

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-610 # PAGES 1 GRANTEE MASTER NAME # 10327

PARCEL # / FILING NUMBER 000131800/36320

DOC STAMPS \$ 11.25

SALES FILE # 74 # PAGES 1

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

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

TAX DISTRICT 65

TOTAL SALE PRICE \$ 4500

S21 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-4-2017

DEED TYPE JTWID

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

COMMENTS _____

Real Estate Transfer Statement

74

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 04 Day 4 Yr. 2017		Mo. 04 Day 4 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Andrew & Maria Mohlman				Grantee's Name (Buyer) Carlos Rodriguez-Trejo & Arcelia Gabriel-Lopez			
Street or Other Mailing Address 1158 Rd 1000				Street or Other Mailing Address 505 N Walnut St			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number				Phone Number			
				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
				If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address				Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution	<input type="checkbox"/> Easement	<input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Lease	<input type="checkbox"/> Mineral	<input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Trust/Trustee	<input type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
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9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Gift	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Other (Explain) _____
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11 Was ownership transferred in full? (If No, explain the division.)
 Yes No _____

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

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

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

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

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

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

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

18 Address of Property
 1009 N Cedar St
 Red Cloud, NE 68970

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

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

20 Legal Description
 Lots Eight (8), Nine (9) and Ten (10), Block Nineteen (19), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

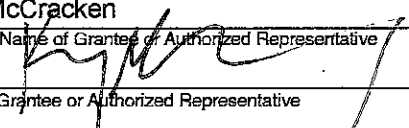
21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 4,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 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.

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

 Attorney
 Signature of Grantee or Authorized Representative Title Date 4/4/17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 4 Day 4 Yr. 17	\$ 11.25	BK2017, Pg 616

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 4 day
of April A.D., 2017, at 11:15
o'clock A.M. Recorded in Book 2017
on Page 610
Deb Klinsberger County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Garded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-4-17
\$ 11.25 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 4, 2017.

[Signature]
Andrew Mohlman

[Signature]
Marla Mohlman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 4, 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

[Signature]
Notary Public

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 & GABRIEL-LOPEZ, ARCELIA 505 NORTH WALNUT STREET RED CLOUD NE	Situs : 1009 N CEDAR ST Legal : LOTS 8-10 BLOCK 19 SMITH & MOORE'S ADDITION RED CLOUD
68970-	

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000	Manual Date : 06/13	Cost Factor : 0.95
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DESCRIPTION	Square feet	Base SF Cost	Total Cost
BASIC STRUCTURE COST	910	x 74.10	= 67,431
<u>ADJUSTMENTS</u>			
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is: 7 (under base)	2	922.14	(1,93) (1,756)
BASEMENT COST			0.00
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	910	x 72.17	= 65,675
<u>IMPROVEMENTS</u>			
NO GARAGE			
SHED/LOW	108	2.38	52% 125 *
SLAB W/ROOF & STEPS	95	22.51	2,140

TOTAL REPLACEMENT COST NEW	910	x	74.52	= 67,815
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Depreciation	: 91% Total	91% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(61,710)

Improvement Value	\$6,105
Land Value	\$940
Lump Sums	125 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$7,170
Value per Square Foot	\$7.00

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-613

PAGES 2

GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 001713100 / 62860

001715700 / 67045

001716800 / 67105

000311700 / 7150

DOC STAMPS \$ 0

SALES FILE # 0

PAGES _____

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

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

TAX DISTRICT 185

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 5-7-2007

DEED TYPE DC

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

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

COMMENTS Deed Certificate

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 6 day
of April A.D., 2017 at 9:30
o'clock A.M. Recorded in Book 2017
on Page 613-614
Deb Klingenberg County Clerk
Heidi 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 (W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty (20); AND the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-seven (27); AND the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) 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.

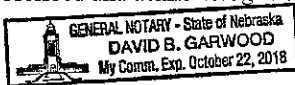
7. No other person has a right to the interest of the decedent in the described property.

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
Eldon Koepke

Subscribed and acknowledged before me on April 5, 2017, by Eldon Koepke.



Commission expires 10-22-2018
David B. Garwood
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



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

DATE OF ISSUANCE

SEP 20 2016

LINCOLN, NEBRASKA

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

CERTIFICATE OF DEATH

07 26202

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Dale Alan Koepke
2. SEX Male
3. DATE OF DEATH (Mo., Day, Yr.) May 7, 2007
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Red Cloud, Nebraska
5a. AGE - Last Birthday (Yr.) 52
5b. UNDER 1 YEAR MOS. 5c. UNDER 1 DAY HOURS 5d. UNDER 1 DAY MINS.
6. DATE OF BIRTH (Mo., Day, Yr.) January 7, 1955
7. SOCIAL SECURITY NUMBER
8a. PLACE OF DEATH HOSPITAL: Inpatient, Outpatient, CCU, Other
8b. FACILITY NAME (If not institution, give street and number) University of Nebraska Medical Center
8c. CITY OR TOWN OF DEATH (Include Zip Code) Omaha
8d. COUNTY OF DEATH Douglas
9a. RESIDENCE-STATE Nebraska
9b. COUNTY Kearney
9c. CITY OR TOWN Minden
9d. STREET AND NUMBER 902 South Nebraska St.
9e. APT. NO. 9f. ZIP CODE 68959
9g. INSIDE CITY LIMITS YES
10a. MARITAL STATUS AT TIME OF DEATH Married
10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name.
11. FATHER'S NAME (First, Middle, Last, Suffix) Melvin Henry Koepke
12. MOTHER'S NAME (First, Middle, Maiden Surname) Verna Mae Siebrass
13. EVER IN U.S. ARMED FORCES? (Yes, no, or unknown) No
14a. INFORMANT NAME Eldon Koepke
14b. RELATIONSHIP TO DECEDENT Brother
15. METHOD OF DISPOSITION Burial
16a. EMBALMER SIGNATURE
16b. LICENSE NO. 1326
16c. DATE (Mo., Day, Yr.) May 12, 2007
16d. CEMETERY, CREMATORY OR OTHER LOCATION Blue Hill Cemetery
16e. CITY/TOWN Blue Hill
16f. STATE Nebraska
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Merten-Butler Mortuary, P.O. Box 185, Blue Hill, Nebraska
17b. Zip Code 68930
18. PART I. Enter the chain of events - diseases, injuries, or complications - that directly caused the death.
18a. IMMEDIATE CAUSE (Final disease or condition resulting in death) Fulminant Hepatic Failure
18b. DUE TO, OR AS A CONSEQUENCE OF: Cirrhotic liver disease
18c. ENTER THE UNDERLYING CAUSE (Disease or injury that initiated the events resulting in death) Alcohol Abuse
18d. DUE TO, OR AS A CONSEQUENCE OF:
19. PART II. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to the death but not resulting in the underlying cause given in PART I. Sepsis shock, Acute Renal Failure
19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO
20. IF FEMALE: Not pregnant within past year, Pregnant at time of death, Pregnant, but pregnant within 42 days of death, Pregnant, but pregnant 43 days to 1 year before death, Unknown if pregnant within the past year
21a. MANNER OF DEATH Natural, Homicide, Accident, Pending investigation, Suicide, Could not be determined
21b. IF TRANSPORTATION INJURY: Driver/Operator, Passenger, Pedestrian, Other (Specify)
21c. WAS AN AUTOPSY PERFORMED? NO
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? NO
22a. DAYS OF INJURY (Mo., Day, Yr.)
22b. TIME OF INJURY
22c. PLACE OF INJURY - At home, farm, street, factory, office building, construction site, etc. (Specify)
22d. INJURY AT WORK? YES
22e. DESCRIBE HOW INJURY OCCURRED
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO., CITY/TOWN, STATE, ZIP CODE
23a. DATE OF DEATH (Mo., Day, Yr.) May 7 2007
23b. DATE SIGNED (Mo., Day, Yr.) May 31 2007
23c. TIME OF DEATH 9:40 Am
23d. TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED. (Signature and Title) Y Tamara Chandler MD
24a. DATE SIGNED (Mo., Day, Yr.)
24b. TIME OF DEATH
24c. PRONOUNCED DEAD (Mo., Day, Yr.)
24d. TIME PRONOUNCED DEAD
24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Y
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? NO
25a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? YES
25b. WAS CONSENT GRANTED? YES
26. NAME, TITLE AND ADDRESS OF CERTIFIER (PHYSICIAN, CORONER'S PHYSICIAN OR COUNTY ATTORNEY) (Type or Print) Tamara Chandler, M.D. 4242 Farnham Omaha, Nebraska 68198
26a. REGISTRAR'S SIGNATURE
26b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) JUN 4 2007

0028838

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-619

PAGES 6

GRANTEE MASTER NAME # 10328

PARCEL # / FILING NUMBER 001209900 / 62320
001211700 / 62395

001209700 / 62310
001215400 / 62595

001211600 / 62390

DOC STAMPS \$ 1080-

SALES FILE # 75

PAGES 6

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

TAX DISTRICT 5

TOTAL SALE PRICE \$ 4800000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-5-2014

DEED TYPE WD

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

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

COMMENTS 2017-619 sales file # 75 , 2017-629 sales file # 76
2017-637 sales file # 77
1/4 interest each

Real Estate Transfer Statement

75

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>5</u> Yr. <u>2014</u>		4 Date of Deed Mo. <u>4</u> Day _____ Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Craig William Schriener Street or Other Mailing Address 1285 Black Hawk Road City Eaton State CO Zip Code 80615 Phone Number (970) 302-3241 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Harold Dean Schriener Street or Other Mailing Address 2264 Road Q City Guide Rock State NE Zip Code 68942 Phone Number (402) 984-1524 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$160,000

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

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

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

18 Address of Property
Ag Land - 2268 Road Q Guide Rock, NE

18a No address assigned 18b Vacant land

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

20 Legal Description
Undivided 1/4 interest - see attached

21 If agricultural, list total number of acres **840+-**

22 Total purchase price, including any liabilities assumed	22	\$ 160,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 160,000.00

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

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

Harold Dean Schriener (402) 984-1524
 Print or Type Name of Grantee or Authorized Representative Phone Number
Harold Dean Schriener Grantee 4/5/2017
 Signature of Grantee or Authorized Representative Title Date

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>6</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>360.00</u>	28 Recording Data BK2017, Pg 619-620

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

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

The South One Half (S $\frac{1}{2}$) 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 (SE $\frac{1}{4}$); 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 (NE $\frac{1}{4}$), the Southeast Quarter (SE $\frac{1}{4}$) and the East One-Half of the East One-Half of the Northwest Quarter (E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$), all in Section Twenty-seven (27), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-four (34), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of April A.D., 2017, at 2:05 o'clock P. M. Recorded in Book 2017 on Page 619-620
Deb Klingsberg County Clerk
16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-6-17
\$ 360.00 By BB

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

WARRANTY DEED

Craig William Schriener and Linda Schriener, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Harold Dean Schriener, 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 (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 6th P.M., Webster County, Nebraska; and

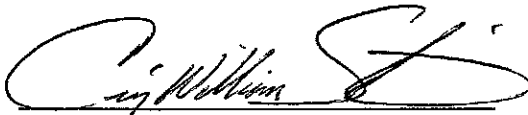
The Northeast Quarter (NE¼), the Southeast Quarter (SE¼) and the East One-Half of the East One-Half of the Northwest Quarter (E½E½NW¼), all in Section Twenty-seven (27), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and


The Northeast Quarter (NE¼) of Section Thirty-four (34), Township Three (3) North, Range Nine (9) West of the 6th 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.

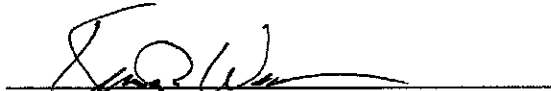
Executed April 4, 2017.


Craig William Schriner


Linda Schriner

STATE OF COLORADO)
) ss.
COUNTY OF *Larimer*)

The foregoing instrument was acknowledged before me on *April 4*, 2017 by Craig William Schriner and Linda Schriner, husband and wife.


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. 76
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name WEBSTER - 91		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>5</u> Yr. <u>2014</u>		4 Date of Deed Mo. <u>4</u> Day <u>4</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Harlan G. Schriner and Colleen Schriner Street or Other Mailing Address 6351 Rebel Drive City Lincoln State NE Zip Code 68516 Phone Number (402) 540-2829 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Harold Dean Schriner Street or Other Mailing Address 2264 Road Q City Guide Rock State NE Zip Code 68942 Phone Number (402) 984-1524 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$160,000

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

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

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

18 Address of Property
Ag Land - 2268 Road Q Guide Rock, NE

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
Undivided 1/4 interest - see attached

21 If agricultural, list total number of acres **840+-**

22 Total purchase price, including any liabilities assumed	\$ 160,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 160,000.00

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

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

Harold Dean Schriner (402) 984-1524
 Print or Type Name of Grantee or Authorized Representative Phone Number

Harold Dean Schriner Grantee 4/5/2017
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>6</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>360.00</u>	28 Recording Data BK2017, Pg 629

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

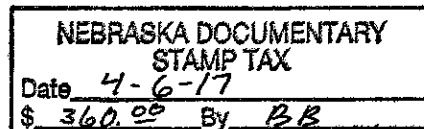
The South One Half (S $\frac{1}{2}$) of Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT the South 200 feet of the East 150 feet of the West 750 feet of the Southeast Quarter (SE $\frac{1}{4}$); AND EXCEPT tracts conveyed to the 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 (NE $\frac{1}{4}$), the Southeast Quarter (SE $\frac{1}{4}$) and the East One-Half of the East One-Half of the Northwest Quarter (E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$), all in Section Twenty-seven (27), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-four (34), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
 County of Webster }

Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 6 day
 of April A.D., 2017, at 2:15
 o'clock P. M. Recorded in Book 2017
 on Page 628-629
Deb Klingenberg County Clerk
16.00 BB Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___



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

WARRANTY DEED

Harlan Gene Schrinier and Colleen Schrinier, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Harold Dean Schrinier, 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 (S $\frac{1}{2}$) 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 (SE $\frac{1}{4}$); 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 (NE $\frac{1}{4}$), the Southeast Quarter (SE $\frac{1}{4}$) and the East One-Half of the East One-Half of the Northwest Quarter (E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$), all in Section Twenty-seven (27), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-four (34), Township Three (3) North, Range Nine (9) West of the 6th 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.

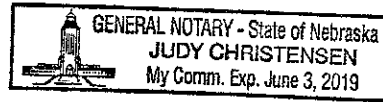
Harlan Gene Schriner
Harlan Gene Schriner

Colleen Schriner
Colleen Schriner

STATE OF NEBRASKA)
) ss.
COUNTY OF Lancaster)

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

Judy Christensen
Notary Public



Real Estate Transfer Statement

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

77

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>5</u> Yr. <u>2014</u>		4 Date of Deed Mo. <u>4</u> Day <u>4</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Loren Paul Schriener and Barb Schriener Street or Other Mailing Address 224 Millstreet Way City Williamsburg, State VA Zip Code 23185 Phone Number (254) 760-2071 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Harold Dean Schriener Street or Other Mailing Address 2264 Road Q City Guide Rock State NE Zip Code 68942 Phone Number (402) 984-1524 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$160,000

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

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

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

18 Address of Property
Ag Land - 2268 Road Q Guide Rock NE 68942

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
Undivided 1/4 interest - see attached

21 If agricultural, list total number of acres **840+-**

22 Total purchase price, including any liabilities assumed	22	\$	160,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	160,000.00

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

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

Harold Dean Schriener (402) 984-1524
Print or Type Name of Grantee or Authorized Representative Phone Number

Harold Dean Schriener Grantee
Signature of Grantee or Authorized Representative Title Date
4/5/2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>6</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>360.00</u>	28 Recording Data BK 2017, Pg 637-638

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

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

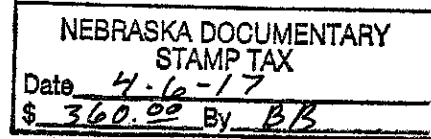
The South One Half (S $\frac{1}{2}$) of Section Twenty-two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT the South 200 feet of the East 150 feet of the West 750 feet of the Southeast Quarter (SE $\frac{1}{4}$); AND EXCEPT tracts conveyed to the 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 (NE $\frac{1}{4}$), the Southeast Quarter (SE $\frac{1}{4}$) and the East One-Half of the East One-Half of the Northwest Quarter (E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$), all in Section Twenty-seven (27), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-four (34), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of April A.D., 2017, at 3:25 o'clock P. M. Recorded in Book 2017 on Page 637-638
Deb Klingenberg County Clerk
16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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 (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 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 6th 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 6th 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.

Loren Paul Schriner
Loren Paul Schriner

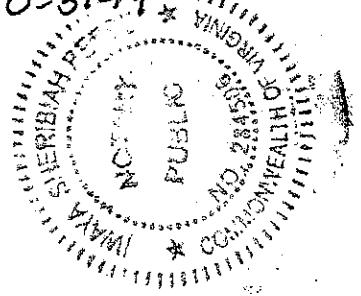
Barb Schriner
Barb Schriner

STATE OF Virginia)
) ss.
COUNTY OF Hampton)

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

Waya S. Reese 284506
Notary Public

my Commission Expires
10-31-19



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-652

PAGES 1

GRANTEE MASTER NAME # 10579

PARCEL # / FILING NUMBER 000113700 / 31420

DOC STAMPS \$ 2.25

SALES FILE # 78

PAGES 1

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE \$ 650

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-5-2017

DEED TYPE JTWD

SALE QUAL

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

CODE

<u>1</u>	2	3	4	<u>5</u>
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

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

COMMENTS Lot Only

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.

78

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

1 County Name Webster		2 County Number Select County & County Number 91		3 Date of Sale/Transfer Mo. 4 Day 5 Yr. 2017		4 Date of Deed Mo. 4 Day 5 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ronald + Sheila Brumbaugh Street or Other Mailing Address 55 N. Cedar P.O. Box 364 City Red Cloud NE State 68970 Zip Code Phone Number 402-746-3936 Email Address rcbrums@hotmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brent + Alexis Vanwey Street or Other Mailing Address 117 N. CEDAR City Red Cloud NE State 68970 Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property **Parcel # 000113700**
Red Cloud, Ne 68970

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

16a No address assigned 16b Vacant land

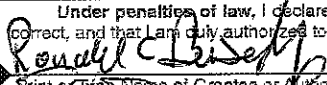
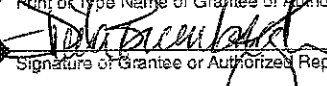
20 Legal Description
lots thirteen (13) + Fourteen (14) Block Twenty-three (23) Original Town of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 650 -
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 650.00

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

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

sign here  **sign here** 

Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative

Title _____ Phone Number **4/5/17**
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 4 Day 17 Yr. 17	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK 2017, Pg 652
---	--	---

For Dept. Use Only

State of Nebraska } ss.
County of Webster }
numerical index and filed for record in the
Clerk's office of said county this 10 day
of April A.D., 2017 at 12:07
o'clock P M. Recorded in Book 507
on Page 1652
Deo Kingenberger County Clerk
\$10.00 By out Deputy
Ind ___ Com ___ Absence ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4/10/17
\$ 225 By out

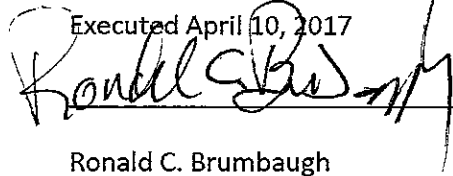
JOINT TENANCY WARRANTY DEED

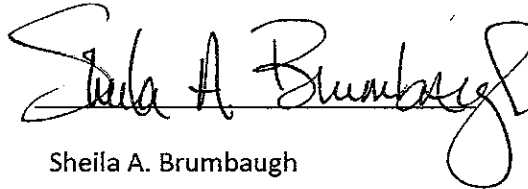
Ronald Brumbaugh and Sheila Brumbaugh, husband and wife, GRANTOR, in consideration of SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$650.00) receipt of which is hereby acknowledged, convey to Brent Vanwey and Alexis Vanwey, husband and wife as joint tenants, GRANTEES, the following described real estate (as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

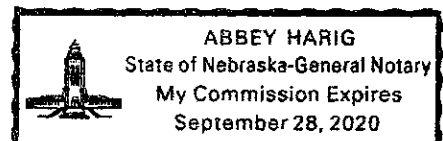

Sheila A. Brumbaugh

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 28, 2020 Abbey Harig

Notary Public



WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 05/04/2017

Record : 1 of: 1

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

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

VANWEY, BRENT A & ALEXIS N Situs :
117 NORTH CEDAR STREET Legal : LOTS 13 & 14 BLOCK 23 ORIGINAL TOWN
RED CLOUD, NE 68970-0000 RED CLOUD

LOT INFORMATION

Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	50	# of Units :	7100
Lot Depth :	142	Unit Value :	0.09
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	625
Utilities :			

PHYSICAL INFORMATION

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

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$625
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

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

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-653 # PAGES 1 GRANTEE MASTER NAME # 10329

PARCEL # / FILING NUMBER 001705800/66400

DOC STAMPS 0 Exempt 56

SALES FILE # 79 # PAGES 2

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

TAX DISTRICT 185

TOTAL SALE PRICE \$ 1

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-6-2017

DEED TYPE WD

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

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

COMMENTS Placing property into an LLC

Real Estate Transfer Statement

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

79

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>06</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>04</u> Day <u>06</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) GALEN H. WINKLER Street or Other Mailing Address 7480 N. ROSELAND AVE City JUNIATA State NE Zip Code 68955				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) WINKLER PROPERTIES, LLC Street or Other Mailing Address 7480 N. ROSELAND AVE City JUNIATA State NE Zip Code 68955			
Phone Number <i>unavailable</i>				Phone Number <i>unavailable</i>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address UNAVAILABLE				Email Address UNAVAILABLE		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$13,990

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

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

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

18 Address of Property
Webster County, Nebraska

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**

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(b)

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

Matthew D. Baack

(402) 834-3300

sign here

Print or Type Name of Grantee or Authorized Representative

Phone Number

Signature of Grantee or Authorized Representative

Title

Attorney

Date

Matthew D. Baack

4/7/17

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>4</u> Day <u>11</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #56</u>	28 Recording Data <u>BK2017, Pg 653</u>
---	--	--

20. Legal Description

The East 217 feet of the North 366 feet of County Surveyor's Lot 10, in the Southeast Quarter (SE $\frac{1}{4}$) 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.

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 11 day of April A.D., 2017, at 2:45 o'clock P.M. Recorded in Book 2017 on Page 653
Deb. Klingenberg County Clerk
10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY STAMP TAX	
Date	4-11-17
\$ Exempt	1456 By BB

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: April 6, 2017.


GALEN H. WINKLER, Grantor

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on the 6th day of April, 2017, by GALEN H. WINKLER, a single person, GRANTOR.




Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-654

PAGES 3

GRANTEE MASTER NAME # 10867

PARCEL # / FILING NUMBER 002100000

DOC STAMPS \$ 0

SALES FILE # 0

PAGES _____

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

TAX DISTRICT 135

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

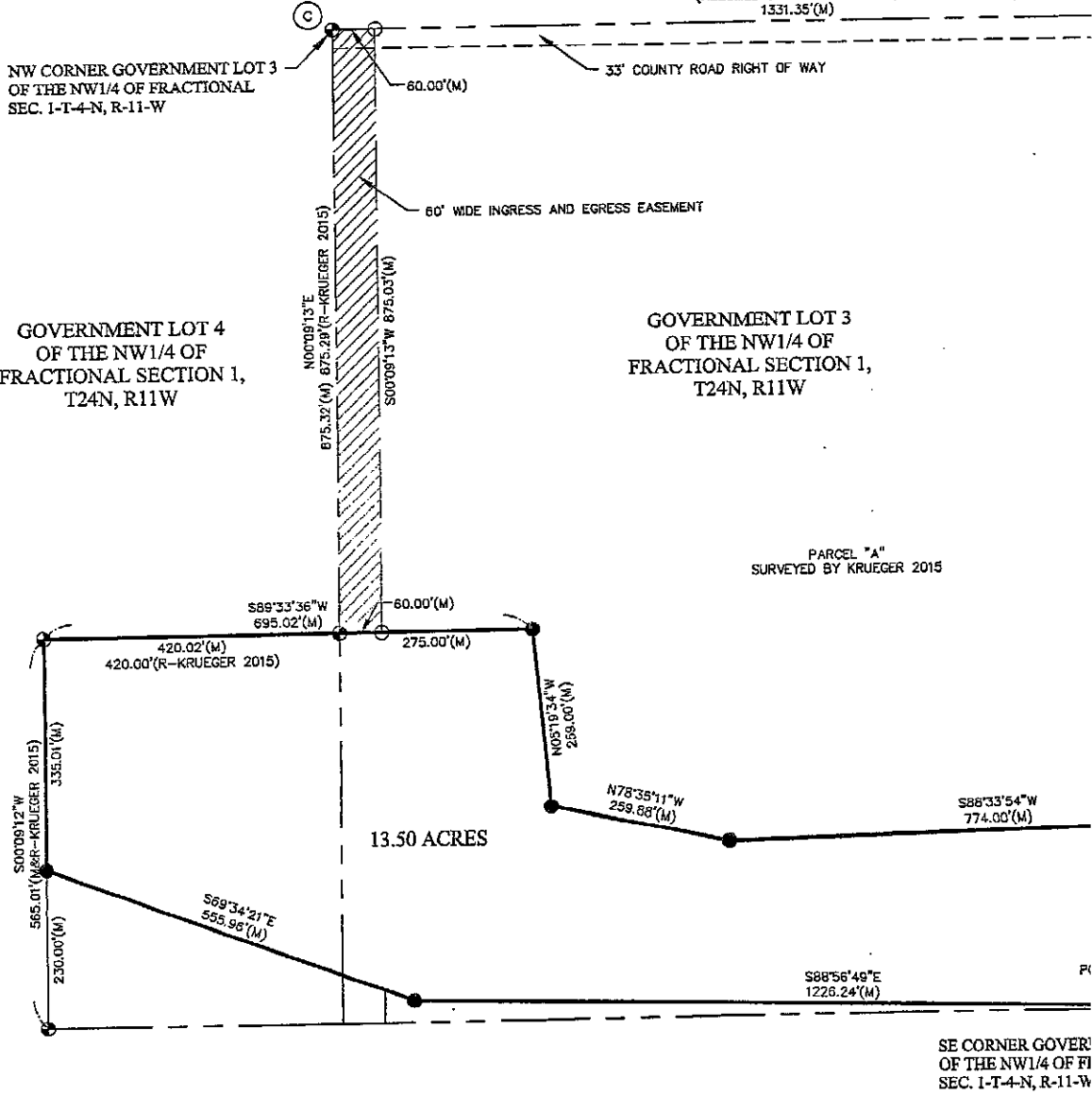
SALES DATE 3-22-2017

DEED TYPE Survey

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

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

COMMENTS Survey



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
 JOSHUA E. GRUMMERT, LS 783





SURVEYOR'S REPORT:

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:

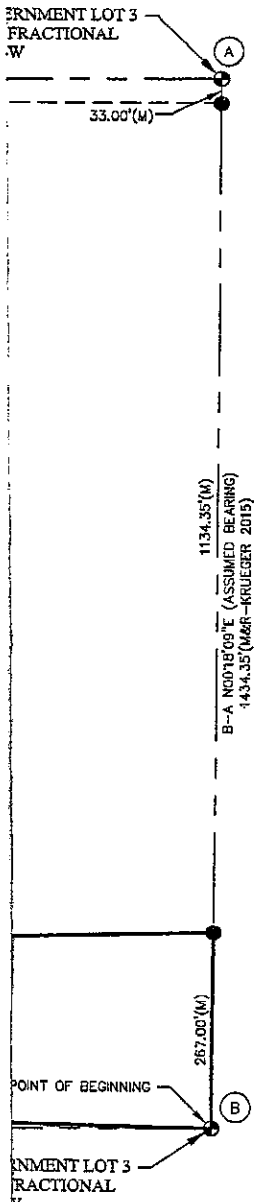
THAT PORTION OF A TRACT OF LAND LOCATED IN PARCEL "A" OF GOVERNMENT LOT 3 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 4 NORTH, RANGE 11 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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; THENCE N00°09'13"E ON 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 NORTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 4 NORTH, RANGE 11 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA; THENCE N00°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 LESS.



SURVEY RECORD
COURTNEY LOVETT

A TRACT OF LAND LOCATED IN
GOVERNMENT LOTS 3 AND 4 OF THE
NW 1/4 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 SV162117.dwg
FIELD BOOK WEBSTER CO. #10
FIELD CREW JG/JM
REVIEW BY
REVIEW DATE
SURVEY FILE NO.



Survey Record Repository
RECEIVED

\$150
MAR 22 2017
WEBSTER
1322-386 1/2

LEGEND

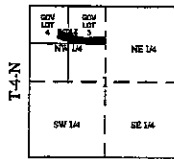
- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

GRAPHIC SCALE



VICINITY SKETCH

WEBSTER COUNTY
NEBRASKA
R-11-W



NOTE: ALL BEARINGS ARE ASSUMED.

CORNER TIES:

- (A) NE 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"
 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
- (C) NW CORNER GOVERNMENT LOT 3 OF THE NW1/4 OF FRACTIONAL SEC. 1-T4N-R11W
 FOUND A 5/8" REBAR 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"
 SE 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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-657 # PAGES 7 GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER 000341500/10180 000341400/10170

DOC STAMPS \$ 0

SALES FILE # 0 # PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT 195

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-22-2017

DEED TYPE SUR

SALE QUAL

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

CODE

1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

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

COMMENTS SURVEY



J&E CONSULTING GROUP, INC.
Ph: 402.462.5657
2837 West Hwy 6, Ste 204
Hastings, NE 68901

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 11 day of April, A.D., 2017, at 2:50 o'clock A.M. Recorded in Book 2017 on Page 654-657
Deb Klingenberg County Clerk
NTC BB Deputy
Ind. ___ Comp. ___ Assessor ___ Carded ___

SURVEY RECORD
COURTNEY LOVETT

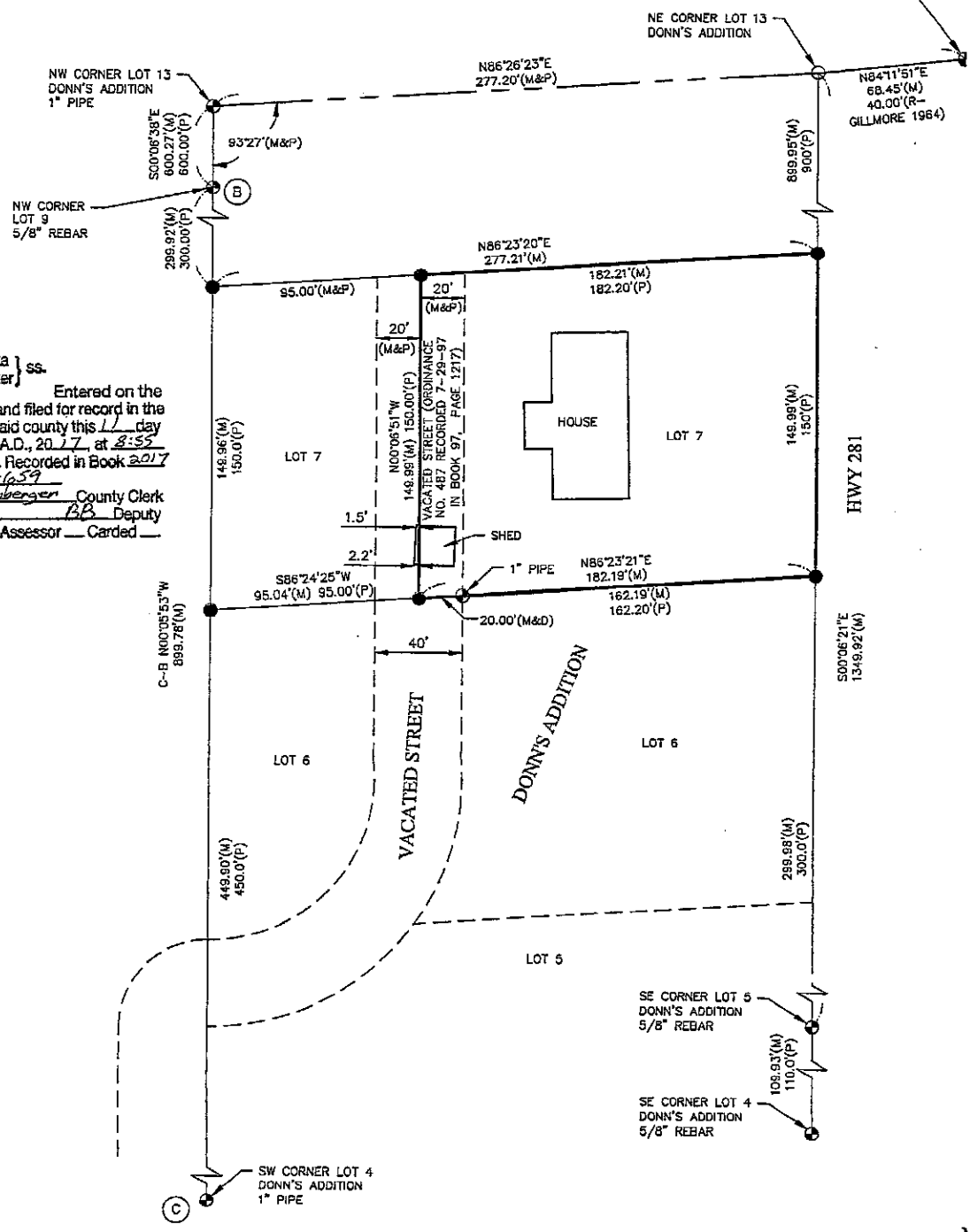
A TRACT OF LAND LOCATED IN
GOVERNMENT LOTS 3 AND 4 OF THE
NW1/4 OF FRACTIONAL SEC. 1
T24N, R11W OF THE SIXTH P.M.,
WEBSTER COUNTY, NEBRASKA

PROJECT NO. R162117
DATE 1-09-17
DRAWN BY KSL
FILE NAME SV162117.dwg
FIELD BOOK WEBSTER CO. #10
FIELD CREW JG/JM
REVIEW BY _____
REVIEW DATE _____
SURVEY FILE NO. _____

1312-386 2/2

BK2017, Pg 658

NE CORNER SE1/4
SEC. 4-T-4-N, R-10-W



State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of April A.D., 2017, at 8:55
o'clock A. M. Recorded in Book 2017
on Page 658-659
Deb Klingenberg County Clerk
W.C. Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

CORNER TIES:

BK2017, Pg 659



- (A) NE CORNER SE1/4 SECTION 4-T4N-R10W
FOUND AN ALUMINUM CAP STAMPED "L.S. 345", 1.0' DEEP
- E 51.93' TO THE TOP SW CORNER OF A RIGHT OF WAY MARKER
- W 27.82' TO THE CENTERLINE JOINT OF HIGHWAY 281
- SW 112.71' TO THE NE CORNER OF A LIGHT POLE BASE
- W 127.70' TO THE NEAR CORNER OF A RIGHT OF WAY MARKER

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

[Signature]
MAR 22 2017
WEBSTER
1312-383

JOHN WILSON
SURVEY RECORD
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

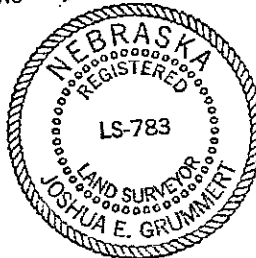
LEGAL DESCRIPTION: (RECORDED IN BOOK 2002, PAGE 2205)

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 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.

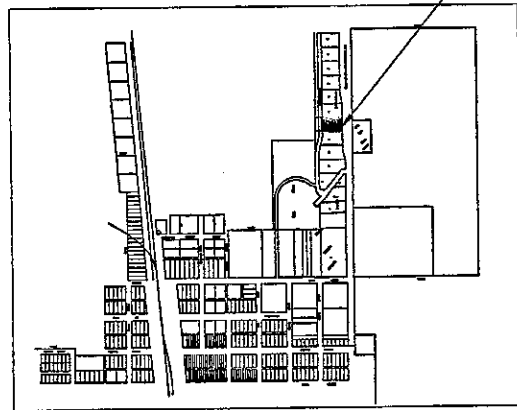
SURVEYOR'S CERTIFICATE:

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.

[Signature]
JOSHUA E. GRUMMERT, LS 783



PROJECT LOCATION



VICINITY SKETCH

LEGEND

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

GRAPHIC SCALE



NOTE: ALL BEARINGS ARE ASSUMED.

PROJECT NO. R170209
 DATE 2-14-17
 DRAWN BY KSL
 FILE NAME SV170209.dwg
 FIELD BOOK BLUE HILL #5
 FIELD CREW JG
 REVIEW BY
 REVIEW DATE
 SURVEY FILE NO.

WEST 1/4 CORNER SECTION 26-T4N-R10W

PLAT OF SURVEY

FOUND 5/8" REBAR WITH 2" ALUMINUM CAP #448, 0.3' DEEP
SW 36.38' TO FND MAG NAIL W/ WASHER #448 IN FENCE POST
NW 27.44' TO FND 5/8" REBAR, CAP STAMPED "R.M. 2016"
NE 37.68' TO FND 5/8" REBAR, CAP STAMPED "R.M. 2016"
SE 51.58' TO FND MAG NAIL W/ WASHER #448 IN CORNER POST
E 12' TO CENTERLINE OF ROAD N-S
S 24' TO FENCE 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'

S 88° 00' 02" W 466.77'

POINT OF

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 11 day
of April A.D., 2017, at 7:00
o'clock A. M. Recorded in Book 2017
on Page 660-661
Deb R. Ingenberger County Clerk
N/C Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

EAST 1/4 CORNER SECTION 26-

FOUND 1 1/4" OPEN PIPE INSIDE A 2" PIPE, 0.5'
W 39.18' TO FND NAIL IN TOP OF BRACE POST
WNW 38.16' TO FND NAIL IN TOP OF FENCE PO
NW 58.97' TO FND NAIL IN TOP OF FENCE POS
E 37.09' TO FND X NAILS IN POWER POLE
E 4' TO CENTERLINE OF N-S ROAD
S 1' TO FENCE LINE WEST

PT. SOUTHEAST 1/4
SEC. 26-4N-10W

AREA SUMMARY
TOTAL = 5 ACRES
- R.O.W = 0.35 ACRES
NET = 4.65 ACRES

S 0° 58' 34" E 466.76'

Survey Record Repository

RECEIVED

5⁰⁰

MAR 8 2017

Webster
1310-169

N 88° 00' 01" E 466.76'

SOUTHEAST 1/4
SEC. 26-4N-10W

SOUTHEAST CORNER SECTION 26-T4N-R10W

SOUT

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

FN

DATE OF SURVEY
11/17/2016
BY
DANIEL W. VANDERKAM, FLS, SURVEYOR

SURVEY

PROPERTY DESCRIPTION

A tract of land located in the Southeast Quarter of Section 26, Township 4 North, Range 10 West of the 6th Principle Meridian, Webster County, Nebraska, described as follows:

Beginning at the East Quarter corner of said Section 26; thence South 88° 00' 02" West along the North line of said Southeast Quarter, 466.77 feet; thence South 0° 58' 34" East, 466.76 feet; thence North 88° 00' 01" East, 466.76 feet to the East line of said Southeast Quarter; thence North 0° 58' 34" West along said East line, 466.76 feet to the Point of Beginning and containing 5.0 acres and including 0.35 acres of road Right of Way more or less.

REQUESTED BY

NEXT ERA ENERGY

DATE OF SURVEY

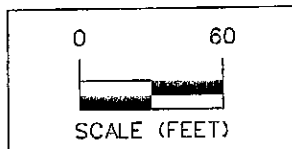
JANUARY 23, 2017

OWNER

BP&S FARMS, LLC

BASIS OF BEARING

THE EAST LINE OF SOUTHEAST 1/4 SEC. 26-4-10 IS ASSUMED TO BEAR N00°58'34"W.



LEGEND

Survey

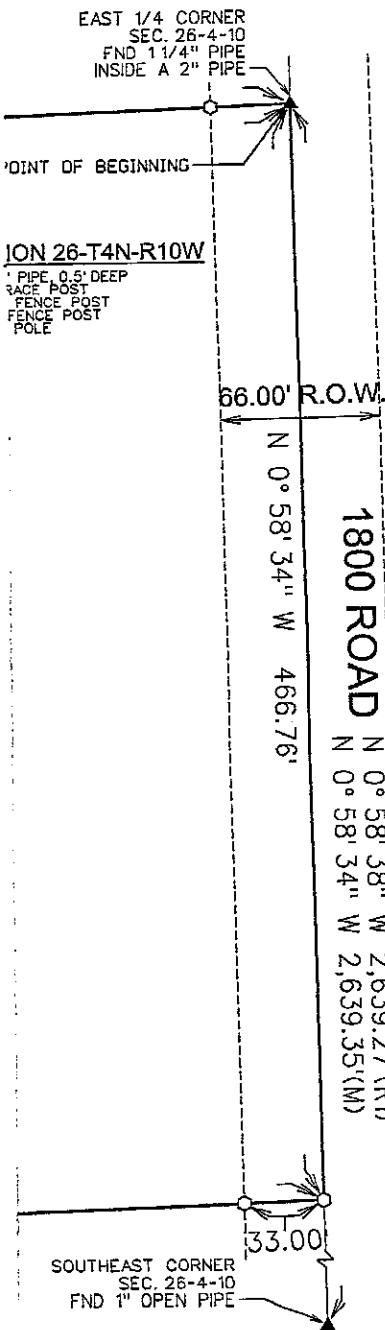
- Section Corner
As Noted on Plat
1/2" Rebar, Yellow Plastic Cap #789
(Unless Otherwise Noted)
- Platted Distance
- Measured Bearing & Distance
- Recorded As (CEIER 1-09-2015)
- Recorded As (KENNEDY 11-13-2001)
- Centerline
- Easement Line

Found

- ▲
-
- P
- M
- R1
- R2

Set

- △
-



	REVISION	DATE	BY						
	Proposed by: MGC	Issue: 1-26-17							
	Drawn: JWI	Date: 01/25/17	Field Bk:						
									Sheet 1 of 1
PROJECT NO: 1110493									
WEBSTER COUNTY, NEBRASKA									
NEXTERA ENERGY - COTTONWOOD WIND PROJECT, LLC									
PLAT OF SURVEY - SUBSTATION									
SNYDER & ASSOCIATES, INC.									
1751 MADISON AVENUE COUNCIL BLUFFS, IA 51503 712-322-3202 www.snyder-associates.com									
									Project No: 1110493
									Sheet 1 of 1

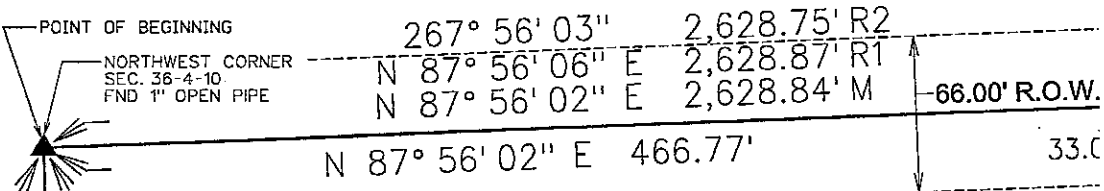


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Jacob Irlmeier 1-27-17
 Date
 Jacob Irlmeier, RLS
 License Number LS-789

Pages or sheets covered by this seal:
 SHEETS 1 OF 1

SURVEY RE



NORTHWEST CORNER SECTION 36-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 46.39' TO FND NAIL IN TOP OF CORNER POST
 SW 46.50' 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

NORTH 1/4 CORNER SECTION 36-T4N-R10W
 FND 3/4" PIPE
 A 1 1/4" PIPE IN

NORTH 1/4 CORNER SECTION 36-T4N-R10W
 FOUND 3/4" OPEN PIPE INSIDE A 1 1/4" OPEN PIPE
 INSIDE A CONCRETE BLOCK, 1.3' DEEP
 S 1' TO CENTERLINE OF EAST-WEST ROAD
 SE 29.0' TO FND 1/2" REBAR, NO CAP
 SSW 37.90' TO FND "X" NAILS IN POWER POLE
 SE 46.50' TO FND INSPECTION 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 }
 Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of April A.D., 2017, at 9:02 o'clock A. M. Recorded in Book 2017 on Page 662-663
~~Deb Klingenberg~~ County Clerk
~~BB~~ Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___

PT. NORTHWEST 1/4 SEC. 36-4N-10W

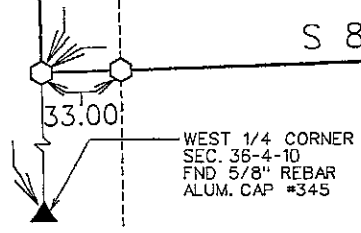
AREA SUMMARY

TOTAL	=	5.00 ACRES
- R.O.W.	=	0.68 ACRES
NET	=	4.32 ACRES

N 1° 02' 53" W 466.77'
 N 1° 02' 53" W 2,638.96'

66.00' R.O.W.

S 87° 56' 02" W 466.77'



WEST 1/4 CORNER SECTION 36-T4N-R10W
 FOUND 5/8" REBAR, ALUMINUM CAP #345, 0.6' DEEP
 E 33.35' TO FND 16 PENNY NAIL (RED HEAD) IN CORNER POST
 ESE 33.89' TO FND 16 PENNY NAIL (RED HEAD) IN BRACE POST
 NE 39.09' TO SET "X" NAILS IN TOP OF FENCE POST
 W 43.04' TO SET "X" NAILS IN FENCE POST

3/2/2017, 10:25 AM
 3/2/2017, 10:25 AM
 3/2/2017, 10:25 AM

RECORD

PROPERTY DESCRIPTION

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 follows:

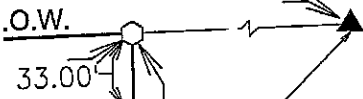
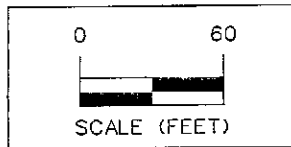
Beginning at the Northwest Corner of said Section 36; thence North 87° 56' 02" East along the North line of said Northwest Quarter, 466.77 feet; thence South 01° 02' 53" East, 466.77 feet; thence South 87° 56' 02" West, 466.77 feet to the West line of said Northwest Quarter; thence North 01° 02' 53" West along said East line, 466.77 feet to the Point of Beginning and containing 5.0 acres and including 0.68 acres of road Right of Way more or less.

REQUESTED BY
NEXT ERA ENERGY

DATE OF SURVEY
MARCH 20, 2017

OWNER
RONALD BOLTE

BASIS OF BEARING
THE NORTH LINE OF THE NORTHWEST 1/4 SEC. 36-4-10 IS ASSUMED TO BEAR N87°56'02"E.



1/4 CORNER SEC. 36-4-10
PIPE INSIDE IPE IN CONC. BLOCK

-R10W

S 1° 02' 53" E 466.77'

OWER POLE LINES

Survey Record Repository
RECEIVED
\$500
MAR 24 2017
WEBSTER
1312-413

LEGEND

Survey	Found	Set
Section Corner	▲	△
As Noted on Plat	●	○
1/2" Rebar, Yellow Plastic Cap #789 (Unless Otherwise Noted)		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As(GEIER 1-09-2015)	R1	
Recorded As(KENNEDY 11-13-2001)	R2	
Centerline	---	
Easement Line	---	

NORTHWEST 1/4
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 Registered Land Surveyor under the laws of the State of Nebraska.

Jacob Irlmeier 3-22-17
Jacob Irlmeier, RLS Date

License Number LS-789

Pages or sheets covered by this seal:
SHEETS 1 OF 1

NEXTERA ENERGY - COTTONWOOD WIND PROJECT, LLC

PLAT OF SURVEY - O&M PROPERTY

WEBSTER COUNTY, NEBRASKA
1761 MADISON AVENUE
COUNCIL BLUFFS, IA 51509
712-322-3302 | www.snyder-associates.com
SNYDER & ASSOCIATES, INC.



Project No: 1110493

Sheet 1 of 1

REVISION	DATE	BY
Checked By: MGG <td>01/26/17 <td>PLK/RL </td></td>	01/26/17 <td>PLK/RL </td>	PLK/RL
Engineer: JWI <td> <td> </td></td>	<td> </td>	
Technician: JWI <td> <td> </td></td>	<td> </td>	
Project No:	1110493	Sheet 1 of 1

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-728

PAGES 1

GRANTEE MASTER NAME # 11629

PARCEL # / FILING NUMBER 0014102001

DOC STAMPS \$ 225-

SALES FILE # 86

PAGES 1

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 5

TOTAL SALE PRICE \$ 100,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-5-2017

DEED TYPE W/D

SALE QUAL

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

LOCATION CODE

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

COMMENTS Parent to Child

Real Estate Transfer Statement

80

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 4 Day 5 Yr. 17		4 Date of Deed Mo. 4 Day 5 Yr. 17	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bruce E. Ohmstede and Anne Marie Ohmstede Street or Other Mailing Address 2108 River Road City Guide Rock State NE Zip Code 68942 Phone Number 402-469-3416 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Trisha Rust Street or Other Mailing Address 314 Road 1900 City Guide Rock State NE Zip Code 68942 Phone Number 402-484-1746 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
 \$ **100,000**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Trisha Rust
314 Road 1900
Guide Rock, NE 68942

18a No address assigned 18b Vacant land

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.

21 If agricultural, list total number of acres **98.7**

22 Total purchase price, including any liabilities assumed	22	\$	100,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	100,000.00

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

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

sign here

Randall Alexander (402) 879-4751
 Print or Type Name of Grantee or Authorized Representative Phone Number

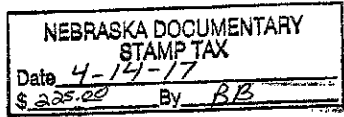
[Signature] Attorney 4-5-17
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 14 Yr. 17	27 Value of Stamp or Exempt Number \$ 225.00	28 Recording Data BK2017, Pg 728

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

DD 3-28-17

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of April, A.D., 2017, at 3:00
o'clock P. M. Recorded in Book 2017
on Page 728
Deb Klingsenberg County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



WARRANTY DEED

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

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.

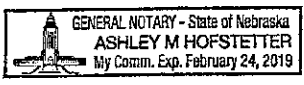
Executed: April 5, 2017.

Bruce E Ohmstede
BRUCE E. OHMSTEDE

Anne Marie Ohmstede
ANNE MARIE OHMSTEDE

State of Nebraska)
County of Nuckolls) ss.

The foregoing instrument was acknowledged before me on the 5th
day of April, 2017, by BRUCE E. OHMSTEDE and ANNE MARIE
OHMSTEDE, Husband and Wife.



Ashley M Hofstetter
Notary Public

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

Parcel # : 001410200
 Current Owner : RUST, CHAD & TRISHA
 316 ROAD 19
 GUIDE ROCK NE 68942-

Map # : 4489-25-1-0-0-64175
 Tax District : 5
 Neighborhood : 1
 Greenbelt Area/Date : NO

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

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
7262	DERION SOILS, 3-6% SLOPES, SE DRY		4D1	No		20.00	2,190	43,800	43,800
4161	KIPSON SILT LOAM, 7-30% SLOPE DRY		4D	No		2.00	2,190	4,380	4,380
3553	HOBBS SILT LOAM, FREQUENTLY F DRY		4D	No		10.00	2,190	21,900	21,900
Dry Use Totals :						32.00		70,080	70,080
4161	KIPSON SILT LOAM, 7-30% SLOPE GRAS		4G	No		19.00	1,425	27,075	27,075
Grass Use Totals :						19.00		27,075	27,075
ROAD	COUNTY ROAD	ROAD	ROAD	No		1.00	0	0	0
Road Use Totals :						1.00		0	0
WASTE	WASTE	WASTE	WASTE	No		28.00	180	5,040	5,040
Waste Use Totals :						28.00		5,040	5,040
Parcel Totals :						80.00		102,195	102,195

BOOK-PAGE 8017-728

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

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

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2		
1C	1T	1T 2		
2C1	2T1	2T1 2		
2C	2T	2T 2		
3C1	3T1	3T1 2		
3C	3T	3T 2		
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

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

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-781

PAGES 1

GRANTEE MASTER NAME # 11236

PARCEL # / FILING NUMBER 001910700/

DOC STAMPS \$ 270-

SALES FILE # 81

PAGES 1

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
 SUBURBAN Red Cloud

TAX DISTRICT 45

TOTAL SALE PRICE \$ 120,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-18-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

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

81

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

1 County Name WEBSTER - 91		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>18</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>4</u> Day <u>18</u> Yr. <u>3028</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Helyn M. Sibert Street or Other Mailing Address 40 N. Cherry St City Red Cloud State NE Zip Code 68970 Phone Number Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard L. Carlson and Delores M. Carlson Street or Other Mailing Address 809 Hwy 281 City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$120,000

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Gary Thompson Agency** 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	22	\$	120,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	120,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
Bridget Daehling

Signature of Grantee or Authorized Representative
Bridget Daehling

Title
Associate Broker

Phone Number
402-746-2242

Date
4-18-2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>04</u> Day <u>18</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ 270.00	28 Recording Data BW 2017, Pg 781

BW2017. Pg 781

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 18th day
of April A.D., 2017 at 2:47
o'clock P.M. Recorded in Book 2017
on Page 781
Debra Klumpp County Clerk
10-00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4/18/17
\$ 270.00 By [Signature]

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 South-
westerly 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.

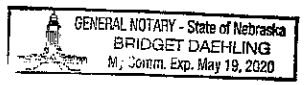
GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that
GRANTOR:

- (1) is lawfully seized 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 18, 2017.

Helyn M. Sibert
Helyn M. Sibert

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)



The foregoing instrument was acknowledged before me on April , 2017, by Helyn
M. Sibert, a single person.

Bridget Daebling
Notary Public

My commission expires May 19, 2020

WEBSTER COUNTY ASSESSOR'S OFFICE
 FARM RESIDENCE DATA

Date of Print: 05/04/2017

Record: 1 of: 1

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

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

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1961 / 56
 Quality : 30 - Average Effective Age :
 Condition : 35 - Average + Remodel Date :
 Arch Type : Remodel Type :
 Style : One-Story 100%
 Exterior Wall : 88% SIDING 12% MASONRY-VENEER
 Floor Area : 1414
 Basement Area : 1414
 Sub Floor : WOOD JOIST/WOOD SUBFLOOR
 Bedrooms : 4
 Baths : 2.0
 Heat Type : 100% WARM & COOLED
 Roof Type : COMP SHINGLES
 Plumbing Fixt : 10

RESIDENCE VALUATION SUMMARY

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
Current Total Assessed Value for Parcel # 001910700	\$88,520

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

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

Date of Print: 05/04/2017

Record : 1 of: 1

Parcel ID #: 001910700

Map # : 4371-26-4-0-0-68755

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

	<u>DESCRIPTION</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
	<u>Square feet</u>			
BASIC STRUCTURE COST	1,414	x	80.59	= 113,954
 <u>ADJUSTMENTS</u>				
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	1,414	15.53	15.53	21,959
PARTITION FINISH	1,414	23.93	23.93	33,837
RECREATIONAL FINISH				
MINIMUM FINISH				
 ADJUSTED STRUCTURE COST	 1414	 x	 122.85	 = 173,710
 <u>IMPROVEMENTS</u>				
ATTACHED GARAGE	484	23.76	0.61	11,500
CONCRETE DRIVE	600	4.13		2,480
SLAB W/ROOF & STEPS	35	33.18		1,160
OPEN PORCH W/ROOF	288	16.44		4,735

TOTAL REPLACEMENT COST NEW	1414	x	136.91	= 193,585
----------------------------	------	---	--------	-----------

Depreciation	: 61% Total	61% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(118,085)

Improvement Value	\$75,500
Lump Sums SUB RC / COND AVE HIGH & AVE LOW	
Outbuilding Value	
Land Value	\$13,020
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$88,520
Value per Acre	\$30,840

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

Parcel # : 001910700
 Current Owner : CARLSON, RICHARD L & DELORES M
 809 HWY 281
 RED CLOUD NE 68970-

Map # : 4371-26-4-0-0-68755
 Tax District : 45
 Neighborhood : 1
 Greenbelt Area/Date : NO

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

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
HOM1SUB	HOME SITE 1ST ACRE, SUBURBAN	HOME	HOM1SU	No		1.00	10,000	10,000	10,000
						Home Use Totals :		10,000	10,000
HWY281	HIGHWAY 281	ROAD	ROAD	No		0.23	0	0	0
						Road Use Totals :		0	0
RES50B	RESIDENTIAL SUBURBAN	SITE	RES50B	No		1.64	1,840	3,020	3,020
						Site Use Totals :		3,020	3,020
						Parcel Totals :		13,020	13,020

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-783 # PAGES 1 GRANTEE MASTER NAME # 10335

PARCEL # / FILING NUMBER 001501000/64915

DOC STAMPS \$ 495-

SALES FILE # 82 # PAGES 2

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL

SUBURBAN

TAX DISTRICT 40

TOTAL SALE PRICE \$ 220,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 9-30-2016

DEED TYPE ITWD

SALE QUAL

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

<u>1</u>	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

82

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>30</u> Yr. <u>2016</u>		4 Date of Deed Mo. <u>03</u> Day <u>24</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Terry W. & Fawn L. Hoyt and Patrick D. Hoyt Street or Other Mailing Address 1815 Rd L City Red Cloud State NE Zip Code 68970 Phone Number (402) 469-0264 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ian W. & Ashley L. Olson Street or Other Mailing Address 1880 Rd J City Guide Rock State NE Zip Code 68942 Phone Number (402) 984-9833 Email Address			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**1880 Rd J
Guide Rock, NE 68942**

18a No address assigned 18b Vacant land

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

20 Legal Description
see attached

21 If agricultural, list total number of acres 16.31 +/-

22 Total purchase price, including any liabilities assumed	22	\$ 220,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 220,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: **David B. Garwood**

Signature of Grantee or Authorized Representative: *[Signature]*

Attorney: _____ Title: _____

Phone Number: **(402) 746-3613**

Date: **4-19-2017**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>20</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>495.00</u>	28 Recording Data <u>BK2017, Pg 783</u>	

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

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 } 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 A.D., 2017 at 9:37
o'clock A M. Recorded in Book 207
on Page 783
Deb Klingentseer County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-20-2017
\$ 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.

GRANTOR covenants (jointly and severally) with the GRANTEES that GRANTOR:

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

Executed March 24, 2017.

Terry W Hoit
Terry W. Hoit

Patrick D Hoit
Patrick D. Hoit

Fawn L Hoit
Fawn L. Hoit

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on April 5, 2017, by Terry W. Hoit and Fawn L. Hoit, husband and wife.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2018
Comm. expires 10-22-2018

David B Garwood
Notary Public

STATE OF NEBRASKA, COUNTY OF Lancaster) ss.

The foregoing instrument was acknowledged before me on 3-24-2017, 2017, by Patrick D. Hoit, a single person.

Comm. expires 12-2-19

Arlene A. Muff
Notary Public

GENERAL NOTARY - State of Nebraska
ARLENE A. MUFF
My Comm. Exp. December 2, 2019

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 05/04/2017

Record: 1 of: 1

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

Parcel ID #: 001501000

Map # : 4373-24-4-0-0-64915

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-

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1984 / .33
Quality	: 20 - Fair	Effective Age	:
Condition	: 30 - Average	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: One-Story 100%		
Exterior Wall	: 100% HARDBOARD		
Floor Area	: 1568		
Basement Area	: 1568		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	:		
Baths	: 2.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 7		

RESIDENCE VALUATION SUMMARY

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

Current Total Assessed Value for Parcel # 001501000	\$102,825
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DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

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

Date of Print: 05/04/2017

Record : 1 of: 1

Parcel ID #: 001501000	Map #: 4373-24-4-0-0-64915
OLSON, IAN W & ASHLEY L	Situs :1880 RD J
1880 RD J	Legal :1225' X 580' IN S1/2SE1/4SE1/4 24-2-10
GUIDE ROCK NE	68942-

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
	<u>Square feet</u>			
BASIC STRUCTURE COST	1,568	x	65.04	= 101,983
 <u>ADJUSTMENTS</u>				
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
 <u>IMPROVEMENTS</u>				
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

TOTAL REPLACEMENT COST NEW	1568	x	93.56	= 146,700
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Depreciation	: 64% Total	64% Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : (93,890)

Improvement Value	\$52,810
Lump Sums	
Outbuilding Value	\$8,475
Land Value	\$41,540
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$102,825
Value per Acre	\$6,330

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

Parcel # : 001501000
 Current Owner : OLSON, IAN W & ASHLEY L
 1880 RD J
 GUIDE ROCK NE
 68942-

Map # : 4373-24-4-0-64915
 Tax District : 40
 Neighborhood : 1
 Legal Description : 1225' X 580' IN S1/2SE1/4SE1/4 24-2-10

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

Code	Description	Year	Qual	Condition	Dimensions	Roof Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
2	BARN BARN	10	Poor		64 x 42 x	METAL	WOOD	DIRT	2,688	22.06	59,297	96%	2,670
Notes :													
3	GDL DET GAR LOW CONC	20	Poor		24 x 51 x	GABL	SHNGL	WOOD CONC	1,224	9.08	11,114	82%	2,000
Notes :													
3	CPD CONCRETE PAD	20	Poor		4 x 14 x				56	1.66	93	82%	15
Notes :													
4	CFB CONC FEED BUNKS	30	Poor		16 x 10 x				160	12.64	2,022	82%	365
Notes :													
5	CPD CONCRETE PAD	30	Poor		160 x 10 x				1,600	1.66	2,656	82%	480
Notes :													
6	SALV SALVAGE BLDG				X X				1	100.00	100	0%	100
Notes :													
7	SH2 SHED	10	Fair		32 x 16 x	8 GABL	METAL	WOOD CONC	512	8.90	4,557	42%	2,645
Notes :													
8	SALV SALVAGE SMS				X X				1	100.00	100	0%	100
Notes :													
9	SALV SALVAGE BLDG				X X				1	100.00	100	0%	100
Notes :													

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

Total Outbuilding Value : 8,475

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

Parcel # : 001501000
 Current Owner : OLSON, IAN W & ASHLEY L
 1880 RD J
 GUIDE ROCK NE 68942-

Map # : 4373-24-4-0-0-64915
 Tax District : 40
 Neighborhood : 1
 Greenbelt Area/Date : NO

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

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
BID2RR	BUILDING SITE ADDITIONAL ACRE FARM		BID2RR	No		1.82	2,950	5,370	5,370
						Farm Use Totals :		5,370	5,370
HOM1	HOME SITE 1ST ACRE, AG RELATE HOME		HOM1	No		1.00	10,000	10,000	10,000
						Home Use Totals :		10,000	10,000
ROAD	COUNTY ROAD		ROAD	No		1.34	0	0	0
						Road Use Totals :		0	0
RES	RURAL RESIDENTIAL - ADDITIONA SITE		RES	No		11.09	1,840	20,405	20,405
BID1RR	BUILDING SITE 1ST ACRE - RESI SITE		BID1RR	No		1.00	5,765	5,765	5,765
						Site Use Totals :		26,170	26,170
						Parcel Totals :		41,540	41,540

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-799

PAGES 1

GRANTEE MASTER NAME # 10345

PARCEL # / FILING NUMBER 000508900/100

DOC STAMPS \$ 18-

SALES FILE # 83

PAGES 1

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

TAX DISTRICT 140

TOTAL SALE PRICE \$ 7500

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 12-5-2014

DEED TYPE WD

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

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

COMMENTS Salvage value house

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>5</u> Yr. <u>2014</u>		4 Date of Deed Mo. <u>12</u> Day <u>5</u> Yr. <u>2014</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Douglas H. Fisher and Joan E. Fisher Street or Other Mailing Address P O Box 71 City Bladen State NE Zip Code 68928 Telephone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bruno A. Irmer Street or Other Mailing Address P O Box 4 City Bladen State NE Zip Code 68928 Telephone Number			
Email Address n/a				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$7,500

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

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

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

18 Address of Property
**335 W Francis Street
 Bladen, NE 68928**

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

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 7,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 7,500.00

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

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

sign here **Bruno A. Irmer**
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title _____ Grantee
 Phone Number _____
 Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>30</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>18.00</u>	28 Recording Data BK2017 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 A.D., 2017, at 1:20 o'clock P M. Recorded in Book 2017 on Page 799
Deb Klingsenberg County Clerk
10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-20-17
\$ 18.00 By BB

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.

Executed December 5, 2014.

Douglas H. Fisher
Douglas H. Fisher

Joan E. Fisher
Joan E. Fisher

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

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
TERESA L. THEOBALD
My Comm. Exp. August 27, 2017

Teresa L. Theobald
Notary Public

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 #:	000508900	Map #	: 4131-00-0-30015-003-1100
IRMER, BRUNO A		Situs	:335 W FRANCES ST
PO BOX 4		Legal	:LOTS 10-11 BLK 3 BLADEN SPENCES ADDITION
BLADEN NE	68928-		

LOT INFORMATION

Neighborhood :	400 BLADEN	Value Method:	SF
Lot Width :	100	# of Units :	14000
Lot Depth :	140	Unit Value :	0.13
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	1,845
Utilities :			

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1900/117
Quality :	30 - Average	Effective Age :	
Condition :	20 - Fair	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% SIDING		
Floor Area :	758		
Basement Area :	0		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	1.0		
Heat Type :	100% STOVE HEAT		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$2,135
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

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

Record : 1 of: 1

Parcel ID #: 000508900	Map #	: 4131-00-0-30015-003-1100
IRMER, BRUNO A	Situs	:335 W FRANCES ST
PO BOX 4	Legal	:LOTS 10-11 BLK 3 BLADEN SPENCES ADDITION
BLADEN NE	68928-	

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	758	x 89.99	= 68,212
<u>ADJUSTMENTS</u>			
ROOFING			
SUBFLOOR			
HEATING & COOLING	758	(3.69)	(2,797)
PLUMBING Base is: 9 (under base)	4	1176.67	(4,472)
BASEMENT COST		0.00	
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	758	x 80.40	= 60,943
<u>IMPROVEMENTS</u>			
ATTACHED GARAGE	609	22.73	13,845
OPEN PORCH W/ROOF	133	18.17	2,415
BLADEN SALV HOUSE	758	0.38	290 *

TOTAL REPLACEMENT COST NEW	758	x	101.85	=	77,205
----------------------------	-----	---	--------	---	--------

Depreciation	: 100% Total	100% Physical	Functional	Economic	
		Less Depreciation/Plus Appreciation :			(77,205)

Improvement Value	\$0
Land Value	\$1,845
Lump Sums SALVAGE/FLAT VALUE HOME	290 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$2,135
Value per Square Foot	\$0.00

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-815 # PAGES 2 GRANTEE MASTER NAME # 10023

PARCEL # / FILING NUMBER 000127400/35960

DOC STAMPS \$ 0 Exempt 2

SALES FILE # 84 # PAGES 2

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

TAX DISTRICT 65

TOTAL SALE PRICE \$ 2400

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-11-2017

DEED TYPE WD

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

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

COMMENTS Combine 2 deeds 2017-816, Purchased to burn down - public safety.

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.

84

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>11</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>04</u> Day <u>12</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John E. Croker Street or Other Mailing Address 97 Sycamore St City Rockmart State GA Zip Code 30153-2842 Phone Number (770) 546-5230 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Board of Public Trust Street or Other Mailing Address c/o City Clerk, 540 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2215 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No **will be burned down**

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

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

14 What is the current market value of the real property?
\$8,360

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

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

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

18 Address of Property
**814 N Elm St
 Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

20 Legal Description
**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 _____

22 Total purchase price, including any liabilities assumed	22	\$ 1,200.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 1,200.00

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

sign here

Print or Type Name of Grantee or Authorized Representative: **Kory J. McCracken** (402) 746-3613
 Signature of Grantee or Authorized Representative: *[Signature]* Attorney Phone Number
 Title: _____ Date: **4-21-17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>21</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt # 2	28 Recording Data BK2017, Pg 815

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 21 day of April A.D., 2017, at 5:50 o'clock P M. Recorded in Book 2017 on Page 815
10.00 BB County Clerk
Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-21-17
\$ Exempt #2 By BB

SPECIAL WARRANTY DEED

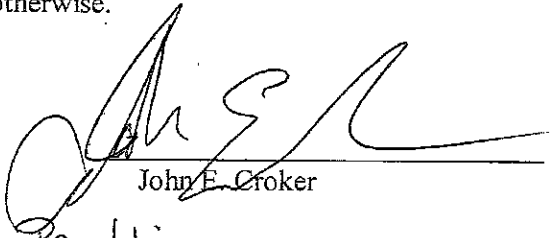
John E. Croker, a married person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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 12, 2017.

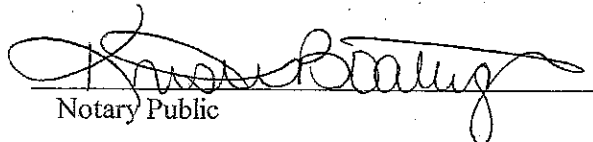

John E. Croker

STATE OF Georgia, COUNTY OF Paulding) ss.

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



My commission expires Sept 30, 2017


Notary Public

Real Estate Transfer Statement

85

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 04 Day 11 Yr. 2017		Mo. 04 Day 11 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Melessia S. Croker				Grantee's Name (Buyer) Board of Public Trust			
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	
						State NE	
						Zip Code 68970	
Phone Number (678) 988-0635				Phone Number (402) 746-2215		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No **will be burned down**

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

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

14 What is the current market value of the real property?
\$8,360

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

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

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

18 Address of Property
 814 N Elm St
 Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
 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 _____.

22 Total purchase price, including any liabilities assumed	22	\$ 1,200.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 1,200.00

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

sign here

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

Signature of Grantee or Authorized Representative: *[Signature]* Attorney
 Title

Date: **4-21-17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>21</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 2</u>	28 Recording Data <u>BK2017, Pg 816</u>

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of April, A.D., 2017, at 2:51
o'clock P.M. Recorded in Book 2017
on Page 816
Deb Klingenberg County Clerk
D.D. Deputy
Ind. ___ Comp. ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-21-17
\$ Exempt 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 11, 2017.

Melessia S. Croker

Melessia S. Croker

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 11, 2017, by Melessia S. Croker, a married person.

Comm. expires

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

Notary Public

[Signature]

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-817 # PAGES 2 GRANTEE MASTER NAME # 12216

PARCEL # / FILING NUMBER 000620300 / 19040

DOC STAMPS \$ 0 Exempt 5a

SALES FILE # 86 # PAGES 2

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

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

TAX DISTRICT 25

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-14-2017

DEED TYPE QCD

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

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

COMMENTS Establishing life estate

Real Estate Transfer Statement

86

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>04</u> Day <u>14</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>04</u> Day <u>14</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Billie & Arlene Delka Street or Other Mailing Address PO Box 172 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-2315 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Julie A. Delkammer, et al Street or Other Mailing Address PO Box 172 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-2315 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**620 University St
 Guide Rock, NE 68942**

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

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

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

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

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

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

sign here Attorney
 Signature of Grantee or Authorized Representative Title

Date **4-21-17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>21</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2017, Pg 817-818

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

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.

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 31 day
of April A.D., 2017 at 2:55
o'clock P. M. Recorded in Book 2017
on Page 817-818
Neb Klingsbein County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-21-2017
\$ Exempt By 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.

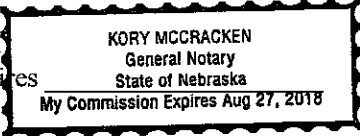
Executed April 14, 2017.

Billie D. Delka
Billie D. Delka

Arlene M. Delka
Arlene M. Delka

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 14, 2017, by Billie D. Delka and Arlene M. Delka, husband and wife.

Comm. expires 

Kory McCracken
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-819 # PAGES 1 GRANTEE MASTER NAME # 12514

PARCEL # / FILING NUMBER 000609300/16950

DOC STAMPS \$ 6.75

SALES FILE # 87 # PAGES 1

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 25

TOTAL SALE PRICE \$ 2250

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-12-2017

DEED TYPE WED

SALE QUAL

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

87

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>12</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>04</u> Day <u>12</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ricki H. Giger Street or Other Mailing Address PO Box 73 City Guide Rock State NE Zip Code 68942 Phone Number (402) 879-1215 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Paul Bencken Street or Other Mailing Address 340 High St City Guide Rock State NE Zip Code 68942 Phone Number (402) 746-0056 Email Address			
				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
345 High St
Guide Rock, NE 68942

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

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

20 Legal Description
Lots One (1) and Two (2), Block Seven (7), Vance's Addition to Guide Rock, Webster County, Nebraska.

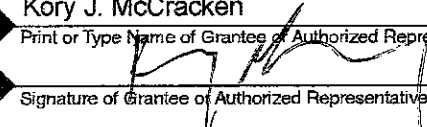
21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22 \$ 2,250.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 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 statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

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

 Attorney
Signature of Grantee or Authorized Representative Title

4-12-17
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>21</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>6.75</u>	28 Recording Data <u>BK2017, Pg 819</u>

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of April A.D., 2017, at 3:00
o'clock P M, Recorded in Book 2017
on Page 819
Deb Klingenberg County Clerk
\$10.00 B/B Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-21-17
\$ 10.75 By B/B

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 12, 2017.

Ricki H. Giger
Ricki H. Giger

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 12, 2017, by Ricki H. Giger, a single person.

Comm.  expires

Mary Hunt
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 05/04/2017

Record : 1 of: 1

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

Parcel ID #:	000609300	Map #	: 4487-00-0-40010-007-0000
BENCKEN, PAUL		Situs	:345 HIGH ST
PO BOX 352		Legal	:LOTS 1 & 2 BLK 7 GUIDE ROCK VANCES ADDITION
GUIDE ROCK, NE	68942-0000		

LOT INFORMATION

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

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1890/127
Quality :	30 - Average	Effective Age :	
Condition :	10 - Poor	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% SIDING		
Floor Area :	912		
Basement Area :	0		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	1.0		
Heat Type :	100% STOVE HEAT		
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	
Calculations	0 x 0

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

Record : 1 of: 1

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
PO BOX 352 ADDITION
GUIDE ROCK, NE 68942-0000

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

<u>DESCRIPTION</u>				
	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	912	x	86.84	= 79,198
<u>ADJUSTMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	912	(3.69)	(3.69)	(3,365)
PLUMBING Base is: 9 (under base)	4	1176.67	(4.90)	(4,469)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	912	x	78.25	= 71,364
<u>IMPROVEMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
OPEN PORCH W/ROOF	136	18.14		2,465
OPEN PORCH W/ROOF	101	18.53		1,870

TOTAL REPLACEMENT COST NEW 912 x 83.00 = 75,700

Depreciation : 92% Total 92% Physical Functional Economic
Less Depreciation/Plus Appreciation : (69,645)

Improvement Value \$6,055
Land Value \$150
Lump Sums
ESTIMATE OF VALUE (USING THE COST APPROACH) \$6,205
Value per Square Foot \$7.00

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-820 # PAGES 1 GRANTEE MASTER NAME # 10337

PARCEL # / FILING NUMBER 000309600/6890

DOC STAMPS \$ 110.25

SALES FILE # 88 # PAGES 1

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

TAX DISTRICT 195

TOTAL SALE PRICE \$ 490000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 7-31-2010

DEED TYPE ITWD

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

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

COMMENTS Satisfaction of contract

Real Estate Transfer Statement

88

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>31</u> Yr. <u>2010</u>		4 Date of Deed Mo. <u>07</u> Day <u>31</u> Yr. <u>2010</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dwight & Audrey Sheltroun Street or Other Mailing Address 10295 E Pike Dr City Invemess State FL Zip Code 34450				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Christopher & Melissa Canterbury Street or Other Mailing Address 310 S Sycamore St 1102 W York City Blue Hill State NE Zip Code 68930			
Phone Number (402) 705-4126		Phone Number (402) 430-2172		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
310 S Sycamore St
Blue Hill, NE 68930

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

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

20 Legal Description
Lot Twelve (12), Block Twenty-one (21), Original Town of Blue Hill, Webster County, Nebraska.

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 49,000.00

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

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

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

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

4-24-17
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>04</u> Day <u>24</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>110.25</u>	28 Recording Data <u>BK 2017, Pg 820</u>

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 24th day
of April, A.D., 2011 at 3:55
o'clock P. M. Recorded in Books 2017
on Page 820
Debra Ningenberg County Clerk
112 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-24-11
\$ 10.25 By hiz

JOINT TENANCY WARRANTY DEED

Dwight E. Sheltroun and Audrey F. Sheltroun, 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 Canterbury and Melissa J. Canterbury, 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 July 31, 2010.

Dwight E. Sheltroun
Dwight E. Sheltroun

Audrey F. Sheltroun
Audrey F. Sheltroun

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 31, 2010, by Dwight E. Sheltroun and Audrey F. Sheltroun, husband and wife.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. Oct. 22, 2010
Comm. expires 10-22-2010

David B. Garwood
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 05/04/2017
Inspected By: CJ Inspection Date: 02/22/2017

Record : 1 of: 1

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

CANTERBERRY, CHRISTOPHER & MELISSA Situs :310 S SYCAMORE ST
1102 WEST YORK STREET Legal :LOT 12 BLOCK 21 BLUE HILL ORIGINAL
BLUE HILL NE 68930-3525 TOWN

LOT INFORMATION

Neighborhood :	300 BLUE HILL	Value Method:	SF
Lot Width :	44	# of Units :	5940
Lot Depth :	135	Unit Value :	0.25
Topography :	LEVEL Amenities	Adjustments :	
Street Access :	C,SW,C&G,A	Lot Value :	1,480
Utilities :	ALL		

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
Land Value	\$1,480
FINAL ESTIMATE OF VALUE	\$12,635
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
1102 WEST YORK STREET	Legal : LOT 12 BLOCK 21 BLUE HILL ORIGINAL TOWN
BLUE HILL NE	68930-3525

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION

	<u>Square feet</u>		<u>Base SF Cost</u>		<u>Total Cost</u>
BASIC STRUCTURE COST	1,232	x	76.46	=	94,199

ADJUSTMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>		<u>Total Cost</u>
ROOFING					
SUBFLOOR					
HEATING & COOLING					
PLUMBING Base is: 9 (under base)	1	1176.67	(0.91)		(1,121)
BASEMENT COST	396	19.10	6.14		7,564
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					

ADJUSTED STRUCTURE COST	1232	x	81.69	=	100,642
-------------------------	------	---	-------	---	---------

IMPROVEMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>		<u>Total Cost</u>
NO GARAGE					
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

TOTAL REPLACEMENT COST NEW	1232	x	90.54	=	111,545
----------------------------	------	---	-------	---	---------

Depreciation	: 90% Total	90% Physical	Functional	Economic	
					Less Depreciation/Plus Appreciation : (100,390)

Improvement Value	\$11,155
Land Value	\$1,480
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$12,635
Value per Square Foot	\$9.00

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-821 # PAGES 1 GRANTEE MASTER NAME # 12981

PARCEL # / FILING NUMBER 001603900/65450 001600600/65275

DOC STAMPS \$ 1089-

SALES FILE # 89 # PAGES 1

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT _____

TOTAL SALE PRICE \$ 484,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-24-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **89**
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>24</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>4</u> Day <u>24</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Faith Ann Colburn Street or Other Mailing Address 803 W 8th City North Platte State NE Zip Code 69101 Phone Number (308) 530-9059 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth T. Lukasiewicz and Sheri A. Lukasiewicz Street or Other Mailing Address 7140 W. Monument Road City Ayr State NE Zip Code 68925 Phone Number (402) 984-9654 Email Address n/a			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$484,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description
 The West Half of the Northwest Quarter (W½NW¼) of Section Eleven (11), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND
 The Southwest Quarter (SW¼) 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 240+-

22 Total purchase price, including any liabilities assumed	22	\$ 484,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 484,000.00

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

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

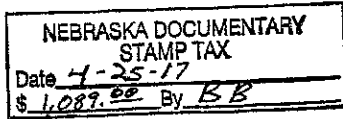
Kenneth T. Lukasiewicz (402) 984-9654
 Print or Type Name of Grantee or Authorized Representative Phone Number

Kenneth T. Lukasiewicz Grantee
 Signature of Grantee or Authorized Representative Title Date **4/24/2017**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>25</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>1,089.00</u>	28 Recording Data <u>BK2017, Pg 82/</u>

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

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 25 day
of April A.D., 2017 at 8:45
o'clock A M. Recorded in Book 2017
on Page 821
Deb Klinsenberger County Clerk
110.00 00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW¼) 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:

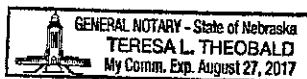
- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed April 24, 2017.

Faith Ann Colburn
Faith Ann Colburn

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on April 24, 2017 by Faith Ann Colburn, a single person.



Teresa L. Theobald
Notary Public

My commission expires: 8/27/2017

PARCEL(S) 001608900 & 001600600

BOOK+PAGE 2017-821

DATE OF SALE 4-24-2017

SALE PRICE 484,000

SPLIT

AGLAND TOTAL ACRES 233.25

PRICE PAID PER ACRE

NON AGLAND TOTAL ACRES 7.97

TOTAL ACRES 241.22

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	332,530	4465	336,995
2015	399,355	4215	403,570
2016	410,750	4215	414,965
2017	376,530	4215	380,745

PARCEL(S) 0016203900 & 0016200600

BOOK-PAGE 2017-821

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

37.68				25.21			
2.63				13.45			
28.01				51.20			
1.9				70.92			
70.22				160.78			

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2	WASTE 2.25	WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL 2.25	TOTAL 7.97

6.97	10000
7.97	

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

Parcel # : 001603900
 Current Owner : LUKASIEWICZ, KEN T. & SHERI A.
 7140 W MONUMENT ROAD
 AYR, NE 68925-

Map # : 4243-11-0-0-0-65450
 Tax District : 190
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : W1/2 NW1/4 11-3-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
3852	GEARY-HOBBS SOILS	DRY	4D	No		1.09	2,190	2,385	2,385
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	3D	No		26.79	2,265	60,680	60,680
2668	HOLDREGE SILT LOAM, 1-3% SLOP DRY		1D	No		12.19	2,705	32,975	32,975
2675	HOLDREGE SILT LOAM, 3 TO 7% S DRY		2D	No		0.05	2,265	115	115
2667	HOLDREGE SILT LOAM, 0-1% SLOP DRY		1D	No		0.69	2,705	1,865	1,865
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D	No		0.81	2,190	1,775	1,775
Dry Use Totals :						41.62		99,795	99,795
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		6.70	1,425	9,550	9,550
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		15.17	1,425	21,615	21,615
9999	WATER	GRAS	GWAS	No		2.25	740	1,665	1,665
3852	GEARY-HOBBS SOILS	GRAS	4G	No		12.15	1,425	17,315	17,315
2675	HOLDREGE SILT LOAM, 3 TO 7% S GRAS		2G	No		0.02	1,425	30	30
2668	HOLDREGE SILT LOAM, 1-3% SLOP GRAS		1G	No		0.13	1,425	185	185
Grass Use Totals :						36.42		50,360	50,360
ROAD									
COUNTRY ROAD									
ROAD									
Road Use Totals :						2.99	0	0	0
Parcel Totals :						81.03		150,155	150,155

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 05/04/2017

Record: 1 of: 1

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

Parcel ID #: 001600600

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

LUKASIEWICZ, KEN T. & SHERI A.

Situs :1738 RD T

Legal :SW1/4 2-3-10

7140 W MONUMENT ROAD

AYR, NE

68925-

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1900 / 117
Quality	: 30 - Average	Effective Age	:
Condition	: 10 - Poor	Remodel Date	:
Arch Type	:	Remodel 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	:		
Baths	: 1.0		
Heat Type	: 100% STOVE HEAT		
Roof Type	: WOOD SHINGLES		
Plumbing Fixt	: 5		

RESIDENCE VALUATION SUMMARY

Improvement Value	\$4,215
Lump Sums	
Lump Sums Description :	
FINAL ESTIMATE OF VALUE.....	\$4,215

FARM VALUATION SUMMARY

Residence Value	\$4,215
Outbuilding Value	
Agland Value	\$266,120
Total Value	\$270,335

Current Total Assessed Value for Parcel # 001600600	\$270,335
---	-----------

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

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

Parcel # : 001600600
 Current Owner : LUKASIEWICZ, KEN T. & SHERI A.
 7140 W MONUMENT ROAD
 AVR, NE 68925-
 Map # : 4243-02-3-0-0-65275
 Tax District : 190
 Neighborhood : 1
 Legal Description : SW1/4 2-3-10

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

Code	Description	Year Qual Condition	Dimensions	Roof Cover	Wall Floor	Units	Cost	RCN	Depr	Value
1 NV	NO VALUE BUILDING		X	X		1	0.00	0	0%	0
Notes :										
2 NV	NO VALUE BUILDING		X	X		1	0.00	0	0%	0
Notes :										
3 NV	NO VALUE BARN		X	X		1	0.00	0	0%	0
Notes :										

Total outbuilding Value : 0

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

Parcel # : 001600600
 Current Owner : LUKASIEWICZ, KEN T. & SHERI A.
 7140 W MONUMENT ROAD
 AYR, NE 68925-

Map # : 4243-02-3-0-0-65275
 Tax District : 190
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : SW1/4 2-3-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2675	HOLDRERGE SILT LOAM, 3 TO 7% S DRY		2D	No		2.58	2,265	5,845	5,845
2668	HOLDRERGE SILT LOAM, 1-3% SLOP DRY		1D	No		24.80	2,705	67,085	67,085
4147	HOLDRERGE SOILS, 3-7% SLOPES, DRY		3D	No		1.22	2,265	2,765	2,765
					Dry Use Totals :	28.60		75,695	75,695
2667	HOLDRERGE SILT LOAM, 0-1% SLOP GRAS		1G	No		1.06	1,425	1,510	1,510
2668	HOLDRERGE SILT LOAM, 1-3% SLOP GRAS		1G	No		24.02	1,425	34,230	34,230
2675	HOLDRERGE SILT LOAM, 3 TO 7% S GRAS		2G	No		13.43	1,425	19,140	19,140
4147	HOLDRERGE SOILS, 3-7% SLOPES, GRAS		3G	No		44.50	1,425	63,415	63,415
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS		4G	No		24.80	1,425	35,340	35,340
3852	GEARY-HOBBS SOILS GRAS		4G	No		18.80	1,425	26,790	26,790
					Grass Use Totals :	126.61		180,425	180,425
HOW1	HOME SITE 1ST ACRE, AG RELATE HOME		HOW1	No		1.00	10,000	10,000	10,000
					Home Use Totals :	1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.98	0	0	0
					Road Use Totals :	3.98		0	0
					Parcel Totals :	160.19		266,120	266,120

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-834

PAGES 1

GRANTEE MASTER NAME # 10362

PARCEL # / FILING NUMBER 000511800/490

DOC STAMPS \$ 11.25

SALES FILE # 90

PAGES 1

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 140

TOTAL SALE PRICE \$ 42000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-25-2017

DEED TYPE QCD

SALE QUAL

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

CODE

1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

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

COMMENTS

Hughes name must stay on - Melba only has 4e^o right to sell her 1/2 interest.

Real Estate Transfer Statement

90

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

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

1 County Name Webster	2 County Number Select County & County Number 91	3 Date of Sale/Transfer Mo. 4 Day 25 Yr. 2017	4 Date of Deed Mo. 4 Day 25 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Melba L. Dell Street or Other Mailing Address 4013 385 City Hildreth State Ne. Zip Code 68947 Phone Number (308) 215-0766 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Martin Gomez Jr. Street or Other Mailing Address 215 W. Mariel St. City Bladen State Ne Zip Code 68928 Phone Number (402) 303-0351 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

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

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

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

14 What is the current market value of the real property? \$ 7640.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input type="checkbox"/> No \$ _____ %
--	---

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Martin Gomez 215 W. Mariel Str. Bladen, NE 68928
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description **Lots seven (7) + Eight (8), Block 3, Bladen 1st Addition Webster Co. Nebr**

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	4200	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$		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.

sign here **Melba L. Dell**
Print or Type Name of Grantee or Authorized Representative
Melba L. Dell
Signature of Grantee or Authorized Representative
Title _____
Phone Number **(308) 215-0766**
Date **4-25-17**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 04 Day 25 Yr. 2017	27 Value of Stamp or Exempt Number \$ 11.25	28 Recording Data BU 2017, Pg 834	

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 25 day of April A.D., 2017, at 10:50 o'clock A.M. Recorded in Book 2017 on Page 834
Debra Klungenberger County Clerk
10.00 JDM Deput.
Ind ___ Comp ___ Access ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-25-17
\$ 11.25 By JDM

QUITCLAIM DEED

Melba L. Dell, a single person and widow of Hugh A. Dell

GRANTORS, in consideration of \$ 1.00 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) & Eight (8), Block 3, Bladen 1st Addition, Webster Co. Nebr.

Executed on 4/25/2017

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 Sue J. Meline

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

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1910/107
Quality :	30 - Average	Effective Age :	
Condition :	10 - Poor	Remodel Date :	
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

Date of Print: 05/04/2017

Record : 1 of: 1

Parcel ID #: 000511800	Map #	: 4131-00-0-30010-003-0790
GOMEZ, MARTIN JR & DELL, HUGH	Situs	:215 W MARIEL ST
215 WEST MARIEL STREET	Legal	:LOTS 7-8 BLK 3 BLADEN 1ST ADDITION
BLADEN NE		68928-

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	Square feet	x	Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,260	x	81.67	= 102,904
<u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,260		(3.69)	(4,649)
PLUMBING Base is: 9 (under base)	4		1176.67	(4,473)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1260	x	74.43	= 93,782
<u>IMPROVEMENTS</u>				
NO GARAGE				
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 REPLACEMENT COST NEW	1260	x	82.58	= 104,055
----------------------------	------	---	-------	-----------

Depreciation	: 95% Total	95% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(98,850)

Improvement Value	\$5,205
Land Value	\$1,850
Lump Sums	585 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$7,640
Value per Square Foot	\$5.00

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-835

PAGES 2

GRANTEE MASTER NAME # 10372

PARCEL # / FILING NUMBER 000108500/30860

DOC STAMPS \$ 33.75

SALES FILE # 91

PAGES 1

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

TAX DISTRICT _____

TOTAL SALE PRICE \$ 15,000

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-20-2017

DEED TYPE CWD

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

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

COMMENTS _____

Real Estate Transfer Statement

91

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>20</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>04</u> Day <u>20</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gerstenschlager Painting, Inc. Street or Other Mailing Address 546 L St. City Palmyra State NE Zip Code 68418				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ken G. Hill Street or Other Mailing Address 2491 County Road 70 City Quinter State KS Zip Code 67752			
Phone Number (402) 219-2080		Phone Number (785) 673-6009		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$15,000

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

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

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

18 Address of Property
**418 N. Walnut
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Ken G. Hill
2491 County Road 70
Quinter, KS 67752**

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

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 15,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 15,000.00

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

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

David A. Drevo, Attorney at Law (402) 994-4000
Phone Number

David A. Drevo Attorney at Law 04/20/2017
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>25</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>33.75</u>	28 Recording Data BK2017, Pg 835-836

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 25 day of April A.D., 2017, at 1:15 o'clock P. M. Recorded in Book 2017 on Page 835-836
Deb Klingshensner County Clerk
\$16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-25-17
\$ 33.75 By BB

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):

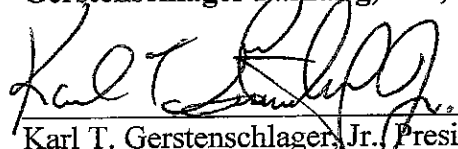
Lots 17 & 18, Block 15, Original Town of Red Cloud, Webster County, Nebraska

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 April, 2017.

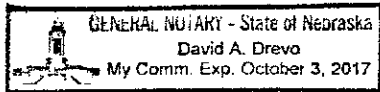
Gerstenschlager Painting, Inc., Grantor



Karl T. Gerstenschlager, Jr., President

STATE OF NEBRASKA)
) ss.
COUNTY OF CASS)

The foregoing instrument was acknowledged before me on the 20th day of April, 2017, by Karl T. Gerstenschlager, Jr., President of Gerstenschlager Painting, Inc., a Nebraska Business corporation, to me personally known to be the identical person whose name is affixed to the within instrument as president of the corporation, owner, and acknowledged the execution of same to be his voluntary act and deed on behalf of said corporation for the purposes therein expressed.



David A. Drevo
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 05/04/2017

Record : 1 of: 1

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

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

HILL, KEN G Situs :418 N WALNUT ST
2491 COUNTRY ROAD 70 Legal :LOTS 17 & 18 BLOCK 15 ORIGINAL TOWN
QUINTER KS 67752- RED CLOUD

LOT INFORMATION

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

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	\$26,165
Land Value	\$625
FINAL ESTIMATE OF VALUE	\$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
2491 COUNTRY ROAD 70	Legal	:LOTS 17 & 18 BLOCK 15 ORIGINAL TOWN
QUINTER KS		RED CLOUD
	67752-	

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,425	x 94.14	= 134,150
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING	966	(1.98)	(1.34)	(1,910)
SUBFLOOR				
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	x 89.95	= 128,179
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
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 *
TOTAL REPLACEMENT COST NEW		1425	x 105.65	= 150,545

Depreciation	: 91% Total	91% Physical	Functional	Economic	
		Less Depreciation/Plus Appreciation :			(136,995)

Improvement Value	\$13,550
Land Value	\$625
Lump Sums	12,615 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$26,790
Value per Square Foot	\$18.00

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-853 # PAGES 2 GRANTEE MASTER NAME # _____

PARCEL # / FILING NUMBER: 002500100/73415

DOC STAMPS \$ 0

SALES FILE # 0 # PAGES _____

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

TAX DISTRICT 105

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 1-9-2009

DEED TYPE Deed Certificate

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

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

COMMENTS Deed Certificate

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

DATE OF ISSUANCE

JAN 23 2009
LINCOLN, NEBRASKA

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

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES FINANCE AND SUPPORT
CERTIFICATE OF DEATH 09-20406

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Frank C. Lukas			2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) January 9, 2009		
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Webster County, Nebraska			5a. AGE-Last Birthday (Yrs.) 96		5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.		
6. DATE OF BIRTH (Mo., Day, Yr.) November 25, 1912			7. SOCIAL SECURITY NUMBER				
8a. PLACE OF DEATH HOSPITAL: <input type="checkbox"/> Inpatient <input checked="" type="checkbox"/> ER/Outpatient <input type="checkbox"/> DCA <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)			8b. FACILITY NAME (if not institution, give street and number) 2330 West 11th Street				
8c. CITY OR TOWN OF DEATH (Include Zip Code) Hastings 68901			8d. COUNTY OF DEATH Adams				
9a. RESIDENCE STATE Nebraska		9b. COUNTY Adams		9c. CITY OR TOWN Hastings			
9d. STREET AND NUMBER 2330 West 11th Street			9e. APT. NO.		9f. ZIP CODE 68901		
9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown				
10b. NAME OF SPOUSE (First, Middle, Last, Suffix) if wife, give maiden name. Ruby Sidlo			11. FATHER'S NAME (First, Middle, Last, Suffix) Joseph Lukas				
12. MOTHER'S NAME (First, Middle, Maiden Surname) Agnes Ceceva			13. EVER IN U.S. ARMED FORCES? Give dates of service if yes. (Yes, no, or unk.) No				
14a. INFORMANT NAME Ruby Lukas			14b. RELATIONSHIP TO DECEDENT Wife				
15. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE Not Embalmed		16b. LICENSE NO.		16c. DATE (Mo., Day, Yr.) January 9, 2009	
16d. CEMETERY, CREMATORY OR OTHER LOCATION BV Cremation Center			16e. CITY/TOWN STATE Hastings Nebraska				
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Livingston Butler Volland Funeral Home 1225 N. Elm Hastings, NE			17b. Zip Code 68901				
18. PART I. Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.							
IMMEDIATE CAUSE (Final disease or condition resulting in death) (a) Respiratory failure					APPROXIMATE INTERVAL onset to death 3 hours		
DUE TO, OR AS A CONSEQUENCE OF: (b)					onset to death		
Sequentially list conditions, if any, leading to the cause listed on line a. (c)					onset to death		
Prior to the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST (d)					onset to death		
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I.							
19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO							
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY m		22c. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify)			
22d. INJURY AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED					
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO. CITY/TOWN STATE ZIP CODE							
23a. DATE OF DEATH (Mo., Day, Yr.) January 9, 2009			23b. DATE SIGNED (Mo., Day, Yr.) 1/9/09		23c. TIME OF DEATH 6:24 p m		
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <i>Stanley S. Cooper</i>			23e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <i>Stanley S. Cooper</i>				
24a. DATE SIGNED (Mo., Day, Yr.)		24b. TIME OF DEATH m		24c. PRONOUNCED DEAD (Mo., Day, Yr.)			
24d. TIME PRONOUNCED DEAD m							
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN							
26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
27. NAME, TITLE AND ADDRESS OF CERTIFIER (PHYSICIAN, CORONER'S PHYSICIAN OR COUNTY ATTORNEY) (Type or Print) Paul C. Wibbels, M.D., 2115 North Kansas, Hastings, Nebraska 68901							
28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>			28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) JAN 22 2009				

BK2017, Pg 854

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 24 day
of April A.D., 2017, at 1:40
o'clock P M. Recorded in Book 207
on Page 853-854
Deb Klingenberg County Clerk
16.00 ES Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-855

PAGES 1

GRANTEE MASTER NAME # 11629

PARCEL # / FILING NUMBER 001410200/64175

DOC STAMPS \$ 0 Exempt SA

SALES FILE # 92

PAGES 1

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

TAX DISTRICT 5

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-11-2017

DEED TYPE JTWD

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

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

COMMENTS Add spouse to property

Real Estate Transfer Statement

92

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 04 Day 11 Yr. 17		Mo. 04 Day 11 Yr. 17	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Trisha Rust and Chad Rust				Grantee's Name (Buyer) Trisha Rust and Chad Rust			
Street or Other Mailing Address 314 Road 1900				Street or Other Mailing Address 314 Road 1900			
City		State		City		State	
Guide Rock		NE		Guide Rock		NE	
Zip Code		Zip Code		Zip Code		Zip Code	
68942		68942		68942		68942	
Phone Number (402) 984-1746		Phone Number (402) 984-1746		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

Yes No

<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input checked="" type="checkbox"/> Spouse	
<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

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

\$100,000.00

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

18a No address assigned 18b Vacant land

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

Trisha and Chad Rust
314 Road 1900
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.

21 If agricultural, list total number of acres 80 +/-

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

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

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

sign here	Randall Alexander	(402)879-4751
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	Attorney at Law	04/11/2017
Signature of Grantee or Authorized Representative	Title	Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 04 Day 27 Yr. 2017	\$ Exempt 5A	BW 2017, Pg 855

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27th day of April, A.D., 2017, at 9:50 o'clock A.M. Recorded in Book 200 on Page 855
Debra Klungenberg County Clerk
10.00 DKK Deputy
Ind Comp Assessor Carried

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4/27/17
\$ Exempt SA By DKK

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

Executed: April 11, 2017.

Trisha Rust
TRISHA RUST

Chad Rust
CHAD RUST

State of Nebraska)
County of Webster) ss.

The foregoing instrument was acknowledged before me on the 11 day of April, 2017, by TRISHA RUST and CHAD RUST, Wife and Husband.

GENERAL NOTARY - State of Nebraska
JOANNA KRUCIAK
My Comm. Exp. Dec. 8, 2020

Joanna Kruciak
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-860 # PAGES 1 GRANTEE MASTER NAME # 10110
 PARCEL # / FILING NUMBER 000106400/30610

DOC STAMPS \$ 2.25

SALES FILE # 93 # PAGES 1

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

TAX DISTRICT 65

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-27-2017

DEED TYPE JTWID

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

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

COMMENTS Empty lot

Real Estate Transfer Statement

93

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

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

1 County Name Webster	2 County Number Select County & County Number 91	3 Date of Sale/Transfer Mo. 4 Day 27 Yr. 2017	4 Date of Deed Mo. 4 Day 27 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ernest + Jean Westcoat Street or Other Mailing Address 629 N Seward St. City Red Cloud State NE Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daniel + Amber Conway Street or Other Mailing Address 741 N Seward St. City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

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

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

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

14 What is the current market value of the real property? \$1,095	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Daniel + Amber Conway 741 N. Seward St. Red Cloud, NE 68970
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description
North 12'6" Lots 21 + All Lots 22-24 Block 11 original Town of Red Cloud.

22 Total purchase price, including any liabilities assumed	22	\$	0
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

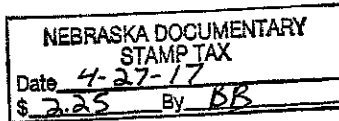
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here	Print or Type Name of Grantee or Authorized Representative	Phone Number
	Signature of Grantee or Authorized Representative	Title
		Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 27 Yr. 17	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data 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, A.D., 2017, at 2:40 o'clock P.M. Recorded in Book 2217 on Page 860
Deb Klingenbender County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Cerved ___



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 Twenty-two (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

Ernest E. Wescoat
Ernest E Wescoat

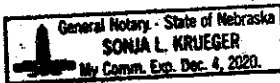
Lois Jean Wescoat
Lois Jean Wescoat

STATE OF NEBRASKA)
) ss.
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 notarial seal on April 27, 2017.

Sonia L. Krueger
Notary Public

My commission expires: 12-4-2020



WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 05/04/2017

Record : 1 of: 1

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

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

CONWAY, DANIEL S & AMBER R Situs :
741 N SEWARD STREET Legal :NORTH 12'6 LOTS 21 & ALL LOTS 22-24
RED CLOUD, NE 68970-0000 BLOCK 11 ORIGINAL TOWN RED CLOUD

LOT INFORMATION

Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	87.5	# of Units :	12425
Lot Depth :	142	Unit Value :	0.09
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	1,095
Utilities :			

PHYSICAL INFORMATION

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

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$1,095
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$0
Land Value	\$1,095
FINAL ESTIMATE OF VALUE	\$1,095
Value per Square Foot	

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

Date of Print: 05/04/2017

Record : 1 of: 1

Parcel ID #: 000106400	Map #: 4371-00-0-10005-011-0000
CONWAY, DANIEL S & AMBER R	Situs:
741 N SEWARD STREET	Legal: NORTH 12'6 LOTS 21 & ALL LOTS 22-24
RED CLOUD, NE	BLOCK 11 ORIGINAL TOWN RED CLOUD
68970-0000	

COST APPROACH - Values By Marshall & Swift

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

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

TOTAL REPLACEMENT COST NEW	x		=
----------------------------	---	--	---

Depreciation	:	Total	Physical	Functional	Economic
Less Depreciation/Plus Appreciation :					
Improvement Value					\$0
Land Value					\$1,095
Lump Sums					
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$1,095
Value per Square Foot					

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-861

PAGES 1

GRANTEE MASTER NAME # 11682

PARCEL # / FILING NUMBER 000604500 / 16440

000616800 / 18250

DOC STAMPS \$ Exempt \$20

SALES FILE # 94

PAGES 1

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 25

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 3-31-2012

DEED TYPE TD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Trustee to Beneficiary

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.

94

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 08 Day 31 Yr. 2012	4 Date of Deed Mo. 03 Day 31 Yr. 2012
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Clifford E. Vogler, Trustee Street or Other Mailing Address PO Box 215 City Guide Rock State NE Zip Code 68942 Phone Number 402-257-7255 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Randy K. Wulf and Debra K. Wulf Street or Other Mailing Address 407 South G City Broken Bow State NE Zip Code 68822 Phone Number 402-947-1203 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$8,780

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

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

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

18 Address of Property
215 Republican and 625 High, Guide Rock, NE

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
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 _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number ~~18~~ **20**

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

sign here **Debra K. Wulf** 402-947-1203
Phone Number
 Print or Type Name of Grantee or Authorized Representative 4/27/17
Date

sign here **Randy K. Wulf** Grantee
 Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 4 Day 27 Yr. 12	27 Value of Stamp or Exempt Number \$ Exempt # 20	28 Recording Data BK2017, Pg 861

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

BK2017, Pg 861

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 A.D., 2012 at 4:25 o'clock P M, Recorded in Book 207 on Page 861
Deb Klingenbender County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-27-12
\$ 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.

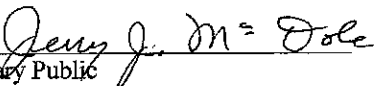
Executed March 31, 2012.


Clifford E. Vogler, Trustee

STATE OF NEBRASKA)
)ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on March 31, 2012 by Clifford E. Vogler, Trustee of the Billy D. Wernecke Irrevocable Trust.

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


Notary Public

My commission expires: April 1, 2012

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-862 # PAGES 1 GRANTEE MASTER NAME # 10375

PARCEL # / FILING NUMBER 000604500 / 16440 000616800 / 18250

DOC. STAMPS \$ 0 Exempt 59

SALES FILE # 95 # PAGES 1

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

TAX DISTRICT 25

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 4-27-2017

DEED TYPE QCD

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

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

COMMENTS Gift

Real Estate Transfer Statement 95

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>4</u> Day <u>27</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>4</u> Day <u>27</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Randy K. Wulf and Debra K. Wulf Street or Other Mailing Address 140 North Webster City Guide Rock State NE Zip Code 68942		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Billy Wernecke Street or Other Mailing Address 215 Republican St. City Guide Rock State NE Zip Code 68942	
Phone Number 402 257 7052		Phone Number 402 257 2155	
Email Address		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$8,780

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

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

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

18 Address of Property
215 Republican and 625 High, Guide Rock, NE

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
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 _____

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative Randy K. Wulf	Phone Number 402 257 7052
Signature of Grantee or Authorized Representative <i>[Signature]</i>	Title Grantee
	Date 4/27/2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>27</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2017, Pg 862

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

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 27 day
of April A.D., 2017 at 9:27
o'clock P. M. Recorded in Book 2017
on Page 862
Don Klingenbensen County Clerk
\$10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-27-17
\$ Exempt # 52 By BB

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

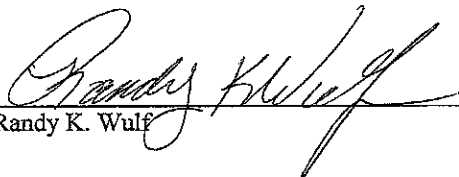
QUITCLAIM DEED

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):

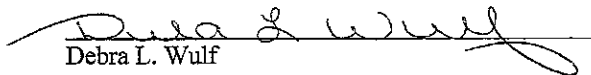
Lot 5 and the North 25 feet of Lot 6, Block 12, Original Town of Guide Rock,
Webster County, Nebraska, and

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

Executed April 27, 2017.



Randy K. Wulf

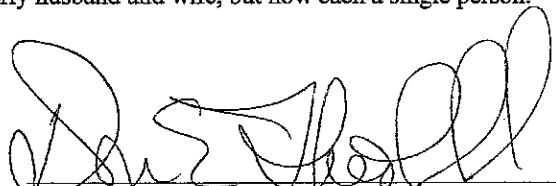


Debra L. Wulf

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 Nebraska
DON E. THEOBALD
My Comm. Exp. October 26, 2020



Notary Public