rockmart State GA City Red Cloud Zip Code 30153-2842 Zip Code 68970 NE Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (678) 988-0635 Phone Number (402) 746-2215 **V**No 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 Multi-Family Unimproved Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Ren Trust/Trustee Death Certificate - Transfer on Death Quit Claim Cemetery Executor Mineral √ Warranty Was the property purchased as part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) Foreclosure 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Auction **V** Sale Easement Gift Life Estate 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. No will be burned down √ Yes □ No. Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other **Brothers and Sisters** Grandparents and Grandchild Spouse Parents and Child Ex-spouse 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.) \$8,360 V No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 814 N Elm St same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description An undivided one-half interest in: Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Eleven (11), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres 1.200,00 0.00 23 Was non-real property included in the purchase? Yes Ves, enter dollar amount and attach itemized list.) 23 1.200100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{2}{}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement, Kory J. McCracken (402) 746-3613 or Authorized Representative Phone Number Attomey or Authorized Representative Title Signature of Gran Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded

BK2017, Pg 816

County of Webster

County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 2/day
of Apri/ A.D., 20/7, at 2:5/
o'clock P. M. Recorded in Book 20/7
on Page

Leb Klineshberger County Clerk

Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date\_4-2/-/7 \$ Exempt 2 by BB

#### SPECIAL WARRANTY DEED

Melessia S. Croker, a married person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in:

Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Eleven (11), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
  - (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming by or through Grantor, but not otherwise.

Executed April \_\_\_\_\_\_, 2017.

Melessia S. Croker

Melessia S. Croker

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April \_\_\_\_\_, 2017, by Melessia S. Croker, a married person.

Comm. expire

KORY MCCRACKEN
General Notary
State of Nebraska
Commission Expires Aug 27 201

My Commission Expires Aug 27, 2018

Notary Publ

#### COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	001	011	# PAGES	<i>_</i> _	. GR	ANTEE MASTER NAME #	10010	i
PARCEL#/ FILING NUMBER		<u>0300 /</u>	19040			-		
			_			_		
DOC STAMPS	s & Exe	wat 5	C					
SALES FILE#	84	>	# PAGES	2				
NÉIGHBORHOOD#	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 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					
	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	25					•		
TOTAL SALE PRICE	, O							
521 ADJUSTMENTS	, <i>9</i>	<del></del>						
ESSOR ADJUSTMENTS :	, <i>H</i>	<del></del>						
REVIEW CODE	NO							
SALES DATE_	4-14-	2017						
DEED TYPE	Q C	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	вн	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
	BĽNE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Estek	olioping	life	estat	 Le			
COMMUNICATO_	,	<del>~ ` `\\~~</del>	<del></del>	<del></del>				



#### Real Estate Transfer Statement

86

FORM ちつ1

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 2 Date of Sale/Transfer 1 County Name Mo. 04 Day 14 Yr. 2017 14 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 Billie & Arlene Delka Julie A. Delkamiller, et al Street or Other Mailing Address PO Box 172 Street or Other Mailing Address PO Box 172 city Guide Rock City Guide Rock State Zip Code Zip Code 68942 68942 NE Phone Number (402) 257-2315 Phone Number (402) 257-2315 Is the grantee a 501(c)(3) organization? **√** No 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. (A) Status (B) Property Type (C) Single Family ✓ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt LIOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale ] Easement Lease Personal Rep. Trust/Trustee ✓ Quit Claim Death Certificate - Transfer on Death Mineral Executor 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 Auction Fasement **✓** Gift Life Estate (I.R.C. § 1031 Exchange) Sale Trustee to Beneficiary Yes ✓ No Court Decree Exchange Grantor Trust Satisfaction of Contract Other (Explain) 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 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.) **V** No \$\_ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes\_ Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 620 University St same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 0.00 0,00 23 Was non-real property included in the purchase? Tyes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 58 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement, Kory J. McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney Title Signature of Grantee or Authorized Representative 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 **21** 

A tract commencing at a point 573 feet 6 inches North of the Southwest Corner of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., thence East 183 feet, thence North 9 feet 6 inches, thence West 183 feet, thence South 9 feet 6 inches, to the point of beginning; AND Beginning at a point 573 feet 6 inches North of the Southwest Corner of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., thence South 75½ feet, thence East 183 feet, thence North 75½ feet, thence West 183 feet to the point of beginning, being a part of Lot B, Subdivision by Ordinance to Guide Rock Village; AND Commencing at a point 498 feet North and 98 feet East of the Southwest corner of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., thence East 85 feet, thence South 91 feet, thence West 85 feet, thence North 91 feet to the point of beginning, being a part of Lot B, Subdivision by Ordinance to the Village of Guide Rock, Webster County, Nebraska; AND

A part of Lot B, Subdivision by Ordinance to Guide Rock described as follows: Commencing at a point 498 feet North of the Southwest corner of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, thence East 98 feet, thence South 91 feet, thence West 98 feet, thence North 91 feet to the point of beginning, TOGETHER with right-of-way and easement appurtenant thereto as set forth in Quitclaim Deed recorded in Book 2006, page 380.

BK2017, Pg 817

County of Webster | Ss.

County of Webster | Ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 32 day
of April A.D., 20.17 at 2:55
o'clock P. M. Recorded in Book 2017
on Page 517-218

Inscribe the County Clerk
on Comp Assessor County Clerk

NEBRASKA DOCUMENTARY
STAMP TAX
late 4-2/-20/7
Exempt\*5. BV BB

#### **QUITCLAIM DEED**

Billie D. Delka and Arlene M. Delka, husband and wife, 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 Julie A. Delkamiller, a married person, Jill M. Edgren, a married person, Leslie D. Delka, a married person, Chris M. Delka, a married person, and Amy J. Howard, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract commencing at a point 573 feet 6 inches North of the Southwest Corner of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., thence East 183 feet, thence North 9 feet 6 inches, thence West 183 feet, thence South 9 feet 6 inches, to the point of beginning; AND Beginning at a point 573 feet 6 inches North of the Southwest Corner of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., thence South 75½ feet, thence East 183 feet, thence North 75½ feet, thence West 183 feet to the point of beginning, being a part of Lot B, Subdivision by Ordinance to Guide Rock Village; AND Commencing at a point 498 feet North and 98 feet East of the Southwest corner of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., thence East 85 feet, thence South 91 feet, thence West 85 feet, thence North 91 feet to the point of beginning, being a part of Lot B, Subdivision by Ordinance to the Village of Guide Rock, Webster County, Nebraska; AND

A part of Lot B, Subdivision by Ordinance to Guide Rock described as follows: Commencing at a point 498 feet North of the Southwest corner of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, thence East 98 feet, thence South 91 feet, thence West 98 feet, thence North 91 feet to the point of beginning, TOGETHER with right-of-way and easement appurtenant thereto as set forth in Quitclaim Deed recorded in Book 2006, page 380.

GRANTORS HEREBY RESERVE TO THEMSELVES OR THE SURVIVOR OF THEM A LIFE ESTATE IN SAID REAL ESTATE.

Executed April \_\_\_\_\_\_, 2017.

BK2017,Pg 818

Billie D. Delka Arlene M. Delka

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April 4, 2017, by Billie D. Delka and Arlene M. Delka, husband and wife.

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

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

BOOK & PAGE	2017-8	319	_ # PAGES	s	. GR	ANTEE MASTER NAME #	1051	4
PARCEL#/ FILING NUMBER		7305/1L	950			_		
						_		
DOC STAMPS	; 6.	75	_			-	•	
SALES FILE #	8	7	# PAGES	s(				
NEIGHBORHOOD#	1							
	1 AGRICULTURAL	GUIDE ROCK RESIDENTIAL	105 GUIDE ROCK COMMERCIAL	200 RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	300 BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESIDENTIAL
		RESIDENTIAL	COMMERCIAE	RESIDEIVITAL	COMMERCIAL	RESIDENTIAL	COMIVIENCIAL	
	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		SUBURBAN	
TAX DISTRICT	25							
TOTAL SALE PRICE	, 225	0						
521 ADJUSTMENTS	A							
SSOR ADJUSTMENTS	, 0							
REVIEW CODE	110			•				
SALES DATE	4-12	-2017 D						
DEED TYPE	نعا							
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_								
<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 statement	is signed and items 1-25 are accurately completed.	
1 County Name   2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91	Ma. 04 Day 12 Yr. 2017 Ma. 04 Day 12	Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Ricki H. Giger	Grantee's Name (Buyer) Paul Bencken	
Street or Other Mailing Address PO Box 73	Street or Other Mailing Address 340 High St	
City State Zip Code Gui'de Rock NE 68942	City State Guide Rock NE	Zip Code 68942
Phone Number (402) 879-1215	Phone Number Is the grantee a 501 (c)(3) organization? (402) 746-0056 If Yes, is the grantee a 509(a) foundation?	Yes √No Yes No
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status (B)	Property Type	(C)
✓ Improved       ✓ Single Family       ☐ Industrial       ☐         ☐ Unimproved       ☐ Multi-Family       ☐ Agricultural       ☐         ☐ IOLL       ☐ Commercial       ☐ Recreational	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
	d Contract/Memo Partition Sheriff Other	
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cernetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	se Personal Rep. Trust/Trustee	-
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  10 Type of Transfer Distribution Forector	sureIrrevocable Trust Revocable Trust Transfer or	Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)  Y Yes NoNo	12 Was real estate purchased for same use? (If No, state	the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.  Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., Programmer Program		
Brothers and Sisters Grandparents a		
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 interest I	•
16 Does this conveyance divide a current parcel of land?	Yes No \$  17 Was transfer through a real estate agent or a title company? (If Yes,	include the name
Yes No	of the agent or title company contact.)	<b>7</b> No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be	Sent
345 High St Guide Rock, NE 68942	same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description		
Lots One (1) and Two (2), Block Seven (7), Vance's Nebraska.	Addition to Guide Rock, Webster County,	
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed		2,250,00
23 Was non-real property included in the purchase? Yes Vo (If Yes, en		0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		2,250 00
25 if this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this 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, complete,	and
Kory J. McCracken	(40	2) 746-3613
Print or Type Name of Grantee of Authorized Representative		e Number
sign	Attorney 9-	12-17
here Signature of Grantee of Authorized Representative	itle Date	
Register of Deed's Use Onl	·	ept. Use Only
	28 Recording Data	
Mo. 4 Day 2 L Yr. 17 \$ 6. 75  Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §	5 76-214 77-1927/2\
recordence propagations of the sense	- Additionized by Neb. Hev. Stat. 9	3 1 - 1 - 1 - 1 - 1 - 1 - 1

BK2017, Pg 819

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 a / day of April AD., 2017, at 3:00 o'clock | M. Recorded in Book 201 on Page 3:17

Deb Klineshberger County Clerk | 7.00 | B. Deputy Ind Comp Assessor Carded

#### WARRANTY DEED

Ricki H. Giger, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Paul Bencken, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Seven (7), Vance's Addition to Guide Rock, 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 April /2, 2017.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on April  $\frac{1}{2}$ , 2017, by

Ricki H. Giger, a single person.

Camm

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

Notary Public

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

Record : 1 of:

1

Date of Print: 05/04/2017

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

: 4487-00-0-40010-007-0000 Map #

Parcel ID #: 000609300

Situs :345 HIGH ST BENCKEN, PAUL :LOTS 1 & 2 BLK 7 GUIDE ROCK VANCES Legal

ADDITION PO BOX 352

68942-0000 GUIDE ROCK, NE

LOT INFORMATION

100 GUIDE ROCK Neighborhood :

Value Method: SF 100 Lot Width # of Units : 14000 Lot Depth 140 : Unit Value : 0.01 Amenities Topography : LEVEL

Adjustments: Street Access : BLACKTOP

150 Lot Value : : ALL Utilities

PHYSICAL INFORMATION

: 1890/127 : 1 - Single Family Year Built/Age Type

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

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

Floor Area . 912 Basement Area :

: WOOD JOIST/WOOD SUBFLOOR Sub Floor

: 2 Bedrooms Baths : 1.0

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

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ..... \$6,205

...... Estimate of Value (Using Market Approach)

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

Model # and Description

 $0 \times 0$ Calculations

FINAL ESTIMATE

Improvement Value ..... \$6,055 Land Value ..... \$150

FINAL ESTIMATE OF VALUE ..... \$6,205 Value per Square Foot ..... 7

Current Total Assessed Value for Parcel # 000609300 ..... \$6,205

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

Parcel ID #: 000609300

Map # : 4487-00-0-40010-007-0000

BENCKEN, PAUL

Situs :345 HIGH ST
Legal :LOTS 1 & 2 BLK 7 GUIDE ROCK VANCES
ADDITION

GUIDE ROCK, NE 68942-0000

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

<del></del>		_			
	DESCR	IPTION			
		Square fee	t Bar	<u>se S</u> F Cost	Total Cost
BASIC STRUCTURE COST		912	x	86.84	= 79,198
<u>ADJUSTMENTS</u> ROOFING SUBFLOOR		Units	<u>Unit Cost</u>	Area Adj	Total Cost
HEATING & COOLING		912	(3.69)	(3.69)	(3,365)
PLUMBING Base is: 9	(under base)	4	1176.67	(4.90) 0.00	(4,469)
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH				0.00	
ADJUSTED STRUCTURE COST		912	x	78.25	= 71,364
IMPROVEMENTS NO GARAGE		Units	<u> Unit Cost</u>	Depr	<u>Total Cost</u>
OPEN PORCH W/ROOF		136	18.14		2,465
OPEN PORCH W/ROOF		101			1,870

TOTAL REPLACEME	T COS	TN	EW			912	x	83.00 =	75,700
Depreciation	: 9	2%	Total	92%	Physical Less Depre	-	tional Lus Appre	Economic ciation :	(69,645)
Improvement Val	ıe			· ·					\$6,055 \$150
Lump Sums ESTIMATE OF VAL Value per Squar	JE (US a Foot	ING	THE CO	ST API	PROACH)				\$6,205 \$7.00

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

Page 2 of 2

#### COVER PAGE PROPERTY TRANSFER

			_			-		·
DOC STAMPS		11.0	_	<b>.</b> 1				
SALES FILE#	8	) 	_ # PAGES	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 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 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	·····
	RESIDENTIAL	COMMERCIAL	AGRICOLIONAL	EXCIVIPI	GAIVIE & PARKS		SUBURBAN	
TAX DISTRICT_ TOTAL SALE PRICE S	; <u>0</u>	)						
R ADJUSTMENTS <u>:</u> REVIEW CODE	, NO	<del></del>	<del></del>					
		31- <u>2010</u>	)					
SALES DATE_		7.00	,					
DEED TYPE_ SALE QUAL	~ (		<del></del>	· <del></del>				
		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	BLUE HILL	BLA BLADEN	cow	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
L	· "-	factio				<u>_</u>		

88

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 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	Mo. 07 Day 31 Yr. 2010 Mo. 07 Day 31 Yr. 2010
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Dwight & Audrey Sheltrown	Grantee's Name (Buyer) Christopher & Melissa Canterbury
Street or Other Mailing Address 10295 E Pike Dr	Street or Other Mailing Address //02 W YOYK
City State Zip Code Inverness FL 34450	City         State         Zp Code           Blue Hill         NE         68930
Phone Number (402) 705-4126	Phone Number Is the grantee a 501(c)(3) organization? Yes 7 No (402) 430-2172 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 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 [ IOLL Commercial Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lar	d Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cernetery ☐ Death Certificate Transfer on Death ☐ Executor ☐ Mir	use
9 Was the property purchased as 10 Type of Transfer Distribution Forect	osure Irrevocable Trust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	☐ Life Estate
	r Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes NoNo	12 Was real estate purchased for same use? (If No, state the intended use,)  Yes No No No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	
☐ Brothers and Sisters ☐ Grandparents a	
Ex-spouse Parents and Ch	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 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.) Yes Vol
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
310 S Sycamore St Blue Hill, NE 68930	same as Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
Lot Twelve (12), Block Twenty-one (21), Original To	wn of Blue Hill Webster County Nebraska
Lot I work (12), block I worky one (21), original to	with of Dido tilli, Frobotol County, Hobidona.
21 If agricultural, list total number of acres	,
22 Total purchase price, including any liabilities assumed	\$ 49,000,00
23 Was non-real property included in the purchase? Yes V No (If Yes, er	ter dollar amount and attach itemized list.) 23 \$ 0,00
24 Adjusted purchase price paid for real estate (fine 22 minus line 23)	\$ 49,000 <u>1</u> 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 statemen	it and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to eighthis statement.  David B./Garwood	(402) 746-3613
Sign Print or Type Name of Grainteefor Authorized Representative	Phone Number  Attorney  4-34-17
1 1 1 2 2 1 - 4 1 100 00 1	Title 7-09-17
Register of Deed's Use On	ly For Dept. Use Only
25 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 04 Day 24 Yr. 17 \$ 110.25	BK 2017, Pa 820
School Connection of Determine	Authorized by Neb Rey Stat 85 76-214 77-1927(2)

Book 2017, Pg 820

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 state day of Hort. A.D., 201 at 3 2 0 0 clock M. Recorded in Book 201 On Page County Clerk 10 Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-34-17
\$ [10.25] By 1/2

#### JOINT TENANCY WARRANTY DEED

Dwight E. Sheltrown and Audrey F. Sheltrown, husband and wife, GRANTOR, in consideration of FORTY-NINE THOUSAND AND NO/100 DOLLARS (\$49,000.00) receipt of which is hereby acknowledged, convey to Christopher Canterberry and Melissa J. Canterberry, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Twelve (12), Block Twenty-one (21), Original Town of Blue Hill, 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 Ju/y 3/, 2010.

Dwight E. Sheltrown

Andrey E Sheltrown

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. 9ct. 22, 2010

Comm. expires (6-23-5010

Notary Public

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

Record: 1 of: 1

Date of Print: 05/04/2017

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

Parcel ID #: 000309600 Map # : 4133-00-0-20005-021-6890

Fairer 1D #. 000305000

CANTERBERRY, CHRISTOPHER & MELISSA Situs :310 S SYCAMORE ST

Legal :LOT 12 BLOCK 21 BLUE HILL ORIGINAL

1102 WEST YORK STREET TOWN

BLUE HILL NE 68930-3525

#### LOT INFORMATION

Neighborhood : 300 BLUE HILL

Lot Width : 44 Value Method: SF
Lot Depth : 135 # of Units : 5940
Topography : LEVEL Amenities Unit Value : 0.25

Street Access : C,SW,C&G,A Adjustments :

Utilities : ALL Lot Value : 1,480

#### PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1900/117

Quality : 30 - Average Effective Age : Condition : 15 - Poor+ Remodel Date : Arch Type : Remodel Type :

Style : 1-1/2-St-Fin 66% One-Story 34%

Exterior Wall : 100% VINYL
Floor Area : 1,232
Basement Area : 396

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3
Baths : 2.0

Heat Type : 100% FORCED AIR
Roof Type : COMP SHINGLES

Plumbing Fixt : 8

#### VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ..... \$12,635

Estimate of Value (Using Market Approach)

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

Model # and Description

Calculations 0 x 0

#### FINAL ESTIMATE

Improvement Value	\$11,155 \$1,480
Land Value FINAL ESTIMATE OF VALUE	\$1,480
Value per Square Foot	9
Current Total Assessed Value for Parcel # 000309600	\$12,635

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 #: 000309600 Map # : 4133-00-0-20005-021-6890

CANTERBERRY, CHRISTOPHER & MELISSA Situs :310 S SYCAMORE ST
Legal :LOT 12 BLOCK 21 BLUE HILL ORIGINAL
1102 WEST YORK STREET TOWN

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

	DESCR	IPTION			
		Square fee	et Bas	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,232	x	76.46	= 94,199
ADJUSTMENTS  ROOFING  SUBFLOOR  HEATING & COOLING		Units	Unit Cost	<u>Area Adj</u>	Total Cost
PLUMBING Base is: 9 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(under base)	1 396	1176.67 19.10	(0.91) 6.14	(1,121) 7,564
ADJUSTED STRUCTURE COST		1232	x	81.69	= 100,642
IMPROVEMENTS NO GARAGE		Units	Unit Cost	Depr	Total Cost
CONCRETE DRIVE		648	4.11		2,665
SLAB W/ROOF & STEPS		112	25.51		2,855
SOLID WALL PORCH		72	72.02	•	5,185
SALVAGE BLDG		2	100.00		200

Depreciation	•	90%	Total	90% Physical	Func	tional	Economi	ic
	-				reciation/P	lus Appre	ciation :	(100,390)
mprovement Va	lue .							\$11,155
								\$1,480

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

Page 2 of 2

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

BOOK & PAGE	2017-8	21	# PAGE	s	_ GR	ANTEE MASTER NAME #	1298	(
PARCEL#/ FILING NUMBER	001603	700/65	450	00160	04-00/	65275		
DOC STAMPS	1089	ζ	-			<del>-</del>		
	ÇQ	<u> </u>	-					
SALES FILE #			# PAGES	S	-			
NEIGHBORHOOD#		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMÉRCIAL	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	
l							SUBURBAN	
TAX DISTRICT	(10:							
TOTAL SALE PRICE	<u>, 484</u>	<u>,000                                  </u>						
521 ADJUSTMENTS	\$	0						
ASSESSOR ADJUSTMENTS	\$	9						
REVIEW CODE	NO							
SALES DATE	42	4-2017						
DEED TYPE	u	$\mathcal{Q}$						
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	RÉD CLOUD	ROSEMONT	RURAL
COMMENTS	l		1		I	L		
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.

The deed will not be recorded unless this statemen	is signed and items 1-25 are accurately completed.				
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 24 2017 4 Date of Deed 24 2017				
WEBSTER - 91	Mo Day Yr Mo Day Yr				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)				
Grantor's Name (Seller) Faith Ann Colburn	Grantee's Name (Buyer) Kenneth T. Lukasiewicz and Sheri A. Lukasiewicz				
Street or Other Mailing Address 803 W 8th	Street or Other Mailing Address 7140 W. Monument Road				
City State Zip Code North Platte NE 69101	City State Zip Code Ayr NE 689				
Phone Number (308) 530-9059	Phone Number (402) 984-9654 Is the grantee a 501(c)(3) organization? Yes   Ye				
Email Address n/a	Email Address n/a				
7 Property Classification Number. Check one box in categories A and B. Check C II					
	Property Type (C)				
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Ho				
✓ Unimproved     Multi-Family     ✓ Agricultural       I OLL     Commercial     Recreational	Mineral interests-Producing Exempt				
	d Contract/Memo Partition Sheriff Other				
Bill of Sale Corrective Easement Lea  Cemetery Death Certificate - Transfer on Death Executor Min	Parama Parama				
9 Was the property purchased as 10 Type of Transfer Distribution Forech					
part of an IRS like-kind exchange? Auction Easement Gift	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				
✓ Yes    No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	<del></del>				
	artnership, or LLC Self Souther Other				
Brothers and Sisters Grandparents 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.)				
\$484,000	☐ Yes				
16 Does this conveyance divide a current parcel of land?  ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the na 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				
Ag Land	Grantees				
18a 🗸 No address assigned 18b 📝 Vacant land					
20 Legal Description	(CONTRACTOR OF THE CONTRACTOR				
The West Half of the Northwest Quarter (W½NW½) of Section Eleven (11), Township Three					
The Southwest Quarter (SW1/4) of Section Two (2), Township Three (3) North, Range Ten	(10) West of the 6th P.M., Webster County, Nebraska.				
21 If agricultural, list total number of acres					
22 Total purchase price, including any liabilities assumed	22 \$ 484,000,00				
23 Was non-real property included in the purchase? Yes No (If Yes, er	ter dollar amount and attach itemized list.)				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 484,000 00				
25 If this transfer is exempt from the documentary stamp tax, list the exemption					
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and				
Kenneth T. Lukasiewicz	(402) 984-965				
Print or Type Name of Grantee or Authorized Representative	Phone Number				
sign Kenneth T Lupraseen	Grantee 4 <i>L2</i> 4/2017				
here Signature of Grantee or Authorized Representative	Title Date				
Register of Deed's Use On	-				
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$1,089,00	28 Recording Data 12 V 7 V 7 Po 8 2 /				
Mc. 4 Day 25 Yr. 2017 \$ 1,089.00  Nebraska Department of Reversue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-13.				

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of April A.D., 2017, at 375
o'clock M. Recorded in Book 2017
on Page 121
Obb Kingenberger County Clerk
10.00 B.Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 4-25-17 \$ 1,089.55 By BB

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

#### WARRANTY DEED

Faith Ann Colburn, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Kenneth T. Lukasiewicz and Sherri 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):

The West Half of the Northwest Quarter (W½NW¼) of Section Eleven (11), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW1/4) of Section Two (2), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

) ss.

- (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 April 24,2017.

Faith Ann Colburn

STATE OF NEBRASKA

Ann Colburn, a single person.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on April 24, 2017 by Faith

1) Lobeld

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

Motory Public

My commission expires: 8/27/2017

BOOK-PAGE
A O
0

SPLIT

CIOSTAC 4-24-2017

SALE PRICE 484,000

PRICE PAID PER ACRE

TOTAL ACRES	NON AGLAND TOTAL ACRES	AGLAND TOTAL ACRES
341.22	7.97	233,25

			3017	2016	2015	2014	YEAR
			376,530	410,750	399,355	332,530	LAND
			42)S	Sigh	SIRP	4465	IMPROVEMENTS
			380745	414965	403,570	336,995	TOTAL

BOOK-PAGE 2017-821

4C1 4C TOTAL	2C1 2C 3C1 3C	ACRES 1C1 1C	CRP	DRYLAND ACRES 1101 101 201 201 201 20 30 28.01 401 401 70.23
4T1 4T TOTAL	2T1 2T 3T1 3T1	ACRES 1T1 1T	CANOPY 30% GREATER	EQUIP DRYLAND ACRES  1D1 E  2D1 E  2D1 E  3D1 E  3D1 E  4D1 E  4D E
4T1 2 4T 2 TOTAL	2T1 2 2T 2 3T1 2 3T1 2	ACRES 1T1 2 1T 2	CANOPY 2 ENCASED BY DRY OR IRR	CREP DRYLAND ACRES 1D1 P 2D1 P 2D1 P 2D P 3D P 3D P 4D1 P 4D1 P 4D P
101AL 2,25	OTHER  GWASTE	RBELT	AG	GREENBELT  DRYLAND  ACRES  1D1 G  1D G  2D1 G  2D1 G  3D1 G  3D1 G  4D1 G
3	2.25	ACRES	AG OTHER	GRASSLAND ACRES  1G1  1G 25.21  2G1  2G 13.45  3G 51.20  4G1  4G 7092  TOTAL  10721
TOTAL 7,97	OTHER WRP RECREATION	6	NON-A	EQUIP GRASSLAND ACRES 1G1 1G 2G1 2G1 3G1 3G1 3G 4G1 4G1
TOTAL	1000		NON-AG ACRES	GRASSIAND ACRES 1G1 1G 2G1 2G1 3G 4G1 4G1 4G1
	9			GREENBELT GRASSLAND ACRES 1G1 1G 2G1 2G1 3G1 3G 4G1 4G1 1TOTAL

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

Current Owner: Parcel # LUKASIEWICZ, KEN T. & SHERI A. 001603900

Map # Tax District Neighborhood Greenbelt Area/Date

4243-11-0-0-0-65450 190 1 NO

7140 W MONUMENT ROAD

Legal Description: W1/2 NW1/4 11-3-10 AYR, NE 68925-

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

Record: 1 of: 1

Date of Print: 05/04/2017

Inspected By: SK Inspection Date: 03/16/2017

: 4243-02-3-0-0-65275 Map #

Parcel ID #: 001600600

:1738 RD T LUKASIEWICZ, KEN T. & SHERI A. Situs Legal :SW1/4 2-3-10

7140 W MONUMENT ROAD

68925-AYR, NE

PHYSICAL INFORMATION

Year Built/Age : 1900 / 117

Type : 1 - Single Family
Quality : 30 - Average Effective Age Remodel Date : 10 - Poor Condition Remodel Type

Arch Type

Style : One-Story 24% 1-1/2-St-Fin 76%

Exterior Wall : 100% SIDING Floor Area : 1332 Basement Area : 0

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms

: 1.0 Baths

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

Plumbing Fixt : 5

Improvement Value	\$4,215
Lump Sums	
Lump Sums Description :	44 075
FINAL ESTIMATE OF VALUE	\$4,215
FARM VALUATION SUMMARY	
Residence Value	\$4,215
Outbuilding Value	\$266,120
Agland Value	\$270,335
Total Value	

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

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

Map # : 4243-02-3-0-0-65275 Parcel ID #: 001600600

Situs :1738 RD T Legal :SW1/4 2-3-10 LUKASIEWICZ, KEN T. & SHERI A.

7140 W MONUMENT ROAD

68925-AYR, NE

COST APPROACH - Values By Marshall & Swift

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

<b>-</b> *					
	DESCF	RIPTION			
		Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,332	х	75.56	= 100,646
ADJUSTMENTS		<u>Units</u>	<u>Unit Cost</u>	Area Adj	
ROOFING		996	2.41	1.80	2,398
SUBFLOOR					
HEATING & COOLING		1,332	(3.69)	(3.69)	(4,915)
PLUMBING Base is: 9	(under base)	4	1176.67	(3.36)	(4,476)
BASEMENT COST				0.00	
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
		<del></del>			
ADJUSTED STRUCTURE COST		1332	x	70.31	= 93,653
		Units	Unit Cost	Danr	Total Cost
IMPROVEMENTS		UILLS	OHIE COSE	<u>Depr</u>	10001 0000
NO GARAGE		128	55.38		7,090
KNEE WALL/GLASS		60			4,685
SOLID WALL PORCH		80	, ,0.00		1,000

		0.68	Total	968	Physical	Func	tional	Econom	ic
Depreciation	•	903	TOLAL	30%	-	eciation/P			(101,215)
Improvement Va									\$4,215
	1110						· · · · · · · · · · · · · · · · · · ·	• • • • • • •	\$266,120
outbuilding Va	LLUE				<b></b>				7200, 120
Outbuilding Va Land Value ESTIMATE OF VA									\$270,335

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

# WEBSTER COUNTY ASSESSOR'S OFFICE Date of Run : 05/04/2017 RURAL OUTBUILDINGS

Parcel # : 001600600

Current Owner : LUKASIEWICZ, KEN T. & SHERI A. Parcel # 001600600 7140 W MONUMENT ROAD AYR, NE Tax District Neighborhood Мар # Legal Description : SW1/4 2-3-10 190 4243-02-3-0-0-65275

68925-

COST APPROACH -Values by Marshall & Swift

Appraisal Zone : 1000	Manual Date : 06/13	Cost Factor : 1	or: 1						
Code Description	Year Qual Condition	Dimensions	Roof Cover	Roof Cover Wall Floor Units	l	Cost	RCN	RCN Depr Value	Value
1 NV NO VALUE BUILDIN Notes :		×			1	1 0.00	0	0 %	0
2 NV NO VALUE BUILDIN Notes :		×		ţ	ㅂ	1 0.00	0	0,00	0
3 NV NO VALUE BARN Notes :		×			<u> </u>	1 0.00	0	80 0	0

Total Outbuilding Value :

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

Legal Description: SW1/4 2-3-10		Parcel # : Current Owner :
SW1/4 2-3-10	7140 W MONUMENT ROAD AYR, NE 68925-	001600600 LUKASIEWICZ, KEN T. & SHERI A.
	Greenbelt Area/Date	Map # Tax District
		· ··
	NO .	4243-02-3-0-0-65275 190 1

ROAD COUNTY ROAD	номі вемон	3852 GEARY-H	2521 COLY-HOI	4147 HOLDREGI	2675 HOLDREGE	2668 HOLDREGI	2667 HOLDREGI		4147 HOLDREGE	2668 HOLDREGE	2675 HOLDREGE	Soil Symbol Soil Name	
ROAD ROAD	HOME SITE 1ST ACRE, AG RELATE HOME	GEARY-HOBBS SOILS GRAS	COLY-HOBBS SILT LOAMS, 0-30% GRAS	HOLDREGE SOILS, 3-7% SLOPES, GRAS	E SILT LOAM, 3 TO 7% S GRAS	HOLDREGE SILT LOAM, 1-3% SLOP GRAS	HOLDREGE SILT LOAM, 0-1% SLOP GRAS		HOLDREGE SOILS, 3-7% SLOPES, DRY	HOLDREGE SILT LOAM, 1-3% SLOP DRY	HOLDREGE SILT LOAM, 3 TO 7% S DRY	me Land Use	
ROAD	TMOH	4G	4G	3G	2G	1G	16		3D	10	2D	e LVG Code	
No	No	No	No	No	No	No	No	1	No	No	No	Adjust	
Road Use Totals	Grass Use Totals : 126.61  1.00  Home Use Totals : 1.00							Dry Use Totals :				Spot LVG	
3.98	1.00	18,80	24.80	44.50	13,43	24.02	1.06	28.60	1.22	24.80	2.58	# Acres	
O	10,000	1,425	1,425	1,425	1,425	1,425	1,425		2,265	2,705	2,265	Ag/Acre	
0	180,425 10,000 10,000	26,790	35,340	63,415	19,140	34,230	1,510	75,695	2,765	67,085	5,845	Mkt Value	
0 0	180,425 10,000 10,000	26,790	35,340	63,415	19,140	34,230	1,510	75,695	2,765	67,085	5,845	Assessed Value	

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

BOOK & PAGE	<u> 2017-</u>	<u>834 </u>	# PAGE	s	_ GF	RANTEE MASTER NAME :	<u>, 1036</u>	<u> </u>
PARCEL# / FILING NUMBER		200/T	30					
			_1 🗸	, <u>-</u> w-	<del></del> .	_		, <u>-</u>
	<del></del>		-		<u>.</u>	_	<del>_</del>	
DOC STAMPS	s 11.0	15	-					
SALES FILE#	90	<b>)</b>	# 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 RESIDENTIAL
j	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	
L	<u></u>						SUBURBAN	<del></del>
TAX DISTRICT	140							
TOTAL SALE PRICE	<u> 420</u>	0						
521 ADJUSTMENTS	s <b>&amp;</b>							
SSOR ADJUSTMENTS	, <i>-</i>	<u> </u>						
REVIEW CODE	NO							
SALES DATE_	4-2	5-2017						
DEED TYPE_	QC.	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	(2)	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>				
30a.	Auglis	- nom	o min	+ 9/2		-moll-	o onli	ohe
-	The Y	ieut o	to Se	t slav	1/2	-mell- inhere	st )	rius
_		Ô			<u>`(</u> // `	. 1 - 1/E # O	<b>7</b> // •	

### 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.

90

FORM **521** 

	The deed will not	t be recorded unless	this statemen				
1 County Name		unty Number	¬ aı	3 Date of Sale/Tra		4 Date of Deed	25 Yr 2017
Webster		y & County Number	791		y <u>25 yr,2017</u>		W Z Yr GO L
5 Grantor's Name, Ad	ddress, and Telephone (l	Please Print)			e, Address, and Telepi	hone (Please Print)	
Grantor's Name (Selle	1. Ue/1	/		Grantee's Name (	Gome	2 Tr.	
Street or Other Mailing	Address	Ne.	68947		w. Mariel	<i>St.</i>	
Hi)dre	th	State	Zip Code	Blate		Me_	Zip Code (08928
Phone Number	0761			Phone Number	is the grant If Yes, is the	tee a 501 (c)(3) organiza e grantee a 509(a) foun	tion? Yes V No dation? Yes No
Email Address				Email Address	•		
7 Property Classific	ation Number, Check on	e box in categories A a	nd B. Check C	property is also a	mobile home.		
(A) Status			(B)	Property Type			(C)
[ Improved	Single Family	Industrial	<u>[</u>	Mineral Interest		State Assessed	Mobile Home
Unimproved	Multi-Family	Agricultural	_	Mineral Interest	a-Producing	∐ Exempt	1
☐ lorr	Commercial	Recreations					<u></u>
8 Type of Deed	Conservator	= -		nd Contract/Memo	Partition	=	Other
Billi of Sale	Corrective	====	sement Le		Personal Rep.	Trust/Trustee	
Cemetery [	Death Certificate - Tra		cutor Min		Quit Claim	<u> </u>	verfex on Cooth
9 Was the property part of an IRS like-	kind exchange?		oution Forecl	=	ble Trust Revocabl		nsfer on Death stee to Beneficiary
(I.R.C. § 1031 Exc	hange) Lit	AuctionEase	_	Life Est	_		ner (Explain) Quit (la
	· · · ·	Court DecreeExcha	ingeGrant	r Trust Partition	Mor mal cetate number		o, state the intended use.)
	nsferred in full? (If No, exp No	iam me division.)			Yes No_	obd for darre day, (if the	
13 Was the transfer be	tween relatives, or if to a	trustee, are the trustor a	nd beneficiary rela	tives? (If Yes, chec	k the appropriate box.)		
☐ Yes 🔀	, <u> </u>	to Niece or Nephew		artnership, o <del>r</del> LLC	Self	Othe	r
	Brothers and	-	Grandparents	and Grandchild	Spouse		
	Exespouse		Parents and Cl	ulid	Step-parent ar	nd Step-child	
14 What is the current	market value of the real g	roperty?		15 Was the mort	gage assumed? (If Yes,	state the amount and it	nterest rate.)
4	7640.00	j. ,		☐ Yes	☐ No \$		%
16 Does this conveyan	ce divide a current parcel			17 Was transfer to of the agent of	hrough a real estate ag r title company contact.	ent or a title company?  Yes	(If Yes, include the name
18 Address of Property				19 Name and Ad	trass of Person to Who	m the Tax Statement St	nould be Sent
				m=+	· A	2 T	
				/// a. V 6	no Gone		
18a No address a	ssigned 18b 🗌 Va	cant land		Blade	nariel Str.	GNS	
23 Legal Description	lots seve	n(D) + F'	ht car	Blacks	B1-10	1011	11+1
	(013 0 0 0 0	6.	211 (8),	NOTO CR 3	, Niage	n I II de	d1/10/1
Webste	r Co-Ne	pr					
21 If agricultural, list to	tal number of acres	·					
		True a consumant				22 \$	4200 00
	orice, including any liab		□ N= //2\/o =	· · · · · · · · · · · · · · · · · · ·	t and attack Hamisad	\$	75,00
23 Was non-real pri	operty included in the					l list.) 23	0100
		atata (lina 22 mirus li	ma 20)			1/24-1	
24 Adjusted purcha	-					1000.0	0,00
25 If this transfer is	exempt from the docu	mentary stamp tax, lis	at the exemption	number	<del>-</del>		
25 If this transfer is	exempt from the docu	mentary stamp tax, lis declare that I have exam	st the exemption	number	<del>-</del>		
25 If this transfer is	exempt from the docu	mentary stamp tax, lis declare that I have exam	st the exemption	number	<del>-</del>		
25 If this transfer is	exempt from the docu	mentary stamp tax, lis declare that I have examined to sign, this stateme	at the exemption aned this statement.	number	<del>-</del>		
25 If this transfer is	exempt from the documenter penalties of law, I and that I am dufy author	mentary stamp tax, lis declare that I have examined to sign, this stateme	at the exemption aned this statement.	number	<del>-</del>		
25 If this transfer is the correct print or Sign	exempt from the documenter penalties of law, I and that I am dufy author	mentary stamp tax, fix declare that I have examined to sign this stateme 	at the exemption aned this statement.	number	<del>-</del>		mplete, and (308) 2 15 409/L
25 If this transfer is Use correct Print or Sign	exempt from the documenter penalties of law, I and that I am dufy author  Type Name of Grantes of	mentary stamp tax, fix declare that I have examined to sign, this stateme Per Authorized Representative	at the exemption aned this statement.	numbernt and that it is, to	<del>-</del>		mplete, and (38)2,1548/L
25 If this transfer is the correct. Print or	exempt from the document of penalties of law, I and that I am dufy author exempts at I I Type Name of Grantee or Authorizated at I 27 Va	mentary stamp tax, fix declare that I have examined to sign, this stateme Per Authorized Representative	st the exemption timed this statement.  The control of the control	numbernt and that it is, to  Title  1ly  28 Recording Dat	the best of my knowled		mplete, and (308) 2 15 48 14 16 Phone Number 4 - 25 4 19 Date
25 If this transfer is Use correct, Print or Print or Note: Signature	exempt from the documenter penalties of law, I and that I am dufy author else I I Type Name of Grantes of Usa I. Dure of Grantes or Authorized	mentary stamp tax, fix declare that I have examized to sign, this stateme  Authorized Representative  Register of	st the exemption timed this statement.  The control of the control	numbernt and that it is, to Title	the best of my knowled	dge and belief, true, co	mplete, and  (308) 2, 15 48 14 ( Phone Number  4 - 2, 5 - 17 Date

State of Nebraska County of Webster  Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of April A.D., 20 17, at 10:50 o'clock A.M. Recorded in Book 2017  State of Nebraska NEBRASKA DOCUMENTARY STAMP TAX Date 4-35-17  \$ 11-35 By 10:00
on Page 234  Debra Klungenberse County Clerk  10.00 Out Deput
QUITCLAIM DEED
Melbah. Dell, a single person and infour of Hugh A-l
GRANTORS, in consideration of \$1.60 DOLLARS, receipt of which
is hereby acknowledged, quitclaims and conveys to
Martin Gomez Jr.
GRANTEE, the following described real estate (as defined in Neb Rev. Stat. 76-201):
Lots Seven(7) * Fight (8), Block 3, Bladen 1st Addition, Webster Co. Nebr.
Executed on $\frac{4}{25}$ / $\frac{25}{2017}$ .
Melba L. Dell Melba L. Dell
STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.
The foregoing instrument was acknowledged before me on 4/25/2017.
by  GENERAL NOTARY - State of Nebraska SUE J. MELINE My Comm. Exp. Dec. 31, 2017

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

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

Inspected By: CJ Inspection Date: 01/05/2016

Parcel ID #: 000511800 Map # : 4131-00-0-30010-003-0790

GOMEZ, MARTIN JR & DELL, HUGH Situs :215 W MARIEL ST
Legal :LOTS 7-8 BLK 3 BLADEN 1ST ADDITION

215 WEST MARIEL STREET

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

Utilities : ALL Lot Value : 1,850

PHYSICAL INFORMATION

Adjustments:

Type : 1 - Single Family Year Built/Age : 1910/107

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

Arch Type : Remodel Type

Style : One-Story 100%

Exterior Wall : 100% SIDING

Floor Area : 1,260
Basement Area : 0

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3
Baths : 1.0

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

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ...... \$7,640

Estimate of Value (Using Market Approach) .....

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

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

Improvement Value \$5,790
Land Value \$1,850
FINAL ESTIMATE OF VALUE \$7,640
Value per Square Foot 5

Current Total Assessed Value for Parcel # 000511800 \$7,640

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

: 4131-00-0-30010-003-0790 Map # Parcel ID #: 000511800

GOMEZ, MARTIN JR & DELL, HUGH

Situs :215 W MARIEL ST
Legal :LOTS 7-8 BLK 3 BLADEN 1ST ADDITION

215 WEST MARIEL STREET

Date of Print: 05/04/2017

68928-BLADEN NE

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		1,260	х	81.67	= 102,904
ADJUSTMENTS ROOFING		<u>Units</u>	Unit Cost	<u>Area A</u> dj	Total_Cost
SUBFLOOR HEATING & COOLING		1,260	(3.69)	(3.69)	(4,649)
PLUMBING Base is: 9 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(under base)	1260	1176.67	(3.55) 0.00	(4,473)
ADJUSTED STRUCTURE COST		1260		74.43	_ 55,762
IMPROVEMENTS NO GARAGE		<u>Units</u>	<u>Unit Cost</u>	Depr	Total Cost
DET GAR LOW DIRT		572	5.66	82%	585 *
KNEE WALL/GLASS		96	57.08		5,480
KNEE WALL/GLASS		80	59.93		4,795

TOTAL REPLACEM				<del>_</del>			<u> </u>		
Depreciation	:	95%	Total	95%	Physical Less Depr	Func eciation/F	tional lus Appre	Econor	mic (98,850
Improvement Va Land Value Lump Sums	lue								\$5,205 \$1,850 585
ESTIMATE OF VA					PROACH) .				\$7,640 \$5.00

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

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

BOOK & PAGE			# PAGE	s_ <i>O</i> s	• GR	ANTEE MASTER NAME #	100 10	<u> </u>
PARCEL#, FILING NUMBER		?500/E	0860			_		
			_			_		
DOC STAMPS	, 33 <del>.</del>	75				_		
SALES FILE #	<u>.</u> 91		# 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 RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	(1000)	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	
TAX DISTRICT								
TOTAL SALE PRICE	<u>\$ 15,0</u>	<u> </u>						
521 ADJUSTMENTS	\$ <u></u>	T						
SOR ADJUSTMENTS	\$	0						
REVIEW CODE				1				
SALES DATE		90-201°	7					
		<i>30-20[</i> UD	7					
SALES DATE  DEED TYPE  SALE QUAL		20-201 UD		, NO	MOBILE			
DEED TYPE		ADJUSTED	SUBCHNGD	NO	MOBILE			
DEED TYPE	4-0 CU (VE)	ADJUSTED 2	SUBCHNGD 3	4	5			
DEED TYPE		ADJUSTED	SUBCHNGD 3		5			
DEED TYPE	4-0 CU (VE)	ADJUSTED 2	SUBCHNGD 3	4	5 ARMS LENGTH / NOT VALID FOR	RC	ROS	RUR
DEED TYPE SALE QUAL CODE	CU Cyes USABILITY	ADJUSTED  2  AS ADJUSTED	SUBCHNGD 3 SUBCHANGED	4 SALE NOT TO BE USED	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
DEED TYPE SALE QUAL CODE	C VYES  USABILITY  BH  BLUE HILL	ADJUSTED  2  AS ADJUSTED  BLA	SUBCHNGD 3 SUBCHANGED COW	4 SALE NOT TO BE USED GR	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT INA			

#### 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 1 County Name 04 2017 Mο. Dav \_ WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ken G. Hill Grantor's Name (Seller) Gerstenschlager Painting, Inc. Street or Other Mailing Address 2491 County Road 70 Street or Other Mailing Address 546 L St. State Zip Code 68418 City Quinter City Palmyra State 67752 Is the grantee a 501(c)(3) organization? Phone Number (785) 673-6009 Phone Number (402) 219-2080 If Yes, is the grantee a 509(a) foundation? Email Address Erņail 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 Mobile Home Mineral Interests-Nonproducing State Assessed ☐ Industrial √ Improved Single Family Exempt Mineral Interests-Producing Agricultural Unimproved Multi-Family IOLL Commercial Recreational Distribution Partition Sheriff Other Land Contract/Memo 8 Type of Deed Personal Rep. Trust/Trustee Bill of Sale Corrective Fasement Mineral Quit Claim √ Warranty Death Certificate - Transfer on Death Executor Cemetery Transfer on Death Irrevocable Trust Revocable Trust Was the property purchased as part of an IRS like-kind exchange? Distribution Foreclosure 10 Type of Transfer Trustee to Beneficiary Sale Gift Life Estate Auction Easement (I.R.C. § 1031 Exchange) Satisfaction of Contract Other (Explain) Exchange Grantor Trust Partition √ No Court Decree 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 ✓ 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 Yes Brothers and Sisters Grandparents and Grandchild Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **V** No Yes \$. \$15,000 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? of the agent or title company contact.) Yes **V** No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 418 N. Walnut Ken G. Hill Red Cloud, NE 68970 2491 County Road 70 Quinter, KS 67752 18a No address assigned 18b Vacant land 20 Legal Description Lots 17 & 18, Block 15, Original Town of Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres 15.000<sup>1</sup>00 22 23 15,000100 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) 994-4000 David A. Drevo, Attorney at Law Phone Number 04/20/2017 Attorney at Law Date Title For Dept. Use Only Register of Deed's Use Only

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

33 *75* 

28 Recording Data

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of April A.D., 20.17, at 1:50 o'clock M. Recorded in Book 20/2 on Page 255-836 County Clerk 5 16.00 B.B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date\_サーンケーノフ \$\_33.75\_\_By\_B/S

Please Return to: David A. Drevo, Atty. at Law P.O. Box 267 Elmwood, NE 68349

#### CORPORATION WARRANTY DEED

Gerstenschlager Painting, Inc., a Nebraska Business Corporation, Grantor, in consideration of \$1.00 and Other Valuable Consideration received from Grantee, Ken G. Hill, a married person, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 17 & 18, Block 15, Original Town of Red Cloud, Webster County, Nebraska

#### Grantor covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free and clear from all encumbrances except easements 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 this 20th day of Opril, 2017.

Gerstenschlager Painting, Inc., Grantor

Karl T. Gerstenschlager, Jr. President

BK2017, Pg 836

STATE OF NEBRASKA )	
) ss.	
COUNTY OF <u>CASS</u>	
The foregoing instrument was acknowled	to me personally known to be the identical iment as president of the corporation, owner,

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

Record: 1 of:

Date of Print: 05/04/2017

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

Parcel ID #: 000108500 Map # : 4371-0-0-10005-15-30860

HILL, KEN G Situs :418 N WALNUT ST

Legal :LOTS 17 & 18 BLOCK 15 ORIGINAL TOWN

2491 COUNTRY ROAD 70 RED CLOUD

QUINTER KS 67752-

#### LOT INFORMATION

Neighborhood: 200 RED CLOUD

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

Street Access : BL, PW, C&G, ALLEY Adjustments :

Utilities : ALL Lot Value : 625

#### PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1900/117

Quality : 40 - Good Effective Age :
Condition : 20 - Fair Remodel Date :
Arch Type : Remodel Type :

Style : One-Story 3% 1-1/2-St-Fin 97%

Exterior Wall : 100% SIDING

Floor Area : 1,425
Basement Area : 0

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 4
Baths : 2.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 8

#### VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ..... \$26,790

Estimate of Value (Using Market Approach) .....

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

Model # and Description

Calculations 0 x 0

#### FINAL ESTIMATE

Improvement Value  Land Value  FINAL ESTIMATE OF VALUE	\$26,165 \$625 \$26,790
Value per Square Foot	18
Current Total Assessed Value for Parcel # 000108500	\$26,790

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 #: 000108500 Map # : 4371-0-0-10005-15-30860

HILL, KEN G Situs :418 N WALNUT ST
Legal :LOTS 17 & 18 BLOCK 15 ORIGINAL TOWN
QUINTER KS 67752-

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

	DESCR	IPTION			
		Square feet	t. Bas	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,425	x	94.14	= 134,150
		TT- 2 t	Unit Cost	Area Adj	Total Cost
ADJUSTMENTS		Units		•	(1,910)
ROOFING		966	(1.98)	(1.34)	(1,910)
SUBFLOOR				0.04	7 100
HEATING & COOLING		1,425	2.24	2.24	3,192
PLUMBING Base is: 12	(under base)	4	1910	(5.09)	(7,253)
BASEMENT COST				0.00	
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST		1425	х	89.95	= 128,179
IMPROVEMENTS		Units	Unit Cost	Depr	Total Cost
NO GARAGE					
DET GAR FAIR CONC		320	16.20	42%	3,005 *
CONCRETE DRIVE/AVE		1212	3.87	32%	3,190 *
SOLID WALL PORCH		224	59.96		13,430
OPEN SLAB PORCH		30	24.39		730
WOOD BALCONY		162	22.45		3,635
WOOD DECK		315	14.50		4,570
CARPORT/GABLE		800	8.85	32%	4,815 *
CARPORT/FLAT/AVE		391	1.95	32%	520 *
CONCRETE DRIVE/AVE		378	4.22	32%	1,085 *

Depreciation	:	91% Total	91% Physical		tional	Econom	
<u>-</u>			Less Depr	reciation/P	lus Appre	ciation :	(136,995)
	۵11۵						\$13,550
Emprovement Va	lue						\$13,550 \$625
Land Value	lue 						
Land Value Lump Sums			OST APPROACH)				\$625

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

Page 2 of 2

BOOK & PAGE	2017-	<u>853</u>	# PAGES	<u>a</u>	GR	ANTEE MASTER NAME #		
PARCEL#/ FILING NUMBER	00250	0100/	73415		<u></u>	_		
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DOC STAMPS	; <u>, , , , , , , , , , , , , , , , , , ,</u>		-					
SALES FILE #			# PAGES	<u> </u>	•			
NÉIGHBORHOOD #	<u>(1)</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
:	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
l							SUBURBAN	
TAX DISTRICT_	105							
TOTAL SALE PRICE	s &	<del>-</del>						
521 ADJUSTMENTS	s <del>/O</del>	<u>.</u>						
ASSESSOR ADJUSTMENTS	s <i>O</i>	<u>_</u>						
REVIEW CODE	NO							
SALES DATE	1_	-9-800°	9					
•	Doub	Cord	ificati	P				
DEED TYPE_ SALE QUAL	<u> </u>	( ( )	the contract of the contract o			I		
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FÖR			
LOCATION CODE	вн	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	Dowl	h Cer	UIFICO:					
COMMENTS_	<u> </u>	~ CEI	MAICC	<u>у (, </u>	<del></del>			
-								

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 WALKESONDES.

DATE OF ISSUANCE

JAN 23 2009

LINCOLN, NEBRASKA

STANLEY S. COOPER

ASSISTANT STATE REGISTRAR
DEPARTMENT OF HEALTH AND
HUMAN SERVICES.

		STATE OF N	IEBRASKA -	DEPARTM C	ENTOFH ERTIFI	EALTH AN	DHUMANS DF DEAT	ERVICES	FINANÇE	AND SIN	POED 9	20406
	1. DECEDENT'S-NAME		Middle,		Last.		Suffix)		2. SEX			EATH (Mo., Day, Yr.)
	Fra COTY AND STATE OR T		C.		kas 5a. AGI	-Last Birthd	ay 5b. UNDE	E 1 YEAR	Male Sc. UNDER			9, 2009 IRTH (Mo., Day, Yr.)
		-		_	(Yrs	-}	MOS.	DAYS	ноияѕ	MINS.	U. DATE OF BI	in in (Mo., Day, 11.)
	Webster C		braska			96					Novemb	er 25, 1912
	DECEMBER 1					8a.PLACE O		Inpatient	отне	. □ N	ucsina Home/I Ti	○ ☐ Hospice Facility
5	BB. FACILITY-NAME (	of not institution,	give straet an	d dumbar)		-		ER/Outpat			ecedent's Home	- Conspice ( Bookly
<b>M</b>	2330 West	11+b C+w						DCA				
	BC. CITY OR TOWN OF DE	ATH (Include Zip Cod	de)						COUNTY OF D		ther (Specify)	
<u> </u>	Hasti	ngs	689							Adan	18	
	Nebraska Nebraska	1	Sh. COUNT	y dams		90	CITY DR TOW	_				· · · · · · · · · · · · · · · · · · ·
	L STREET AND NUMBER				-			8a. APT. N	asting	CODE		8g. INSIDE CITY LIMITS
<b>-</b>	0a. MARITAL STATUS AT	est 11th	Street	and historian	10h NAME	ne spouse	Simil Middle	D. ///-	14-15-11-1	68901		YES □ NO
D/III	Married, but separated				IVE. IVANIE	OF SPOOSE	(FIISI, MIGGIB,	Last, Sum	) if wite, give ii	men nebus	e.	
	1. FATHER'S-NAME (F						by Sidl					
		arsı, a seph	diddle,	test. Lukas	Suff	(x) 12.	MOTHER'S-N		et.	Middle		Maiden Surname)
	3. EVER IN U.S. ARMED F	ORCES? Give dates			FMANT-NAM	E .		gnes				eceva DNSHIP TO DECEDENT
261	res, no, or unk.) NO 5. METHOD OF DISPOSIT		BALMER-SIGNAT		Ruby I	ukas	<del></del>				W	ife
	☐ Burial ☐ Dona		Not En		đ		168	. UÇENSE I	NO.		16c, DATE (M	
	Commation	nbmeni 16d. C5	EMETERY, CREM			TION		CIT	//TOWN		ומוותפור	ry 9, 2009 STATE
	Removal Cine	(Specify)	BV Cres	ation	Canto			17 -				
	7a. FUNERAL HOME NAMI	AND MAILING ADD	RESS (Street, C	City or Town, S	State)				tings		11	raska 7b. Zio Code
68 61 - 566	Livingston	Butler Vo	lland F	unera.	1 Home	122	5 N. E.	n Ha	sting	, NE		68901
	PART I. Enter the chain of	riterial in the second	iuries, prografi	cations—that	iracily cause	d the death O	UCLLOTIS A	id exer	P[88]			OXIMATE INTERVAL
	respiratory arrest, or ven	tricular Obrillation with	hout showing the	etiology, DO I	NOT ABBREV	IATE. Enter op	nly one cause or	a line. Add	addifional lines	if necessa	ן אררה דאר ן	OXINATE INTERVAL
		IMMEDIATE CAI	USE: .	1		$\mathcal{L}$	//.				onsett	o death
	MEDIATE CAUSE (Final isease or condition resulting	(a) (X-Q)	W/W.	ctor	4	las	/ux	$\sim$			_; ≾	hurs
	death)	DOE TO, OR AS	S & CONSEQUE	NCE OF:	<b>'</b>						F onsette	o death
	equentially list conditions, i ny, leading to the cause liste		S A GONSEOLIE		<u> </u>						1	
2	n line a. riter the UNDERLYING CALISE	EUC TO, OH AS	S A GUNSEQUE	NCE OF:							1 onsette	0 death
開井	lisease or injury that initiate e events resulting in death)		A CONSEQUE	ICE OF							<u> </u>	
Π	ST		A CONSCIQUE	OE OF,							j onselic	death
18	, PART II. OTHER SIGNIFI	(d) CANT CONDITIONS	-Conditions contr	ibuling to the	death but no	resulting in th	ne underlyion o	nies shas i	DAGTI		1	
				wearing to this	damp) opt tio	reserving in th	ie anaznying G	mas Alasti I	icanii.			HCAL EXAMINER NER CONTACTED?
	. IF FEMALE;			1a, MANNER						,	☐ YES	E NO
57	Not pregnant within past	rear	-		D Homicid	•		RANSPORT Driver/Opera	TATION INJURY Nor		S AN AUTOPSY	
S/I	Pregnant at time of death			☐ Accide	nt 🔾 Pending	Investigation		assenger edestrian			YES 🔀	NO
	Not pregnant, but pregnant Not pregnant, but pregnant			☐ Suicide	Could no	t be determin	ed	reaesman Other (Speci	fy)			NDINGS AVAILABLE TO
91 m	Unknown if pregnant within										MPLETE CAUSE ( YES	of death? I no
22	a. DATE OF INJURY (Mo.,	Day, Yr.) 22t	b. TIME OF INJU	RY 22c. I	PLACE OF IN	JURY-At hom	s, farm, street,	factory, offi	ce building, co	1	site, etc. (Specif	
22	J. INJURY AT WORK?	22e, DESCRIBE HO	OW INJURY OCC	URRED		<u>-</u>				<del></del>		
6	TES INO											
221	LOCATION OF INJURY + S	TREET & NUMBER, A	APT, NO.	СЛ	Y/TOWN					STATE		ZIP CODE
										5545		ZIFCODE
P N	23a. DATE OF DEATH		2009			NE A	24a. DATE S	GNED (Mo	., Day, Yr.)	24b.	TIME OF DEATH	ı m
mpleted by PHYSICIAN	23b. DATE SIGNED		23c.TME			HYSIC TOH	24c. PRONO	UNCED DE	AD (Mo., Day, )	r.) 24d.	TIMEPRONOUN	
acom ding P	23d. To the bashof my	knowledge, death or	ocurred at the tim	e, date and of	m laco	To be completed by CORONEH's PHYSICIAN or COUNTY ATTORNEY ONLY	!		_			m death occurred at
To be con Attending	and due to the o	ause(s) stated. (Sign	nature and Title )	▼	•	To be SPONI COU	the time	, date and p	Hace and due t	orvestigation office cause	n, III my epinion (s) stated. (Sign	death occurred at vature and Title ) ▼
1	DID TOBACCO USE CONTR	<u> </u>	,	1								
9	/		H7 UNKNOWN				TION BEEN CO	NSIDEREE			ENT GRANTED	
27,	NAME, TITLE AND ADDRE	SS OF CERTIFIER (P	HYSICIAN, COR		SICIAN OR CO					pplicable	it 26a is NO C	TYES D NO
P	aul C. Wibb	els, M.D.	, 2115	North	Kansa	s. Ha	stings.			6890		
2,52	nucio i nan'o SidiNATURI		MA	A leas	d. 60	6:000			28b. DAT		HEGISTRAH (	
Ц			<del></del>	- L	U. VV	טייקי			1	J	AN 22	2003

BK2017, Pg 854

State of Nebraska County of Webster ss. Entered on the

numerical index and filed for record in the Cierk's office of said county this 2/2day of Apri'/ A.D., 2017, at 1:10 o'clock A.M. Recorded in Book 2017 on Page 853-854 County Clerk 16.00 Deputy

Ind \_\_ Comp \_\_ Assessor \_\_ Carded \_\_

NW 1/4 INCLUDING RAILROAD, Section 13, Township 4, Range 12.

PROPERTY CLASS  SALE FILE A  SALE SALE SALE FILE A	BOOK & PAGE	2017-	- 8 <u>5</u> 5	_ #PAGES	s/	_ GI	RANTEE MASTER NAME :	11629	3
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MIGHIBORITICO   MIGHIBORITIC		per cons		_		<u> </u>	_		
1	DOC STAMPS	50 EVE	upt 5+	A					<del>-</del>
### ADDITION 105 205 200 255 800 805 400  #### ADDITION OF SUBSTRICK GUIDE ROOK RED CLOUD RED CLOUD BLUE HILL BLADEN RESIDENTIAL COMMISSION  #### ADDITION OF SUBSTRICK GUIDE ROOK RED CLOUD RED CLOUD BLUE HILL BLADEN RESIDENTIAL COMMISSION  #### COMMISSION COMMISSION OF SUBSTRICK COMMISSION RED CLOUD BLUE HILL BLADEN RESIDENTIAL SUBSTRICT WITHOUT RESIDENTIAL WITHOUT STEED ROOK SUBSTRICT WITHOUT RESIDENTIAL COMMISSION RESI	SALES FILE#	96	2	# PAGES	/	_			
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COMMENTS Add Spouse 40 property		BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
The state of the s	COMMENTS	Add	SOUR	 - 120 -		711			
	2018HAITHA19.	<u> </u>	77000	<u> </u>		<del>'</del>			



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

92

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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo. 04 Day 11 <sub>.Yr.</sub> \_17 Mo. 04 Day 11 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Trisha Rust and Chad Rust Grantor's Name (Seller) Trisha Rust and Chad Rust Street or Other Mailing Address 314 Road 1900 Street or Other Mailing Address 314 Road 1900 State Zip Code Zip Code 68942 <sub>City</sub> Guide Rock City Guide Rock 6<u>8942</u> NE Yes Phone Number (402) 984 is the grantee a 501(c)(3) organization? No Phone Number (402) 984-1746 If Yes, is the grantee a 509(a) foundation? Yes No Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status State Assessed Mobile Home Mineral Interests-Nonproducing Improved Single Family ndustrial X Agricultural Mineral Interests-Producing Exempt X Unimproved Multi-Family Recreational IOLL Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Easement Lease Personal Rep. Trust/Trustee Bill of Sale Corrective Death Certificate - Transfer on Death Quit Claim X Warranty Cemetery Executor Mineral 10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death Distribution Foreclosure Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Sale Trustee to Beneficiary X Gift Life Estate Auction Fasement Satisfaction of Contract Other (Explain) Grantor Trust Partition X 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.) X 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.) X Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild X Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$100,000.00 X 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 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Trisha and Chad Rust 314 Road 1900 18a X No address assigned 18b Vacant land Guide Rock, NE 68942 20 Legal Description The West Half of the Northeast Quarter (W1/2NE1/4) of Section Twenty-Five (25), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska. 80 +/-21 If agricultural, list total number of acres \_ 00 23 Was non-real property included in the purchase? Yes X No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (<u>402) 879-475</u>1 Randall Alexander Print or Type Name of Grantee or Authorized Representative 04/11/2017 Attorney at Law Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data BW 2017, Pg 855 Value of Stamp or Exempt Number Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska
County of Webster

Rumerical index and filed for record in the
Clerk's office of said county this 27 day
of April A.D., 20 L7, at 9:50
o'clock A.M. Recorded in Book 201
on Page 355
Debro Klusenbergs County Clerk
ID.00 DKK Deputy
Ind Comp Assessor Carded

#### JOINT TENANCY WARRANTY DEED

Return to: Downing and Alexander PO Box 744 Kearney, NE 68848

TRISHA RUST and CHAD RUST, Wife and Husband, Grantors, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to TRISHA RUST and CHAD RUST, Wife and Husband, as Joint Tenants, Grantees, the following described real estate (as defined in Neb.

Rev. Stat. 76-201) in Webster County, Nebraska:

The West Half of the Northeast Quarter (W1/2NE1/4) of Section Twenty-Five (25), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

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

TRISHA RUST CHAD RUST
State of Nebraska )
County of Webster ) ss.
The foregoing instrument was acknowledged before me on the $\frac{1}{1}$ day of $\frac{1}{1}$ day of $\frac{1}{1}$ , 2017, by TRISHA RUST and CHAD RUST, Wife and Husband.

GENERAL MOTARY - State of Nebraska JOANNA KRUCIAK My Comm. Exp. Dec. 8, 2020 Gooma Kurot Notary Public

, 2017.

BOOK & PAGE	0011	<u>~860</u>	# PAGE	s	_ GF	RANTEE MASTER NAME:	<u> 1011 U</u>	)
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		<u>_</u>	_			_		
DOC STAMPS	<u>\$ 2.2</u>	5	_					
SALES FILE #	93	)	#PAGES	5	_			
NEIGHBORHOOD #	1	100	105	200	205	300	305	
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	400 BLADEN RESIDE
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i	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMON' COMMERCIAL W
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	1010	1015	1020					
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I TAX DISTRICT	GE.				<u>.</u>	l	SUBURBAN	
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• •		3						
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DEED TYPE_	77	17-201 WD						
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CODE	1	2	3		(°5)			
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LOCATION CODE	вн	BLA	cow	GR	MEASUREMENT INA	(RC)	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Empto	Lot	I		<b>_</b>			
_	1/							

## 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.

93

FORM **521** 

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.				
1 County Name   2 County Number	3 Date of Sale/Transfer 4 Date of Deed				
WebStrec Select County & County Number 9	Mo. 4 Day 27 Yr. 2017 Mo. 4 Day 27 Yr. 2017				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)				
Grantor's Name (Seller) Fonest + Icon Westout	Grantee's Name (Buyer) + Amber Comulau				
Class as Other Malling Addition	Street or Other Mailing Address				
659 11 Samuel 57.	741 N Schard St.				
City Red Cloud NE 68970	City Red Cloud State VE VS Code VS Phone Number Is the grantee a 501(c)(3) organization? Yes X				
Phone Number	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	* (4)				
	B) Property Type (C)				
☐ Improved ☐ Single Family ☐ Industrial ☐ Multi-Family ☐ Agricultural ☐ Comparation ☐	☐ Mineral Interests-Nonproducing     ☐ State Assessed     ☐ Mobile Ho       ☐ Mineral Interests-Producing     ☐ Exempt				
☐ IOLL ☐ Commercial ☐ Recreational	and Contract/Memo Partition Sheriff Other				
Bill of Sale Corrective Easement	ease Personal Rep. Trust/Trustee				
	closure   Irrevocable Trust   Revocable Trust   Transfer on Death				
part of an IRS like-kind exchange?   Auction   Easement   Gift (I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary				
Yes No Court Decree Exchange Gra  11 Was ownership transferred in full? (If No, explain the division.)	ntor Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the Intended L				
▼ Yes	Yes No				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary n					
	Partnership, or LLC Self Other Other				
	s and Grandchild Spouse				
Exespouse 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?	Yes Y 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 na				
Yes X No	of the agent or tritle company contact.)				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent				
	Daniel + Amber Conway				
	741 N. Seward St.				
18a No address assigned 18b Vacant land	Red Cloud, NE 68970				
North 12'6 Lots 21 + All Lots 22 Ob Red Cloud.	-24 Block II original Town				
21 If agricultural, list total number of acres					
22 Total purchase price, including any liabilities assumed	22 \$ 0				
23 Was non-real property included in the purchase? Yes No (If Yes,	L. 3:1%				
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 exempti	on number				
Under penalties of law, I declare that I have examined this stater correct, and that I am duly authorized to sign this statement.	rent and that it is, to the best of my knowledge and belief, true, complete, and				
Print or Type Name of Grantee or Authorized Representative	Phone Number				
sign					
here Signature of Grantee or Authorized Representative	Title Date				
Register of Deed's Use					
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 27 Value of Stamp or Exempt Number	28 Recording Data BK2017, Pg 860				
Mo. 4 Day 27 Yr. 17 \$ 3.25  Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-133				

BK2017, Pg 860

State of Nebraska ) ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of April 2012, at 2:10 M. Recorded in Book <u>≥2</u>27 County Clerk

NEBRASKA DOCUMENTARY

#### JOINT TENANCY WARRANTY DEED

ERNEST E WESCOAT, WESCOAT FAMILY TRUST and LOIS JEAN WESCOAT, WESCOAT FAMILY TRUST husband and wife, Grantor, whether one or more, in consideration of ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00), receipt of which is hereby acknowledged, conveys to DANIEL S CONWAY and AMBER CONWAY the following described real estate (as defined in Neb. Rev. Stat. 76-201): IN Webster County, Nebraska

The North Half (N1/2) of Lot Twenty-one (21), and all of Lots Twentytwo (22), Twenty-three(23) and Twenty-four (24), Block Eleven (11), Original Town of Red Cloud, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate that is free from encumbrances, except easements and restrictions of record.
  - (2) has legal 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: April 27, 2017

ois Sean Obescoat

Lois dean Wescoat

STATE OF NEBRASKA

COUNTY OF WEBSTER )

Before me, a notary public, qualified for said county, personally came Ernest E Wescoat, a Single Person and Lois Jean Wescoat, a Single Person, known to me to be the identical person or persons who signed foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed. Witness my hand and notorial seal on *Apcil 27* ,2017.

Louis Ollers Notary Public

My commission expires: 12-4-2020

SONJA L. KRUEGER

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

Date of Print: 05/04/2017

Inspected By: CJ Inspection Date: 09/08/2016

Parcel ID #: 000106400 Map # : 4371-00-0-10005-011-0000

CONWAY, DANIEL S & AMBER R Situs :

Legal :NORTH 12'6 LOTS 21 & ALL LOTS 22-24

741 N SEWARD STREET BLOCK 11 ORIGINAL TOWN RED CLOUD

RED CLOUD, NE 68970-0000

#### LOT INFORMATION

Neighborhood: 200 RED CLOUD

Lot Width : 87.5

Lot Depth : 142

Topography: Amenities

Street Access :

Utilities :

Value Method: # of Units :

12425

SF

Record: 1 of:

Unit Value :

0.09

Adjustments:

Lot Value :

1,095

#### PHYSICAL INFORMATION

Type	: N/A	Year Built/Age	:
Quality	: N/A	Effective Age	:
Condition	: N/A	Remodel Date	:
Arch Type	:	Remodel Type	:
C+srl e	•		

Style :
Exterior Wall :
Floor Area :
Basement Area :
Sub Floor :

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

### VALUATION SUMMARY

Model # and Description

Calculations 0 x 0

#### FINAL ESTIMATE

Improvement Value	\$0
Land Value	\$1,095
FINAL ESTIMATE OF VALUE	\$1,095
Current Total Assessed Value for Parcel # 000106400	\$1,095

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

1 of: Record : 1 Date of Print: 05/04/2017 Map # : 4371-00-0-10005-011-0000 Parcel ID #: 000106400 Situs CONWAY, DANIEL S & AMBER R :NORTH 12'6 LOTS 21 & ALL LOTS 22-24 Legal BLOCK 11 ORIGINAL TOWN RED CLOUD 741 N SEWARD STREET 68970-0000 RED CLOUD, NE COST APPROACH - Values By Marshall & Swift Appraisal Zone : 1000

Manual Date: 06/13 Cost Factor: 0.95

DESCRIPTION Square feet Base SF Cost Total Cost 0 x BASIC STRUCTURE COST Unit Cost Area Adj Total Cost Units **ADJUSTMENTS** ROOFING SUBFLOOR HEATING & COOLING PLUMBING Base is: 0 Base 0.00 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH ADJUSTED STRUCTURE COST x

NO GARAGE

**IMPROVEMENTS** 

Units

<u>Unit Cost</u>

Depr

Total Cost

TOTAL REPLACEMENT COST NEW  $\mathbf{x}$ Functional Economic Physical Total Depreciation Less Depreciation/Plus Appreciation : \$0 Improvement Value ..... \$1,095 Land Value ..... \$1,095 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

RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL  405 500 505 510 515 600 605 610  BLADEN COWLES W/ HOME COWLES NO HOME COWLES COWLES ROSEMONT W/HOME ROSEMONT/ NO ROSEMONT	BOOK & PAGE	2017-8	100	# PAGES	s	GR	ANTEE MASTER NAME#	1168	2
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SALES FILE	DOC STAMPS	 EXCILIA	21 20 8	O.			-		
1 (20) 155 200 205 300 395 400  ASSIGNATIVAL GUIDE ROCK GUIDE ROCK PED LOUID RED LOUID BLUE REL BLUE REL BLADEN RESIDENTIAL COMMERCIAL RESIDENTIAL RES		94	C (7/10	# PAGES	s				
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COMMERCIAL / NO INAVALE WITCHINE SITE COMMERCIAL HOME SITE HOME SITE  101U 1015 1020  GRASS GREEN / GOLF SAND GREEN / GOLF CONTRIBUTENT  PROPERTY CLASS  COURSE COUNSE CONTRIBUTENT  PROPERTY CLASS  RESIDENTIAL COMMERCIAL AGRICULTURAL EMEMPT GAME & PARKS  TAM DISTRICT  TAM DISTRICT  TOTAL SALE PRICE \$  TOTAL SALE PRICE SALE PRI		615	700	705	710	800	805	1000	1005
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BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	LOCATION CODE		BLA	cow	GR		RC	ROS	RUR
comments Trustee do Beneficiary		BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	COMMENTS	Trusta	e do	Bone	Gelan				
	COMMENS .	,,	<del></del>	<u> </u>	/	7			

# 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 u	ınləss this statemer	it is signed and items 1-25 are accura	_ · ·
1 County Name WEBS	2 County Number STER - 91		3 Date of Sale/Transfer  Mo. 08 Day 37 Yr. 2012	4 Date of Deed Mo. 03 Day 31 Yr. 2012
5 Grantor's Name, Address, and Tels	phone (Please Print)	HETELE	6 Grantee's Name, Address, and Telepho	ne (Please Print)
Grantor's Name (Seller) Clifford E. Vogler, Trustee			Grantee's Name (Buyer) Randy K. Wulf and Debra K. V	Vulf
Street or Other Mailing Address	2:	Zio Oodo	Street or Other Mailing Address	To Code
Guste Nozle	State.	68992		a 501(c)(3) organization? Yes No
402257-725	<u> </u>		To the grantes	rantee a 509(a) foundation? Yes No
Email Address			Email Address	
7 Property Classification Number. C	Check one box in categori	es A and B. Check C	f property is also a mobile home.	
(A) Status			) Property Type	(C)
✓ Improved ✓ Single F ☐ Unimproved ☐ Multi-Fa	umily Agric	strial [ ultural [ eational	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Mobile Home  Exempt
8 Type of Deed Conservator Bill of Sale Corrective		Distribution La		Sheriff Other Trust/Trustee
Cemetery Death Certific	ate - Transfer on Death	Executor Mi	neral Quit Claim [	Warranty
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Yes No  11 Was ownership transferred in full? (I	Court Decree	Easement Gift		▼ Trustee to Beneficiary
Yes No			📝 Yes 🗌 No	
Yes No Aunt	or if to a trustee, are the tru or Uncle to Niece or Nepho ners and Sisters couse	ew 🔲 Family Corp.,	tives? (If Yes, check the appropriate box.)  Partnership, or LLC Self  and Grandchild Spouse  hild Step-parent and S	Other
14 What is the current market value of t	the real property?		15 Was the mortgage assumed? (If Yes, sta	te the amount and interest rate.)
\$8,780			☐ Yes	%
16 Does this conveyance divide a curre  Yes No	nt parcel of land?		17 Was transfer through a real estate agent of the agent or title company contact.)	or a title company? (If Yes, include the name Yes No
18 Address of Property			19 Name and Address of Person to Whom t	he Tax Statement Should be Sent
215 Republican and 6	25 High, Guide	Rock, NE	Grantee	
18a No address assigned 18t	Vacant land			
20 Legal Description		DI 1 40 O I	of Ocide Deele 1	Nahatan Carrati
			nal Town of Guide Rock, V de Rock, Webster County,	
21 If agricultural, list total number of acr				
22 Total purchase price, including	any liabilities assumed			22 5 0,00
23 Was non-real property included	d in the purchase? $\Box$	∕es ☐ No (if Yes, e	nter dollar amount and attach itemized lis	la l
24 Adjusted purchase price paid for	,	•	100 00	24 0,00
25 If this transfer is exempt from the	ne documentary stamp t	ax, list the exemption	number	
correct, and that I am du	iy authorized to sign this st ひん (そ	eiement.	nt and that it is, to the best of my knowledge	402947-1203
Sign Print or Type Name of G	irantee or Authorized Repre	sentative	Gantes	Phone Number
	1 1 31 2 2	. و	0/2012	オルロノ
nere 'Signature of Grantee or	Authorized Representative	0	Title	Date
nere symmetry	·	ter of Deed's Use O		Date   For Dept. Use Only
26 Date Deed Recorded  Mo. 4 Day 27 Yr. 17	·	empt Number		Date   For Dept. Use Only

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 April A.D., 20.17 at 17:25 or clock | M. Recorded in Book 2007 on Page | Negroberger County Clerk 10.00 | B.B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-27-76
\$ Exempt #20 By BB

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

#### TRUSTEE'S DEED

Clifford E. Vogler, Trustee of the Billy D. Wernecke Irrevocable Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Randy K. Wulf and Debra K. Wulf, husband and wife, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate:

Lot 5 and the North 25 feet of Lot 6, Block 12, Original Town of Guide Rock, Webster County, Nebraska, AND

Lots 3 and 4, Block 4, Talbot's Addition to Guide Rock, Webster County, Nebraska

Subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed March 3, 2012.

Clifford E. Wogler, Trustee

STATE OF NEBRASKA ) )ss.
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on March 3 ( ), 2012 by Clifford E. Vogler, Trustee of the Billy D. Wernecke Irrevocable Trust.

GENERAL NOTARY - State of Nebraska
JEFIRY J. McDOLE
My Comm. Exp. April 1, 2012

Jens J. M= Dole Notary Public

My commission expires: April 1, 2012

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SALES FILE #		<u> </u>	_ # PAGE	5 <u> </u>	-	***		
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	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	,	RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			•
TAX DISTRICT	25					l	Suburban	
TOTAL SALE PRICE	, p	•						
•				-				
521 ADJUSTMENTS	s 2							
SSOR ADJUSTMENTS				•				
REVIEW CODE	NO	7 06 5						
SALES DATE	<u> </u>	7-2017						
DEED TYPE	QC.	<u>D</u>						
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	(B)	INA	RC	ROS	RUR
	BT:NE HITT	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Giff	[						<u> </u>

# Nebraska Department of REVENUE

### **Real Estate Transfer Statement**

95

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. 4 Date of Deed 3 Date of Sale/Transfer 1 County Name 2 County Number Day 🚣 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Randy K. Wulf and Debra K. Wulf Billy Wernecke Street or Other Mailing Address 140 North Webster State // E Guide Rock Zip Code 68942 State NE Is the grantee a 501(c)(3) organization? Yes Yes If Yes, is the grantee a 509(a) foundation? 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 Single Family ndustrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Improved Agricultural Mineral Interests-Producing ☐ Exempt Unimproved Multi-Family 10LL Recreational Distribution Partition Sheriff Other Land Contract/Memo 8 Type of Deed Trust/Trustee Essement Lease Personal Rep. Bill of Sale Corrective Mineral Death Certificate - Transfer on Death Executor ✓ Quit Claim Warranty Cemetery Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchange Foreclosure 10 Type of Transfer Life Estate Gift Sale Trustee to Beneficiary Auction Easement (I.R.C. § 1031 Exchange) Satisfaction of Contract Court Decree Other (Explain) Yes Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) Yes Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other Aunt or Uncle to Niece or Nephew √ Yes Brothers and Sisters Grandparents and Grandchild ✓ 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? \$8,780 ✓ 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 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 215 Republican and 625 High, Guide Rock, NE Grantee 18a No address assigned 18b Vacant land 20 Legal Description Lot 5 and the North 25 feet of Lot 6, Block 12, Original Town of Guide Rock, Webster County, Nebraska and Lots 3 and 4, Talbot's Addition to Guide Rock, Webster County, Nebraska 21 If agricultural, list total number of acres 0.00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and pat Lam duly authorized to sign this statement. Wutt Granta For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ) s County of Webster	s. Entered on the
numerical index and fi Clerk's office of said of of April A.D. o'clock P. M. Rec	led for record in the
on Page Bled. Den Klingenber. \$ 10.00 Ind Comp Ass	

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-27-/7
S Exempt Saby BB

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

#### QUITCLAIM DEED

Randy K. Wulf and Debra L. Wulf, formerly husband and wife, but now each a single person, Grantors, for no consideration, convey to Grantee, Billy D. Wernecke, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 5 and the North 25 feet of Lot 6, Block 12, Original Town of Guide Rock, Webster County, Nebraska, and

Lots 3 and 4, Block 4, Talbot's Addition to Guide Rock, Webster County, Nebraska.

Executed April 777, 2017.

Debra L. Wulf

STATE OF NEBRASKA ) ) ss.
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on April 27, 2017 by Randy K. Wulf and Debra L. Wulf, formerly husband and wife, but now each a single person.

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

Notary Public