	_ /	083-1084	# PAGES_	3-4-10		ITEE MASTER NAME#	Lori L.	<u>('a pas S</u> m ^o C reiu
16:	297	<u>\$00//</u> ()500 <u>.</u> !	3-4-10 57-45-5	515NW	illen st.		3061
DOC STAMPS_	<i>5</i> 73.	75		(BH)				
SALES FILE #	112	<u> </u>	# PAGES			 -	\sim	
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD . COMMERCIAL	RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610 ROSEMONT
	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	COMMERCIAL W/SITI
	615	700	705	710	800	805	1000 RURAL COMMERCIAL	1005 RURAL COMMERCIAL
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	HOME SITE	KORAL COMMERCIAL	KOIVE COMMENT
	1010	1015	1020					
-	GRASS GREEN / GÖLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENT!A	·
}	RESIDEN	COMMERCIAL]	SUBURBAN	
TAX DISTRICT	195	_						
TOTAL SALE PRICE	255	<u>, ()0 (</u>	>	_				
521 ADJUSTMENTS	\$			_				
SSOR ADJUSTMENTS	ś							
REVIEW CODE	: NO							
SALES DATE	<u> 5-2</u>	10-201	1	_				
DEED TYP	Survi	1015hip.,	· WD	<u>-</u>		٦		
SALE QUA	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
COD	E 1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USE	D ARMS LENGTH / NO VALID FOR MEASUREMENT	от		
LOCATION COD	DE BH	BLA	cow	GR	ina	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMEN	18							

Real Estate Transfer Statement

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

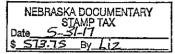
If additional space is needed, add an attachment and identify the item.

FORM 521

L he deed	<u> will not be recorded unl</u>	less this stateme	<u>nt is signed and items 1-2</u>	25 are accurately c	ompleted			
1 County Name	2 County Number	ļ	3 Date of Sale/Transfer		Date of Deed			
Webster	91		Mo. <u>5</u> Day <u>26</u>	Yr. 2017	Mo. <u>5</u>	Day <u>26</u> Yr. <u>2017</u>		
5 Grantor's Name, Address, and Te	lephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) John C. Wilson III and Marsha L.	Wilson, husband and	wife	Grantee's Name (Buyer) Jon A. Capps Sr. and Lori L. McCreight, husband and wife					
Street or Other Mailing Address 514 N. Wilson St.	<u></u>		Street or Other Mailing Address 515 N. Willson St.	ess				
City Blue Hill	State NE	Zip Code 68930	City Blue Hill		State NE	Zip Code 68930		
Telephone Number			Telephone Number 214-763-6328	Is the grantee a 501(
Email Address dwiebe@charter-title.net			Email Address dwiebe@charter-title.ne		a 303(a) 100	MUSICALITY TO THE		
7 Property Classification Number. Che	ck one box in categories /	and B. Check C	if property is also a mobile	home.				
(A) Status		•	3) Property Type			(c)		
Improved	ily 🔲 Agricult	ural	Mineral Interests-Nonpro Mineral Interests-Produc	• =	State Asses Exempt	ssed Mobile Home		
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certifica		Easement 🔲 I	Lease 🔲 Pe	artition	t/Trustee	Other		
9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)	Auction Ea	sement Gift	eclosure Irrevocable Tru Life Estate Partition	ust Revocable Tru Sale Satisfaction o		Transfer on Death Trustee to Beneficiary Other (Explain)		
11 Was ownership transferred in full? (If N Yes No	o, explain the division.)		12 Was real ☑ Yes	estate purchased for	same use? (If No, state the intended use.)		
	or Uncle to Niece or Nephew ers and Sisters	Family Corp.	., Partnership, or LLC	propriate box.) Self Spouse Step-parent and Step-		Other		
14 What is the current market value of the \$255,000.00		rasono ano	15 Was the mortgage ass	sumed? (If Yes, state		and interest rate.)		
16 Does this conveyance divide a current	narcei of land?		 		a title comp	any? (If Yes, include the name		
Yes X No			of the agent or title co	mpany contact.)	Yes Char	rter Title No		
18 Address of Property 515 N. Willson St. Blue Hill, NE 68930 18a No address assigned 18i	o		19 Name and Address of Jon A. Capps Sr. and 515 N. Willson St. Blue Hill, NE 68930	Person to Whom Tax I Lori L. McCreigh	Statement S it, husband	Should be Sent d and wife		
20 Legal Description A tract of land in the Southwest Q point 1,350.0 feet North of the Sou County, Nebraska, and 40.0 feet E Southwest Quarter a distance of 2 21 if agricultural, list total number of acres 22 Total purchase price, including ar	thwest corner of the Sast of the West line of to 00.00 feet to a point; the	outhwest Quart the said Southw	er of Section 3, Townsh rest Quarter; thence Eas	ip 4 North, Range st at a 90 degree a	10 West of ngle with st Quarter	of the 6th P.M., Webster the said West line of the		
23 Was non-real property included in	the purchase? TYes	☐ No (If Yes. e	nter dollar amount and at	tach itemized list.)	23 \$	0 00		
24 Adjusted purchase price paid for I					24 \$	255,000 00		
25 If this transfer is exempt from the	·	·		*	1000000000			
Under penalties of a	w, I declare that I have exam	nined this statement	t and that it is, to the best of n	ny knowledge and beli	ief, true, com	plete, and		
correct, and that I am duly	y authorized to sign this state	ement.		•		•		
Jon A. Capps St. and Lo	ori McCreight, husband an	d-wife				14-763-6328		
Print or Type Name of	antee or Authorized Repres	sentative	,		Ph	one Number		
sign 🚶 🎺 🗸			Grantee or Authorized R	epresentative	<u>M</u>	av 26. 2017		
here Signature of Grantee or A	Authorized Representative	Т	ītle		Da	ate		
/		Register of Dee	ds' Use Only			For Dept. Use Only		
26 Date Deed Recorded	27 Value of Stamp or E	Exempt Number	28 Recording Data					
Mo. 5 Day 31 Yr. 301] \$572.75		BK2017.	Po 1082-	1084			
Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes	. 010.10		. ~	A	uthorized by N	eb. Rev. Stat. §§ 76-214, 77-1327		

State of Nebraska 1 County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this sist day of I yay AD., 20.I at 4 D. A. Recorded in Book 2017 o'clock County Clerk Lt. Deputy Cardeo_

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



SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT John C. Wilson III and Marsha L. Wilson, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto

Jon A. Capps Sr. and Lori L. McCreight, husband and wife, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

A tract of land in the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska: Beginning at a point 1,350.0 feet North of the Southwest corner of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, and 40.0 feet East of the West line of the said Southwest Quarter; thence East at a 90 degree angle with the said West line of the Southwest Quarter a distance of 200.00 feet to a point; thence North parallel to the said West line of the Southwest Quarter and making a 90 degree angle with the last described line a distance of 350.00 feet to a point; thence West 200.0 feet at a 90 degree angle with the said West line of the Southwest Quarter to a point 40.0 feet from the said West line of the Southwest Quarter; thence South parallel to and 40.0 feet East of the West line of the said Southwest Quarter a distance of 350.0 feet to the point of beginning.

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

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

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

Executed this 26 day of May

John Wilson III

Don C. Wilson III

STATE OF Nebraska COUNTY OF Webster

The foregoing instrument was acknowledged before me this 26 day of Man, 2017 by John C. Wilson III and Marsha L. Wilson, husband and wife.

GENERAL NOTARY - State of Nebraska
DANIEL J. WIEBE
My Comm. Exp. May 23, 2018

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET

Date of Print: 06/07/2017

Inspected By: SK Inspection Date: 10/02/2015

Map # : 4133-0-0-20085-0-0000 Parcel ID # : 000342800

CAPPS, JON A. SR. & MCCREIGHT, Business Name :

> : 515 N WILLSON ST Situs

515 N WILLSON ST Legal

68930-NW1/4SW1/4 3-4-10 BLUE HILL BLUE HILL, NE

Record: 1 of: 1

FUTURA 1ST ADDITION

: 200' X 350' TRACT IN

LOT INFORMATION

Neighborhood: 305 BLUE HILL COMMERCIAL

Lot Width 200 Value Method: $s_{\rm F}$:

Lot Depth # of Units : : 350 70000 Topography : 0.10 Unit Value : Amenities

Street Access : Adjustments:

Lot Value : 7,165 Utilities

COST APPROACH DATA - Values By Marshall & Swift

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

Total Number of Buildings: 2 Total Number of Sections: 5	
Total Area	11,177
Total Building Replacement Cost New	\$870,624
Total Refinement Replacement Cost New	\$42,245
Total Replacement Cost New	\$912,869
Total Accrued Depreciation	(\$680 , 599)
Total Replacement Cost New Less Physical and Functional Depreciation	\$232,270
Economic Depreciation for Neighborhood 305	
Total Replacement Cost New Less Depreciation	\$232,270
Total Lump Sums	\$0
Total Land Value	\$7,165
FINAL ESTIMATE OF VALUE USING THE COST APPROACH	\$239,435
Value per Unit	\$0.00
Value per Square Foot	\$21.42

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$239,435

Estimate of Value (Using Income Approach)

FINAL ESTIMATE

Improvement Value	\$232,270
Land Value	\$7,165
FINAL ESTIMATE OF VALUE	\$239,435
Current Total Assessed Value for Parcel # 000342800	\$239,435

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

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - BUILDING COST APPROACH DATA

Date of Print: 06/07/2017

Parcel ID # : 000342800 Map # : 4133-0-0-20085-0-0000

CAPPS, JON A. SR. & MCCREIGHT, Business Name :

68930-

Situs : 515 N WILLSON ST

515 N WILLSON ST : 200' X 350' TRACT IN Legal BLUE HILL, NE

NW1/4SW1/4 3-4-10 BLUE HILL

FUTURA 1ST ADDITION

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

Blđg	Sect	Occ Code	Year	Cls	Area	Perim St/I	Ht Base Co	st Perm Adj	HVAC Adj Ht	Ađj	Sec RCN	Phys Func	RCNLD
1	1	MOTEL	1977	D		384 1 / 3 SIDING, WOO			-1.25 Heat/Cool:	4.25	323,568 ELEC WALL	45% 56% HEATERS	78,305
1	2	Qual: A 544 MOTEL,	ver 1977	Cond: D	20 - Fair 1,710 Ext Wall:	180 1 / : SIDING, WOO			1.70 Heat/Cool:	4.41	•	45% 56% AT/COOL	35,700
_		OFFICE- Qual: A	ver	Cond:	20 - Fair								
1.	3	343 MOTEL Oual: A		D Cond.	1,883 Ext Wall: 20 - Fair	202 1 / 3 CONCRETE BI			1.80 Heat/Cool:		156,854 PACKAGE HE		37,960
1	4	352 RESIDEN	1977 CE, MU	D LTIPLE	3,456 Ext Wall:	336 1 / : CONCRETE BI		-	1.70 Heat/Cool:	3,55	240,918 PACKAGE HE	45% 56% AT/COOL	58,300
2	1	MATERIA	1977	D	20 - Fair 96 Ext Wall:	40 1 / METAL ON	6 14.0 WOOD FRAME		0.00 Heat/Cool:	0.00	1,762 Error	45% 58% 8	405
		SHED Qual: A	ver	Cond:	20 - Fair								

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - REFINEMENTS COST DATA

Date of Print: 06/07/2017

Parcel ID # : 000342800

Map # : 4133-0-0-20085-0-0000

CAPPS, JON A. SR. & MCCREIGHT,

Business Name :

Situs

: 515 N WILLSON ST

515 N WILLSON ST

Legal

: 200' X 350' TRACT IN

BLUE HILL, NE

68930-

NW1/4SW1/4 3-4-10 BLUE HILL

FUTURA 1ST ADDITION

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

Bldg # Cod	e Description	Year	# Units	\$/Unit	RCN	Depr %	Value
DRA	ASPHALT DRIVE/AVE	•	1,056	2.44	2,575	17%	2,140
PCO	PAVING, CONCRETE/LOW		4,512	5.28	23,825	37%	15,010
CPT	CARPORT/AVERAGE		561	1.95	1,095	17%	910
1 RPO	OPEN PORCH W/ROOF		905	16.30	14,750	76%	3,540

T , , , »	Comments	PROPERTY USE	
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	7165	228,285	235,450
2015	7165	194 415	201580
2016	7165	232, 270	239, 435
			·

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	auri	1091	_ #PAGES	- <u> </u>	GF	RANTEE MASTER NAME#	James	D. Mill
PARCEL#/ FILING NUMBER	<u>0001</u>	<u>39500</u>	137430	(RC)		_	# 13	062
	# 1088	φ <u> </u>	_			_		
DOC STAMPS	<u>54.</u>	00	_					
SALES FILE#	113	3	_ # PAGES	2	_			
GHBORHOOD#	1	100	105	200	, 205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					Ī
OPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
	105					J	SOBORBAN	<u>,,,</u>
TAX DISTRICT_	2// A	2						
TAL SALE PRICE_	<u> </u>							
ADJUSTMENTS <u>\$</u>	;							
ADJUSTMENTS <u>\$</u>	3							
REVIEW CODE	NO							
SALES DATE_	10-1-	2017						
DEED TYPE	WD							
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT : VALID FOR MEASUREMENT			
CATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS								
ACTIVITIES 12								

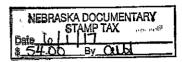
Real Estate Transfer Statement

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

FORM

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 66 Day 01 Yr. 2017 Mo. 05 Day 29 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Kevin Jensen and Starr Jensen	Grantee's Name (Buyer) James D. Milliken
Street or Other Mailing Address	Street or Other Mailing Address 631 N Chestnut St
City Broken Bow State Vip Code (2882)	Programme City Red Cloud NE State NE Code 68970
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No
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.
	B) Property Type (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved. Multi-Family Agricultural IOLL Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution L	and Contract/Memo Partition Sheriff Other
	ease
9 Was the property purchased as 10 Type of Transfer Distribution Fore	closure Irrevocable Trust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	tor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, expiain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) V Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and 0	Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$24,000	Yes V No \$ %
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes Gary Thompson Agency No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
631 N Chestnut St. Red Cloud, NE 6870	Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
The south Half (S½) of Lot Two (2) and all of Lot Ti Cloud, Webster County, Nebraska	nree (3), Block Six (6), LeDuc's Addition to Red
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes,	enter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23) \dots	24,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign, this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and
PrinterType Name of Grantee or Authorized Representative	YD - YU - 227 Phone Number
sign buoks and	Real Estato Associa Brever 10-1-12
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use O	-
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo Day Yr \$ 54.00	BK 8017, Pq 1091 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska) ss. County of Webster Second on the
County of Webster
Eliferación de
numerical index and filed for record in the
Closure office of said county thisQay
of June AD. 2011 at 4:400
o'clock A M. Recorded in Book ADD
On Page County Clerk
TIT OF OLD Deputy
COLUMN TO THE REAL PROPERTY OF THE PERTY OF
Ind Comp Assessor Carded —



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

WARRANTY DEED

Kevin Jensen, also known as Kevin L. Jensen, and Starr Jensen, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, James D. Milliken, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Two (2) and all of Lot Three (3), Block Six (6), LeDuc's Addition to Red Cloud, 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 May 29, 2017.

Kevin Jensen /

Starr Jensen

STATE OF NEBRASKA
COUNTY OF Webster

)) ss. GENERAL NOTARY - State of Netraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2020

The foregoing instrument was acknowledged before me on May 29, 2017 by Kevin Jensen, also known as Kevin L. Jensen and Starr Jensen, husband and wife.

Notary Public

PAGE 1 COMMENTS	James D. Millike	Ŋ	
BOOK-PAGE 2017	- 1091 DATE OF S	SALE 6-1-2017	
LEGAL DESCRIPTION SO	uth 25' Lot 2 + a	U of Cot 3 Block 6	LeDuc's Addition to
	Red Cloud.		
ASSESSOR LOCATION	led Cloud	ADDRESS OF PROPERTY	631 N chestrut St.
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	940	28,690	29630
2015	440	28 690	29 630
2016	940	27 470	28 410
	7.11		
SELLING PRICE 24,	1900 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 9/-	0002	HOUSE QUALITY HOUSE CONDITION	ON 30 DATE OF CONSTRUCTION 1882
MOBILE HOME			

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 06/07/2017 Record: 1 of: 1

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

Parcel ID #: 000139500 Map # : 4371-00-0-10025-006-0000

MILLIKEN, JAMES D. Situs :631 N CHESTNUT ST

Legal :SOUTH 25' LOT 2 & ALL LOT 3 BLOCK 6

631 N CHESTNUT ST. LEDUC'S ADDITION RED CLOUD

RED CLOUD, NE 68970-

LOT INFORMATION

Neighborhood: 200 RED CLOUD

Lot Width : 75 Value Method: SF
Lot Depth : 142 # of Units : 10650

Topography : Amenities Unit Value : 0.09

Street Access : Adjustments :

Utilities : Lot Value : 940

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1882/135

Quality : 40 - Good Effective Age : Condition : 30 - Average Remodel Date : Arch Type : Remodel Type :

Style : 1-1/2-St-Fin 93% One-Story 7%

Exterior Wall : 100% SIDING
Floor Area : 1,674
Basement Area : 0

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3
Baths : 2.0

Heat Type : 93% WARM & COOLED 7% STOVE HEAT

Roof Type : COMP SHINGLES

Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)\$28,410

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

 Improvement Value
 \$27,470

 Land Value
 \$940

 FINAL ESTIMATE OF VALUE
 \$28,410

 Value per Square Foot
 16

 Current Total Assessed Value for Parcel # 000139500
 \$28,410

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: 06/07/2017 Record: 1 of: 1

Map # : 4371-00-0-10025-006-0000 Parcel ID #: 000139500

MILLIKEN, JAMES D.

Situs :631 N CHESTNUT ST Legal :SOUTH 25' LOT 2 & ALL LOT 3 BLOCK 6

LEDUC'S ADDITION RED CLOUD 631 N CHESTNUT ST.

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

DESC	RIPTION			
	Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST	1,674	x	91.68	= 153,472
ADJUSTMENTS	<u>Units</u>	<u>Unit Cost</u>	Area Adj	Total Cost
ROOFING	1,153	(1.95)	(1.34)	(2,243)
SUBFLOOR				
HEATING & COOLING	1,674	1.84	1.84	3,080
PLUMBING Base is: 12 (under base)	4	1910	(4.34)	(7,265)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1674	x	87.84	= 147,044
IMPROVEMENTS	<u>Units</u>	Unit Cost	Depr	Total Cost
NO GARAGE				
DET GAR FAIR COND	180	16.20	42%	1,690 *
CONCRETE DRIVE/FAIR	651	4.11	42%	1,550 *
SLAB W/ROOF & STEPS	162	31.82		5,155
OPEN SLAB/FAIR/NOT ATTAC	324	7.46	42%	1,400 *

TOTAL REPLACEM	ENT (COST 1	NEW			1674	x	90.92	=	152,200
Depreciation	:	85%	Total	85%	_	Func				
					Less Depr	eciation/Pi	lus Appre	ciation :	(129,370)
Townsont Ma	7 0									400 000
Improvement Val										\$22,830
Land Value										\$940
Improvement Val Land Value Lump Sums										
Land Value		• • • • •	• • • • • • •							\$940

BOOK & PAGE	201	1-1095	# PAGES	_5_	_ GF	ANTEE MASTER NAME #	Kichar	d. A.
PARCEL#/ FILING NUMBER	0025	05200/	13220	3-4-12		_	Eckh	ardt, I
		•		· -		_	Of Rach.	ardt, T el A. Eck
DOC STAMPS	Evens	1+4	_			-	Survior	s Trus
SALES FILE #	1/4	4	# PAGES				#	13063
NEIGHBORHOOD #			_ #/,500	<u> </u>	-			
	1	100	105	200	205	300	305	400
7	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	INAVALË W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020				•	
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			·
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL) EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	.56					Í	SUBURBAN	
TAX DISTRICT_	100							
TOTAL SALE PRICE								
521 ADJUSTMENTS <u>\$</u>	\$							
SOR ADJUSTMENTS	\$	> 						
REVIEW CODE	NO							
SALES DATE_	2-28	3-201	7					
DEED TYPE_	Trust	ees)	eed					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3		5			
	USABILITY	AS ADJUSTED		SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
Ĺ	<u> </u>	<u>ا</u> ــــــــــــــــــــــــــــــــــــ	#4 -	<u></u>	<u> </u>	1 2 5	<u></u>	<u></u>
	YROW	つわし	T 7	1 ruste	et.Deec	1 pei	/ INCU	ST
COMMENTS	8	14	<i>t</i> i		1			

Real Estate Transfer Statement

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

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

FORM

	The deed wil	I not be recor	ded unless th	nis stateme	nt is signed and	items 1-25 are a	ccurately complet	ted.
1 County Name		County Number	er	7	3 Date of Sale/Tr		4 Date of Dee	
E Cuantario Nama A	WEBSTE		٠١			ay <u>28</u> Yr. <u>20</u>		Day
5 Grantor's Name, A Grantor's Name (Selle		ne (Please Prin	<u>'</u>		Grantee's Name		elephone (Please Pri	nt)
See attached	,				See Attache	ed		
Street or Other Mailing 51 Lockeland A	g Address V e.				Street or Other M 51 Lockelar	Mailing Address and Ave.		
City Arlington		State MA		Zip Code 02476	City Arlington		State MA	Zip Code 02476
Phone Number (781) 439-8567	,				Phone Number (781) 439-8		rantee a 501(c)(3) org s the grantee a 509(a	
Email Address					Email Address		<u> </u>	, 100 1100 1110
7 Property Classific	ation Number. Chec	k one box in ca	tegories A and	B. Check C	if property is also	a mobile home.		
(A) Status				(B) Property Type			(C)
Improved	Single Famil	ly 🔲	Industrial	Į	Mineral Interest	s-Nonproducing	State Asses	ssed Mobile Home
✓ Unimproved	Multi-Family		Agricultural	[Mineral Interest	s-Producing	Exempt	
IOLL	Commercial		Recreational	. —		_		
8 Type of Deed Bill of Sale	Conservator Corrective		☐ Distribu	=	nd Contract/Memo	Partition	Sheriff	Other
Cemetery [Death Certificate -	- Transfer on Dea	Easem th ☐ Execute	=	ase neral	Personal Rep. Quit Claim	✓ Trust/Trustee ✓ Warranty	
9 Was the property p	purchased as 10	Type of Transfe				able Trust		Transfer on Death
part of an IRS like- (I.R.C. § 1031 Exch	kind exchange?	Auction	Easemen	ıt 🗒 Gift	Life Est	=		Trustee to Beneficiary
Yes 🗸	No	Court Decree	Exchange	Grant	or Trust Partition	n Satisf	action of Contract	Other (Explain)
11 Was ownership tran	sferred in full? (If No, No	explain the divis	ion.)		12			(If No, state the intended use.)
13 Was the transfer bei	_	to a trustee, are t ncle to Niece or i			itives? (it yes, chec Partnership, or LLC	ok the appropriate but Self		Other
□ ·•· □·		and Sisters	· =		and Grandchild	☐ Spouse		Other
	Ex-spouse		=	arents and C		= :	t and Step-child	
14 What is the current r	market value of the re	al property?			15 Was the morto		es, state the amount	and interest rate.)
\$362,500					Yes	✓ No \$		%
16 Does this conveyand Yes	•	rcel of land?			17 Was transfer to of the agent of	hrough a real estate r title company cont	agent or a title compa act.)	any? (If Yes, include the name
18 Address of Property				F0.0			Vhom the Tax Stateme	
RURAL WE	BSTER COU	JNTY			Richard A. Eckhar 51 Lockeland Ave.			
18a ✓ No address as	signed 18b	Vacant land			Arlington, MA 024			
20 Legal Description					<u> </u>			 .
An undivided	l one-half int	erect in a	ad to the	Northwo	st Quarter	(NI\A/1/4) of	Coation Thro	e (3), Township
Four (4) North	h Panga Tu	ualua (19)	West of	HOLLIWE	St Quarter	(INVV 1/4) OI	Section Thre	e (3), Township
Four (4) Nort	ii, Kange iv	veive (12)	west of	uie oui i	ivi., vvebs	ter County,	пергаѕка,	
21 If agricultural, list tota	al number of acres	162	·					
22 Total purchase pr	rice. including anv	liabilities assur	ned				22 \$	T
23 Was non-real pro	, ,			No (If Vas. or	iter dollar amount	t and attach itemiz	\$	
24 Adjusted purchas	,	·				and allacin itemiz	\$	0100
	, ,	,		,	76.00	2(4)	24	
25 If this transfer is e						<u> </u>		
correct, a	der penames of law and that I am duly aut	horized to sign th	nave examined iis statement.	inis stateme	nt and that it is, to i	the best of my know	vledge and belief, true	e, complete, and
Micha	el E. Sullivan							(402) 462-0300
sign	rype Name of aranie	e or Authorized F	Representative			A 41		Phone Number
	Ment P	MU	- Jan		Trial -	Attorney		<u> 374-11</u>
here ' Signatur	e of Grantee or Autho	n zeu Bepresent	auve		Title			Date
	1		gister of Dec					For Dept. Use Only
26 Date Deed Recorded Mo. <u>06</u> Day <u>0</u>	27	Value of Stamp	or⊨xempt Numl م+#2/	per	28 Recording Data		a K	
Mo. Day Day (ebraska Department of Rev	venue	<u>+ Whariry.</u>	<u>ル" 7</u>		W au	11910	Authorized by Ne	eb. Rev. Stat. §§ 76-214, 77-1327(2)
orm No. 96-269-2008 2-201		69-2008 Rev. 7-2014				_		

BW2017, Pg 1095

State of Nebraska) ss.
State of Nebraska } ss. County of Webster } ss. Entered on the
Little of few monard in the
numerical index and filed for record in the
Clark's office of said County thisuay
o'clock A.M. Recorded in Book 2017
on Page 1095
Delara Klinconbers Gounty Clerk
10.00 Duy Deputy
Ind Comp Assessor Carded

Michael E. Sullivan Sullivan Shoemaker P.C., L.L.O. P.O. Box 309 Hastings, NE 68902-0309

TRUSTEE'S DEED

Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt and Rachel A. Eckhardt Trust of May, 2004, GRANTOR, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys to Richard A. Eckhardt, Trustee of the Rachel A. Eckhardt Survivor's Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in and to the Northwest Quarter (NW1/4) of Section Three (3), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska,

subject to easements and restrictions of record, if any.

GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed: 2 - 24, ,2017

Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt and Rachel A. Eckhardt Trust of May, 2004

STATE OF MASSACHUSETTS)

) ss:

COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me this day of FERRURRY 2017 by Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt and Rachel A. Eckhardt Trust of May, 2004.

Notary Public

PAUL W. KENT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES

5 GRANTORS NAME:

Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt and Rachel A. Eckhardt Trust of May 2004

6. GRANTEES NAME:

Richard A. Eckhardt, Trustee of the Rachel A. Eckhardt Survivor's Trust.



Certificate of Exemption – Deeds to Trustees • Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

PROPERTY ASSESSMENT	tax - Neb. nev. 5tat. § 70-902
	CTION 1
Grantor of Instrument and Trust Raymond F. Eckhardt and Rachel A. Eckhardt	
Grantee of Instrument (Trustee)	
Richard A. Eckhardt, Trustee	
	RELATIONSHIP TO GRANTOR
Rachel A. Eckhardt	Spouse
Ray L. Eckhardt	Son
Galen R. Eckhardt	Son
Richard A. Eckhardt	Son
SEC	CTION 2
Does a trust document exist which sets forth the grantor, the tru of the real property transfer?	YES □ NO
	made directly from the grantor to the beneficiaries of the trust.
Deeds to property transferred by or to the U.S., the State	
 Deeds which, without additional consideration, confirm which do not extend or limit existing title or interest. 	, correct, modify, or supplement a deed previously recorded, but
Deeds without actual consideration between: husband and marriage); or parent and child.	d wife; ex-spouses (conveying property acquired or held during the
corporation or interest in the partnership or LLC are own member of that family, related to one another within the for spouses. No consideration is given other than the issuance the family members or the return of the stock to the corpo in dissolution of the interest in the partnership or LLCs.	limited liability company (LLC). All the shares of stock of the ned by members of a family, or a trust created for the benefit of a burth degree of kindred according to the rules of civil law, and their e of stock of the corporation or interest in the partnership or LLC to tration in partial or complete liquidation of the corporation or deeds To qualify for the exemption for family corporations, partnerships, the corporation or partnership and not in the name of the individual
Deeds of partition.	
Deeds made pursuant to mergers, consolidation, sales, o merger or consolidation filed with the Secretary of State. A the documentary stamp tax exemption is granted.	or transfers of the assets of a corporation pursuant to the plans of A copy of this plan must be presented to the register of deeds before
Deeds made by a subsidiary corporation to its parent corporation of the subsidiary's stock.	oration for no consideration other than the cancellation or surrender
Cemetery deeds.	
☐ Mineral deeds.	
Deeds executed pursuant to court decrees.	
Deeds which release a reversionary interest, a condition sub	bsequent or precedent, a restriction, or any other contingent interest.
	tive conveying to devisees or heirs property passing by testate or
Deeds transferring property located within the boundaries American residing on an Indian Reservation in Nebraska.	s of an Indian Reservation where the grantor or grantee is a Native
Deeds which convey property held in the name of any par partner in the partnership or member of the LLC, or to his	rtnership or LLC, which is not a family partnership or LLC, to any s or her spouse.
Easements.	



Certificate of Exemption – Deeds to Trustees

Page 2

SECTION 3

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

I further certify that documentation of the trust that supports this exemption is available for inspection at any time by the Nebraska Department of Revénue.

sign hulian

Attorney

5/24/2017

Date

File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521, when exemption #19 is claimed in Item 25 on the Form 521.

www.revenue.ne.gov/PAD or 402-471-5984

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017-	-1096	# PAGES		GR	ANTEE MASTER NAME #	Richa	rd A. Ec	Khardt Raymond Ypass
PARCEL#/ FILING NUMBER	#1300	<u>520)/</u> 3	73226)		-	Trustee	of the	Raymond
DOC STAMPS	-0	- Eyemp	+#19				Trust	<u>hardt Bi</u>	ypass
SALES FILE #	1/5	5 '	# PAGES	4					
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	
1	BLADEN COMMÉRCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE	
	615	700	705	710	800	805	1000	1005	
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL	
	1010	1015	1020						
	GRASS GREEN / GOLF COURSE	COURSE	RURAL ANIMAL CONFINEMENT			,		,	
PROPERTY CLASS	1000	2000	4000	000e	9500		RURAL RESIDENTIAL		
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN		
TAX DISTRICT	105					•			
TOTAL SALE PRICE	-0								
521 ADJUSTMENTS	\$								
ESSOR ADJUSTMENTS	\$								
REVIEW CODE	NO								
SALES DATE	a-28	1-2017							
DEED TYPE	Trust	ers J	seed.						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE	1	2	3		5				
	USABILITY	AS ADJUSTED	SUBCHANGED (SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT				
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR	
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL.	
COMMENTS	Exen	10+#	19-7	rister	s De	ed p.	er		
•	Exen Trus	rof	May 3	2004					
-			<i>j</i>						



FORM 521

Real Estate Transfer Statement

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

Affington MA 02476 Affington MA 02476 Affington (781) 439-8567 Is the grame as 45(ic)(3) organization? Y (781) 439-8567 Is the grame as 50(ic)(3) organization? Y Fromal Address Final Address Real	The deed will not be recorded unless this statement	is signed and items 1-25 are accurately completed.	
Search Name, Address, and Telephone (Please Print) Search Name, Address, and Telephone (Please Print) Search Name, Address, and Telephone (Please Print) Search Name, Clayer) Search Name (Surve) Search Name, Clayer)			28 2017
Garanest Name (Buller) See Attached Speed or Other Mailing Address St. Lockelland Ave. Steet or Other Mailing Address St. Lockelland Ave. St. Lockellan			Yr
See Attached Stream Other Members 51 Lockeland Ave. Stream Corter Members 61 Lockeland Ave. Artifugton MA Zip Code Artifugton Artifugton Artifugton Artifugton (R3) 3439-8567 Email Address 7 Property Classification Number. Check one box in categories A and B. Check of property is also a mobile home. A) Status Property Classification Number. Check one box in categories A and B. Check of property is also a mobile home. A) Status Single Family Agricultural Mineral intervetic Norproducting State Assessed Mc Intervetic Norp			
Stude Stud	See attachèd	See Attached	
Affington MA 02476 Affington MA 1938-867 (R1) 4398-867 (R1	51 Lockeland Ave.	51 Lockeland Ave.	
Phone Number (781) 439-8567 Phone Number (781) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (81) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a \$05(c)(3) organization? Yer (91) 439-8567 If the grantee a Society organization? Yer (91) 439-8567 If the grantee a Society organization? Yer (91) 439-8567 If the grantee a Society organization? Yer (91) 439-8567 If the grantee a Society organization? Yer (91) 439-8567 If the grantee a Society organization?		City State Arlington MA	Zip Code 02476
Property Classification Number. Check one box in categories A and B. Check of property ripse (((A) Status (B) Property Type ((A) Status (B) Property Type (A) Status (B) Property Type (A) Status (B) Property Pype (B) State Assessed Mc Mineral Interests Nonproducing Exempt (B) Gorean-vator	hone Number 781) 439-8567	Phone Number Is the grantee a 501(c)(3) organiza	tion? Yes No
(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing Exempt Mult-Family Agricultural Mineral Interests-Nonproducing Exempt Mineral Interests-Nonproducing Exempt Mineral Interests-Nonproducing Exempt Mineral Interests-Nonproducing Exempt Mineral M			dation? Yes No
(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing Exempt Mult-Family Agricultural Mineral Interests-Nonproducing Exempt Mineral Interests-Nonproducing Exempt Mineral Interests-Nonproducing Exempt Mineral Interests-Nonproducing Exempt Mineral M	Property Classification Number Check one box in categories A and B. Check C if	property is also a mobile home	1
Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mineral Interest Nonproducing		· · · · · · · · · · · · · · · · · · ·	(C)
Simple of Deed Conservator	Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
8 Type of Deed		Mineral Interests-Producing Exempt	
Bill of Sale Corrective Death Certificate - Transfer on Doath Exocutor Minarcal Minarca			<u>. l</u>
Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warrarry			Other
(IR.C. § 1031 Exchange)			
(IR.C. § 1031 Exchange)	Was the property purchased as cost of an IRS like kind exchange?	sure / Irrevocable Trust Revocable Trust Tran	nsfer on Death
11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intelligence of No No No No No No No N	(I.R.C. § 1031 Exchange)		stee to Beneficiary
Yes			
Yes			, state the intended use.)
Brothers and Sisters			
Parents and Child Step-parent and Step-child Step-parent and step child Ste			
14 What is the current market value of the real property? \$362,500 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$362,500 16 Des this conveyance divide a current parcel of land? Yes			
\$362,500 Yes No \$			iterest rate.)
of the agent or title company contact.) Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard A. Eckhardt 51 Lockeland Ave. Arlington, MA 02476 18a No address assigned 18b Vacant land 18b Vacant land land land land land land land land			%
19 Name and Address of Person to Whom the Tax Statement Should be Sent RURAL WEBSTER COUNTY 18a No address assigned 18b Vacant land 20 Legal Description An undivided one-half interest in and to the Northwest Quarter (NW1/4) of Section Three (3), Town Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, 21 If agricultural, list total number of acres 162 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(19) Under penalties of taw, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael E. Sullivan (402) 467 Phone Number			
RURAL WEBSTER COUNTY 18a			No
18a No address assigned 18b Vacant land 20 Legal Description An undivided one-half interest in and to the Northwest Quarter (NW1/4) of Section Three (3), Town Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, 21 If agricultural, list total number of acres162 22 Total purchase price, including any liabilities assumed21 S 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(19) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael E. Sullivan Print or Type Name of Grantee or Authorized Representative			ouid be Sent
18a	l's		
An undivided one-half interest in and to the Northwest Quarter (NW1/4) of Section Three (3), Town Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, 21 If agricultural, list total number of acres	No address assigned 18b Vacant land		
Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, 21 If agricultural, list total number of acres			
22 Total purchase price, including any liabilities assumed			3), Township
22 Total purchase price, including any liabilities assumed	our (4) North, Range Twelve (12) West of the 6th P	.M., Webster County, Nebraska,	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(19) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael E. Sullivan Print or Type Name of Grantee or Authorized Representative Phone Number Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 24 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	If agricultural, list total number of acres162		
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(19) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael E. Sullivan Print or Type Name of Grantee or Authorized Representative Phone Number Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 24 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$			
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(19) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael E. Sullivan Print or Type Name of Grantee or Authorized Representative (402) 462	lotal purchase price, including any liabilities assumed		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(19) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael E. Sullivan Print or Type Name of Grantee or Authorized Representative (402) 462	Was non-real property included in the purchase? Yes No (If Yes, entre	· · · · · · · · · · · · · · · · · · ·	
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael E. Sullivan Print or Type Name of Grantee or Authorized Representative (402) 462 Phone Numb	Adjusted purchase price paid for real estate (line 22 minus line 23)	24	000
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Michael E. Sullivan Print or Type Name of Grantee or Authorized Representative (402) 462 Phone Numb	If this transfer is exempt from the documentary stamp tax, list the exemption r	_{tumber} 76-902(19)	
Michael E. Sullivan Print or Type Name of Grantee or Authorized Representative (402) 462 Phone Numb	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, com	nplete, and
Print or Type Name of Grantee or Authorized Representative Phone Number			(402) 462-0300
Attorney	Print or Type Name of Grantee or Authorized Representative		Phone Number
here Signature of Grantee or Authorized Representative Title Date	ere Signature of Grantee or Authorized Representative	tie	Date
			For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data	Date Deed Recorded 27 Value of Stamp or Exempt Number 2		
Mo. 06 Day 01 Yr. 2017 \$ EXEMPT # 19 BD 2017, Pg 1096 Authorized by Neb. Rev. Stat. §§ 76-214	No Day Yr		J. Stat. §§ 76-214. 77-1327(2)

5 GRANTORS NAME:

Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt and Rachel A. Eckhardt Trust of May 2004

6. GRANTEES NAME:

Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt Bypass Trust.

BW2017, Pg 1096

State of Nebrask2 | ss.

County of Webster| Entered on the
numerical index and filed for record in the
Clerk's office of said county this Eday
Of June AD, 20 17 at 15: 16
O'clock OM Recorded in Booke 2017
on Page Hensenberg County Clerk
DDD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMPITAX
Date (2) (1)
\$\tilde{L}\ti

Michael E. Sullivan Sullivan Shoemaker P.C., L.L.O. P.O. Box 309 Hastings, NE 68902-0309

TRUSTEE'S DEED

Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt and Rachel A. Eckhardt Trust of May, 2004, GRANTOR, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys to Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt Bypass Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in and to the Northwest Quarter (NW1/4) of Section Three (3), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska,

subject to easements and restrictions of record, if any.

GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed: 2-26, 2017.

Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt and Rachel A. Eckhardt Trust of May, 2004

STATE OF MASSACHUSETTS)

COUNTY OF MIDDLESEX)

The foregoing instrument was acknowledged before me this 28^{FA} day of FEBRUARY 2017 by Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt and Rachel A. Eckhardt Trust of May, 2004.

Notary Public

PAUL W. KENT NOTARY PUBLIC

COMMISSION EXPIRES

11-5-2021

COVER PAGE PROPERTY TRANSFER

			-			_		
DOC STAMPS	101.2	35	-					
SALES FILE #	//	6	# PAGES	3				
GHBORHOOD#	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	\$15	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					
OPERTY CLASS	1000	2000	4000	9000	9500		DUDAL DECIDENT	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	·
TAX DISTRICT_	195 45	000				•		
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"AL SALE PRICE_ ADJUSTMENTS <u>\$</u>		000						
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AL SALE PRICE_ ADJUSTMENTS S ADJUSTMENTS S REVIEW CODE SALES DATE_ DEED TYPE_ SALE QUAL	NO 3-30 YES	ADJUSTED 2	SUBCHNGD	4	5 ARMS LENGTH / NOT VALID FOR	RC RED CLOUD	ROS ROSEMONT	RUR RURAL

Nebraska Department of REVENUE

Real Estate Transfer Statement

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

FORM **521**

Authorized by Neb. Rev. Stat. §§ 75-214, 77-1327(2)

116

. If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Select County & County Number Day _ Webcie Dav 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buver) Grantoris Name (Selfer Street or Of City is the grantee a 501(c)(3) organization? Phone Number 91C if Yes, is the grantee a 509(a) foundation? Yes Email Address 19480 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Improved Mineral Interests-Producing Exempt Agricultural Unimproved Multi-Family Recreational Commercial Distribution Partition Sheriff Other_ Land Contract/Memo 8 Type of Deed Trust/Trustee Fesement Personal Rep. Bill of Sale Corrective Lease Quit Claim Mineral Warranty Death Certificate - Transfer on Death Executor Cemetery Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as 10 Type of Transfer Distribution Foreclosure part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Sale Trustee to Beneficiary ∃ Gift Auction Fasement Life Estate Grantor Trust Partition Satisfaction of Contract Other (Explain) Yes No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No. Yes Yes ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Yes Yes Aunt or Uncie to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Execouse 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) 14 Whatis the current market value of the real property? XNo \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **⊠**No No. ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Vacant land 20 Legal Description attack 21 If agricultural, list total number of acres 22 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 24 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this si Print or Type Name of Grantee or Authorizeo/Representative Title Date thorized Repre-Signature of G For Dept. Use Only Register of Deed's Use Only Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 101.25 Day

All of Block 2 and Lot 5, Block 3, Hoover's Addition to Blue Hill, Webster County, Nebraska; and the West 420 feet by 165 feet located in Out Lot 7 of Blue Hill Annex, Webster County, Nebraska; and All of Eggert Addition, an Addition to the City of Blue Hill, Webster County, Nebraska.

State of Nebraska Ssc. Book 2017, 13 1121

NEBRASKA DOCUMENTARY
STAMP TAX
to 6-2-17
10-05 By 6/2

QUITCLAIM DEED

H & E Air Service, Inc., a Nebraska Corporation, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from GRANTEE, Larry D. Eggert, quitclaims to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

All of Block 2 and Lot 5, Block 3, Hoover's Addition to Blue Hill, Webster County, Nebraska; and the West 420 feet by 165 feet located in Out Lot 7 of Blue Hill Annex, Webster County, Nebraska; and All of Eggert Addition, an Addition to the City of Blue Hill, Webster County, Nebraska.

uted: April AL 2007 /

H & E Aly Service, Inc. | Granto by Larry D. Eggert, Free ident

State of Nebraska, County of Buffalo - ss.

The foregoing Quitclaim Deed was acknowledged before me on April $\underline{//}$, 2007, by Larry D. Eggert, President of H & E Air Service, Inc.

A BENSRAL NOTARY-State of Nebraska

J.C. KNARP

My Comm. Exp. 3/2C/2a10

SCHERAL MOTARY - State of Nebraska # L C. KNAPP By Comm. Exp. March 26, 2014

youary Public
My commission expires. 3/24/2016

OOK-PAGE 201	7-1121	DATE OF SALE 3-30-2017	SALE PRICE 45,000
7		PROPERTY USE Trailer Cou.	rt
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	14130	33 725	47855
01.5	14/30	28, 930	43060
2016	14/30	29,265	43,395
	,		

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET

Date of Print: 06/09/2017

Inspected By: Inspection Date:

Map # : 4133-0-0-20115-3-9320 Parcel ID # : 000331900

EGGERT, LARRY D. Business Name :

> Situs : 1002 W GAGE ST

: ALL BLK 2 & LOT 5 BLK 3 200722 ROAD Legal 68845-

HOOVERS ADD & W420'X 165' OUT LOT 7 BLUE HILL ANNEX & ALL OF

Record: 1 of: 1

EGGERTS ADDITION (TRAILER

LOT INFORMATION

Neighborhood : 305 BLUE HILL COMMERCIAL

: 164,324 Lot Width

Lot Depth : 1

Topography : Street Access :

Utilities

KEARNEY, NE

Amenities

Value Method: # of Units :

164324 0.09

SF

Unit Value :

Adjustments:

14,130

Lot Value :

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

Total Number of Buildings: 1 Total Number of Sections: 1	
Total Area	240
Total Building Replacement Cost New	\$5,592
Total Refinement Replacement Cost New	\$82,160
Total Replacement Cost New	\$87,752
Total Accrued Depreciation	(\$58,487)
Total Replacement Cost New Less Physical and Functional Depreciation	\$29,265
Economic Depreciation for Neighborhood 305	
Total Replacement Cost New Less Depreciation	\$29,265
Total Lump Sums	\$0
Total Land Value	\$14,130
FINAL ESTIMATE OF VALUE USING THE COST APPROACH	\$43,395
Value per Unit	\$0.00
Value per Square Foot	\$180.81

VALUATION SUMMARY

\$43,395 Estimate of Value (Using Cost Approach) Estimate of Value (Using Income Approach)

FINAL ESTIMATE

Improvement Value Land Value FINAL ESTIMATE OF VALUE	\$29,265 \$14,130 \$43,395
Current Total Assessed Value for Parcel # 000331900	\$43,395

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

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - BUILDING COST APPROACH DATA

Date of Print: 06/09/2017

Parcel ID # : 000331900

Map # : 4133-0-0-20115-3-9320

EGGERT, LARRY D.

Business Name :

Situs

: 1002 W GAGE ST

200722 ROAD

Legal

: ALL BLK 2 & LOT 5 BLK 3

KEARNEY, NE

68845-

HOOVERS ADD & W420'X 165' OUT

LOT 7 BLUE HILL ANNEX & ALL OF

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

EGGERTS ADDITION (TRAILER

Bldg	Sect	Occ	Code	Year	Cls	Area	a	Perim	St/Ht	Base Cost	Perm Adj	HVAC Adj H	: Adj	Sec RCN	Phys Func	RCNLD
1	1	MAT SHE	ERIAI	1980 JSTOR	C AGE	Ext	240 Wall:		1 / 8 G, VINYI	17.77 J SURFACE	5.53	0.00 Heat/Cool:	0.00	5,592 Error	40% 58% 8	1,410
		Qua	ıl: A	er	Cond:	30 -	Avera	qe								

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - REFINEMENTS COST DATA

Date of Print: 06/09/2017

Parcel ID # : 000331900

Map # : 4133-0-0-20115-3-9320

EGGERT, LARRY D.

Business Name :

Situs

: 1002 W GAGE ST

Legal

: ALL BLK 2 & LOT 5 BLK 3

200722 ROAD KEARNEY, NE

68845-

HOOVERS ADD & W420'X 165' OUT

LOT 7 BLUE HILL ANNEX & ALL OF

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

EGGERTS ADDITION (TRAILER

Bldg # Code	Description	Year	# Units	\$/Unit	RCN	Depr %	Value
	DRIVE/LOT 12/FAIR		60	4.28	255	27%	185
DRC	DRIVE/LOT 11/FAIR		540	4.15	2,240	27%	1,635
DRC	DRIVE/LOT 4/FAIR		180	4,28	770	27%	560
DRC	DRIVE/LOT 9/FAIR		500	4.17	2,085	27%	1,520
YDS	YARD SHED/AVERAGE	2012	120	2.38	285	17%	235
MCA	MOBILE HOME CRT/AVE		15	5101.50	76,525	69%	23,720

BOOK & PAGE	2017-	1124	_ #PAGE	s	GF	RANTEE MASTER NAME #		5 J. 4
PARCEL# / FILING NUMBER		2600/	10710			Ĭ	Rumela F	s. Kucir
		•			•	_	Cotrus	Lers Kur
DOC STAMPS	2 44:	3.5D	-	· · ·		-	Living T	rust
SALES FILE #	117		# PAGES	5			# 130	K. Kucir Hees Kuc Yust 105
NEIGHBORHOOD #	1	100	105	200	205	300	205	470
	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	4000 AGRICULTURAL	9000 EXÉMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
	A SECTION OF THE SECT	CONTINUENCE	AGNICOLITORAL	EXCIPIT I	GAIVIE & FARKS		SUBURBAN	
TAX DISTRICT	185	•						
TOTAL SALE PRICE	1,08	5,518	.00					
21 ADJUSTMENTS	<u>\$</u>	· ***						
OR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE_	6-1-	2017						
DEED TYPE_	Specia	U WD	<u> </u>					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
[USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC .	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Sale	of Dol	lar Sto	re in	BH			
215	Colbu	201/2//	<u> </u>	- -			-	
_ //D			L_/					

REVENUE

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

FORM **521**

The deed will not be recorded unless this statemer	nt is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed					
WEBSTER - 91	Mo. $\frac{6}{}$ Day $\frac{1}{}$ Yr. $\frac{2017}{}$ Mo. $\frac{5}{}$ Day $\frac{30}{}$ Yr. $\frac{2017}{}$					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) Colby 2016, LLC	Grantee's Name (Buyer) Francis J. Kucirek & Pamela K. Kucirek, Co-Trustees					
Street or Other Mailing Address	Street or Other Mailing Address PO Box 31566					
13356 Metcalf Avenue	City State Zip Code					
Överland Park KS 66213 Phone Number	Omaha NE 68131 Phone Number Is the grantee a 501(c)(3) organization? Yes					
Email Address	If Yes, is the grantee a 509(a) foundation? Yes No.					
7 Property Classification Number. Check one box in categories A and B. Check C i	Lichopertus hatma. Oum					
) Property Type (C)					
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home					
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt					
IOLL Commercial Recreational						
	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee					
	neral Quit Claim Warranty					
9 Was the property purchased as part of an IRS like-kind exchange?						
(I.R.C. § 1031 Exchange)	☐ Life Estate ☑ Sale ☐ Trustee to Beneficiary or Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)					
Yes V No Court Decree Exchange Grante 11 Was ownership transferred in full? (If No, explain the division.)	pr Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use					
✓ Yes No	Yes No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.						
Yes YNo Aunt or Uncle to Niece or Nephew Family Corp., F Brothers and Sisters Grandparents a	Partnership, or LLC Self Otherand Grandchild Spouse					
Ex-spouse Parents and Ch						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
	☐ Yes					
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes TitleCore National, LLC No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
129 Cass Street Blue Hill. NE 68930	Francis J. Kucirek & Pamela K. Kucirek, Co-Trustees PO Box 31566					
18a No address assigned 18b Vacant land	Omaha NE 68131					
20 Legal Description						
See Exhibit "A" attached						
GOO EXTRACT ALLGOROG						
21 If agricultural, fist total number of acres						
22 Total purchase price, including any liabilities assumed						
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number					
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Francis J. Kucirek or Pamela K. Kucirek, Co-Trustees						
Poet or Type Name of Grantse or Authorized Representative	Phone Number					
Signic Nancis Tucula.	buyer					
here Signature of Grantee Presult or ized Representative	itle Date					
Register of Deed's Use Onl						
3	28 Recording Data BW207, Pa/124					
Mo. <u>D6</u> Day <u>D5</u> Yr. <u>d017</u> \$ <u>2,443.50</u>	Authorized by Neb. Fizv. Stat. §§ 76-214, 77-1327(2)					

Exhibit A

Tract "A" on Minor Subdivision recorded October 20, 2016 in Book 2016, Page 2450 of the Webster County Register of Deeds Office, Nebraska; described as that part of Lot 1, South Central Subdivision, Blue Hills, Webster County, Nebraska; and being more particularly described as follows:

Referring to the Northwest corner of the Northwest Quarter of Section 10, Township 4 North, Range 10 West of the 6th Principal Meridian , Webster County, Nebraska, a 2"Aluminum cap found for corner; Thence Southerly on an assumed bearing of South 00 degrees 34 minutes 43 seconds East, on the West line of the Northwest Quarter of said Section 10, a distance of 81.31 feet; Thence Easterly North 89 degrees 25 minutes 17 seconds East, a distance of 56.74 feet, to the Northwest corner of said Lot 1, South Central Subdivision, also being the True Point of Beginning; Thence Northeasterly North 75 degrees 58 minutes 42 seconds East, on the Northerly line of Lot 1, South Central Subdivision, a distance of 201.87 feet, to the Northeast corner of said Lot 1; Thence Southerly South 00 degrees 34 minutes 36 seconds East, on the East line of Lot 1, South Central Subdivision, a distance of 294.61 feet; Thence Westerly South 88 degrees 44 minutes 19 seconds West, a distance of 197.95 feet, to a point of intersection on the Easterly right-of-way line of Highway No. 281; Thence Northerly North 00 degrees 12 minutes 36 seconds West, on the Easterly right-of-way line of Highway No. 281, a distance of 250.04 feet, to the Point of Beginning.

ndex Computer Assessor Carded	 NEBRASKA D STA
	 Date
	 \$2443.50

NEBRASKA DOCUMENTARY STAMP TAX Date: 06/05/17

By BB

Bk 2017, Pg 1124

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 05 day of June A.D., 2017, at 09:56 o'clock AM. Recorded in Book 2017 on Pages 1124-1126

Fee: \$22.00 By: BB Deputy
Electronically Recorded

SPECIAL WARRANTY DEED

Recording requested by, and After recording return to:	
<u> </u>	
STATE OF	§ § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF	8

THAT, Colby 2016, LLC, a Kansas limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid to the undersigned by Francis J. Kucirek and Pamela K. Kucirek, as Co-Trustees of the Kucirek Living Trust dated September 6, 2001, and any amendments thereto ("Grantee"), whose mailing address is P.O. Box 31566, Omaha, Nebraska 68131, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Exhibit "A," attached hereto and made a part hereof for all purposes, together with all of Seller's right, title and interest in and to the improvements and fixtures situated thereon (collectively, the "Property"); subject, however to (a) any and all rights, reservations, restrictions, liens, easements and matters of record, (b) Lease dated May 16, 2016, as amended, with Dolgencorp, LLC, evidenced by a Memorandum of Lease dated October 26, 2016 and recorded November 2, 2016 in Book 2016, Page 2544, (c) unpaid taxes and assessments not yet due and payable, (d) zoning ordinances, (e) all matters visible upon a physical inspection, and (f) matters which would be disclosed by an accurate ALTA survey.

THE REMAINDER OF THIS PAGE WAS LEFT BLANK INTENTIONALLY.

23/656-17

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

EXECUTED this 30 day of May, 2017.

GRANTOR:

Colby 2016, LLC

a Kansas limited liability company

By:_/_ Name:

Title

(ACKNOWLEDGMENT)

COUNTY OF Johnson

§ § SS.

On May 30, 2017, before me personally appeared Jean Whitenack, personally known to me to be the person who executed the foregoing instrument as the Chief Admin Office of Colby 2016, LLC, a Kansas limited liability company, and acknowledged to me that s/he executed said instrument for the purposes and consideration therein expressed, and as the act of said limited liability company.

WITNESS my hand and official seal.

Carlee Vellinga

Notary Public
State of Kansas

Exhibit "A"

Tract "A" on Minor Subdivision recorded October 20, 2016 in Book 2016, Page 2450 of the Webster County Register of Deeds Office, Nebraska; described as that part of Lot 1, South Central Subdivision, Blue Hills, Webster County, Nebraska; and being more particularly described as follows:

Referring to the Northwest corner of the Northwest Quarter of Section 10, Township 4 North, Range 10 West of the 6th Principal Meridian , Webster County, Nebraska, a 2"Aluminum cap found for corner; Thence Southerly on an assumed bearing of South 00 degrees 34 minutes 43 seconds East, on the West line of the Northwest Quarter of said Section 10, a distance of 81.31 feet; Thence Easterly North 89 degrees 25 minutes 17 seconds East, a distance of 56.74 feet, to the Northwest corner of said Lot 1, South Central Subdivision, also being the True Point of Beginning; Thence Northeasterly North 75 degrees 58 minutes 42 seconds East, on the Northerly line of Lot 1, South Central Subdivision, a distance of 201.87 feet, to the Northeast corner of said Lot 1; Thence Southerly South 00 degrees 34 minutes 36 seconds East, on the East line of Lot 1, South Central Subdivision, a distance of 294.61 feet; Thence Westerly South 88 degrees 44 minutes 19 seconds West, a distance of 197.95 feet, to a point of intersection on the Easterly right-of-way line of Highway No. 281; Thence Northerly North 00 degrees 12 minutes 36 seconds West, on the Easterly right-of-way line of Highway No. 281, a distance of 250.04 feet, to the Point of Beginning.

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET

Date of Print: 06/12/2017

Inspected By: CJ Inspection Date: 02/17/2017

Parcel ID # : 000352600 Map # : 4133-10-3-00000-000-0000

KUCIREK, FRANCIS J.& PAMELA

KUCIREK LIVING TRUST

Business Name :

Situs : 101 E CASS STREET

PO BOX 31566

OMAHA, NE

68131-

Legal : LOT 1 SOUTH CENTRAL

SUBDIVISION IN NW1/4 10-4-10

LOT INFORMATION

1000 RURAL COMMERCIAL Neighborhood :

Lot Width :

Value Method: UT # of Units : 1.01 UT

Record: 1 of: 1

Lot Depth Topography :

Amenities

Unit Value : 8094.06

Adjustments:

Street Access : Utilities :

Lot Value : 8,175

COST APPROACH DATA - Values By Marshall & Swift

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

Total Number of Buildings: 1 Total Number of Sections: 1	
Total Area	7,225
Total Building Replacement Cost New	\$496,358
Total Refinement Replacement Cost New	\$180,025
Total Replacement Cost New	\$676,383
Total Accrued Depreciation	(\$522,363)
Total Replacement Cost New Less Physical and Functional Depreciation	\$154,020
Economic Depreciation for Neighborhood 1000	
Total Replacement Cost New Less Depreciation	\$154,020
Total Lump Sums	\$0
Total Land Value	\$8,175
FINAL ESTIMATE OF VALUE USING THE COST APPROACH	\$162,195
Value per Unit	\$0.00
Value per Square Foot	\$22.45

VALUATION SUMMARY

Estimate of Value	(Using Cost Approach)	\$162,195
Estimate of Value	(Using Income Approach)	

FINAL ESTIMATE

Improvement Value	\$154,020
Land Value	\$8,175
FINAL ESTIMATE OF VALUE	\$162,195
Current Total Assessed Value for Parcel # 000352600	\$162,195

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

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - BUILDING COST APPROACH DATA

Date of Print: 06/12/2017

Parcel ID # : 000352600

Map # : 4133-10-3-00000-000-0000

KUCIREK, FRANCIS J.& PAMELA

Business Name :

KUCIREK LIVING TRUST

Situs

: 101 E CASS STREET

PO BOX 31566

Legal

: LOT 1 SOUTH CENTRAL

OMAHA, NE

68131-

SUBDIVISION IN NW1/4 10-4-10

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

Bldg	Sect	0cc	Code	Year	Cls	Area 1	Perim	St/Ht	Base Cost	Perm Adj	HVAC Adj Ht	t Adj	Sec RCN	Phys Func	RCNLD
1	1			2016 STORE	S	7,225 Ext Wall:		1 / 0 L ON STI	70.18 SEL FRAME	-3.33	1.85 Heat/Cool:		496,358	100% AIR, ZONED	· · · · · · · · · · · · · · · · · · ·
		Oua	.1: A	ver	Cond:	: 30 - Averac	ae					*********			

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - REFINEMENTS COST DATA

Date of Print: 06/12/2017

Parcel ID # : 000352600

Map # : 4133-10-3-00000-000-0000

KUCIREK, FRANCIS J.& PAMELA

Business Name :

KUCIREK LIVING TRUST

: 101 E CASS STREET

PO BOX 31566

Situs Legal

: LOT 1 SOUTH CENTRAL

OMAHA, NE

68131-

SUBDIVISION IN NW1/4 10-4-10

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

Bldg # Code Description	Year	# Units	\$/Unit	RCN	Depr %	Value
NC NEW CONSTR VALUE	2016	7,225	13.67	98,765		98,765
PCO PAVING, CONCRETE	2016	15,390	5.28	81,260	32%	55,255

	•	PROPERTY USE Retail	
YEAR	1AND 8175	IMPROVEMENTS 154020	162,195

COVER PAGE PROPERTY TRANSFER

BOOK & PAG	<u>2017-</u>	-1174	# PAGES	<u>. 2 _</u>	. GF	RANTEE MASTER NAME #	<u>, Stepha</u>	inie Jo
PARCEL#, FILING NUMBER		41000	/3758	<u> </u>		_	/30	26 <u> </u>
			-			_		<u>,</u>
DOC STAMPS	: Exem	+ #/2	-					
SALES FILE #	118		# PAGES	2				
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		PURAL PROVINCE	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL SUBURBAN	
TAX DISTRICT	105					I	SUBURBAN	
TOTAL SALE PRICE	-0.	, and a second s						
521 ADJUSTMENTS	\$							
SSESSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	6-6	2-201	-					
DEED TYPE	00	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED) ARMS LENGTH / NOT F VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Per	Divorc	e <u>Co</u> l	1/+ D	ecree	<u> </u>		
- -	Exem	中一个	12					

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.

1.5			ent is signed and items 1-25 are		
1 County Name	2 County No	umber	3 Date of Sale/Transfer Mo. 6 Day 2 Yr. 2	017	<u>ک ۲</u> ۲. <u>2017</u>
E Grantaria Nama Ada	dress, and Telephone (Please	Delect)	Mo.		YT
Grantor's Name (Seller)		rinty	Grantee's Name (Buyer)	relephone (Flease Fruit)	
Juan Pablo Sani	ta Cruz		Stephanie Johnson		
Street or Other Mailing	<u> </u>		Street or Other Meiling Address 717 North Walnut		
City Muerts	State	Zip Code	Red Cloud	State NE	Zip Code 68970
Phone Number	25/15C			e grantee a 501(c)(3) organization, is the grantee a 509(a) founda	
Email Address NA			Email Address	, to and granted at debitary realisate	100 110
	ion Number Check one boy i	n estagation A and P. Chael C	NA if property is also a mobile home.		
(A) Status	ion Number. Check the box i		3) Property Type		(C)
✓ Improved	Single Family	☐ Industrial	Mineral Interests-Nonproducing	State Assessed	Mobile Home
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing	Exempt	I meshe vienie
☐ IOLL	Commercial	Recreational	-	,	}
8 Type of Deed	Conservator	Distribution L	and Contract/Memo Partition	Sheriff O	ther
Bill of Sale	Corrective		ease Personal Re	' =	
Cernetery	Death Certificate - Transfer or		lineral Quit Claim	Warranty	
9 Was the property pu part of an IRS like-ki	rchased as 10 Type of Tra			=	efer on Death
(I.R.C. § 1031 Excha	inge)Auction		Life Estate Sak		ee to Beneficiary
Yes ✓ N	lo Court Do ferred in full? (If No, explain the			staction of Contract Other urchased for same use? (If No.	r (Explain)
✓ Yes □ N	• • •			No	- Ind intolled about
	een relatives, or if to a trustee,	are the trustor and beneficiary re	atives? (If Yes, check the appropriate	box.)	
✓ YesNo	一 :		Partnership, or LLC Self	Other_	
	☐ Brothers and Sisters	= -	and Grandchild Spouse		
4.4 1370 - 1 2 3	<u>✓</u> Ex-spouse	Parents and (ent and Step-child	· · · · · · · · · · · · · · · · · · ·
\$18,495	arket value of the real property?	(15 Was the mortgage assumed? (If	ryes, state the amount and inte	rest rate.)
	divide a current parcel of land?	?	17 Was transfer through a real esta	te agent or a title company? (If	Yes include the name
Yes 🔽 N	"		of the agent or title company cor	ntact.) 7 Yes	No
18 Address of Property			19 Name and Address of Person to	Whom the Tax Statement Shou	ıld be Sent
717 North Wa	lnut, Red Cloud, N	NE 68970	Grantee		
18a No address assi	igned 18b Vacant lan	ed			
20 Legal Description	gried Top Yabani late				
•	nd the North Helf.	of Lot Divo (5). Dioc	le Ciadad (O) I a Douala A e	44!!!a.a. 4a. D.a.d. Ola.	
		of Lot Five (5), Bloc	k Eight (8), LeDuc's Ad	adition to Red Clot	ud, webster
County, Nebra	15Ka				
21 If agricultural, list total	number of acres	·			
22 Total purchase pric	ce, including any liabilities a	ssumed		22 \$	0,00
	erty included in the purchas		enter dollar amount and attach item	S	<u> </u>
	price paid for real estate (li			\$	0100
		•		Education (1)	· •
		y stamp tax, list the exemption	ent and that it is, to the best of my kno	wledge and belief true comp	lete and
correct, an	d that I am duly authorized to si	ign this statement.	and that it log to the boot of my land	omago and bonen, ado, comp	la aluma li
	pe Name of Grantee of Authorn	Theosald		9	W214861) T
sign 🔭	pe stall a dialles of Authors	reumenresemanve	AT N. Crante	a.	Prione Number
here specific	of Grantee or Authorized Repre	sentative	Title		Date
11616	'	Desired of D. W. IV. C.	· · · · · ·		
26 Date Deed Recorded	27 Value of St:	Register of Deed's Use O amp or Exempt Number	nly 28 Recording Data		For Dept. Use Only
Mo. 06 Day 0	5 yr 2017 \$ 9xu	empt#12	BK2011, Pa	1174	
Nebraska Department of Rever Form No. 96-269-2008 2-2016 I	nue Rev. Supersedes 96-269-2008 Rev. 7	7-2014		Authorized by Neb. Rev. S	Stat. §§ 76-214, 77-1327(2)

BW2017, Pg 1174

State of Nebraska) s County of Webster	s.
County of Webster	Entered on the
numerical index and fi Clerk's office of said ofAD.	led for record in the
o'clock P.M. Rec	orded in Book 2017
an Bass	2000 Clerk
10.00	Deputy
Ind_Comp_Ass	essor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4/5/17
SUMMET #/2 By OUR

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

QUITCLAIM DEED

Juan Pablo Santa Cruz Perez, a single person, former husband of Grantee, Grantor, pursuant to Decree of Dissolution, conveys to Grantee, Stephanie Johnson, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Four (4) and the North Half of Lot Five (5), Block Eight (8), LeDuc's Addition to Red Cloud, Webster County, Nebraska

Executed Jane 2	, 2017.
J.M. J.M. J.C.	
Juan Pablo Santa Cruz Perez STATE OF NEBRASKA	,
COUNTY OF WEBSTER)) ss.)

The foregoing instrument was acknowledged before me on 2017 by Juan Pablo Santa Cruz Perez, a single person and former husband of Stephanie Johnson.

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

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 06/13/2017 Record: 1 of: 1

Inspected By: CJ Inspection Date: 09/29/2016

Parcel ID #: 000141000 Map # : 4371-00-0-10025-008-0000

JOHNSON, STEPHANIE Situs :717 N WALNUT ST

Legal :LOT 4 & NORTH 25' LOT 5 BLOCK 8

717 NORTH WALNUT LEDUC'S ADDITION RED CLOUD

RED CLOUD, NE 68970-

LOT INFORMATION

Neighborhood: 200 RED CLOUD

Lot Width : 75

Lot Depth : 142

of Units : 10650

Topography : Amenities Unit Value : 0.09

Street Access : Adjustments :

Utilities : Lot Value : 940

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1920/97

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

Style : One-Story 100%
Exterior Wall : 100% STUCCO
Floor Area : 1 050

Floor Area : 1,050
Basement Area : 1,050

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2
Baths : 1.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

 Improvement Value
 \$16,175

 Land Value
 \$940

 FINAL ESTIMATE OF VALUE
 \$17,115

 Value per Square Foot
 15

 Current Total Assessed Value for Parcel # 000141000
 \$17,115

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: 06/13/2017 Record: 1 of: 1

Parcel ID #: 000141000 Map # : 4371-00-0-10025-008-0000

JOHNSON, STEPHANIE Situs :717 N WALNUT ST

Legal :LOT 4 & NORTH 25' LOT 5 BLOCK 8

717 NORTH WALNUT LEDUC'S ADDITION RED CLOUD

RED CLOUD, NE 68970-

. .

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,050	x	83.46	= 87,633
ADJUSTMENTS ROOFING SUBFLOOR		Units	Unit Cost	Area Adj	Total Cost
HEATING & COOLING		1,050	2.01	2.01	2,111
PLUMBING Base is: 9	(under base)	4	1176.67	(4.26)	(4,473)
BASEMENT COST		1,050	16.50	16.50	17,327
PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		900	26.26	22.51	23,634
ADJUSTED STRUCTURE COST		1050	x	120.22	= 126,231
IMPROVEMENTS NO GARAGE		<u>Units</u>	Unit Cost	Depr	Total Cost
DET GAR LOW CONC		572	8.63	52%	2,370 *
KNEE WALL/GLASS		132	55.24		7,290
SLAB W/ROOF & STEPS		192	23.59		4,530

TOTAL REPLACED	HHEAT (1050	×	131.40	= 138,050
Depreciation	:	90% Total	90% Physical	Func	tional	Econom	nic
			Less Depr	reciation/P	lus Appre	eciation :	(124,245)
Improvement Va	alue .						\$13.805
							\$13,805 \$940
Land Value							
Land Value Lump Sums FUNC	C BSMT	F FINISH LOW-			• • • • • • • •		\$940

COVER PAGE PROPERTY TRANSFER

			COVE	R PAGE PRO	PERTY TRANS	SFER			
BOOK & PAGE	2017-	1175	# PAGES	2	GR.4	ANTEE MASTER NAME#	Richard	. F. + Je.	Mine
PARCEL#/ FILING NUMBER	000109	100/30	1920				Schnei	der et	t al
							# 1300	07	
DOC STAMPS	47,2	5							
SALES FILE#	119		# PAGES	2			• .		
,	7.4.7		# FAGES				4		
NEIGHBORHOOD #	1	100	105	200	205	300	305	400	
:	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL	
	405	500	505	510	515	600	605	610	
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE	
	615	700	705	710	800	805	1000	1005	
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL	
	1010	1015	1020						
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT			,			
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL		
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS				
	1 0	<u></u>				l	Suburban		
TAX DISTRICT	<u>US</u>	. , , , , , , , , , , , , , , , , , , ,							
TOTAL SALE PRICE	<u>20,2</u>	16.67							
521 ADJUSTMENTS	\$								
OR ADJUSTMENTS	\$								
REVIEW CODE	NO								
SALES DATE	6.5	5-2017 ers De	3						
DEED TYPE	Trust	ers De	4 <u>0</u>			_			
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE	1	2	3	4	5				
;	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT				
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR	
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL	
COMMENTS									
COMMENTS	<u>-</u>			 -	····				
	·	<u>.</u>						 -	

Nebraska Department of

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

FORM 521

	fhe deed will not be reco	orded unless this stateme	nt is signed and items 1-25 are accurately comp	leted.
1 County Name	2 County Num WEBSTER - 91	ber	3 Date of Sale/Transfer Mo. 6 Day 5 Yr. 2017 4 Date of D Mo. 5	eed 27 yr. 2017
5 Grantor's Name Addres	s, and Telephone (Please Pr	int)	6 Grantee's Name, Address, and Telephone (Please I	
Grantor's Name (Seller)			Grantee's Name (Buyer)	
Edward E. Lewis, T Street or Other Mailing Addr	rustee of the Edward	E Lewis Tr	Richard F. Schneider and Jennine A. S Street or Other Mailing Address	Schneider
Street or Other Maning Addr	622		501 N Seward St	
City	Stale	Zip Code	City State Red Cloud NE	Zip Code 68970
Phone Number			Phone Number Is the grantee a 501(c)(3) If Yes, is the grantee a 509	
Email Address n/a			Email Address n/a	
7 Property Classification	Number. Check one box in c	ategories A and B. Check C	f property is also a mobile home.	,
(A) Status		(B) Property Type	(C)
✓ Improved	= -	Industrial	Mineral Interests-Nonproducing State As:	sessed Mobile Home
Unimproved	Multi-Family	Agricultural [Mineral Interests-Producing Exempt	
IOLL L	Commercial	Recreational	-d Contract Manage Destition Charlet	□ Other
	nservator rective		nd Contract/Memo Partition Sheriff ase Personal Rep. Trust/Trustee	Other
<u></u>	ath Certificate – Transfer on D			
9 Was the property purcha	sed as 10 Type of Trans	fer Distribution Forec	osure Irrevocable Trust Revocable Trust	Transfer on Death
part of an IRS like-kind e (I.R.C. § 1031 Exchange)		Easement Gift	Life Estate 🗸 Sale	Trustee to Beneficiary
Yes V No	Court Decr	<u></u>	or Trust Partition Satisfaction of Contract	Other (Explain)
11 Was ownership transferred Yes No_	i în full? (If No, explaîn the div	ision.) .	12 Was real estate purchased for same us	e? (If No, state the intended use.)
13 Was the transfer between	relatives, or if to a trustee, are	the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
Yes _✓No	Aunt or Uncle to Niece of	=	Partnership, or LLC Self	Other
	Brothers and Sisters	· ·	and Grandchild Spouse	
44.37	Ex-spouse	Parents and Ci	<u> </u>	
14 What is the current market \$20.800	value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount Yes ✓ No S	nt and interest rate.)
⊕∠U,OUU 16 Does this conveyance divid	de a current parcel of land?	, , , , , , , , , , , , , , , , , , , ,	Yes You S 17 Was transfer through a real estate agent or a title cor	noany? (If Yes, include the name
Yes V No			of the agent or title company contact.) Yes-GAr	v Thompson Agency No
18 Address of Property			19 Name and Address of Person to Whom the Tax State	ment Should be Sent
501 N Seward St Red Cloud, NE 68970			Grantees	
18a No address assigned	18b Vacant land			
20 Legal Description	Local			,
Lots Eleven (11) Nebraska	and Twelve (12),	Block Sixteen (16	i), Original Town of Red Cloud, W	ebster County,
21 If agricultural, list total num.	ber of acres	·		
22 Total purchase price, ir	ncluding any liabilities assu	ımed		20,216 67
23 Was non-real property	included in the purchase?	☐ Yes ☑ No (If Yes, er	ter dollar amount and attach itemized list.)	· · · · · · · · · · · · · · · · · · ·
24 Adjusted purchase pric	e paid for real estate (line	22 minus line 23)	\$	2012/10 61
		amp tax, list the exemption		···
	nalties of law, I declare that t I am duly authorized to sign		at and that it is, to the best of my knowledge and belief, t	rue, complete, and
bna	get Daenin	<u>C</u>		402-746-2242
sign P	ame of Grantee or Authorized	riopieseitanve	Real Estate Associate Broke	F 10-5-12
here Signature of Gr	rapite or Authorized Represe	ntative	LIFAX C STORM 1-200000 ACM	Date Date
	F	legister of Deed's Use On	iy	For Dept, Use Only
26 Date Deed Recorded	27 Value of Stamp	or Exempt Number	28 Recording Data	
Mo. <u>(e</u> Day <u>6</u> Yr	. <u>17</u> \$ 47.2	.5	(SK2017, Pg 1175	
				Neb Rev Stat 68 76-214, 77-1327(2)

State of Nebraska 1 st	s. .
State of Nebraska so County of Webster	Entered on the
numerical index and fil	ed for record in the
Clerk's office of said of	ounty this day
of Jane A.D., o'clock A.M. Beck	orded in Book 2017
- III / 3	
Deb Klingenbe	County Clerk
\$10.00	BB Deputy
IndCompAsse	9501 Caroco

Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970 NEBRASKA DOCUMENTARY STAMP TAX Date 6-6-77 \$ 47.25 By BB

TRUSTEE'S DEED

Edward E. Lewis, Trustee of the Edward E. Lewis Trust dated July 11, 2013. GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Richard F. Schneider and Jennine A. Schneider, 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):

Lots Eleven (11) and Twelve (12), Block Sixteen (16), Original Town of Red Cloud, Webster County, Nebraska.

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed 1100 7 + , 2017.

Edward E. Lewis, Trustee

STATE OF Nebraska)
COUNTY OF LICESTATE)
ss.

The foregoing instrument was acknowledged before me on _________, 2017, by Edward E. Lewis, Trustee of the Edward E. Lewis Trust dated July 11, 2013.

GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2020

Notary Public X

My Commission Expires: May 19,2020

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 06/13/2017 Record: 1 of: 1

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

Parcel ID #: 000109100 Map # : 4371-00-0-10005-016-0000

SCHEIDER, RICHARD F & JENNINE A., LEWIS, Situs :501 N SEWARD ST

GWEN, K. WENDELL & GAIL Legal :LOTS 11 & 12 BLOCK 16 ORIGINAL TOWN

501 N SEWARD ST RED CLOUD

RED CLOUD, NE 68970-

LOT INFORMATION

Neighborhood : 200 RED CLOUD

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

Street Access: Adjustments:

Utilities : Lot Value : 625

PHYSICAL INFORMATION

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

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

Style : 1-1/2-St-Fin 75% One-Story 25%

Exterior Wall : 100% SIDING

Floor Area : 2,300 Basement Area : 546

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2 Baths : 2.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)\$33,045

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

 Improvement Value
 \$32,420

 Land Value
 \$625

 FINAL ESTIMATE OF VALUE
 \$33,045

 Value per Square Foot
 14

 Current Total Assessed Value for Parcel # 000109100
 \$33,045

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: 06/13/2017 Record: 1 of: 1

Parcel ID #: 000109100 Map # : 4371-00-0-10005-016-0000

Situs :501 N SEWARD ST

SCHEIDER, RICHARD F & JENNINE A., LEWIS,

Legal :LOTS 11 & 12 BLOCK 16 ORIGINAL TOWN GWEN, K. WENDELL & GAIL

501 N SEWARD ST

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

RED CLOUD

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

DESC	RIPTION			
	<u>Square fee</u>	<u>et</u> <u>Ba</u>	se SF Cost	Total Cost
BASIC STRUCTURE COST	2,300	x	68.56	= 157,688
ADJUSTMENTS ROOFING SUBFLOOR	<u>Units</u>	<u> Unit Cost</u>	Area Adj	Total Cost
HEATING & COOLING	2,300	2.01	2.01	4,623
·PLUMBING Base is: 9 (under base)				(1,127)
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH	546	18.49		10,096
MINIMUM FINISH	276	7.42	0.89	2,048
ADJUSTED STRUCTURE COST	2300	x	75.36	= 173,328
IMPROVEMENTS NO GARAGE	Units	<u>Unit Cost</u>	Depr	Total Cost
DET GAR FAIR COND	252	16.20	42%	2,370 *
CONCRETE DRIVE/FAIR	204	4.28	42%	505 *
OPEN SLAB PORCH	12	19.01		230
OPEN SLAB PORCH	12	19.01		230

TOTAL REPLACEME	INT (COST I	NEW			2300	х	75.56	= 173,790
Depreciation	:	83%	Total	83%	Physical	Func	tional	Econom	nic
					Less Depr	reciation/P	lus Appre	ciation :	(144,245)
Improvement Val	lue .								\$29,545
 Land Value									\$625
Lump Sums									2,875
CCTTMATE OF MAI	JUE (USING	THE CO	ST AP	PROACH) .				\$33,045
POITMATE OF ANT									\$14.00

BOOK-PAGE 2017-1		Sch-eid-er, Lewis, Elizavin 6 6-5-2017) Company vegit
LOCATION ID PARCEL(S)			
ASSESSOR LOCATION		ADDRESS OF PROPERTY	
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	625	33,460	34085
2015	625	33 460	34 085
2016	(025	32 420	33 045
2017	<u>U25</u>	32 420	33 045
SELLING PRICE 20, 210	6.67 SOLUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # US	91-062	HOUSE QUALITY 30 HOUSE CONDITION 3	DATE OF CONSTRUCTION 1900

MOBILE HOME

COVER PAGE PROPERTY TRANSFER

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Real Estate Transfer Statement

FORM 521

 To be filed with the Register of Deeds. Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number 4 Date of Deed 1 County Name Mo. 05 Day 31 Mo. 6 Day 07 Yr. 2017 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Richard F. Schneider and Jennine A. Schneider Elwin and Gwen Lewis, K. Wendell and Gail G. Lewis Street or Other Mailing Address 501 N Seward St Street or Other Mailing Address City City Red Cloud State Zip Code Zip Code 68970 ΝE Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes √ No Yes √ No If Yes, is the grantee a 509(a) foundation? Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ improved Single Family Industrial State Assessed Mineral Interests-Nonproducing Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Other Bill of Sale Easement Personal Rep. ✓ Trust/Trustee Corrective Lease Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Cemetery Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Life Estate ✓ Sale Trustee to Beneficiary (I.R.C. § 1031 Exchange) Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. ✓ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) **√** No S 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes GArv Thompson Agency No Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 501 N Seward St Grantees Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description Lots Eleven (11) and Twelve (12), Block Sixteen (16), Original Town of Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and ot, and that I am duly authorized to sign this statement icha. Phone Number Print or Type Name of Grantee or Authorize Title ignature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded BK2017, Pa 1176-1177

NEBRASKA DOCUMENTARY STAMP TAX Date 6 6 7 \$ 92.25 By BB

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

WARRANTY DEED

Elwin Lewis and Gwen Lewis, husband and wife; and K. Wendell Lewis and Gail G. Lewis, husband and wife; Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Richard F. Schneider and Jennine A. Schneider, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eleven (11) and Twelve (12), Block Sixteen (16), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed May 31, 2017.

Flyin Lawis

Gwen I ewic

K. Wendell Lewis

Gail G. Lewis

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width : 50 Value Method: SF Lot Depth : 142 # of Units : 7100

Topography : Amenities Unit Value : 0.09

Street Access :

Utilities : Lot Value : 625

PHYSICAL INFORMATION

Adjustments:

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Roof Type : COMP SHINGLES

Plumbing Fixt : 8

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Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

Improvement Value	\$32,420
and Value	=
INAL ESTIMATE OF VALUE	\$33,045
Value per Square Foot	14

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

Page 1 of 2

Depreciation	:	83%	Total	83%	Physical	Functional	Economic	
					Less Deprec	iation/Plus Apprec	iation :	(144,245)
Improvement Va	lue .		· • • • • • • •				• • • • • • •	\$29,545
Land Value	• • • • •	• • • •	• • • • • • •		• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •		\$625
								2,875 *
<u> </u>								
Lump Sums ESTIMATE OF VA	LUE (USING	THE CO	ST APE	PROACH)	• • • • • • • • • • • • • • • • • • • •		\$33,045

PAGE 1 COMMENTS	Richard F. + Jennin	re A. Schneider	-
BOOK-PAGE 2017	-1176-1177 DATE OF SALE		
LEGAL DESCRIPTION (ts 11+12 Block 16 O	riginal rown K	C.C.
	00 1091 00		
ASSESSOR LOCATION Q	ed Cloud	ADDRESS OF PROPERTY 50	Ol N Seward St.
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	625	33460	34085
2015	625	33 460	34085
2016	425	32 420	33 045
2017	625	32 420	33045
-			
SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	15 91-0002 HOUSE	QUALITY 38 HOUSE CONDITION	DATE OF CONSTRUCTION 1990
MOBILE HOME			

			COV	ER PAGE PRO	PERTY TRAN	SFER			
BOOK & PAGE	201	7-1181	# PAGE	s	GR	ANTEE MASTER NAME#	Deut	h Certis	ficall
PARCEL#,		40200	3750	<u> </u>		_	Alber	ta 1. Lop	re
			•			_	J Ed	sel tof	e
DOC STAMPS	<i>N</i>	<u>A</u>	_						
SALES FILE #	\mathcal{N}_{I}	1A	_ # PAGES	§					
EIGHBORHOOD #		400	405						
	1 AGRICULTURAL	GUIDE ROCK	GUIDE ROCK	RED CLOUD	RED CLOUD	BLUE HILL	BLUE HILL	400 BLADEN RESIDENTIAL	
		RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL		
	405 BLADEN	500 COWLES W/ HOME	505 COWLES NO HOME	510 COWLES	515 COWLES	600 ROSEMONT W/HOME	605 ROSEMONT / NO	610 ROSEMONT	
	COMMERCIAL	SITE	SITE	COMMERCIAL W/ SITE		SITE	HOME SITE	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						
ROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL		
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS				
:	105				man, manga	l	SUBURBAN		
TAX DISTRICT	<u></u>	1							
TAL SALE PRICE		/1							
ADJUSTMENTS	\$								
ADJUSTMENTS	\$								
REVIEW CODE	NO								
SALES DATE	5-2	2-2017	7						
DEED TYPE	Dear	the Co	ertitire	afe					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE	1	2	3	4	5				
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CATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR .	
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL	
COMMENTS	De	ath 1	Cert.	•		,			
~~www.cm12				 				 	

State of Nebraska) s County of Webster)	s.
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of June AD., o'clock A M. Rec	orded in Book 2017
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11 III	

AFFIDAVIT OF SURVIVOR

STATE OF NEBRASKA)	
)	SS
COUNTY OF WEBSTER)	

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

Affiant's mother, Alberta J. Pope, died on November 18, 2016, then being the owner of record of a life estate in the following described real estate:

Lot One (1) and North Half ($N\frac{1}{2}$) of Lot Two (2), Block Seven (7), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

Affiant and her brother, John Edward Pope, are now the owners of said property due to termination of the life estate.

Affiant's father, Edsel L. Pope, died on April 26, 2002, as shown in the copy of his death certificate attached hereto, he then being the owner of record of the above described real estate as a joint tenant with his wife, Alberta J. Pope. None of his property was subject to inheritance or estate transfer taxes under the laws of the State of Nebraska; and the total value of his property was less than the amount for which a Federal Estate Tax Return (Form 706) would have been required.

Mary Jean Brumbaugh
Mary Jean Brumbaugh

Subscribed and acknowledged before me on May _______, 2017 by Mary Jean Brumbaugh..

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

Notary Public

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

DATE OF ISSUANCE

4/10/2017

ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND HUMAN SERVICES STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

STANLEY S. COOPER



1. DECEDENT'S-NAME (First, Mid				NT OF HEA			SERVICE	5		16 (
	dle, Last, Suffix		CHIFICA	TE OF	DEAIF		2 SEX	-	2 DATE O	CDCITIONS Day
Alberta J Pope	ule, Last, Suntx	,				ľ	∠ s∈x Female	}		F DEATH (Mo., Day, nber 18, 2016
4 CITY AND STATE OR TERRITORY,	OR FOREIGN COUNTR	Y OF BIRTH	5a. AGE - L	ast Birthday	5b. UNDER	1 YEAR	5c. UNDER	1 DAY		OF BIRTH (Mo.; Day,
			KY(Yrs.)			DAYS	HOURS	MINS.		9 . 0 .0
Inávale, Nebraska				88	8 8 X				March	5, 1928
7. SOCIAL GEOLIGIA WINNER			82	a. PLACE OF I	DEATH					
			e	HOSPITAL [Inpatien	ıt	OTHER X	Nursing i	lome/LTC	Hospice Fa
8b. FACILITY-NAME (If not institution	give street and numbe	n)		1 July 1	ER/Out	utient		Deceden	's Home	- 7 <i>3 3</i>
Heritage of Red Cloud			-36F) :		DOA	.*		Other (Sp	ecify)	
8c, CITY OR TOWN OF DEATH (Include	(e Zin Code)					84.0	OUNTY OF	DEATH		
Red Cloud 68970	- mp 0000,						Vebster			
9a. RESIDENCE STATE	9b. COUNT	Υ		9c. CIT	Y OR TOW					36 15 00
Nebraska	Webst	ter		Re	d Cloud	2				
9d. STREET AND NUMBER						e. APT. NO). 9f. ZII	CODE		9g. INSIDE CITY
741 North Chestnut								970		X YES
10a. MARITAL STATUS AT TIME OF D	EATH 🗌 Married 🔲 I	Never Married	10b. NAM	E OF SPOUS	E (First,	Middle,	Last, Suff	ix) If wife,	give maid	en name
Married, but separated X Wit	lowed Divorced	Unknown	Edsei	LeMpyne	Pope	: -				
11. FÄTHER'S-NAME (First, Middl	e, Last, Suffix)		75			AME (Firs	st, Middle	. Mald	en Surnan	16]
Alberta Skjelver	•			Jos	ie Sir	non				-
13. EVER IN U.S. ARMED FORCES? G	live dates of service if	Yes, 14a, INF	FORMANT-	NAME :	1 Salar				14b. REL	ATIONSHIP TO DEC
(Yos, No, or Unit.) No			Brumba	1012		S.			Daug	5050 A686 MGS
16. METHOD OF DISPOSITION	16a. EMBALMER-SIGI	NATURE	77.5	레를	.16b	LICENSE	NO.		16c. DAT	TE (Mo., Day, Yr.)
Burial □ Donation	Dayre Williams			Visit 1 m		918			Nove	mber 23, 2016
Cremation Entombment	16d. CEMETERY, CRE	MATORY OR C	OTHER LOC	ATION			/ TOWN			STATE
Removal Other (Specify)	Red Cloud Cerr					. Dod	Cloud			
17a, FUNERAL HOME NAME AND MA					ينينون	Reu	Cloud			Nebraska
Simonson-Williams Funeral	Home 241 W 4th	Ave Red C	, state) Noted Ne	hraska						17b. Zip Code 68970
										333.7
	CAL	USE OF DE	ATH (Se	<u>e instructi</u>	ons and	exampl	<u>es)</u>			
 PART I. Enter the chain of events—diseas respiratory errest, or yentricular fibrillati 	as, injuries, or complication on without showing the etic	is-that directly cau	ISEC the deat IBREVIATE, F	n. DO NOT enter	r terminal eve wse on a flor	ighs such as	cardiac arrest one: lines if no	rneesny	Al	PPROXIMATE INTER
	ATE CAUSE:		18 2 4 C		2		x,ma	,.		nset to death
	ration Pneumonia			100						lays
discess or condition resulting									į	_
	, OR AS A CONSEQUE	NCE OF:			4 1944				01	nset to death
Sequentially list conditions, if b) any, leading to the cause listed.										
on line a:	OR AS A CONSEQUE	NCE OF:		T. 5					- :	nset to death
Enter the UNDERLYING CAUSE C)	, OK AS A CONSEQUE	NUE OF:							o	nset to death
disease of injury that Indiated.			the second	255 cm	, alger				i_	98 ₅₄ 2899 4.99
the events resulting in death) DUE TO	, OR AS A CONSEQUE	NCE OF:	A 100	er i de egi	1372				0	nset to death
· 중국 (1987년 - 1987년 - 1981년 -									ŀ	W-12 -
(a)										#84.95 LEEK
d)	IDITIONS-Conditions c	ontributing to t	the death b	ut not resultir	o in the u	nderivina c	ause given	in PART L	19. WAS	MEDICAL EXAMINE
d) 18. PART II. OTHER SIGNIFICANT COI COTORARY Artery Disease, Diabete		ontributing to t	the death bu	ut not resultir	ng in the ur	nderlying c	ause given	in PART I.		MEDICAL EXAMINE
d) 18. PART II. OTHER SIGNIFICANT CON Coronary Artery Disease, Diabete	s Mellitus Type 2	4	教育.	#h d	ng in the ur	nderlying c	ause given	in PART I.	ORC	
d) 18. PART II. OTHER SIGNIFICANT CON COTORINY Artery Disease, Diabete 20. IF FEMALE:	s Mellitus Type 2	1a. MANNER OF	F DEATH	#h d	21b. IF TR	ANSPORT			ORC	ORONER CONTACT
d) 18. PART II. OTHER SIGNIFICANT COI COTORINA ATIENY Disease, Diabete 20. IE EEMALE: Not pregnant within past year	s Mellitus Type 2	1a. MANNER OF	F DEATH Homicide		21b. IF TR	ANSPORT		RY 21c. V	OR C	ORONER CONTACTI YES NO UTOPSY PERFORME
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18. PART II. OTHER SIGNIFICANT CONCORDING Artery Disease. Diabete Commany Artery Disease. Diabete Disease. Diabete Disease. Disease Di	ys of death year before death ar 22b. TIME OF INJ RIBE HOW INJURY OF 8 NUMBER, APT.NO. 42y, Yr.) 23c. TIME O7:55 death occurred at the line, 1. (Signature and Title)	Te. MANNER OF Netural Accident Suicide CITY/I OF DEATH D AM date and place Z6a. HAS OR: YES Nebraska, 68	F DEATH Homicide Pending Inv Could not be	JURY-At hom An angular Annona An Angular Annona An Angular Annona An Angular Annona Angular A	21h. IF TH Drive Passt Pede Chier	(ANSPORT (Operator singer strian (Specify) (GNED (Mo UNCED DE unced place unced place (Specify)	STATE D., Day, Yr.) EAD (Mo., Detailed and/or in ce and due to 1 RED? 288 Not 4	21d. V 21d. V 10 21d. V 10 24 24 24 24 24 25 26 27 27 28 29 29 20 20 20 20 20 20 20 20	OR CO	ORONER CONTACTI TES NO ITOPSY PERFORME NO OPSY-FINDINGS AVAITE CAUSE OF DEAT NO LITE CAUSE OF DEAT NO LITE CAUSE OF DEAT NO CONOUNCED DEAT CONOUNCED DEAT DON death occurred at lateur and Title) WANTED?

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

MAY 2 3 2002

MAY 2 3 2002

MAY 2 3 2002

LINCOLN, NEBRASKA

STATE OF NEBRASKA- DEPARTMENT OF HEALTH AND HUMAN SERVICES SYSTEM

VITAL STATISTICS

CERTIFICATION

CONTROL

CONT

		CERTIFI	CATE OF DEA	TH	Ĺ	J2 U5	U23
1 DECEDENT - NAME	FIRST AND	DOLE	LAST	2 SEX	3 DATE OF DEAT	H Manin Dai Year	,
Edsel	LeMoyne	Pope		Male	April	26, 200	2
· ·		5a. AGE - Last Birtho (Yrs.)	Sb MOS DAYS	UNDER 1 DAY 5c. HOURS MI	6. DATE OF BIR	TH (Month Day Ye	ar)
Red Cloud,	Nebraska	<u>7</u> 6		3c. HOURS MI		uary 4,	1926
, SOURC SCOPILIT NUMBER		6a	PLACE OF DEATH HOSPITAL: X				
8b. FACILITY - Name	Ill not institution, give street and number			Inpatient O		ng Home	
St. Francis M	,	"	=	DOA	- Resid		
Bc, CITY, TOWN OR LOCATION OF DE	ATH CENTER	80 INS		UNTY OF DEATH	Other	(Specify)	
Grand Isla	ಗಿತ		X No				
SA RESIDENCE - STATE	96 COUNTY	9c. CITY, TOWN OR		Hall	UMBER (Including Zip	Cortes	9e INSIDE CITY LIMITS
Nebraska	Webster	Red Cl	oud /	i	Chestnut		Yes X No
10. RACE - [e.g., White, Black, American etc.) (Specity)	Indian. 11. ANCESTRY (e.g. Italian	Mexican, German, etc)	12 X MARRIED	MIDOMED	13 NAME OF SPO	68970 USE (Il wife, give ma	
White	(Specify) Amer	ican	NEVER MARRIED	DIVORCED	1	ta Skjel	
14a USUAL OCCUPATION (Give kind of working life, even if retired)	1	40 KIND OF BUSINESS I	NDUSTRY		UCATION [Specify on	ly highest grade comp	lered)
Rural Mail Ca		US Postal	Service	Elen	eniary or Secondary (0-12 8	years Years
16. FATHER - NAME F	RST MIDDLE	LAST	17 MOTHER	FIRST	MIDDLE	MAIDEN SI	
Elton	Jay Pop		Mar	у	Alice	Gosse	t t
18. WAS DECEASED EVER IN U.S. A [Yes, no, or unk.] [If yes, give wa	r and dame of any	19a INFORM	ANT - NAME				
Yes WWII 5	/15/1944-5/12/19	946 .	Alberta Pop	e			
	To the contract of the	R.F.D. NO., CITY OR TOW					
20. EMBALMER - SIGNATURE & LICENS	tnut, Red Cloud,	Nebraska					
(1/2) D	20/2 # 1/9/			1	21¢ CEMETERY OR C		
22a. FUNERAL HOME JAME	Funeral	X Bunal	Hernoval Apr. 3	0, 2002	Red Clo	ud Cemet	
Simonson-Willi						CITY OR TOWN	STATE
22b. FUNERAL HOME ADDRESS	(STREET OR R.F.D. NO., CITY OR YOU		Red	Cloud, Ne	braska		
241 West 4th A			69070				
23. IMMEDIATE CAUSE	Ave., Red Cloud,	TER ONLY ONE CAUSE P	ER LINE FOR (a), (b), AND (c)			Interval betw	een onsel and dear
DUE TO, OR AS A CONSEQUE	RATURY FA	SURE				+5 M	ta c
DUE TO, OR AS A CONSEQUE	NCE OF					interval beny	een onsel and reast
	CANCER					1	
DUE TO, OR AS A CONSEQUE	NCE OF					Interval between	een onset and deair
{cı							
11 000 1	ONS - Conditions contributing to the death	but not related	PART III IF FEMALE WAS PREGNANCY IN THE PAS	STHERE A 2	4 AUTOPSY	25 WAS CASE RE EXAMINER OF	FERRED TO MEDICAL
	1ETATIASES		(Ages 10-54) Yes	(C)	Yes No 😾	+ Yes	No X
["	66. DATE OF INJURY IMO. Day, YEJ	26c HOUR OF INJURY	26d, DESCRIBE HO	W INJURY OCCURRED	,		
Accident Undetermined Suicide Pending 26	Se. INJURY AT WORK 261 PLACE C		м				
Homicide Investigation	Yes No Office but	OF INJURY - At home, larm Iding, etc. /Specify)	streer, factory 26g. LOC	ATION STRE	ETORRED NO	CITY OR TOW	N STATE
27a. DATE OF DEATH (Mo. L	I		202 017	5 000 V50			
	26,2002		1 1	ESIGNED IMO Day	286	TIME OF DEATH	
276. DATE SIGNED (Mo. Dar		TH	SCIAN SCIAN				*:1
Be Bar A PP 1 3	A 2000 L	4.5.	를 보고 있는 PHON	NOUNCED DEAD (A4)	L Day, Yr.1 28c	d. PRONOUNCED DE	AD [How]
27b. DATE SIGNED (Mo. Day	ge death occurred at the time, date and pl	4:30 P A	TO DE Compeled Co. COUNTY ATTORNEY OF COUNTY OF COUNT	e basis of examination			м
Fause(s) stated.	ENAVIS M		G 5 the tr	me, date and place and	due to the cause(s) stat	ny opinion death occu ed.	rred al
(Signature and Title) ▶ 4	7.17.17.7	A HAS ORGAN OR TISSU	(Signatu E DONATION BEEN CONSID	re and Title) >	D WAS CONSENT G	PANTED2	
YES NO	UNKNOWN		YES NO				NO
31 NAME AND ADDRESS OF CERTIFIER	I PHYSICIAN, CORONER'S PHYSICIAN	OR COUNTY ATTORNEY			<u> </u>		
x Peter Ledaki	5 M.A 21112	(1) F	ey Ave G	T 0	ه ۱ م اء	de 1.00	Λ -3
32a. REGISTRAR	- Paris	المرام المرام	154 1106 12	32b DAT	EFILED BY REGISTRA	R (Mo. Day Yr.)	<u> </u>
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SALES FILE #	12	/	# PAGES					
NEIGHBORHOOD#		·	-					400
;	1 AGRICULTURAL	100 GUIDE ROCK	105 GUIDE ROCK	200 RED CLOUD	205 RED CLOUD	300 BLUE HILL	305 BLUE HILL	BLADEN RESIDENTIAL
	AGRICOLIONAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIA	L
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	L
TAX DISTRICT	185					•		
TOTAL SALE PRICE	s 25,	000		-				
521 ADJUSTMENTS	\$			_				
ASSESSOR ADJUSTMENTS	\$			_				
REVIEW CODE	NO							
SALES DATE	5-3	31-201	17	_				
DEED TYPE	: (WO_		_				
ŞALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE]		
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	501,-	t Dar	cel-d	Darent	is 001	7/11/00-	new o	20171110
COMMENTALS	· · · · · · · · · · · · · · · · · · ·	1	i					

REVENUE

Real Estate Transfer Statement

FORM

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfe 2 County Number 1 County Name 2017 **5**_ Day. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Cottonwood Wind Project LLC Grantor's Name (Seller)
Ronald E. Bolte Revocable Trust u/a/d June 16, 2014 Street or Other Mailing Address 700 Universe Blvd. Street or Other Mailing Address 2073 Road 1800 City Juno Beach State FL Zip Code 33408 Zip Code 68930 Blue Hill Phone Number (561) 691-2619 Is the grantee a 501(c)(3) organization? Yes ViNo Phone Number If Yes, is the grantee a 509(a) foundation? Email Address
Philip.Clement@nexteraenergy.com Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home Mineral Interests-Nonproducing State Assessed [] Industrial Improved Single Family TExempt ✓ Agricuitura! Mineral Interests-Producing ✓ Unimproved Multi-Family Recreational Commercial Sheriff Other Partition Distribution Land Contract/Memo Conservator 8 Type of Deed Personal Rep. Trust/Trustee Corrective Easement Lease Bill of Sale Quit Claim √ Warranty Mineral Death Certificate - Transfer on Death Executor Cemetery Transfer on Death Was the property purchased as part of an IRS like-kind exchange? (LR.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Foreclosure 10 Type of Transfer Distribution ✓ Sale Trustee to Beneficiary Life Estate TEasement ☐ Auction Satisfaction of Contract Other (Explain) **V** No Exchange Grantor Trust Partition Court Decree Yes 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) No O&M for a wind project No. √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other_ ☐ Self Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **√** No Yes \$25,000 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Ves Stewart Title √ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Philip Clement 700 Universe Blvd. Juno Beach, FL 33408 18b 🗸 Vacant land 18a No address assigned 20 Legal Description Tract of land in the NW½ of 36-4N-10W of the 6th P.M., Webster County, NE, described as follows: Beginning at the NW corner of said Section 36; thence N 87°56'02" E along the N line of said NW1/2, 466.77"; thence S 01°02'53" E, 466.77"; thence S 87°56'02" W, 466.77" to the W line of said NW1/4; thence N 01°02'53" W along said E line, 466.77' to the POB, containing 5 acres and including 0.68 acres of road r-o-w more or less. 21 If agricultural, list total number of acres 25.000:00 22 23 23 Was non-real property included in the purchase? Yes 🔽 No (If Yes, enter dollar amount and attach itemized list.) 25,000100 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. Cottonwood Will Project LLC or Authorized Representative John Di Donato, Vice President sign צי of Grantee or Authorized Representative Title here For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded

2017 Jun 08 09:03 AM 56.25

Book 2017 Page 1178

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/08/17

\$ 5<u>6.25</u>

By BB

Bk 2017, Pg 1178

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 08 day of June A.D., 2017, at 09:03 o'clock AM. Recorded in Book 2017 on Pages 1178-1180

County Clerk
Fee: \$22.00 By: BB Deputy

Fee: \$22.00 By: BB Depi Electronically Recorded

After Recording return to: Leota Pilgrim Stewart National Title Services 1980 Post Oak Blvd., Suite 610 Houston, TX 77056 RF.

PREPARED BY

Carlos Megias, Esquire Cottonwood Wind Project, LLC 700 Universe Blvd. LAW/JB Juno Beach, FL 33408

(This space reserved for recording information)

WARRANTY DEED

THIS INDENTURE made this <u>3</u>\ day of <u>Woy</u>, 2017, between Ronald E. Bolte, Trustee of the Ronald E. Bolte Revocable Trust u/a/d June 16, 2014, whose address is: 2073 Road 1800, Blue Hill, NE 68930 (collectively, "Grantor") and Cottonwood Wind Project LLC, a Delaware limited liability company, whose address is 700 Universe Blvd., Juno Beach, FL 33408 ("Grantee")

WITNESSETH, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration (\$10.00 etc.) Grantor does hereby GRANT to the Grantee all of the real property lying and being in the County of Webster, State of Nebraska, and described on the attached Exhibit "A" incorporated herein by reference ("Property").

The legal description was prepared under the supervision of Jacob Irimeier, Registered Land Surveyor of Nebraska. Grantor for themselves, their heirs and personal representatives, do covenant with Grantee that they are well seized in fee of the Property and have good right to sell and convey the same in manner and form aforesaid; that the same are free from all encumbrances, and the Property is in the quiet and peaceable possession of Grantee, against all persons lawfully claiming or to claim the whole or any part thereof; Grantor will warrant and defend.

Grantor:
Ronald E. Bolte Revocable Trust u/a/d June 16, 2014
By: Ronald E. Bilte Trustee Ronald E. Bolte, Trustee
STATE OF NEBRASKA)) ss:
COUNTY OF Adams)
On this 31 day of 2017, before me, personally appeared Ronald E. Bolte, Trustee of the Ronald E. Bolte Revocable Trust u/a/d June 16, 2014, known to me to be the person described in, who executed the within and foregoing instrument and acknowledged executing the same to me.
My commission expires: June 2,2018
State of Nebraska - General Notary MARGARET M ZECKSER All Comprisons Explore

WITNESSETH the hands of the Grantor:

Exhibit "A"

A tract of land located in the Northwest Quarter (NW1/4) 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.

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 06/19/2017

Parcel #

001711101

Current Owner:

COTTONWOOD WIND PROJECT, LLC

% PHILIP CLEMENT 700 UNIVERSE BLVD JUNO BEACH, FL 33408Map #

4133-36-0-0-0-67231

Tax District Neighborhood

185

1

Greenbelt Area/Date

NO

Legal Description: A 5.0 ACRE TRACT OF LAND IN NW1/4 36-4-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2668	HOLDREGE SILT LOAM, 1-3% SLO	P GRAS	1G	No		3.19	1,425	4,545	4,545
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	Мо	_	1,13	1,425	1,610	1,610
				C	Grass Use Totals	: 4.32		6,155	6,155
ROAD	COUNTY ROAD	ROAD	ROAD	No	_	0.68	0	0	0
				F	Road Use Totals :	0.68		0	0
				E	Parcel Totals :	5,00		6,155	6,155

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 06/19/2017

Parcel #

001711100

Current Owner:

BOLTE, RONALD E -TRUSTEE

Map #

4133-36-0-0-0-67230

Tax District

185

Neighborhood

Greenbelt Area/Date

1 NO

2073 RD 1800

BLUE HILL, NE 68930-0000

Legal Description: PT NW1/4 & NW1/4SE1/4 36-4-10

Soil Symbol	Soil Name L	and Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
3864	HASTINGS SILT LOAM, 0-1% SLOP	DRY	1D1	No		37.28	2,705	100,840	100,840
3866	HASTINGS SILT LOAM, 1-3% SLOP	DRY	1D	No		17.62	2,705	47,660	47,660
2671	HOLDREGE SILT LOAM, 3-7% SLOP	DRY	3D1	No		40.52	2,265	91,780	91,780
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	3D	No		16,24	2,265	36,785	36,785
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D	No	_	22.07	2,190	48,335	48,335
					Dry Use Totals :	133.73		325,400	325,400
2668	HOLDREGE SILT LOAM, 1-3% SLOP	GRAS	1 G	No		5.98	1,425	8,520	8,520
2675	HOLDREGE SILT LOAM, 3 TO 7% S	GRAS	2G	No		7.47	1,425	10,645	10,645
3866	HASTINGS SILT LOAM, 1-3% SLOP	GRAS	1G	No		9.92	1,425	14,135	14,135
2671	HOLDREGE SILT LOAM, 3-7% SLOP	GRAS	3G1	No		0.45	1,425	640	640
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		7.98	1,425	11,370	11,370
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		16,27	1,425	23,185	23,185
3852	GEARY-HOBBS SOILS	GRAS	4 G	No		6.84	1,425	9,745	9,745
					Grass Use Totals :	54.91		78,240	78,240
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.09	0	0	. 0
					Road Use Totals :	3.09		0	0
					Parcel Totals :	191.73		403,640	403,640

PAGE 1 COMMENTS	Split 001711100/672	30(parent) to (New)	
	1178 DATE OF SALE		
LEGAL DESCRIPTION , O	5.0 Acre tract of Lar	id in NW14 36-4-10	
LOCATION ID PARCEL(S)	Rural 36-4-10		
ASSESSOR LOCATION R	ural	ADDRESS OF PROPERTY 36	-4-10
YEAR	LAND	IMPROVEMENTS	TOTAL
2017	6155		6155
Martin.			
SELLING PRICE 25)	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
	0074	HOUSE QUALITY WA HOUSE CONDITION	NA DATE OF CONSTRUCTION NA
MOBILE HOME			

PAGE 3

PARCEL(S) 061711101

BOOK-PAGE 2017- 1178

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

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017	-1185	# PAGES		GR	ANTEE MASTER NAME #	<u> 11-5.B</u>	an L.No
PARCEL#/ FILING NUMBER		4270 <u>0/1</u>	10380			13069	ASSOCI	ation
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DOC STAMPS	EXE	mpt	-			E	f U.S. E	Bank A
SALES FILE#	122		# PAGES			A	ssociat	W M
EIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
(RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	-
TAX DISTRICT	195							
OTAL SALE PRICE		<u> </u>						
21 ADJUSTMENTS	\$							
R ADJUSTMENTS	\$							
REVIEW CODE								
SALES DATE	10-6	1-201	7		•			
DEED TYPE	Trusto	ees Dei	ed Unc	ler Sale	ー 	_		
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS		Fore (Losure	 				<u> </u>



Real Estate Transfer Statement

FORM 521

Nebraska Department of REVENUE	•To be fil •If additi	onal space is needed, add an	 Read instructions on reverse side. attachment and identify the item. 		521
	The deed will not be re	ecorded unless this statemen	t is signed and items 1-25 are accuratel	y complete	<u>d.</u>
1 County Name	2 County N		3 Date of Sale/Transfer 4 0	Date of Deed	
	WEBSTER - 91		1000	Mo. 06	
	ss, and Telephone (Flease	Print)	6 Grantee's Name, Address, and Telephone	(Please Print)
Grantor's Name (Seller) Edward E. Brink S	uccessor Trustee		Grantee's Name (Boyer) See attachment Street or Other Mailing Address		
Street or Other Mailing Ad 10855 W. Dodge	dress Road Suite 230		4801 Frederica Street		7 0.5
City Omaha	State NE	Zip Code 68154	Owensboro	State KY	Zip Code 42301 nization? Yes ▼No
Phone Number (913) 663-7600			Phone Number (800) 365-7772 If Yes, is the grantee as	tee a 509(a)	nization? Yes V No foundation? Yes V No
Emait Address NA			Email Address NA		
7 Property Classificatio	n Number. Check one box	in categories A and B, Check C it	f property is also a mobile home.		
(A) Status			Property Type		(C)
Improved Unimproved IOLL	Single Family Multi-Family Commercial	Industrial [Agricultural [Recreational	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assess Exempt	- Indicated a second and a second a sec
8 Type of Deed [3]	Conservator Corrective Death Certificate — Transfer o	Easement Ler	neral Quit Claim Wa	eritf st/Trustee manty	Other TDUS
9 Was the property puro part of an IRS like-kind (I.R.C. § 1031 Exchang	i exchange?	Easement Gift			Transter on Death Trustee to Beneficiary Other (Explain)
Yes	red in full? (If No, explain the		12 Was real estate purchased to		(If No, state the intended use.
13 Was the transfer between	en relatives, or if to a trustee	, are the trustor and beneficiary rela	tives? (if Yes, check the appropriate box.)		
Yes✓No	Aunt or Uncle to Nie		Partnership, or LLC Self	ll ⁸	Other
	Brothers and Sisters	<u>=</u>		n_chiid	
	Ex-spouse	Parents and Cl	15 Was the mortgage assumed? (If Yes, state		nd interest rate.)
\$141,630	ket value of the real property		☐ Yes ☑ No \$	~ 	%
16 Does this conveyance of Yes No	livide a current parcel of land	1?	17 Was transfer through a real estate agent or of the agent or title company contact.)	Yes	√ No
18 Address of Property			19 Name and Address of Person to Whom the	Tax Stateme	nt Should be Sent
108 South Hicl	kory Street Blue	Hill NE 68930	same as 6		
18a No address assig	ned 18b 🗌 Vacant la	and			- AIARMAN - AIAR
20 Legal Description					
see attachmen 21 If agricultural, list total n					
<u> </u>				22 \$	0,00
	e, including any liabilities		otes dollar amount and attach itemized list)	\$	1
			nter dollar amount and attach ftemized list.)	24 S	0100
	for a the designate	(line 22 minus line 23)	number 24		
i i i i i i i i i i i i i i i i i i i	r denaities of law, a decidit	try stamp tax, list the exemption that I have examined this stateme	nt and that it is, to the best of my knowledge a	nd beliel, true	, complete, and
correct, and	mail am duly authorized to E. Bright	sign this statement.			(913) 663-7600
	Name of Grafitee or Author	rifled Representative	Attorney for Grantee	-	Phone Number 6-8-/2
	of Grantee or Authorized Rep	nesentalive	Title		Date
-		Register of Deed's Use Or	nly		For Dept. Use Only
26 Dale Deed Recorded		Stamp or Exempt Number	28 Recording Data	100	* The state of the
Mo. 6 Day 9		empt # 24	BK2017, Pg 1185-1	ottorized by N	eb. Rev. Stat. §§ 76-214, 77-1327(2

		,		

U.S. Bank National Association as successor by merger of U.S. Bank National Association

ND

A tract of land in the Northwest Quarter (NW1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, all of which is located in County Surveyor's Lot Ten (10) and is described as follows: Commencing at a point on the East line of County Surveyor's Lot Ten (10) and the North line of Saline Street extended West; thence West along the North line of Saline Street extended West, a distance of 150.0 feet to a point; thence at a right deflection angle of 89°57' with the last described line a distance of 135.0 feet to a point on the East line of County Surveyor's Lot 10; thence at a right deflection angle of 89°57' with the last described line, a distance of 135.0 feet to the point of beginning, also known as Meyer's Addition to Blue Hill, as surveyed and platted December 29, 1964.

Index	
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Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/09/17

\$ Ex024

By BB

Bk 2017, Pg 1185

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 09 day of June A.D., 2017, at 04:08 o'clock PM. Recorded in Book 2017 on Pages 1185-1187

County Clerk Fee: \$22.00 By: BB Deputy Electronically Recorded

MARGIN ABOVE RESERVED FOR RECORDING INFORMATION

PLEASE RETURN VIA EMAIL TO: RECORDINGS@SOUTHLAW.COM MAIL ORIGINAL TO: SOUTHLAW, P.C. 10855 W DODGE ROAD SUITE 230 OMAHA, NE 68154 (913) 663-7600

TRUSTEE'S DEED UNDER SALE

DATE OF INSTRUMENT: June 6, 2017

GRANTOR:

Edward E. Brink

Successor Trustee c/o Southlaw, P.C.

10855 W Dodge Road Suite 230

Omaha, NE 68154

GRANTEE:

U.S. Bank National Association as successor by merger of U.S. Bank National

Association ND

4801 Frederica Street Owensboro, KY 42301

LEGAL DESCRIPTION: A tract of land in the Northwest Quarter (NW1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, all of which is located in County Surveyor's Lot Ten (10) and is described as follows: Commencing at a point on the East line of County Surveyor's Lot Ten (10) and the North line of Saline Street extended West, a distance of 150.0 feet to a point; thence west along the North line of Saline Street extended West, a distance of 150.0 feet to a point; thence at a right deflection angle of 89°57' with the last described line, a distance of 150.0 feet to a point on the East line of County Surveyor's Lot 10; thence at a right deflection angle of 89°57' with the last described line, a distance of 150.0 feet to the point of beginning, also known as Meyer's Addition to Blue Hill, as surveyed and platted December 29, 1964. (the "Property")

File No. 196881

A Deed of Trust was made and entered into on or about January 24, 2008, by and between Robert E. Willicott, III and Kelly L. Willicott, as Trustor(s), and U.S. Bank Association, ND, as Beneficiary, which Deed of Trust was recorded on January 31, 2008, in Book No. 2008, at Page 172 in the records of the Register of Deeds of Webster County, Nebraska.

Edward E. Brink, was appointed successor trustee pursuant to an Appointment of Successor Trustee which was recorded on March 14, 2017 in the records of the Register of Deeds of Webster County, Nebraska.

Edward E. Brink, Successor Trustee, referred to as Grantor, in consideration of \$141,630.42 and other valuable consideration received from U.S. Bank National Association as successor by merger of U.S. Bank National Association ND, Beneficiary, does grant, bargain, sell, convey and confirm unto U.S. Bank National Association as successor by merger of U.S. Bank National Association ND, the following described real property in Webster County, Nebraska:

A tract of land in the Northwest Quarter (NW1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, all of which is located in County Surveyor's Lot Ten (10) and is described as follows: Commencing at a point on the East line of County Surveyor's Lot Ten (10) and the North line of Saline Street extended West; thence West along the North line of Saline Street extended West, a distance of 150.0 feet to a point; thence at a right deflection angle of 89°57' with the last described line a distance of 135.0 feet to a point; thence at a right deflection angle of 90°03' with the last described line, a distance of 150.0 feet to a point on the East line of County Surveyor's Lot 10; thence at a right deflection angle of 89°57' with the last described line, a distance of 135.0 feet to the point of beginning, also known as Meyer's Addition to Blue Hill, as surveyed and platted December 29, 1964.

commonly known as 108 South Hickory Street, Blue Hill, NE 68930.

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances belonging unto U.S. Bank National Association as successor by merger of U.S. Bank National Association ND, forever.

GRANTOR makes the following covenants with U.S. Bank National Association as successor by merger of U.S. Bank National Association ND:

- Robert E. Willicott, III and Kelly L. Willicott, as Trustor(s), failed to pay the Beneficiary
 payments which were contractually due, and the Grantor, at the request of the Beneficiary,
 elected to declare the entire unpaid principal balance, together with interest at once immediately
 due and payable.
- 2. A Notice of Default was recorded by Grantor on March 14, 2017, in the records of the Register of Deeds of Webster County, Nebraska, as Instrument 2017-00410. Within 10 days thereafter, a copy of the recorded Notice of Default was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to the Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008 (Reissue 2003).
- 3. Robert E. Willicott, III and Kelly L. Willicott failed to cure the default referenced in the Notice of Default within thirty (30) days after recording of the Notice of Default.
- 4. A Notice of Trustee's Sale was executed by Grantor. At least 20 days prior to the scheduled date

- of sale, a copy of the Notice of time and place of the Trustee's Sale was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to the Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008 (Reissue 2003).
- 5. Grantor published the Notice of Trustee's Sale, which was held on June 6, 2017 at 10:00 AM, at the front door of the Webster County Courthouse, Red Cloud, Webster County, Nebraska, which Notice was published in Red Cloud Chief, once a week for 5 consecutive weeks, commencing on April 19, 2017. The last publication was at least 10 days prior to the scheduled Trustee's Sale of June 6, 2017, and the scheduled sale date was not later than 30 days after the last publication of Notice.
- 6. Grantor conducted the sale, through his attorney, of the real property at public auction on June 6, 2017 at or about 10:00 AM, at the front door of the Webster County Courthouse, Red Cloud, Webster County, Nebraska. Grantor accepted the bid of U.S. Bank National Association as successor by merger of U.S. Bank National Association ND, Beneficiary, in the sum of \$141,630.42 as the highest bid upon the real property. The Grantor has complied with the requirements of Neb. Rev. Stat. §76-1001 through §76-1018 (Reissue 2003), in the exercise of the sale of the real property described above at the trustee's Sale that was scheduled and published to be held, and actually conducted, on June 6, 2017.

This Deed shall operate to convey to the Grantee, U.S. Bank National Association as successor by merger of U.S. Bank National Association ND, the grantor's title and all right, title, interest and claim of the Trustor(s), and his or her successors in interest and of all persons claiming by, through and under him or her, in and to the above-described real property, including all such right, title, interest and claim in and to such property acquired by the Trustor(s) or his or her successors in interest subsequent to the execution of the Deed of Trust.

This Deed is subject to all easements, restrictions or covenants of record which Grantor is not entitle 0 to convey pursuant to Neb. Rev. Stat. §76-1010(2) (Reissue 2003).

Successor Trustee

Edward E. Brink

NSBA #19504

SouthLaw, P.C.

10855 W Dodge Road Suite 230

Omaha, NE 68154 (402) 342-4644

STATE OF NEBRASKA)

) ss.

COUNTY OF DOUGLAS)

On this of June, 2017, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Edward E. Brink, Trustee, and personally known to me to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution to be his/her voluntary act and deed

Witness my hand and notar

Notary Public State of Nebraska

County Douglas

GENERAL MOTARY-State of Medicaska
ANNE M. BOURLIER
My Comici. Exp. September 17, 2016

File No. 196881

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record : 1 of:

1

Date of Print: 06/14/2017

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

Parcel ID #: 000342700 Map # : 4133-09-0-20070-000-0000

raicel in #. 000342700

WILLICOTT, ROBERT E III & KELLY L Situs :108 S HICKORY ST

Legal :135' X 150' 9-4-10 MEYERS ADDITION

108 SOUTH HICKORY STREET BLUE HILL

BLUE HILL, NE 68930-5533

LOT INFORMATION

Neighborhood: 300 BLUE HILL

Lot Width : 135

Lot Depth : 150

Topography : LEVEL Amenities

Value Method: SF
of Units : 20250
Unit Value : 0.22

Topography : LEVEL Amenities Unit Value : 0.2: Street Access : PAVED Adjustments :

Utilities : ALL Lot Value : 4,495

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1920/97

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

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

Exterior Wall : 100% VINYL Floor Area : 1,728

Basement Area : 1,152
Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 4

Baths : 1.0 Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$80,740

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

 Improvement Value
 \$76,245

 Land Value
 \$4,495

 FINAL ESTIMATE OF VALUE
 \$80,740

Value per Square Foot 44

Current Total Assessed Value for Parcel # 000342700 \$80,740

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: 06/14/2017 Record: 1 of: 1

Parcel ID #: 000342700 Map # : 4133-09-0-20070-000-0000

WILLICOTT, ROBERT E III & KELLY L Situs :108 S HICKORY ST

Legal :135' X 150' 9-4-10 MEYERS ADDITION

108 SOUTH HICKORY STREET BLUE HILL

BLUE HILL, NE 68930-5533

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

PP-33-4-					
	DESCR	IPTION			
		Square fee	t Bas	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,728	x	69.88	= 120,753
ADJUSTMENTS ROOFING SUBFLOOR		<u>Units</u>	<u>Unit Cost</u>	Area Adj	Total Cost
HEATING & COOLING		1,728	2.01	2.01	3,473
PLUMBING Base is: 9	(under base)	4	1176.67	(2.59)	(4,476)
BASEMENT COST	(011001	1,152	16.09	10.73	18,540
PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		1,037	25.28	15.17	26,215
ADJUSTED STRUCTURE COST		1728	x	95.20	= 164,506
IMPROVEMENTS NO GARAGE		<u>U</u> nits	<u>Unit Cost</u>	Depr	Total Cost
DET GAR FAIR COND		836	16.20	27%	9,885 *
SLAB W/ROOF & STEPS		256	22.06		5,645

TOTAL REPLACEMENT COS	ST NEW		1728	x	98.47	= 170,150
Depreciation : 6	51% Total	61% Physical Less Depr	Func eciation/F	tional Plus Appre	Econom	ic (103,790)
Improvement Value						\$66,360 \$4,495 9,885
Lump Sums ESTIMATE OF VALUE (US Value per Square Foot	SING THE COS					\$80,740 \$44.00

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

	Willicott, Robert -forclosure	RESIDENTIAL SALES FILE	
PAGE 1 COMMENTS	Ed Brink Successor Tr	ustee to Usbank	National Assoc.
BOOK-PAGE 251	7-1185-87 DATE OF SALE (e-lo-2017	
LEGAL DESCRIPTION 3	5×150 in 9-4-1	D Meyers Addition	Blue Hill
	60342700		,
ASSESSOR LOCATION $$	ue Hill	ADDRESS OF PROPERTY 108 So	uth Hickory St.
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	4495	le3 585	68080
2015	4495	43585	108080
2016	4495	77 945	82440
2017	4495	76 245	80740
SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	-0074 HOUSE C	QUALITY 30 HOUSE CONDITION	DATE OF CONSTRUCTION (180

MOBILE HOME

COVER PAGE PROPERTY TRANSFER GRANTEE MASTER NAME # # PAGES FILING NUMBER DOC STAMPS SALES FILE # NEIGHBORHOOD # 300 305 400 200 100 105 BLUE HILL BLUE HILL BLADEN RESIDENTIAL RED CLOUD RED CLOUD GUIDE ROCK AGRICULTURAL GUIDE ROCK COMMERCIAL RESIDENTIAL COMMERCIAL COMMERCIAL RESIDENTIAL RESIDENTIAL 600 610 510 515 505 405 500 ROSEMONT COWLES ROSEMONT W/HOME ROSEMONT / NO BLADEN COWLES W/ HOME COWLES NO HOME COWLES COMMERCIAL W/ SITE COMMERCIAL / NO HOME SITE COMMERCIAL W/SITE COMMERCIAL SITE SITE SITE 805 1000 800 615 700 705 710 AMBOY VILLAGE W/ AMBOY VILLAGE/ NO RURAL COMMERCIAL RURAL COMMERCIAL ROSEMONT INAVALE/ NO HOME INDVALE INAVALE W/HOME COMMERCIAL / NO SITE COMMERCIAL HOME SITE HOME SITE SITE SITE 1010 1015 1020 GRASS GREEN / GOLF SAND GREEN / GOLF RURAL ANIMAL CONFINEMENT COURSE COURSE PROPERTY CLASS 1000 2000 9000 9500 RURAL RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT **GAME & PARKS** RESIDENTIAL SUBURBAN TAX DISTRICT TOTAL SALE PRICE 521 ADJUSTMENTS \$ ASSESSOR ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL SUBCHNGD MOBILE NΩ YES ADJUSTED CODE 5 2 3 SALE NOT TO BE USED MS LENGTH / NOT USABILITY AS ADJUSTED SUBCHANGED VALID FOR MEASUREMENT LOCATION CODE ROS RUR 1NA BLA COW GR RC RURAL RED CLOUD ROSEMONT INAVALE BLADEN COWLES **GUIDE ROCK** BLUE HILL

Nebraska Department of REVENUE

Real Estate Transfer Statement /23 •To be filed with the Register of Deeds. • Read instructions on reverse side.

521

 If additional space 	e is needed, add an attach	ment 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	4 4 77
	WEBSTER - 91	×	Mo. 5 Day 4	_Yr	Mo5 Day	4 Yr
5 Grantor's Name, Address,	and Telephone (Please Print)	<u> </u>	6 Grantee's Name, Addre	ess, and Telephor	ne (Please Print)	
Grantor's Name (Seller) WILLIAM L. SCHMID	OT & SHIRLEY M SCHM	IDT	Grantee's Name (Buyer) STEPHEN SCHM	IDT, DEREK	SCHMIDT, I	ET AL.
Street or Other Mailing Address 8020 WEST 12TH S			Street or Other Mailing Ad 8020 WEST 12TH	Idress I STREET		
City JUNIATA	State NE	Zip Code 68955	City JUNIATA		State NE	Zip Code 68955
Phone Number			Phone Number		a 501(c)(3) organiz	
Email Address			Email Address	if Yes, is the g	rantee a 509(a) four	ndation? Yes V No
7 Property Classification No	umber. Check one box in catego	ries A and B. Check C i	property is also a mobile	home.		
(A) Status			Property Type			(C)
Improved	Single Family Indu	strial	Mineral Interests-Nonpro	oducing	State Assessed	Mobile Home
☑ Unimproved ☐	Multi-Family Z Agri	cultural [Mineral Interests-Produc	ing	Exempt	
		reational	od Contract/Mama Par	tition D	Sheriff	Other
Bill of Sale Corre	servator ective	Easement Lea	ise Per	sonal Rep.	Trust/Trustee Warranty	l Onses
	h Certificate - Transfer on Death					ansfer on Death
9 Was the property purchase part of an IRS like-kind exc	ed as 10 Type of Transfer change?	DistributionForecl ∃EasementGift	=	t Revocable T		inster on Death istee to Beneficiary
(I.R.C. § 1031 Exchange)	Auction Court Program	= =	✓ Life Estate or Trust Partition	Satisfaction		her (Explain)
Yes No 11 Was ownership transferred Yes No LIF	in full? (If No, explain the division.) E ESTATE TO WILLIAM 8		12 Was real			lo, state the intended use.)
				i		
	elatives, or if to a trustee, are the tr			propriate box.) Self	Othe	\r
✓ YesNo [Aunt or Uncle to Niece or Neph	Grandparents		Spouse		,:
l	Brothers and Sisters	Parents and Ch	=	Step-parent and 9	Stan_child	
	Ex-spouse	raterits and Or			<u> </u>	otoroot roto)
14 What is the current market v \$1,059,800	value of the real property?		15 Was the mortgage ass ☐ Yes	•		%
16 Does this conveyance divide	e a current parcel of land?		17 Was transfer through a		or a title company?	
Yes No	No. of Contracting of		of the agent or title cor	L	Yes	No
18 Address of Property RURAL WEBSTE	ER COLINITY		19 Name and Address of WILLIAM & SHIRL			noula de Sent
NOIVAL WEDOTE	_1(0001(1)		8020 WEST 12TH		•	
18a No address assigned	18b Vacant land		JUNIATA, NE 689			
20 Legal Description	TOD TOOLK IS:NO					
SEE ATTACHED	\					
SEE AT IACHLE	,					
** If I to I the best of the second						
21 If agricultural, list total numb	er of acres					
22 Total purchase price, inc	cluding any liabilities assumed	1			22 \$	0,00
23 Was non-real property i	included in the purchase?	Yes 🔽 No (If Yes, er	nter dollar amount and at	tach itemized lis		<u> </u>
24 Adjusted purchase price	e paid for real estate (line 22 m	ninus line 23)			24	ojoo
95 If this transfor is example	t from the documentary stamp	tay list the exemption	number 5a			
Under per	nalties of law, I declare that I hav	e examined this stateme	nt and that it is, to the best	of my knowledge	and belief, true, co	mplete, and
	t I am duly authorized to sign this s					
Dist. No.	A A B					Phone Number
sign Print of Type No.	ame of Grantee or Authorized Repr	esentative				· Hote Method
	ante on Authorized Bandochtata		Title			Date
here Signature of Gri	The office of the opening					
		ster of Deed's Use Or				For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or E	xempt Number	28 Recording Data	1100		
Mo. OG Day B Yr.	2017 \$7 Sempt	#5H	BW 2017, Pa	71188		
lebraska Department of Revenue form No. 96-269-2008 2-2016 Rev. S	Supersedes 96-269-2008 Rev. 7-2014		~	•	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

THE NORTHEAST QUARTER (NE1/4) OF SECTION SIX (6), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA

00 1703400

THE SOUTHWEST OUARTER (SW1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP 002104300 FOUR (4) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA EXCEPT A TRACT OF LAND CONVEYED TO THE STATE OF NEBRASKA IN DEED BOOK 25, PAGE 189, AND IN BOOK 79, PAGE 34; AND EXCEPT A TRACT OF LAND CONVEYED TO PLATTE PIPE LINE COMPANY IN BOOK 33, PAGE 222; AND **EXCEPT** A TRACT OF LAND COMPRISING A PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 11 WEST OF THE $6^{T\hat{H}}$ P.M., WEBSTER COUNTY, NEBRASKA SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: WITH REFERENCE TO THE SOUTHWEST CORNER OF SAID SW1/4; THENCE RUNNING ON AN ASSUMED BEARING OF N00000'00'E ON THE WEST LINE OF SAID SW1/4 FOR A DISTANCE OF 300.00 FEET; THENCE S89023'00"E FOR 57.19 FEET TO A POINT OF ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281; THENCE N00041'00"E ON SAID RIGHT OF WAY LINE FOR 785 FEET; THENCE CONTINUING N00019'00"E ON SAID HIGHWAY RIGHT-OF-WAY FOR 39.65 FEET TO THE ACTUAL POINT OF BEGINNING: THENCE CONTINUING N00019'00"E ON SAID HIGHWAY RIGHT-OF-WAY FOR 33.00 FEET; THENCE $889^{0}12'26"E$ FOR 841.21 FEET; THENCE N23^o04'18"E FOR 432.49 FEET; THENCE N37^o30'36"E FOR 227.36 FEET; THENCE S69⁰35'29"E FOR 100.97 FEET; THENCE S43⁰47'06"E FOR 427.77 FEET; THENCE S07°36'40"E FOR 612.50 FEET; THENCE S84°42'43"W FOR 551.74 FEET; THENCE N45⁰10'29"W 67.11 FEET; THENCE N01⁰24'12"W FOR 205.00 FEET; THENCE N89⁰12'26"W FOR 153.79 FEET; THENCE N02⁰12'31"W FOR 136.20; THENCE N89⁰12'26"W FOR 860.05 FEET TO THE POINT OF BEGINNING.

State of Nebraska | ss. County of Webster |

Ind __ Comp __ Assessor __ Carded _

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6/12/2017
Secent 5A By Own

WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

WILLIAM L. SCHMIDT a/k/a WILLIAM SCHMIDT, and SHIRLEY M. SCHMIDT a/k/a SHIRLEY SCHMIDT husband and wife, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto STEPHEN SCHMIDT, DEREK R. SCHMIDT, and SCOTT SCHMIDT to each an undivided one-third interest, and reserving full life use and benefit otherwise known as a LIFE ESTATE TO WILLIAM L. SCHMIDT and SHIRLEY M. SCHMIDT, husband and wife, as joint tenants and not as tenants in common herein called the grantee whether one or more, the following described real estate in Webster County, Nebraska:

All my interest in and to:

THE NORTHEAST QUARTER (NE1/4) OF SECTION SIX (6), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE $6^{\rm TH}$ P.M., WEBSTER COUNTY, NEBRASKA

THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP FOUR (4) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA EXCEPT A TRACT OF LAND CONVEYED TO THE STATE OF NEBRASKA IN DEED BOOK 25, PAGE 189, AND IN BOOK 79, PAGE 34; AND EXCEPT A TRACT OF LAND CONVEYED TO PLATTE PIPE LINE COMPANY IN BOOK 33, PAGE 222; AND EXCEPT A TRACT OF LAND COMPRISING A PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 11 WEST OF THE $6^{T\hat{H}}$ P.M., WEBSTER COUNTY, NEBRASKA SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: WITH REFERENCE TO THE SOUTHWEST CORNER OF SAID SW1/4; THENCE RUNNING ON AN ASSUMED BEARING OF N00000'00"E ON THE WEST LINE OF SAID SW1/4 FOR A DISTANCE OF 300.00 FEET; THENCE S89023'00"E FOR 57.19 FEET TO A POINT OF ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281; THENCE N00041'00"E ON SAID RIGHT OF WAY LINE FOR 785 FEET; THENCE CONTINUING N00019'00"E ON SAID HIGHWAY RIGHT-OF-WAY FOR 39.65 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE CONTINUING N00°19'00"E ON SAID HIGHWAY RIGHT-OF-WAY FOR 33.00 FEET; THENCE S89012'26"E FOR 841.21 FEET; THENCE N23⁰04'18"E FOR 432.49 FEET; THENCE N37⁰30'36"E FOR 227.36 FEET; THENCE S69°35'29"E FOR 100.97 FEET; THENCE S43°47'06"E FOR 427.77 FEET;

BW2017, Pg1189

THENCE S07⁰36'40"E FOR 612.50 FEET; THENCE S84⁰42'43"W FOR 551.74 FEET; THENCE N45⁰10'29"W 67.11 FEET; THENCE N01⁰24'12"W FOR 205.00 FEET; THENCE N89⁰12'26"W FOR 153.79 FEET; THENCE N02⁰12'31"W FOR 136.20; THENCE N89⁰12'26"W FOR 860.05 FEET TO THE POINT OF BEGINNING.

To have and to hold the above described premises together will all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantor warrant will defend the title to said premises against the lawful claims of all person whomsoever.

Executed:

WILLIAM L. SCHMIDT, Grantor

SHIRLEY M. SCHMIDT, Grantor

STATE OF NEBRASKA

COUNTY OF W INSTANCES

Before me, a notary public qualified for said county, personally came William L. Schmidt a/k/a William Schmidt and Shirley M. Schmidt a/k/a Shirley Schmidt, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on

GENERAL NOTARY - State of Nebraska
JENNIFER M. FLEISCHER
My Comm. Exp. January 22, 2021

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BOOK & PAGE_	2017- 00030	1194	# PAGES		GRA	ANTEE MASTER NAME#	JOSEPH	m. +Lor
PARCEL#/ FILING NUMBER <u> </u>	00030	71/665	D		· 	-	Brown	·
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-	596.	2~			•			,-
DOC STAMPS	151	<u> </u>						
SALES FILE#	124	·	# PAGES					
EIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITÉ	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1900	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
_	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT			,		
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SJ IRI IRRAN	
L					 -	J	SOUNDAN	
TAX DISTRICT	195_							
TOTAL SALE PRICE	265,	<u>000</u>		-				
521 ADJUSTMENTS	\$			_				
OR ADJUSTMENTS	\$			_				
REVIEW CODE	NO							
	,	12-201	,—					
SALES DATE		NO AUI		-				
DEED TYPE	<u> </u>	<u> </u>		-		_		
SALE QUAL	YES	ADJUSTED	\$UBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	ВН	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
	BLUE HILL.	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
AI.	l	I	I	1]	I	I	I



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.

521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	NO Day 11 NO Day 11
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Gary E. Olson and Marcia L. Olson	Grantee's Name (Buyer) Joseph M. Brown and Lori J. Brown
Street or Other Mailing Address 50 N Seward St	Street or Other Mailing Address 733 A Spen Civile
City State Zip Code Red Cloud NE 68970	City State Zip Code NE State 12 State Stat
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No
Email Address n/a	Email Address . n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	
	Property Type (C)
✓ Improved Single Family Industrial Unimproved Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Home Exempt
IOLL ✓ Commercial Recreational	
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea	Id Contract/Memo Partition Sheriff Other
Cemetery Death Certificate - Transfer on Death Executor Min	eral Quit Claim 🗸 Warranty
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer	Life Estate Sale Trustee to Beneficiary
	r Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes NoNo	12 Was real estate purchased for same use? (If No, state the intended use.) Ves No No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	
Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$265,000	Yes No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	of the agent or title company contact.) Yes Southern Title, LLC No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
613 W Saline St Blue Hill, NE 68930	Grantee
20 Legal Description	01 ((40) 0 11 at The sect Directific Materials
Lots Six (6), Seven (7), Eight (8) and Nine (9), Block	Sixteen (16), Original Town of Blue Hill, Webster
County, Nebraska	•
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes V No (If Yes, er	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24, \$ 265,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. Joseph M. Brown	(308) 390-9777
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign aunt Misson	Grantee 6/ /2017
nere	Title Date
Register of Deed's Use On	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 5910.35	28 Recording Data RV 2017 P. 11011
Mo. L. Day Syr. L. P. Day Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BK 2017, Pg 1194

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 LaLday of Note | AD, 20 LT, at 3-24 or lock | M, Recorded in BookSDD on Page | LG | Comp. | AD, 20 LT, at 3-24 or lock | M, Recorded in BookSDD on Page | LG | Comp. | AD, 20 LT, at 3-24 or lock | Comp. | Assessor | Carded | LG | Comp. | Assessor | Carded | Comp. | Carded | Comp. | Carded | Comp. | Carded | Card

NEBRASKA DOCUMENTARY
STAMPTAX
Data 6/10/117
\$596.35 By QUE

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

WARRANTY DEED

Gary E. Olson and Marcia L. Olson, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Joseph M. Brown and Lori J. Brown, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7), Eight (8) and Nine (9), Block Sixteen (16), Original Town of Blue Hill, Webster County, Nebraska

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

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

Executed Jane 12, 2017.

STATE OF NEBRASKA

)) ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on $\mbox{$\sim$}\mbox{$1$}\mbox{$\sim$}$, 2017 by Gary E. Olson and Marcia L. Olson, husband and wife.

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

Description Notary Public

Marcial Allson

My commission expires: 8/27/2017

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET

Date of Print: 06/14/2017

Parcel ID # : 000307100

Inspected By: CJ Inspection Date: 10/02/2015

Business Name : BROWN, JOSEPH M. & LORI J.

: 613 W SALINE ST Situs

Map # : 4133-0-0-20005-16-6650

Record: 1 of: 1

Value Method:

of Units :

Unit Value :

Adjustments:

SF

136. 0.22

3,010

: LOTS 6-9 BLOCK 16 ORIGINAL Legal 1932 ASPEN CIRCLE

TOWN BLUE HILL 68801-GRAND ISLAND, NE

LOT INFORMATION

Neighborhood: 305 BLUE HILL COMMERCIAL

Lot Width : 13,677

: 1

Lot Depth

Street Access :

Utilities

Topography:

Amenities

Lot Value :

COST APPROACH DATA - Values By Marshall & Swift

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

Total Number of Buildings: 1 Total Number of Sections: 1	
Total Area	7,200
Total Building Replacement Cost New	\$408,744
Total Refinement Replacement Cost New	\$24,580
Total Replacement Cost New	\$433,324
Total Accrued Depreciation 57%	(\$244,924)
Total Replacement Cost New Less Physical and Functional Depreciation	\$188,400
Economic Depreciation for Neighborhood 305	
Total Replacement Cost New Less Depreciation	\$188,400
Total Lump Sums	\$0
Total Land Value	\$3,010
FINAL ESTIMATE OF VALUE USING THE COST APPROACH	\$191,410
Value per Unit	\$0.00
Value per Square Foot	\$26.58

VALUATION SUMMARY

\$191,410 Estimate of Value (Using Cost Approach) Estimate of Value (Using Income Approach)

FINAL ESTIMATE

Improvement Value Land Value FINAL ESTIMATE OF VALUE	\$188,400 \$3,010 \$191,410
Current Total Assessed Value for Parcel # 000307100	\$191,410

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

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - BUILDING COST APPROACH DATA

Date of Print: 06/14/2017

Parcel ID # : 000307100

Map # : 4133-0-0-20005-16-6650

BROWN, JOSEPH M. & LORI J.

Business Name :

Situs

: 613 W SALINE ST

1932 ASPEN CIRCLE

Legal

: LOTS 6-9 BLOCK 16 ORIGINAL

GRAND ISLAND, NE

68801-

TOWN BLUE HILL

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

Bldg	Sect	Occ Code	Year	Cls	Area	Perim	St/Ht	Base Cost	: Perm Adj	HVAC Adj H	It Adj	Sec RCN	Phys	Func	RCNLD
1	1	FIRE ST	ATION,	С	7,200 Ext Wall		1 / 0 L ON WOO	60.51 DD FRAME	-3.74	0.00 Heat/Cool:	0.00	408,744 Error		58%	168,240
		VOLUNTE Oual: A		Cond:	40 - Good										

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - REFINEMENTS COST DATA

Date of Print: 06/14/2017

Parcel ID # : 000307100

Map # : 4133-0-0-20005-16-6650

BROWN, JOSEPH M. & LORI J.

Business Name :

Situs

: 613 W SALINE ST

1932 ASPEN CIRCLE

Legal

: LOTS 6-9 BLOCK 16 ORIGINAL

GRAND ISLAND, NE

68801-

TOWN BLUE HILL

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

Bldg # Code	e Description	Year	# Units	\$/Unit	RCN	Depr %	Value
PCO	PAVING, CONCRETE	2007	390	5.28	2,060	17%	1,710
PCO	PAVING, CONCRETE	2007	3,960	5.28	20,910	17%	17,355
1 H/C	HEATING AND COOLING	2007	384	4.19	1,610	32%	1,095

er -		PROPERTY USE BUS Barn	
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	3010	111550	114560
2014 2015	30 _{(D}	79390	82 400
1016	3010	188 400	191 410
2017	3010	188,400	191,410
		· .	
- 1			
	· · · · · · · · · · · · · · · · · · ·	***	

BOOK & PAGI.	2017	-1203	} #PAGES	3	GR/	ANTEE MASTER NAME#	Terry	+ Kay I	ordening
PARCEL#/		30800/	9210			_	Trento	n Jorde	ordening aning
164						_	1/3 mt.	ruch	•
DOC STAMPS	90-	<i>00</i>					H	413083	
SALES FILE#	12.	5	# PAGES					•	
NEIGHBORHOOD#	1	100	105	200	205	300	305	400	
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN 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	4000 AGRIÇULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL		
							SUBURBAN		
TAX DISTRICT	195	^ -							
TOTAL SALE PRICE	\$ /	00							
521 ADJUSTMENTS	\$								
ASSESSOR ADJUSTMENTS	\$. <u>-</u>						
REVIEW CODE	NO								
SALES DATE	<u>5-3</u>	1-201							
DEED TYPE	$-\omega$	<u> </u>	<u></u>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE	1	2	3	4	5	\			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT				
LOCATION CODE	BH	BLA BLADEN	cow	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL	
COMMENTS	Pai	9 D	oc 51	amp	for	\$100	200 Va	lua_	
	only	Pd.4	1.00 -	- Part	ents/	Grand t	Garents	40	
	Chri	<u>d</u>							

Real Estate Transfer Statement

FORM 521

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo.__05 31 _{Yr.} 2017 Mo. 05 Day 31 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Alan Jordening, PR of Mildreth H. Jordening Estate See Attached Street or Other Mailing Address 213 South Webster Street or Other Mailing Address Zip Code 68930 Zin Code State Citv City Blue Hill State NE Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number Yes Phone Number Yes turavailab unavailable Email Address Email Address unavailable 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Mobile Home Industrial Mineral Interests-Nonproducing State Assessed ✓ Single Family [7] Improved ____ Agricultural Mineral Interests-Producing Exempt Multi-Family ☐ Unimproved ☐ IOLL Commercial Recreational Other Distribution Land Contract/Memo Partition Sheriff 8 Type of Deed Personal Rep. Trust/Trustee Bill of Sale TEasement Lease Corrective Quit Claim √ Warranty Mineral Death Certificate - Transfer on Death Executor Cemetery Irrevocable Trust Revocable Trust Was the property purchased as part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) Distribution Foreciosure Transfer on Death 10 Type of Transfer Life Estate ✓ Sale Gift Trustee to Beneficiary Easement Other (Explain) ☐ Yes Partition Satisfaction of Contract V No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes √ YesNo ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC √ Yes Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Ex-spouse ✓ Parents and Child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **√** No \$40,000 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 205 W. Saline St Grantee Blue Hill, Webster County, Nebraska 18a No address assigned 18b Vacant land 20 Legal Description Lots One (1) and Two (2) in Block "B" in Nelson's Sub-division of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska. 21 If agricultural, list total number of acres _ 1.00 23 Was non-real property included in the purchase? 🔲 Yes 🗸 No (If Yes, enter dollar amount and attach itemized list.) 23 1100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/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. (402) 834-3300 Matthew D. Baack Print or Type Name of Grantee or Authorized Representative Phone Number Attornev ignature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 90.00 мо. <u>Се</u> Day <u>13</u> Yr.

Nebraska Department of Revenue

6. Grantee's Name, Address and Telephone

Terry and Kay Jordening 101 West Lancaster Street Blue Hill, Nebraska 68930 Phone unavailable e-mail unavailable NOT 501(c)(3)

Trenton Jordening 101 West Lancaster Street Blue Hill, Nebraska 68930 Phone unavailable e-mail unavailable NOT 501(c)(3)

PAGE 1 COMMENTS			
воок-раде 2017-	203 DATE OF SALE	5-31-2017	
LEGAL DESCRIPTION LO	ts 1+2 Block B E	Blue Hill NE	
LOCATION ID PARCEL(S)	00330800/9210		and the second s
assessor location \mathcal{B}_{l}	use Hill	ADDRESS OF PROPERTY 205	5 W Saline St
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	3100	42910	46020
2015	3110	42910	46020
2016	3110	52,775	55 885
2017	2110	52 775	55 885
SELLING PRICE #1.60	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	1-0074 House	E QUALITY 37 HOUSE CONDITION	30 DATE OF CONSTRUCTION (900)

MOBILE HOME

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	12011-	-1204	# PAGES		. GR/	ANTEE MASTER NAME#	<u>Darba</u>	raJ.
PARCEL#/ FILING NUMBER	0012	10200	1623	30 23-	3-9	_	Schro	eder
	00/20	6300/	6209	5 16.	-3-9	_	13075	2
DOC STAMPS	5) —	Ta	x-Lien	ok	•		
SALES FILE #	120	0	# PAGES					
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK . COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		NOTAL RESIDENTIAL	
	_						SUBURBAN	
TAX DISTRICT	<u> 15</u>							
TOTAL SALE PRICE	s 1.0	0						
521 ADJUSTMENTS	\$							
SSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	5-3	36-201	1					
DEED TYPE	W	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3		5			
į	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH BLUE HILL	BLA BLADEN	cow	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
							,	
COMMENTS	Exem	rp+5	A-6	oif +	Spouse	1self		
-						**		



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

FORM 521

The deed	will not be recorded unless t	his statemen	t is signed and it	ems 1-25 are accurate	y completed.	
1 County Name	2 County Number	_	3 Date of Sale/Tran		Date of Deed	20 2017
WEBS	TER - 91					, 30 Yr. 2017
5 Grantor's Name, Address, and Tele	phone (Please Print)			Address, and Telephone	(Please Print)	. =
Grantor's Name (Seller) Robert A. Schroeder and B	arbara J. Schroeder		Grantee's Name (B Barbara J. Sc			
Street or Other Mailling Address 2156 Road S			Street or Other Mai 2156 Road S	ling Address		
City Blue Hill	State NE	Zip Code 68930	Blue Hill		State NE	Zip Code 68930 ation? Yes √No
Phone Number			Phone Number		501(c)(3) organiz ntee a 509(a) four	
Email Address unavailable			Email Address unavailable			
7 Property Classification Number. C	heck one box in categories A an	d B. Check C in		mobile home.		
(A) Status			Property Type			(C)
☐ Improved ☐ Single F ☐ Unimproved ☐ Multi-Fal	mily Agricultural		Mineral Interests-	· · · · =	State Assessed Exempt	Mobile Home
8 Type of Deed Conservator		bution La	nd Contract/Memo	Partition Sh	eriff	Other
Bill of Sale Corrective	Ease	ment Le	ise		ust/Trustee arranty	•
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 Easemer Court Decree Exchan	ent 🔽 Gift	osure Irrevocab Life Estater	=	□Tr	ansfer on Death ustee to Beneficiary ther (Explain)
11 Was ownership transferred in full? (If		<u></u>	12 W	fas real estate purchased fo ✓ Yes No		
13 Was the transfer between relatives, or	or if to a trustee, are the trustor and				<u> </u>	
	or Uncle to Niece or Nephew		Partnership, or LLC	✓ Self	Oth	er
∐ Broth ☐ Ex-sp	ers and Sisters	Grandparents: Parents and Cl	and Grandchild nild	✓ Spouse✓ Step-parent and Ste	ep-child	
14 What is the current market value of t	ne real property?		15 Was the mortga	ige assumed? (If Yes, state	the amount and	interest rate.)
\$670,135				✓ No \$		%
16 Does this conveyance divide a curre	nt parcel of land?	 -	17 Was transfer the of the agent or i	rough a real estate agent or title company contact.)	r a title company	? (If Yes, include the name
18 Address of Property			19 Name and Addi	ess of Person to Whom the	Tax Statement S	hould be Sent
Rural Webster County	, Nebraska		Grantee			
18a 🗸 No address assigned 18b	Vacant land					
20 Legal Description The Southwest Quarter (SW 1/2) of Section Twe	ate There (22) Township Three (2) Morth	Panca Nina (9) Misc	t of the 6th P.M. Webister	County Nebraska		
The Northwest Quarter (NW 1/2) of Section Twe						
The West Half of the Northeast Quarter (W 1/2 N						
21 If agricultural, list total number of acr	- l-					
				.,	1 \$	
22 Total purchase price, including	any liabilities assumed				22	1,00
23 Was non-real property included	I in the purchase? 🔲 Yes 🔓	☑ No (If Yes, e	nter dollar amount	and attach itemized list.)	23 \$	
24 Adjusted purchase price paid for	or real estate (line 22 minus lin	e 23)			24	1 00
25 If this transfer is exempt from the	ne documentary stamp tax, list	the exemption	number <u>76-902</u>	2(5)(a)		
Under penalties o	of law, I declare that I have examing authorized to sign this statement	ned this stateme	nt and that it is, to the	ne best of my knowledge a	ind belief, true, o	omplete, and
Matthew D. Baad					10.0	(408) 834-3300
Print or Type Name of G	rantee or Authorized Representativ	/e		Attornov		Phone Number
sign 77	Authorized Penyseentetius		Title	Attorney		
nere 'signature of Grantsee'or	Authorized Representative					
Or Date Daniel Deserted	Register of D 27 Value of Stamp or Exempt N	Deed's Use Or	nly 28 Recording Data		/A	For Dept. Use Only
26 Date Deed Recorded	\$ Exempt #5		BK2017	Pa 1204-12	05	
Mo. 6 Day 13 Yr. 17	. TEXEMIPT . Ja	^	DISOULT			l Rev. Stat. §§ 76-214, 77-1327(2)

BK2017, Pg 1204

State of Nebraska S. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of June A.D., 2017, at 11:31 o'clock At M. Recorded in Book 2017 on Page 1207-1205

Oeb Klingenbegen County Clerk

16.00 BB Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-/3-/7
\$ Exempt So. By BB

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

WARRANTY DEED

ROBERT A. SCHROEDER and BARBARA J. SCHROEDER, husband and wife, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, whether one or more, conveys to Grantee, BARBARA J. SCHROEDER, a married person, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

The Southwest Quarter (SW 1/4) of Section Twenty-Three (23), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

The Northwest Quarter (NW ¼) of Section Twenty-Three (23), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

The West Half of the Northeast Quarter (W ½ NE ¼) of Section Sixteen (16), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

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

EXECUTED: <u>May 30</u> 2017.

Robert A. Schraceler	Darbara J. Schrower
ROBERT A. SCHROEDER, Grantor	BARBARA J. SCHROEDER, Grantor
C (() 2 () ()	
State of New North	
) ss. County of Adams)	
County of February	
The foregoing instrument was acknowledged	d before me on the Out day of Now
2017, by ROBERT A. SCHROEDER, a marrie	
	•
	V 5 0-
A GENERAL NOTARY - State of Nebraska	
	Notary Public
My Comm. Exp. June 21, 2020	
State of South Detail)	
) ss.	
County of Box)	
	a 192
The foregoing instrument was acknowledged	d before me on the 30° day of 90°
2017, by BARBARA J. SCHROEDER, a marr	ried person, GRANTOR.
	d a 1
THIN HEUPET	Notary Public
Morach	Tyomay I done
# (FEAL)	MY COMMISSION EXPIRES APRIL 13, 2018

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017-	1206	# PAGES	<u> </u>	GR/	ANTEE MASTER NAME#	Robert	- A. Schr
PARCEL#/ FILING NUMBER	00/20	3500/0	01940	SE14 9	7-3-9		#130	73
337	001210	2000/	62325	NE 14	23-3-9		— ±dn. · · · ·	
ET TO TOC STAMPS	Exemp	J SA		tax/lien		_		
SALES FILE#	121	·	# PAGES					
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
				-		J	SUBURBAN	
TAX DISTRICT	145	4/2						
TOTAL SALE PRICE	\$1.	00		-				
521 ADJUSTMENTS	\$			_				
SOR ADJUSTMENTS	\$							
REVIEW CODE				-				
REVIEW COSE		O A 7 A	V.7					
SALES DATE		30-20 D	· (-				
DEED TYPE		<u> </u>		•				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE]		
CODE	1	2	3 (4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
	ВН	BLA	cow	GR	MEASUREMENT	RC RC	ROS	RUR
LOCATION CODE			I	1		RED CLOUD	ROSEMONT	RURAL
LOCATION CODE	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	KED CLOUD	KOSLINOI (
LOCATION CODE	BLUE HILL	BLADEN - S			INAVALE	KED CLOUD	ROSLINOW:	



Real Estate Transfer Statement

FORM 521

 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number County Name Mo.__05 2017 05 _{Day} 30 WEBSTER - 91 Mo. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert A. Schroeder Grantor's Name (Seller) Robert A. Schroeder and Barbara J. Schroeder Street or Other Mailing Address Street or Other Mailing Address 2156 Road S 2156 Road S City Blue Hill Zip Code ^{City} Blu<u>e Hill</u> State NE Zip Code 68930 ΝË 68930 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? No No Yes Phone Number Phone Number <u>Mariavanu</u> <u>Unavailable</u> unavailable unavailable 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home Mineral Interests-Nonproducing State Assessed Single Family Industrial √ Improved Mineral Interests-Producing Exempt Multi-Family ✓ Agricultural Unimproved Recreational **!OLL** Commercial Land Contract/Memo Distribution Sheriff Other Conservator 8 Type of Deed Easement Lease Personal Rep. Trust/Trustee Bill of Sale Corrective Death Certificate - Transfer on Death Mineral Quit Claim √ Warranty Cemetery ☐ Executor Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchange 10 Type of Transfer Distribution Foreclosure Trustee to Beneficiary Easement 1 Gift ☐ Life Estate Auction (i.R.C. § 1031 Exchange) Satisfaction of Contract Other (Explain) Grantor Trust Partition Exchange Yes Court Decree 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ☐ No ∏ No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC ✓ Self Other | √ Yes Aunt or Uncle to Niece or Nephew Spouse Grandparents and Grandchild Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **√** No \$795,780 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **√** No Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Rural Webster County, Nebraska Grantee 18a 📝 No address assigned 18b Vacant land 20 Legal Description The Southeast Quarter (SE 1/2) of Section Nine (9), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT 4.5 acres deeded to the state of Nebraska for road purposes (containing 155 acres, more or less). The Northeast Quarter (NE 1/2) of Section Twenty-Three (23), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres 1!00 22 22 Total purchase price, including any liabilities assumed . . 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 1100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{76-902(5)(a)}{a}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement, (408) 834-3300 Matthew D. Baack Print or Type Name of Grantee or Authorized Representative Attorney Signature of Grantee of Authorized Representative Register of Deed's Use Only For Dept. Use Only

Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

26 Date Deed Recorded

BK2017, Pg 1206-1207. Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

27 Value of Stamp or Exempt Number

Exempl

28 Recording Data

State of Neuraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of Sune A.D., 20 17 at 11:35 o'clock A.M. Recorded in Book 2017 on Page 1206-1207 Deb Klingenberg County Clerk 16.00 B/2 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-13-17
\$ Exempt S By BB

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

. 1

WARRANTY DEED

ROBERT A. SCHROEDER and BARBARA J. SCHROEDER, husband and wife, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, whether one or more, conveys to Grantee, ROBERT A. SCHROEDER, a married person, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

The Southeast Quarter (SE ¼) of Section Nine (9), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT 4.5 acres deeded to the state of Nebraska for road purposes (containing 155 acres, more or less).

The Northeast Quarter (NE ¼) of Section Twenty-Three (23), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

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.

Holest A. Schroeller	Darbara J. Demouler
ROBERT A. SCHROEDER, Grantor	BARBARA J. SCHROEDER, Grantor
	·
State of Newsky)	
) ss.	
County of Adarrs)	
The foregoing instrument was acknowledge	d before me on the Outh day of May
2017, by ROBERT A. SCHROEDER, a marri	ed person, GRANTOR.
GENERAL NOTARY - State of Nebraska	A CO
KRISTEN L NEJEZCHLEB My Comm. Exp. June 21, 2020	Notary Public
<u> </u>	
State of South Dubstr)	
) ss. County of <u>Brown</u>)	
•	
The foregoing instrument was acknowledge 2017, by BARBARA J. SCHROEDER, a man	ried person GRANTOR
2017, by DARDARA J. SCHROLDING a Hun.	inca pensory Cram vi Ozu
	of Odera l
Tivotary	Notary Public
SEAL	MY COMMISSION EXPIRES APRIL 13, 2018

COVER PAGE PROPERTY TRANSFER

PARCEL#/	0017 0003	01 7017				-	<u>cana</u>	LLC
•		· ····				-	# 1307	5
DOC STAMPS	18 0	50		tax/lien				
SALES FILE#	128	8	# PAGES	i				
GHBORHOOD#					005	300	305	400
	1 AGRICULTURAL	100 GUIDE ROCK RESIDENTIAL	105 GUIDE ROCK COMMERCIAL	200 RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDE
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	(NAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500	-		
	RESIDENTIAL (COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	100					I	SUBURBAN	
TAX DISTRICT	175							
TAL SALE PRICE	_ <i>8,0</i> 0	<u>O</u>		-				
ADJUSTMENTS	\$							
ADJUSTMENTS	\$		_	_				
REVIEW CODE	NO							
SALES DATE	10-	8-201 ⁻ ID	7	-				
DEED TYPE	и)D		_				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	BLUE HILL	BLA BLADEN	COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
1	0 1		TRIPE	1 Sta	Le As	Secce o	/	



Real Estate Transfer Statement



FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number County Name Mo. La_ Day 3 Mo. Day S Yr.*ZOLI* WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Mountain Tower & Land, LLC NE Colorado Cellular, Inc., d/b/a Viaero Wireless Street or Other Mailing Address 1224 W. Platte Ave., Street or Other Mailing Address 1224 W. Platte Ave., Zip Code 80701 City Fort Morgan City Fort Morgan State Zip Code 80701 State ✓ No ✓ No Is the grantee a 501(c)(3) organization? Yes Phone Number (970) 467-3137 (970) 467-3137 If Yes, is the grantee a 509(a) foundation? Email Address **Email Address** 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status | Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Mineral Interests-Producing Exempt ✓ Multi-Family Agricultural Unimproved IOLL Recreational Commercial Other Partition Sheriff Distribution Land Contract/Memo 8 Type of Deed Trust/Trustee Personal Rep. Bill of Sale Corrective Easement Lease Quit Claim ✓ Warranty Mineral Cemetery Death Certificate - Transfer on Death Executor Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Revocable Trust Transfer on Death Distribution **Foreclosure** Irrevocable Trust √ Sale Trustee to Beneficiary Auction Easement Life Estate (I.R.C. § 1031 Exchange) Exchange Satisfaction of Contract Other (Explain) Yes √ No Court Decree **Grantor Trust** Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ☐ No ✓ Yes No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ☐ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Mountain Tower & Land, LLC 306 N. W Railway Street; Blue Hill, NE 1224 W. Platte Ave., Fort Morgan, CO 80701 18a No address assigned 18b Vacant land 20 Legal Description Lots 4, 5,6 and 7, Block 3, Original Town of Blue Hill, Webster County, Nebraska. 21 If agricultural, list total number of acres _ 8,000,00 22 23 Was non-real property included in the purchase? \square Yes $\boxed{\checkmark}$ No (If Yes, enter dollar amount and attach itemized list.) 23 8.000100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (970) 467-3137 Frank DiRico Phone Number Print or Type Name of Grantee or Aut President Title re of Grantee or Authorized For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded

State of Nebraska County of Webster State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of 3 care A.D., 20 17, at 1:30 o'clock P.M. Recorded in Book 20/2 on Page 1308 M. Recorded in Book 20/2 on Page 1308 Deputy Clerk Stone County C

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-/3-/7
\$ / 8. By B/S

Return to: Mountain Tower & Land, LLC 1224 W. Platte Ave. Fort Morgan, CO 80701

WARRANTY DEED

NE Colorado Cellular, Inc., a Colorado Corporation, d/b/a Viaero Wireless, whose mailing address is 1224 W. Platte Ave., Fort Morgan, CO 80701, Grantor, in consideration of Eight Thousand Dollars (\$8,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys, confirms and warrants unto Grantee, Mountain Tower & Land, LLC, a Colorado limited liability company, whose mailing address is 1224 W. Platte Ave., Fort Morgan, CO 80701, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots 4, 5, 6, and 7, Block 3, Original Town of Blue Hill, Webster County, Nebraska.

Subject to all easements, right-of-ways, protective covenants and mineral reservations of record, if any.

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

- 1. is lawfully seized in fee simple of such real estate and that it is free from encumbrances except those of public record:
- 2. has legal power and lawful authority to convey the same;
- warrants and will defend title to the real estate against the lawful claims of all
 persons.

Executed this ______ day of June, 2017.

Grantor: NE Colorado Cellular, Inc.

By: ________ Frank DiRico, President

STATE OF COLORADO)

SS COUNTY OF MORGAN)

The foregoing instrument was acknowledged before me on this <u>S</u> day of June, 2017, by Frank DiRico, President of NE Colorado Cellular, Inc., a Colorado Corporation, on behalf of the corporation.

Witness my hand and official seal.

1/15/2021

My Commission Expires:

NANCY L. LIGHTLE NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044043998

My A Sughtle

Notary Public

MY COMMISSION EXPIRES JANUARY 15, 2021

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET

Date of Print: 06/16/2017

Inspected By: CJ Inspection Date: 10/02/2015

Map # : 4133-00-0-20005-003-6075 Parcel ID # : 000301701 MOUNTAIN TOWER & LAND, LLC Business Name : : 306 NW RAILWAY ST Situs

1224 W PLATTE AVENUE FORT MORGAN, CO

80701-

Legal

: LOTS 4-7 BLOCK 3 ORIGINAL TOWN

Record: 1 of:

BLUE HILL

LOT INFORMATION

305 BLUE HILL COMMERCIAL Neighborhood :

Lot Width : 20,900 Lot Depth : 1

Amenities

Value Method:

of Units : 20900.03

7

Unit Value :

Street Access :

Topography

Utilities

Adjustments:

0.17

Lot Value :

3,545

COST APPROACH DATA - Values By Marshall & Swift

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

Total Number of Buildings: 1 Total Number of Sections: 1 135 Total Area.... Total Building Replacement Cost New..... \$5,581 Total Refinement Replacement Cost New..... \$0 Total Replacement Cost New..... \$5,581 Total Accrued Depreciation..... (\$4,321)Total Replacement Cost New Less Physical and Functional Depreciation..... \$1,260 Economic Depreciation for Neighborhood 305 Total Replacement Cost New Less Depreciation..... \$1,260 Total Lump Sums..... \$0 \$3,545 Total Land Value.... FINAL ESTIMATE OF VALUE USING THE COST APPROACH..... \$4,805 Value per Unit.... \$0.00 Value per Square Foot..... \$35.59

	7.7.03.7	GYD O CD D SC
VALUA:	TON .	SUMMARY

Estimate of Value (Using Cost Approach) \$4,805 Estimate of Value (Using Income Approach)

FINAL ESTIMATE

Improvement Value	\$1,260
Land Value	\$3,545
FINAL ESTIMATE OF VALUE	\$4,805
Current Total Assessed Value for Parcel # 000301701	\$4,805

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

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - BUILDING COST APPROACH DATA

Date of Print: 06/16/2017

Parcel ID # : 000301701

Map #

: 4133-00-0-20005-003-6075

MOUNTAIN TOWER & LAND, LLC

Business Name :

Situs

: 306 NW RAILWAY ST

1224 W PLATTE AVENUE

Legal

: LOTS 4-7 BLOCK 3 ORIGINAL TOWN

FORT MORGAN, CO

80701-

BLUE HILL

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

Bldg	Sect	Occ Co	le Year	Cls	Area	Perin	St/Ht	Base Cost	Perm Adj	HVAC Adj I	Ht Adj	Sec RCN	Phys Func	RCNLD
1	1		2006 DMMERCIA		1 Ext W		48 1 / 8 CONCRETE,	31.53 PRECAST	9.81	0.00 Heat/Cool:	0.00	5,581 Error	2% 77% 8	1,260
		Qual:		Cond:	50 - V	ery Good								

PROPERTY USE Cellular Towe	
YEAR LAND IMPROVEMENTS	TOTAL

COVER PAGE PROPERTY TRANSFER

FILING NUMBER	(1) (W)	77017			/	_	H CONT	
5 19		-				-	4/307	<u>5</u>
DOC STAMPS	151	75	-	tax/lien		_		
SALES FILE#	120	9	# PAGES					·•.
EIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SH
	615	700	705	710	800	805	1000 W/P	1005 W
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500 GAME & PARKS		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAINE & FARKS		SUBURBAN	
TAX DISTRICT	5							
OTAL SALE PRICE	lou	020						
1 ADJUSTMENTS	\$							
R ADJUSTMENTS :	\$							
REVIEW CODE	NO	····						
SALES DATE_		0-8-20	017					
DEED TYPE	Ĺ	UD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
ļ	USABILITY	AS ADJUSTED	Subchanged	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
_	100	lular	12/10	or -	Cont	tral A.	85.C55+0.	



Real Estate Transfer Statement

129

FORM **521**

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Day 8 (D_ Day) WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seiler Grantee's Name (Buyer) Mountain Tower & Land, LLC NE Colorado Cellular, Inc., d/b/a Viaero Wireless Street or Other Mailing Address 1224 W. Platte Ave., Street or Other Mailing Address 1224 W. Platte Ave., City Fort Morgan Zip Code 80701 City Fort Morgan Zip Code 80701 √ No √ No hone Numbe (970) 467 Is the grantee a 501(c)(3) organization? (970) 467-3137 If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) **₩**Improved Single Family Industriai Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Conservator Land Contract/Memo Sheriff Other Bill of Sale Easement Corrective Lease Personal Rep. Trust/Trustee Cemetery ✓ Warranty Death Certificate - Transfer on Death Quit Claim Executor Mineral Mineral Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Terrectosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death Auction Easement ∃Gift Life Estate Sale Trustee to Beneficiary Yes **√** No Court Decree ✓ Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☐ No √ Yes ☐ No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) **√** No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) **V** No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 2143 Road F Mountain Tower & Land. LLC Guide Rock, NE 68942 1224 W. Platte Ave., Fort Morgan, CO 80701 18a No address assigned 18b Vacant land 20 Legal Description See Exhibit "A" Legal Description attached hereto. 3.01 21 if agricultural, list total number of acres 6.020.00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) 23 6.020100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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. Frank DiRico (970) 467-3137 Name of Grantee or Phone Number President Signature of Grantee or Authorized Re Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number Recording Data Day

EXHIBIT A

A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Nine (9), Township One (1) North, Range Nine (9) West, of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Northwest corner of said Northwest Quarter and assuming the North line of said Northwest Quarter as bearing S 89°14'16" E and all other bearings shown hereon relative thereto; thence S 89°14'16" E on said North line a distance of 2128.95 feet to the Actual Point of Beginning; thence continuing S 89°14'16" E on said North line a distance of 375.00 feet; thence S 00°45'44" W perpendicular to said North line a distance of 350.00 feet; thence N 89°14'16" W parallel to said North line a distance of 350.00 feet; thence N 00°45'44" E perpendicular to said North line a distance of 350.00 feet; thence N 00°45'44" E perpendicular to said North line a distance of 350.00 feet to the Point of Beginning, containing 3.01 acres, more or less, of which 0.28 acres, more or less, are presently being used for road purposes on the North side.

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 13 day of June AD, 2017, at 1:55 o'clock P. M. Recorded in Book 2017 on Page 1201-1210

Deb Klingenberger County Clerk

16.00 Assessor Carled

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-/3-/7
\$_/5.75 By_BB

Return to: Mountain Tower & Land, LLC 1224 W. Platte Ave. Fort Morgan, CO 80701

WARRANTY DEED

NE Colorado Cellular, Inc., a Colorado Corporation, d/b/a Viaero Wireless, whose mailing address is 1224 W. Platte Ave., Fort Morgan, CO 80701, Grantor, in consideration of Six Thousand Twenty Dollars (\$6,020.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys, confirms and warrants unto Grantee, Mountain Tower & Land, LLC, a Colorado limited liability company, whose mailing address is 1224 W. Platte Ave., Fort Morgan, CO 80701, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Nine (9), Township One (1) North, Range Nine (9) West, of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Northwest corner of said Northwest Quarter and assuming the North line of said Northwest Quarter as bearing S 89°14'16" E and all other bearings shown hereon relative thereto; thence S 89°14'16" E on said North line a distance of 2128.95 feet to the Actual Point of Beginning; thence continuing S 89°14'16" E on said North line a distance of 375.00 feet; thence S 00°45'44" W perpendicular to said North line a distance of 350.00 feet; thence N 89°14'16" W parallel to said North line a distance of 350.00 feet to the Point of Beginning, containing 3.01 acres, more or less, of which 0.28 acres, more or less, are presently being used for road purposes on the North side.

Subject to all easements, right-of-ways, protective covenants and mineral reservations of record, if any.

Pursuant to Book 2012 at Pages 309-310, Yula I. Guy & Larry G. Guy, their heirs, successors and assigns will have the right to utilize the property for agricultural purposes at no expense to the Grantee, its heirs, successors and assigns, in exchange for Yula I. Guy & Larry G. Guy, their heirs, successors and assigns maintaining the property at no expense to Grantee, its heirs, successors and assigns and not allowing waste or hazardous materials upon the property; and

Further, under Book 2012 at Pages 309-310, Yula I. Guy & Larry G. Guy, their heirs, successors and assigns have the right to utilize the property for recreation purposes at no expense to Yula I. Guy & Larry G. Guy, their heirs, successors and assigns.

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

- is lawfully seized in fee simple of such real estate and that it is free from encumbrances except those of public record:
- has legal power and lawful authority to convey the same;
- warrants and will defend title to the real estate against the lawful claims of all
 persons.

(Signature on following page)

Executed this day of June, 2017.	Grantor: NE Colorado Celiular, Inc. By:
STATE OF COLORADO)	
) ss COUNTY OF MORGAN)	
The foregoing instrument was acknowledge Frank DiRico, President of NE Colorado Cellular, corporation. Witness my hand and official seal.	ed before me on this 8 day of June, 2017, by Inc., a Colorado Corporation, on behalf of the
•	/ Notary Public
My Commission Expires:	
1/15/2021	NANCY L. LIGHTLE NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044043998

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET

Date of Print: 06/16/2017

Inspected By: TS Inspection Date: 09/21/2015

Parcel ID # : 001004101 Map # : 4487-09-0-00000-000-0000

MOUNTAIN TOWER & LAND, LLC

Business Name : Situs : 9-1-9

1224 W PLATTE AVENUE

Legal

: 3.01 AC TR IN NE1/4NW1/4 9-1-9

Record: 1 of: 1

FORT MORGAN, CO

80701-

LOT INFORMATION

Neighborhood : 1005 RURAL COMMERCIAL

Lot Width

Value Method:
of Units : UT 3.01

Lot Depth Topography :

Amenities

Unit Value : 3048.17

Street Access :

Adjustments:

Utilities

Lot Value : 9,175

COST APPROACH DATA - Values By Marshall & Swift

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

Total Number of Buildings : 0 Total Number of Sections : 0	
Total Area	0
Total Building Replacement Cost New	\$0
Total Refinement Replacement Cost New	\$0
Total Replacement Cost New	\$0
Total Accrued Depreciation	\$0
Total Replacement Cost New Less Physical and Functional Depreciation	\$0
Economic Depreciation for Neighborhood 1005	
Total Replacement Cost New Less Depreciation	\$0
Total Lump Sums	\$0
Total Land Value	\$9,175
FINAL ESTIMATE OF VALUE USING THE COST APPROACH	\$9,175
Value per Unit	\$0.00
Value per Square Foot	\$0.00

VALUATION SUMMARY

Estimate of Value	(Using Cost Approach)	\$9,175
Estimate of Value	(Using Income Approach)	

FINAL ESTIMATE

Improvement Value	\$0
Land Value	\$9,175
FINAL ESTIMATE OF VALUE	\$9,175
Current Total Assessed Value for Parcel # 001004101	\$9.175

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

001004101 5 8000 02 10 05 03 00 05 4487-09-0-0000-000-0000 **MOUNTAIN TOWER & LAND, LLC**

1224 W PLATTE AVENUE FORT MORGAN, CO 80701-3.01 AC TR IN NE1/4NW1/4 9-1-9

DATE OF SALE 6-8-2017	SALE PRICE Le, D20
PROPERTY USE	
IMPROVEMENTS	TOTAL
	1

COVER PAGE PROPERTY TRANSFER GRANTEE MASTER NAME # FILING NUMBER DOC STAMPS tax/lien SALES FILE 4 NEIGHBORHOOD # 1 100 105 200 205 300 305 400 AGRICULTURAL GUIDE ROCK GUIDE ROCK RED CLOUD RED CLOUD BLUE HILL BLUE HILL BLADEN RESIDENTIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL 405 500 510 515 600 605 610 BLADEN COWLES W/ HOME COWLES NO HOME ROSEMONT W/HOME COWLES COWLES ROSEMONT / NO ROSEMONT COMMERCIAL COMMERCIAL W/ SITE COMMERCIAL / NO SITE SITE SITE HOME SITE COMMERCIAL W/SITE SITE 615 700 705 710 800 805 1000 1005 ROSEMONT INAVALE/ NO HOME INAVALE AMBOY VILLAGE W/ AMBOY VILLAGE/ NO RURAL COMMERCIAL RURAL COMMERCIAL INAVALE W/HOME COMMERCIAL / NO COMMERCIAL HOME SITE SITE HOME SITE SITE SITE 1015 1020 1010 GRASS GREEN / GOLF SAND GREEN / GOLF RURAL ANIMAL COURSE COURSE CONFINEMENT PROPERTY CLASS 1000 4000 9000 9500 2000 RURAL RESIDENTIAL AGRICULTURAL RESIDENTIAL COMMERCIAL EXEMPT GAME & PARKS SUBURBAN TAX DISTRICT TOTAL SALE PRICE 521 ADJUSTMENTS \$ ASSESSOR ADJUSTMENTS \$ NO REVIEW CODE SALES DATE DEED TYPE SALE QUAI ADJUSTED SUBCHNGD NO MOBILE CODE AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT LOCATION CODE cow INA RC ROS 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.

130

FORM **521**

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. Day 8 Yr. ZO17 4 Date of Deed Mo. Day Day	8 v.Z0/7			
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)				
Grantor's Name (Seller)	Grantee's Name (Buver)				
NE Colorado Cellular, Inc., d/b/a Viaero Wireless Street or Other Mailing Address	Mountain Tower & Land, LLC Street or Other Mailing Address 1224 W. Platte Ave.,				
1224 W. Platte Ave., City State Zip Code	City State	Zîp Code			
Fort Morgan CO 80701 Phone Number	Fort Morgan CO Phone Number Is the grantee a 501(c)(3) organizati				
Phone Number (970) 467-3137 Email Address	(970) 467-3137 If Yes, is the grantee a 509(a) foundation of the second	ation? Yes ✓ No			
					
7 Property Classification Number. Check one box in categories A and B. Check C		(C)			
) Property Type Mineral Interests-Nonproducing State Assessed	Mobile Home			
Improved Single Family Industrial Industrial	Mineral Interests-Producing State Assessed	I Woolle Horne			
Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational	willeral interests-froutering				
		Other			
	ase				
		sfer on Death tee to Beneficiary			
☐ Yes ✓ No ☐ Court Decree ✓ Exchange ☐ Gran		er (Explain)			
11 Was ownership transferred in full? (If No, explain the division.) Yes No No	12 Was real estate purchased for same use? (If No	, state the intended use.)			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel					
	Partnership, or LLC Self Other	.			
	and Grandchild Spouse hild Step-parent and Step-child				
Ex-spouse Parents and C	15 Was the mortgage assumed? (If Yes, state the amount and int	erect rate \			
14 What is the current market value of the real property? \$10,000	Yes V No \$	%			
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?				
Yes 🔽 No	of the agent or title company contact.) Yes	✓ No			
18 Address of Property 803 Rd. 1300	19 Name and Address of Person to Whom the Tax Statement Sho	ouid be Sent			
Red Cloud, NE 68970	Mountain Tower & Land, LLC 1224 W. Platte Ave., Fort Morgan, CO	80701			
18a No address assigned 18b Vacant land	1224 W. Flatte Ave., Fort Worgan, CO	00701			
20 Legal Description					
See Exhibit "A" Legal Description attached hereto.					
21 If agricultural, list total number of acres					
	\$	10,000,00			
22 Total purchase price, including any liabilities assumed	22	10,000,00			
23 Was non-real property included in the purchase? Yes V No (If Yes, e	nter dollar amount and attach itemized list.) 23				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)					
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.					
Frank DiRico (970) 467-3137 Printer Tide Name of Grantee or Authorized Bermssentative Phone Number					
Sign Primar The Name of Grantee or Authorized Representative President					
here Signature of Grantee or Authorized Representative Title Date					
Register of Deed's Use O	nly	For Dept. Use Only			
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data				
Mo. 6 Day 13 Yr. 17 \$ 22.50	BK2017, Pg 1211-1212	a)			

EXHIBIT A

A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID SECTION 25 AND ASSUMING THE SOUTH LINE OF SAID SOUTHEAST 1/4 AS BEARING S 89°57'22" W AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO; THENCE S 89°57'22" W AND ON SAID SOUTH LINE A DISTANCE OF 70.6 FEET TO THE ACTUAL PLACE OF BEGINNING; THENCE S 89°57'22"W AND CONTINUING ON SAID SOUTH LINE A DISTANCE OF 466.7 FEET; THENCE N 00°02'38" W A DISTANCE OF 499.7 FEET; THENCE N 89°57'22" E AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 466.7 FEET; THENCE S 00°02'38" E A DISTANCE OF 499.7 FEET TO THE PLACE OF BEGINNING.

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of	NEBRASKA DOCUMENTARY STAMP TAX Date 6-13-17 \$ 22.50 By BB
1224 W. Platte Ave.	
Fort Morgan, CO 80701 WARRANTY DE	EED
NE Colorado Cellular, Inc., a Colorado Corporation, d/t address is 1224 W. Platte Ave., Fort Morgan, CO 80701 Thousand Dollars (\$10,000.00) and other good and valu sufficiency of which is hereby acknowledged, hereby grand warrants unto Grantee, Mountain Tower & Land, L. company, whose mailing address is 1224 W. Platte Ave described real estate (as defined in Neb. Rev. Stat. §76-2000).	l, Grantor, in consideration of Ten nable consideration, the receipt and rants, bargains, sells, conveys, confirms LC, a Colorado limited liability a., Fort Morgan, CO 80701, the following
See Exhibit "A" attached hereto an	
Subject to all easements, right-of-ways, protective cover if any.	mants and mineral reservations of record,
GRANTOR covenants (jointly and severally, if more th 1. is lawfully seized in fee simple of such encumbrances except those of public r 2. has legal power and lawful authority to warrants and will defend title to the re- persons.	h real estate and that it is free from record:
Executed this day of June, 2017. Gra By	rank DiRico, President
STATE OF COLORADO) ss COUNTY OF MORGAN)	
The foregoing instrument was acknowledged be Frank DiRico, President of NE Colorado Cellular, Inc.,	efore me on this \underline{S} day of June, 2017, by a Colorado Corporation, on behalf of the

corporation.

Witness my hand and official seal.

My Commission Expires: 1/15/20 Z1

NANCY L. LIGHTLE NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044043998 MY COMMISSION EXPIRES JANUARY 15, 2021

BK2017, Pg 12/2

EXHIBIT A

A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 11 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID SECTION 25 AND ASSUMING THE SOUTH LINE OF SAID SOUTHEAST 1/4 AS BEARING S 89°57'22" W AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO; THENCE S 89°57'22" W AND ON SAID SOUTH LINE A DISTANCE OF 70.6 FEET TO THE ACTUAL PLACE OF BEGINNING; THENCE S 89°57'22"W AND CONTINUING ON SAID SOUTH LINE A DISTANCE OF 466.7 FEET; THENCE N 00°02'38" W A DISTANCE OF 499.7 FEET; THENCE N 89°57'22" E AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 466.7 FEET; THENCE S 00°02'38" E A DISTANCE OF 499.7 FEET TO THE PLACE OF BEGINNING.

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET

Date of Print: 06/16/2017

Inspected By:

Inspection Date:

Parcel ID # : 001910102 Map # : 4371-25-0-00000-000-0000

MOUNTAIN TOWER & LAND, LLC Business Name :

> Situs : 1276 RD H

1224 W PLATTE AVENUE

Legal

FORT MORGAN, CO

80701-

: A 466.7' X 499.7' TRACT IN SE1/4SE1/4 25-2-11

LOT INFORMATION

Neighborhood : 1005 RURAL COMMERCIAL

: Lot Width 467

Lot Depth : 499.7 # of Units : 5.3538

Topography : Street Access :

Utilities

Amenities

Unit Value : 1932.63 Adjustments:

Value Method:

Lot Value : 10,345

 \mathtt{UT}

Record: 1 of: 1

COST APPROACH DATA - Values By Marshall & Swift

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

Total Number of Buildings: 1 Total Number of Sections: 1	
Total Area	135
Total Building Replacement Cost New	\$50,493
Total Refinement Replacement Cost New	\$115
Total Replacement Cost New	\$50,608
Total Accrued Depreciation	(\$18,728)
Total Replacement Cost New Less Physical and Functional Depreciation	\$31,880
Economic Depreciation for Neighborhood 1005	63%
Total Replacement Cost New Less Depreciation	\$11,795
Total Lump Sums	\$0
Total Land Value	\$10,345
FINAL ESTIMATE OF VALUE USING THE COST APPROACH	\$22,140
Value per Unit	\$0.00
Value per Square Foot	\$164.00

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$22,140 Estimate of Value (Using Income Approach)

FINAL ESTIMATE

Improvement Value	\$11,795
Land Value	\$10,345
FINAL ESTIMATE OF VALUE	\$22,140

Current Total Assessed Value for Parcel # 001910102 \$22,140

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

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - BUILDING COST APPROACH DATA

Date of Print: 06/16/2017

Parcel ID # : 001910102

Map # : 4371-25-0-00000-000-0000

MOUNTAIN TOWER & LAND, LLC

Business Name :

Situs

: 1276 RD H

1224 W PLATTE AVENUE

Legal

: A 466.7' X 499.7' TRACT IN

FORT MORGAN, CO

80701-

SE1/4SE1/4 25-2-11

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

Bldg	Sect	Odd Co	de	Year	Cls	Are	a.	Perim	St/Ht	Base	Cost	Perm Ad	j HVAC	Adj	Ht Adj	Sec RCN	Phys Func	RCNLD
1	1		CA	STING	В	Ext	135 Wall:		1 / 10 TIC PLAS INSULA	STER O		94.87 ID	0. Heat/	00 'Coo	-23.94 l:	50,493 Error		31,810
		Qual:	G	ood	Cond:	40 -	boop											

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - REFINEMENTS COST DATA

Date of Print: 06/16/2017

Parcel ID # : 001910102

Map # : 4371-25-0-00000-000-0000

MOUNTAIN TOWER & LAND, LLC

Business Name :

Situs

: 1276 RD H

1224 W PLATTE AVENUE FORT MORGAN, CO

Legal

: A 466.7' X 499.7' TRACT IN

SE1/4SE1/4 25-2-11

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

80701-

Bldg # Code Description	Year	# Units	\$/Unit	RCN	Depr %	Value
1 CPD CONCRETE PAD		72	1.58	115	37%	70

	<u></u>	PROPERTY USE CELLULAY TOW	rer	
YEAR	LAND	IMPROVEMENTS	TOTAL	,

			cov	ER PAGE PRO	PERTY TRAN	SFER		
BOOK & PAGE	2017	-1217	#PAGES	2	GRA	ANTEE MASTER NAME#	toul t	1 hencl
PARCEL#/ FILING NUMBER	000610	500/	17080			_	#12	514
	00060	166 30/1	16640			_		
DOC STAMPS	360	SC		tax/lien /	no Lien	_		
SALES FILE#	/3/		# PAGES	S				
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESID ENTI AL	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	1,000	2000	4000	9000	9500		RURAL RESIDENTIAL	
i	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	25	- .		- · · ·		•		
TOTAL SALE PRICE	-0)		_				
521 ADJUSTMENTS	\$	16.1		_				
ASSESSOR ADJUSTMENTS	\$			_				
REVIEW CODE	NO							
SALES DATE	10-	13-20		_				
DEED TYPE				_				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE]		
CODE	1	2	3	4	Ś			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
1	E.a.		Pind	I management	10/11	20/11	D.V.	<u></u>

Stamp, - no mony exchanged

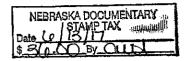
Nebraska Department of REVENUE

Real Estate Transfer Statement

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

FORM 521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 3 , 7 4 Date of Deed
WEBSTER - 91	Mo. 6 Day / 3 Yr. // Mo. 6 Day / 3 Yr. / 7
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Robert A. Bencken	Grantee's Name (Buyer) Paul A. Bencken
Street or Other Malling Address PO Box 204	Street or Other Mailing Address PO Box 352
City State Zip Code Guide Rock NE 68942	City State Zip Code Guide Rock NE 68942
Phone Number (402) 257-3804	Phone Number is the grantee a 501(c)(3) organization? Yes No Yes No Yes No Yes No Yes Yes No Yes Y
Email Address NA	Émail Address
7 Property Classification Number. Check one box in categories A and B. Check C i	property is also a mobile home.
(A) Status (B	Property Type (C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee heral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange?	osure Irrevocable Trust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	✓ Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	and Grandchild Spouse Step-parent and Step-child
Ex-spouse Parents and C	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
M 15 aso. ©	☐ Yes ✓ No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
☐ Yes	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
	Grantee
18a ✓ No address assigned 18b Vacant land	
20 Legal Description	Alichator County Nahraska: AND
Lots Thirteen (13) and Fourteen (14), Block One (1), Vance's First Addition to Guide Roc	
Lot Sixteen (16), Block Eight (8), Vance's First Addition to Guide Rock, Webster County,	Nebraska.
21 If agricultural, list total number of acres	16
22 Total purchase price, including any liabilities assumed	22 \$ 0,00
23 Was non-real property included in the purchase? Yes No (If Yes, e	P OLOO
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 correct, and that I am duly authorized to sign this statement. Paul A. Bencken	ent and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign for A househow	
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use O	nly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 10 Day 13 Yr. 17 \$ 340.00	BK 2017, Pa 1017
	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)



RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

WARRANTY DEED

ROBERT A. BENCKEN, also known as ROBERT BENCKEN, a single person, GRANTOR, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEE, PAUL A. BENCKEN, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), and Nine (9), Block Ten (10), Original Town of Bostwick, Nuckolls County, Nebraska; AND

Lots Thirteen (13) and Fourteen (14), Block One (1), Vance's First Addition to Guide Rock, \$2.9.2. Webster County, Nebraska; AND

Lot Sixteen (16), Block Eight (8), Vance's First Addition to Guide Rock, Webster County, First Addition to Guide Rock, Webster County, First Addition to Guide Rock, Webster County,

GRANTOR covenants with GRANTEE that GRANTOR:

Executed the 7th day of June, 2017

JENNIFER M. JENSEN My Comm. Exp. June 19, 2018

(SEAL)

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

	Robert A. Bencken
STATE OF NEBRASKA) ,)ss.	
COUNTY OF NUCKOLLS)	
The foregoing instrument was acknowledged berson, on the 74 day of	before me by Robert A. Bencken, also known as Robert Bencken, a single . 2017.
person, on the 71 day or	
	Land M Lessen
A GENERAL NOTARY - State of Nebraska	Carry VI (Jacks)

My Commission Expires: 6-19-2018

COVER PAGE PROPERTY TRANSFER

OOK & PAGE	<u> </u>	1229	# PAGES		GR/	ANTEE MASTER NAME #	11/ar 181	rie Jon
PARCEL#/ NG NUMBER	000/40	200/3	37 <i>50</i> 0			_	# 130	76
			-					
DOC STAMPS	38.2	5		tax/lien		-		
SALES FILE#	/32		# PAGES					
IBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	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					
PERTY CLASS	1000	2000	4000	9000	9500		PLIPAT RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		KORAL KLOIDLIVIIAL	
Ĺ		<u>. </u>				1	SUBURBAN	
TAX DISTRICT	65	_						
L SALE PRICE_	16,	500						
DJUSTMENTS :	\$							
DJUSTMENTS :	\$	<u>,</u>						
EVIEW CODE	NO							
SALES DATE_	5-6	12-201	7					
DEED TYPE_		ND		,				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
Ę	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
ATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	_	1	<u> </u>				! <u></u>	
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.

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2017
WEBSTER - 91	Mo DayYr Mo Day	/Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Alberta J. Pope	Grantee's Name (Buyer) Marjorie Jones	
Street or Other Mailing Address 1605 River Rd	Street or Other Mailing Address 741 N Chestnut St	
City State Zip Code Red Cloud NE 68970	Red Cloud State NE	Zip Code 68970
Phone Number -	Phone Number Is the grantee a 501(c)(3) organiz If Yes, is the grantee a 509(a) four	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
(A) Status (B	Property Type	(C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural I	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Le	· =	
9 Was the property purchased as 10 Type of Transfer Distribution Forect	osure Irrevocable Trust Revocable Trust Tr	ansfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	☐ Life Estate	ustee to Beneficiary
	or Trust Partition Satisfaction of Contract Of	
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If I	io, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	Partnership, or LLC U Self U Othe	er
	and Grandchild Spouse	
Ex-spouse Parents and Cl 14 What is the current market value of the real property?	nid Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and	ntarget rate)
14 YMALIS THE CURTERL MAINER VALUE OF THE TEAL PROPERTY?	Yes V No \$	niciestiaic,)
16 Does this conveyance divide a current parcet of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name
Yes No	of the agent or title company contact.) Yes Montgome	ery Auction & 5 No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
741 N Chestnut St Red Cloud, NE 68970	same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description		
Lot One (1) and North Half (N1/2) of Lot Two (2), Bl	ock Seven (7), LeDuc's Addition to Re	d Cloud,
Webster County, Nebraska.		
21 If agricultural, list total number of acres		
	\$	10 500 00
22 Total purchase price, including any liabilities assumed	\$	16,500,00
23 Was non-real property included in the purchase? Yes V No (If Yes, et	S S	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		16,500,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. David B. Garwood	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and (402) 746-3613
Print or Type Name of Brantes or Authorized Representative	A44	Phone Number
Sign Signature of Grantee or Authorized Representative	Attorney	6-15-11 Date
here Signature of Grantee or Authorized Representative	TIMO	Jan
Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data 8 U > 0 1 7 P 1 3 9	
Mo. 6 Day 14 Yr. 17 \$ 38.25	BK2017, Pg 1229	

State of Nebraska 1 County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this -AD 20 Assessor

WARRANTY DEED

John Edward Pope, a resident of the State of Colorado, and Mary Jean Brumbaugh and Curtis E. Brumbaugh, wife and husband, GRANTORS, in consideration of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$16,500.00) receipt of which is hereby acknowledged, convey to Marjorie Jones, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1) and North Half (N1/2) of Lot Two (2), Block Seven (7), LeDuc'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.

Executed May

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on 1 Type 9, 2017. by John Edward Pope, a non-resident of the State of Nebraska.

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

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 22 by Mary Jean Brumbaugh and Curtis E. Brumbaugh, wife and husband.

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

Notary Public

Ph/Fax (402) 746-3613 DAVEF:\WP\800\POPEJONE.WD.5/10/17 Page 1 of 1 pages

	etal		
PAGE 1 COMMENTS	Alberta pope to n	navjoric Jones	
		5-22-2017	
LEGAL DESCRIPTION LO	+ 1 + N'12 of Lot	2, Block of LeDuc	's Addition to Red Cloud.
LOCATION ID PARCEL(S)	50140200\$ 3750C		
ASSESSOR LOCATION RC	d Cloud	ADDRESS OF PROPERTY	41 N Chestnut
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	940	39 455	40 395
2015	940	39 455	40395
2016	940	33815	34 755
2017	940	23 9 4 \$	24, 885
SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	н	OUSE QUALITY HOUSE CONDITION	DATE OF CONSTRUCTION

有利

MOBILE HOME

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 06/20/2017 Record: 1 of: 1

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

: 4371-00-0-10025-007-0000 Map # Parcel ID #: 000140200

:741 N CHESTNUT ST JONES, MARJORIE Situs

:LOT 1 & NORTH 25' LOT 2 BLOCK 7 Legal

LEDUC'S ADDITION RED CLOUD 741 N CHESTNUT ST

68970-RED CLOUD, NE

LOT INFORMATION

Neighborhood : 200 RED CLOUD

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

Amenities Topography

Adjustments: Street Access : Lot Value : 940 Utilities

PHYSICAL INFORMATION

: 1913/104 Year Built/Age : 1 - Single Family Type

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

: One-Story 36% 1-1/2-St-Fin 64% Style

Exterior Wall : 100% SIDING : 1,398 Floor Area Basement Area : 1,098

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 4 Baths : 2.0

Heat Type : 100% WARM & COOLED

: COMP SHINGLES Roof Type

Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$24,885

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value \$23,945 Land Value \$940 FINAL ESTIMATE OF VALUE \$24,885 17 Value per Square Foot

Current Total Assessed Value for Parcel # 000140200 \$24,885

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: 06/20/2017

Parcel ID #: 000140200

Map # : 4371-00-0-10025-007-0000

JONES, MARJORIE

Situs :741 N CHESTNUT ST
Legal :LOT 1 & NORTH 25' LOT 2 BLOCK 7
LEDUC'S ADDITION RED CLOUD

Record : 1 of: 1

Legal :LOT 1 & NORTH 25' LOT 2 BLOCK 7

LEDUC'S ADDITION RED CLOUD

COST APPROACH - Values By Marshall & Swift

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

	DESCR	RIPTION			
		Square fee	t Bas	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,398	x	98.33	= 137,465
ADJUSTMENTS		<u>Units</u>	Unit Cost	Area Adj	Total Cost
ROOFING		1,098	(1.71)	(1.34)	(1,873)
SUBFLOOR					
HEATING & COOLING		1,398	2.24	2.24	3,132
PLUMBING Base is: 12	(under base)	4	1910	(5.19)	(7,256)
BASEMENT COST		1,098	19.53	15.34	21,445
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
		1200		109.38	= 152,913
ADJUSTED STRUCTURE COST		1398	X	109.36	= 152,913
IMPROVEMENTS		<u>Units</u>	Unit Cost	Depr	Total Cost
ATTACHED GARAGE		624	30.57	0.87	19,075
SHED LOW		180	6.27	52%	540 *
SOLID WALL PORCH		54	106.17		5,735
SLAB W/ROOF & STEPS		216	30.13		6,510

Depreciation	:	87% Total	86% Physical	4% Func	tional	4% Econor	mic	
202200200200	-			reciation/Plus Appreciation :			(160,830)	
				_ 				
Improvement Va	lue						\$23,405	
							\$23,405 \$940	
Land Value							\$2	
lue ms FUNC	FOR	BASEMENT AND						

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

Page 2 of 2

			COVE	R PAGE PRO				
BOOK & PAGE	2017-	1230	# PAGES		. GRA	ANTEE MASTER NAME#	Richa	rd + Re
PARCEL#/	001914	1600	_				<i>;</i>	
(001915	52 <i>t</i> D				ernem		
DOC STAMPS	0019	15300		tax/lien	405			
SALES FILE #	133	>	# PAGES					
GHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLOE 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	COMMES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
L	116						SUBURBAN	
TAX DISTRICT_	<u>43</u> Z	3-						
TAL SALE PRICE_								
ADJUSTMENTS 5	\$							
ADJUSTMENTS 5	\$							
REVIEW CODE	NO							
SALES DATE_	6-	-8-20	17					
DEED TYPE_	Ease	8-20 met						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
4		AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
	USABILITY				IVIEASCREIVIEIVI 1			
OCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
OCATION CODE		BLA BLADEN	COWLES	GR GUIDE ROCK	INA	RC RED-GLQUD	ROS	RUR RURAL

Nebraska Department of REVENUE

Real Estate Transfer Statement

133

FORM **521**

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

 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Dead County Name WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard and Barbara Kudrna Heritage Bank, Trustee of the Delbert L. Lewis Marital Trust Street or Other Mailing Address Street or Other Mailing Address P O Box 329 1105 Road GH City Red Cloud Zip Code City 68818 NE 68970 Aurora NE Is the grantee a 501(c)(3) organization? Telephone Number (402) 694-3136 Telephone Number (402) 746-3274 Yes **√** No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Partition Other_ Bill of Sale Corrective ✓ Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Mineral Quit Claim Warranty Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death ✓ Easement Auction Life Estate Trustee to Beneficiary Yes Other (Explain) **√** No Exchange Partition Satisfaction of Contract Court Decree Grantor Trust 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) √ No easement Yes √ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$1,000 V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent easement Grantee 18a V No address assigned 18b / Vacant land 20 Legal Description 21 If agricultural, list total number of acres 00.022 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 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 and that I am duly authorized to sign this statement. (402) 746-3274 ULRNA Phone Number Name of Grantee or Authorized Representative sign Grantee 6/8/2017 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 28 Recording Data 27 Value of Stamp or Exempt Number \$ Exempt #23 Day 15

State of Nebraska 1 County of Webster

Comp_

Entered on the ock A M. Recorded in Book 201 age 1230-1236 <u>__cobooec</u>County Clerk Assessor ___ Carded _

NEBRASKA DOCUMENTARY

When filed return to: Don Janssen Cline Williams Wright Johnson & Oldfather, LLP 233 S. 13th Street, Suite 1900 Lincoln, NE 68508 (402) 474-6900

WATER LINE EASEMENT AGREEMENT

This Water Line Easement Agreement (the "Easement" or "Agreement") is made this 23th day of May, 2017, by Heritage Bank, Trustee of the Delbert L. Lewis Marital Trust ("Grantor") and Richard and Barbara Kudrna, husband and wife ("Grantee").

RECITALS

- Grantee owns real property legally described on Exhibit "A" attached hereto and A. incorporated herein by this reference (the "Grantee Property").
- Grantor owns real property legally described on Exhibit "B" attached hereto and В. incorporated herein by this reference (the "Grantor Property").
- Grantor intends to distribute the Grantor Property to Geraldine Lewis ("Lewis") C. as a beneficiary of the Delbert L. Lewis Marital Trust;
- Grantee's water line, connected to the City of Red Cloud's municipal water D. system, currently runs under a portion of the Grantor Property.
- Grantee desires to obtain a water line easement across a portion of the Grantor E. Property as generally described below.
- Grantor, as the owner of the Grantor Property and with the consent of Lewis as F. evidenced herein, grants the easement set forth herein to Grantee, as the owner of the Grantee Property and any successors or assigns of the owner of the Grantee Property.

NOW THEREFORE, in consideration of the benefits described herein, and in further consideration of One and No/100 Dollars (\$1.00), the receipt of which is hereby acknowledged, and other valuable consideration, Grantor and Grantee agree as follows:

- 1. **Grant of Easement**. Grantor does hereby convey to Grantee, its successors and assigns, a perpetual water line easement in and under the Easement Area (as defined below) to construct, reconstruct, maintain, inspect, repair, replace, improve, operate, use and remove the underground water line and any associated improvements to serve the Grantee Property, along with the right to enter onto the Easement Area for purposes of constructing, reconstructing, maintaining, repairing, replacing, improving, operating, using, and removing the water line in and under the Easement Area.
- 2. **Easement Area**. The parties agree that the Easement Area shall be a thirty foot (30') wide strip of ground within the Grantor's Property, measuring from the edge of the public right-of-way, then South thirty feet (30') along the North edge of Lot Six (6) located within the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the Sixth Prime Meridian (6th P.M.), Webster County, Nebraska (the "Easement Area").
- 3. **Relocation**. In the event that the owner of the Grantor Property, or any successor owner of the Grantor Property, desires to relocate the Easement Area to another location in order to accommodate development of the Grantor Property, Grantor (or the then owner of the Grantor Property) shall advise the owner of the Grantee Property in writing, showing the proposed relocation and the manner in which the facility will be relocated. Provided that the proposed relocation does not materially adversely impact the use of Grantee's facilities in the Easement Area (other than any impact from the actual relocation activity), and provided that such relocation activity does not materially impact the availability of water to the Grantee Property, Grantee and Grantor agree that they will execute an amendment to this Agreement, in recordable form, terminating the easement over the Easement Area after completion of the relocation and granting a new easement in favor of Grantee, and its successors and assignees, for the same purposes for the relocated facilities at the new location. The relocation of such facilities shall be at Grantor's sole cost.
- 4. **Binding Effect**. The grant of this Easement shall be appurtenant to and run with the land, and shall be binding on all parties having or acquiring any right, title or interest in such properties and shall inure to the benefit of each owner thereof, and shall be binding upon the heirs, executors, administrators, successors and assigns of the parties herein. Specifically, Lewis understands and agrees that following distribution of the Grantor Property, Lewis as a successor owner shall have all the rights and responsibilities of the Grantor under this Easement. Grantee and its successors and assigns, shall be entitled to use and enjoy the easement granted by Grantor herein.
- 5. **Maintenance**. Grantee shall maintain and keep in good repair the water line located in the Easement Area, and the Grantee shall be responsible for all damage and liability which may be caused by the water line, or a rupture of the water line. Grantor retains the right to alter, repair, and improve the surface of the Easement Area. Grantee shall return the surface of the Easement Area to the condition it was in prior to any of Grantee's actions taken under this Easement. Grantor and Grantee acknowledge that Grantor shall not use or consume water from the water line without the consent of the Grantee. Grantor does not provide any representation or warranty to Grantee regarding the quality or pressure of the water line within the Easement Area.

- Grantor's Limitations. The Grantor shall not be permitted to construct or permit to be constructed any permanent structure on, over, or within the Easement Area that would interfere with the water line without first securing the prior written consent of Grantee, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the parties acknowledge and agree that Grantor shall be permitted to place fencing and gates on the surface of the Easement Area. The Grantor shall also have the right to place additional utility lines within the Easement Area provided such additional utility lines do not interfere with or damage the water line. Grantor shall provide Grantee with written notice prior to the placement of any additional utility lines in the Easement Area.
- The sole rights granted herein are the rights to use the Liability. Easement Area for the purposes described herein, and each party shall be liable to the other party, and otherwise indemnify and hold the other party harmless for any damage or injury caused by the use of the Easement Area by them or their employees, invitees, agents, successors or assigns, except as expressly limited by the terms of this Easement.
- This Easement Agreement shall not be released, 8. Termination. terminated, revoked, amended, or modified in any manner, without written consent of Any purported release, termination, revocation, amendment, or modification without such written consent shall be null and void and of no force and effect.
- Further Assurances. Each undersigned party will, whenever it shall be reasonably requested to do so by the other, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, any and all such further conveyances, confirmations, instruments, or further assurances and consents as may be necessary or proper, in order to effectuate the covenants and agreements herein provided. Each of the undersigned parties shall cooperate in good faith with the other and shall do any and all other acts and execute, acknowledge and deliver any and all documents so requested in order to satisfy the conditions set forth herein and carry out the intent and purposes of this Easement.
- This Agreement may be executed in any number of Counterparts. counterparts, each of which shall be an original, but all of which together shall constitute one instrument.

Dated as of the day first above written.

"GRANTOR"

Heritage Bank, Trustee of the Delbert L. Lewis Marital Trust

Name:

Title: Trustee

"GRANTEE"
Richard and Barbara Kudrna
Buland books
Richard Kudrna
Barbara Kudrna
STATE OF NEBRASKA)
COUNTY OF Hamilton) ss.
The foregoing instrument was acknowledged before me this 31st day of May, 2017, by Steve Arvett, Trust Officerof Heritage Bank, Trustee of the Delbert L. Lewis Marital Trust, Grantor.
A GENERAL NOTARY - State of Nebraska Carol A. Glinn My Comm. Exp., July 15, 2018 Notary Public
My Comm. Exp. July 15, 2018 NOTATY PUDIC
STATE OF NEBRSKA)
COUNTY OF Webster) ss.
The foregoing instrument was acknowledged before me this day of May; 2017, by Richard Kudrna and Barbara Kudrna, husband and wife, each on his or her
own behalf.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD Notary Public Notary Public

CONSENT AND ACKNOWLEDGEMENT

Geraldine Lewis ("Lewis") hereby consents to the grant of this easement by the Grantor and acknowledges that upon distribution of the Property she will assume the status as the Grantor of the easement and will be subject to all the rights and responsibilities of the Grantor under this Easement.

LEWIS

Geraldine Lewis

STATE OF NEBRSKA

ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me this <u>23</u> day of May, 2017, by Geraldine Lewis.

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

EXHIBIT "A"

Grantee Property

Tract in NW¼ SW¼ Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being a part of County Surveyor's Lots 6 and 9; Beginning at the Northwest Corner of said SW¼ running thence N 89°51'45" E along North Line of said SW¼ a distance of 339.50 feet to a point on the West Line of a perpetual easement to Bureau of Reclamation, thence S 25°53'00" E along said easement a distance of 414.30 feet, thence S 00°01'00" W along said easement a distance of 69.90 feet to a point, thence S 89°37'54" W a distance of 518.05 feet to a point on the West Line of said SW¼, thence N 00°18'24" W along West Line of said SW¼ a distance of 446.16 feet to point of beginning, containing 4.5193 acres, more or less and;

That portion of County Surveyor's Lots 5, 6, 7A, 7B, 8, 9, 10, 11 and 20 in the Southwest Quarter of Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska which is not included in the Grantee Property.

EXHIBIT "B"

Grantor Property

A tract of land located in County Surveyor's Lots 5, 6, 7A, 7B, 8, and 11, all located in the SW1/4 of Section 35-T2N-R11 West of the 6th P.M., Webster County, Nebraska: more particularly described as follows and assuming the North line of said SW1/4 bears N 89°54'28" E or S 89°54'28" W, Commencing at the Center 1/4 Corner of said Section 35; thence S 89°54'28" W 553.56 feet to the NW Corner of Fairview Subdivision to the Town of Red Cloud, said point also being the True Point of Beginning; thence S 00°00'50" W 752.38 feet on the West line of Fairview Subdivision to a point; thence S 00°00'45" E 338.57 feet on the East line of County Surveyor's Lot 7A and 7B to a point; thence S 00°02'12" E 421.23 feet on the East line of County Surveyors Lot 7B and 11 to a point: thence S 89°52'43" West 944.94 feet on the South line of County Surveyor's Lot 11 to a point; thence N 00°00'48" W 384.19 feet to a point; thence S 89°56'30" E 190.00 feet to a point; thence N 00°00'45" W 432.83 feet to a point; thence N 00°01'43" W 118.50 to a point; thence N 48°20'03" W 111.67 feet to a point; thence N 20°38'05" W 141.62 feet to a point; thence S 89°53'58" W 104.77 feet to a point; thence N 04°05'07" W 371.57 feet to a point on the North line of said SW1/4; thence N 89°54'28" E 1019.59 feet on the 1/4 Section line to the True Point of Beginning. Said tract containing 30.42 +/-Acres. Subject to County Road R.O.W. and any easements of record.

EXHIBIT "B"

Grantor Property

A tract of land located in County Surveyor's Lots 5, 6, 7A, 7B, 8, and 11, all located in the SW1/4 of Section 35-T2N-R11 West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the North line of said SW1/4 bears N 89°54'28" E or S 89°54'28" W, Commencing at the Center 1/4 Corner of said Section 35; thence S 89°54'28" W 553.56 feet to the NW Corner of Fairview Subdivision to the Town of Red Cloud, said point also being the True Point of Beginning; thence S 00°00'50" W 752.38 feet on the West line of Fairview Subdivision to a point; thence S 00°00'45" E 338.57 feet on the East line of County Surveyor's Lot 7A and 7B to a point; thence S 00°02'12" E 421.23 feet on the East line of County Surveyors Lot 7B and 11 to a point; thence S 89°52'43" West 944.94 feet on the South line of County Surveyor's Lot 11 to a point; thence N 00°00'48" W 384.19 feet to a point; thence S 89°56'30" E 190.00 feet to a point; thence N 00°00'45" W 432.83 feet to a point; thence N 00°01'43" W 118.50 to a point; thence N 48°20'03" W 111.67 feet to a point; thence N 20°38'05" W 141.62 feet to a point; thence S 89°53'58" W 104.77 feet to a point; thence N 04°05'07" W 371.57 feet to a point on the North line of said SW1/4; thence N 89°54'28" E 1019.59 feet on the 1/4 Section line to the True Point of Beginning. Said tract containing 30.42 +/-Acres. Subject to County Road R.O.W. and any easements of record.

EXHIBIT "A"

Grantee Property

Tract in NW¼ SW¼ Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being a part of County Surveyor's Lots 6 and 9; Beginning at the Northwest Corner of said SW¼ running thence N 89°51′45″ E along North Line of said SW¼ a distance of 339.50 feet to a point on the West Line of a perpetual easement to Bureau of Reclamation, thence S 25°53′00″ E along said easement a distance of 414.30 feet, thence S 00°01′00″ W along said easement a distance of 69.90 feet to a point, thence S 89°37′54″ W a distance of 518.05 feet to a point on the West Line of said SW¼, thence N 00°18′24″ W along West Line of said SW¼ a distance of 446.16 feet to point of beginning, containing 4.5193 acres, more or less and;

That portion of County Surveyor's Lots 5, 6, 7A, 7B, 8, 9, 10, 11 and 20 in the Southwest Quarter of Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska which is not included in the Grantee Property.

6

COVER PAGE PROPERTY TRANSFER

FILING NUMBER			6404	3 <u>. (X)</u>	014146	169010		
•			• · .			_	# 130	84
DOC STAMPS	Even	pt0		tax/lien	<u> </u>	_		,
SALES FILE#	139	<u> </u>	# PAGES	5				
#EIGHBORHOOD	1	100	105	200	205	300	305	400
(AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	ÁMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	/ EXEMPT	GAME & PARKS		SUBURBAN	P/
TAX DISTRICT	45		Williams	1e Shed		(30301041	
OTAL SALE PRICE	0		+0					
. ADJUSTMENTS	s							
ADJUSTMENTS	\$							
REVIEW CODE	NO			•				
SALES DATE	10-8	8-201	7					
DEED TYPE_	Tru	stees	Deed					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO \	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR			
OCATION CODE	ВН	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
	BLUEHILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Tru	estee	St	Benefi	ciary	- Sul	- RC	-Aglani
_		_				1010	100	01

Nebraska Department of REVENUE

Real Estate Transfer Statement 134

• To be fil • If additi

led with the Register of Deeds. • Read instructions on reverse side.	52
onal space is needed, add an attachment and identify the item.	

	d unless this statemen	t is signed and items 1-25 are accurate	<u> </u>					
1 County Name 2 County Number		3 Date of Sale/Transfer Mo. 6 Day 8 Yr. 2017 4 Date of Deed Mo. 6 Day 8 Yr. 2017						
WEBSTER - 91		Mo. 6 Day 8 Yr. 2017 Mo. 6 Day 8 Yr. 2017 6 Grantee's Name, Address, and Telephone (Please Print)						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seiler)		Grantee's Name (Buyer)	(Please Print)					
Heritage Bank, Trustee of the Delbert L. Le	wis Marital Trust	Barbara Kudrna		•				
Street or Other Mailing Address P O Box 329		Street or Other Mailing Address 1105 Road GH						
City State NE	Zip Code 68818	Red Cloud	State NE	Zip Code 68970				
Telephone Number (402) 694-3136			501 (c)(3) organiza ntee a 509(a) foun					
Email Address n/a		n/a						
7 Property Classification Number. Check one box in cate	gories A and B. Check C i	f property is also a mobile home.						
(A) Status	(B)	Property Type		(C)				
☑ Unimproved ☐ Multi-Family ☑ A	dustrial [gricultural [Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Exempt	Mobile Home				
8 Type of Deed Conservator Bill of Sale Corrective	Easement Lea	ase Personal Rep.	ust/Trustee	Other				
Cemetery Death Certificate – Transfer on Death			arranty	·				
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) ☐ Yes	Distribution Forect Easement Gift Exchange Grante	osure irrevocable Trust Revocable Trust Sale or Trust Partition Satisfaction of	. 🔽 Tru	nsfer on Death stee to Beneficiary er (Explain)				
11 Was ownership transferred in full? (If No, explain the divisio ✓ Yes No	n.)	12 Was real estate purchased f ✓ Yes No	or same use? (If N	o, state the intended use.)				
13 Was the transfer between relatives, or if to a trustee, are the	_	tives? (If Yes, check the appropriate box.)	✓ Other	- Trust to Beneficiary				
Yes No Aunt or Uncle to Niece or Ne	Grandparents	· =	[♥] Onlei					
Ex-spouse	Parents and Cl	<u> </u>	ep-child					
14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state	the amount and in	terest rate.)				
\$103,323		☐ Yes No \$		%				
16 Does this conveyance divide a current parcel of land? ✓ Yes No		17 Was transfer through a real estate agent of the agent or title company contact.)	r a title company? Yes <u>Southern T</u>	(If Yes, include the name Itle, LLC No				
18 Address of Property		19 Name and Address of Person to Whom the	Tax Statement Sh	ould be Sent				
Ag Land		Grantee						
18a 🗸 No address assigned 18b 📝 Vacant land	٠-							
20 Legal Description								
See Attached								
21 If agricultural, list total number of acres 39+-	. · ·							
22 Total purchase price, including any liabilities assum	ed		22 \$	0,00				
23 Was non-real property included in the purchase?	Yes 🔽 No (If Yes, er	nter dollar amount and attach itemized list.	23 \$					
24 Adjusted purchase price paid for real estate (line 22	•	.,,,,,,,,,,,	24	000				
25 If this transfer is exempt from the documentary stan	p tax, list the exemption	number 20						
Under penalties of law, I declare that I in correct, and that I am duly authorized to sign this	ave examined this statemen	nt and that it is, to the best of my knowledge a	ind belief, true, cor	nplete, and (402) 746-3274				
Barbara Kudrna Print of Two Name of Grantee or Authorized B	epresentative			Phone Number				
sign Manhalla Xin	Devo	Grantee		6/8/2017				
here Signature of Grantee or Authorized Representa	tive	Title		Date				
	gister of Deed's Use Or	-	. = - :	For Dept. Use Only				
26 Date Deed Recorded Mo. 6 Day 15 Yr. 17 \$ Exempt		28 Recording Data BR 2017.Pa 1237-12	339					
Nationals Department of Environment	-	······································		v Stot 88 76-214 77-1327/2)				

EXHIBIT "A"

County Surveyors Lots 5, 6, 7A, 7B, 8, 9, 10, 14-and 20 in the Southwest Quarter (SW½) of Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT the south 204 feet of County Surveyors Lot 8, AND EXCEPT a tract which is part of County Surveyors Lots 6 and 9, described as follows: Beginning at the Northwest corner of said SW½ and running thence N89°51'45"E along the North line of said SW½ a distance of 339.50 feet to a point on the West Line of a perpetual easement to the Bureau of Reclamation; thence S25°53'00"E along said easement a distance of 414.30 feet; thence S00°01'00"W along said easement a distance of 69.90 feet to a point; thence S89°37'54"W a distance of 518.05 feet to a point on the West Line of said SW½; thence N00°18'24"W along the West line of said SW½ a distance of 445.16 feet to the point of beginning; and further EXCEPT:

A tract of land located in County Surveyor's Lots 5, 6, 7A, 7B, 8, and 11, all located in the SW 1/2 of Section 35-TZN-R11 West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the North line of said SW 1/2 bears N 89°54'28" E or S 89°54'28" W. Commencing at the Center 1/2 Corner of said Section 35; thence S 89°54'28" W 553.56 feet to the NW Corner of Fairview Subdivision to the Town of Red Cloud, said point also being the True Point of Beginning: thence S 00°00'50" W 752.38 feet on the West line of Fairview Subdivision to a point: thence S 00°00'45" E 338.57 feet on the East line of County Surveyor's Lot 7A and 7B to a point; thence S 00°02'12" E 421.23 feet on the East line of County Surveyors Lot 7B and 11 to a point; thence S 89°52'43" W 944.94 feet on the South line of County Surveyor's Lat 11 to a point; thence N 00°00'48" W 384.19 feet to a point; thence S 89°56'30" E 190.00 feet to g point; thence N 00°00'45" W 432.83 feet to a point; thence N 00"01'43" W 118.50 feet to a Soint; thence N 48°20'03" W 111.67 feet to a point; thence N 20°38'05" W 141.62 feet to a point; thence S 89°53'58" W 104.77 feet to a point; thence N 04°05'07" W 371.57 feet to a point on the North line of said SW 1/4; thence N 89°54'28" E 1019.59 feet on the 14 Section fine to the True Point of Beginning. Said tract containing 30.42 +/- Acres. Subject to County Road R.O.W. and any easements of record.

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 15 day of June A.D., 2017, at 9:23 o'clock A.M. Recorded in Book 2017 on Page 1237-1237

Deb Klingenberger County Clerk 200 B.B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 6-15-17 \$ Exempt DO By 13/8

PREPARED BY, AND WHEN RECORDED PLEASE RETURN TO: Michael C. Schilken
Baird Holm LLP
1700 Farnam Street, Suite 1500
Omaha, Nebraska 68102-2068

TRUSTEE'S DEED

HERITAGE BANK, TRUSTEE OF THE DELBERT L. LEWIS MARITAL TRUST, GRANTOR, in consideration of \$1 and other good and valuable consideration, the exchange of which is hereby acknowledged, does hereby convey unto BARBARA KUDRNA, a married person, GRANTEE, the following described real property located in Webster County, Nebraska:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this The day of June, 2017.

HERITAGE BANK, TRUSTEE OF THE DELBERT L. LEWIS MARITAL TRUST, GRANTOR

1/2 /

By: Steven J. Arnett, Trust Officer

STATE OF NEBRASKA)
STATE OF NEBRASKA) COUNTY OF Hamiltony
On this Tday of, 2017, before me, a Notary Public, in and for the State and County aforesaid, personally appeared Steven J. Arnett, Trust Officer for Heritage Bank, a Nebraska corporation serving as the duly appointed Trustee of the Delbert L. Lewis Marital Trust, Grantor, who is personally known to me and acknowledged that his signature on this Trustee's Deed is his voluntary act and deed.
Subscribed and sworn to before me on the day, month and year first above set
forth. COULOR Of Allena Coulor Of Allena
GENERAL NOTARY - State of Nebraska Carol A. Glinn My Comm. Exp. July 15, 2018 Notary Public

DOCS/1831684.1

EXHIBIT "A"

County Surveyors Lots 5, 6, 7A, 7B, 8, 9, 10, 11 and 20 in the Southwest Quarter (SW½) of Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT the south 204 feet of County Surveyors Lot 8, AND EXCEPT a tract which is part of County Surveyors Lots 6 and 9, described as follows: Beginning at the Northwest corner of said SW½ and running thence N89°51'45"E along the North line of said SW½ a distance of 339.50 feet to a point on the West Line of a perpetual easement to the Bureau of Reclamation; thence S25°53'00"E along said easement a distance of 414.30 feet; thence S00°01'00"W along said easement a distance of 69.90 feet to a point; thence S89°37'54"W a distance of 518.05 feet to a point on the West Line of said SW½; thence N00°18'24"W along the West line of said SW½ a distance of 445.16 feet to the point of beginning; and further EXCEPT:

A tract of land located in County Surveyor's Lots 5, 6, 7A, 7B, 8, and 11, all located in the SW 1/2 of Section 35-TZN-R11 West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the North line of said SW 1/2 bears N 89°54'28" E or S 89°54'28" W. Commencing at the Center 1/2 Comer of said Section 35; thence S 89°54'28" W 553.56 feet to the NW Corner of Fairview Subdivision to the Town of Red Cloud, said point also being the True Point of Beginning; thence S 00°00'50" W 752.38 feet on the West line of Fairview Subdivision to a point; thence S 00°00'45" E 338.57 feet on the East line of County Surveyor's Lot 7A and 7B to a point; thence S 00°02'12" E 421.23 feet on the East line of County Surveyors Lot 7B and 11 to a point; thence S 89°52'43" W 944.94 feet on the South line of County Surveyor's Lot 11 to a point; thence N 00°00'48" W 384.19 feet to a point; thence S 89°56'30" E 190.00 feet to a point; thence N 00°00'45" W 432.83 feet to a point; thence N 00°01'43" W 118.50 feet to a point; thence N 48°20'03" W 111.67 feet to a point; thence N 20°38'05" W 141.62 feet to a point; thence S 89°53'58" W 104,77 feet to a point; thence N 04°05'07" W 371.57 feet to a point on the North line of said SW 1/4; thence N 89°54'28" E 1019.59 feet on the M Section line to the True Point of Beginning. Said tract containing 30.42 +/- Acres. Subject to County Road R.O.W. and any easements of record.

BOOK & PAGE PARCEL#/ FILING NUMBER	00191	5280/	69040	4001	9141000	antee master name#	#1	1824
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SALES FILE#	135	<u> </u>	# PAGES					
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	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	residen ti al	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	45	-						
TOTAL SALE PRICE	_0							
21 ADJUSTMENTS	\$		- e-					
OR ADJUSTMENTS	\$							
REVIEW CODE	NO							
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SALE QUAL	YES	AÐJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR			
LOCATION CODE	ВН	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	True	teeso	Bene	ficiary	- <u>S</u> Q		· - Agl	and
				•	10.7	Str. W	2	

raska Department of

Real Estate Transfer Statement



FORM 521

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

 To be filed with the Register of Deeds. · 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 .Yr. 2017 2017 6 6 8 WEBSTER - 91 Day. Day Mo 5 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buver) Grantor's Name (Seller Heritage Bank, Trustee of the Delbert L. Lewis Marital Trust Geraldine Lewis Street or Other Mailing Address 715 W 7th Avenue Street or Other Mailing Address P O Box 329 Zip Code 68970 State Zip Code City Red Cloud Aurora NE 68818 ΝĒ Telephone Number (402) 746-2658 Telephone Number (402) 694-3136 Is the grantee a 501(c)(3) organization? **√** No Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. ▼ Trust/Trustee Death Certificate - Transfer on Death Mineral Mineral Quit Claim Warranty Cemetery Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Foreclosure Gift Life Estate Auction ✓ Trustee to Beneficiary ☐ Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No ✓ 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 Family Corp., Partnership, or LLC ✓ Other Trust to Beneficiary Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$118,677 ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC ✓ Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Ag Land Grantee 18a 🗸 No address assigned 18b 🗸 Vacant land 20 Legal Description See Attached 21 If agricultural, list total number of acres 00:00 22 Total purchase price, including any liabilities assumed . . 22 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-2246 Teresa Theobald Phone Number Type Name of Grantee or Authorized B sıan Title Agent 6/8/2017 Date Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number Recording Data 26 Date Deed Recorded Day **/5** 1240-1242

Exhibit "A"

LEGAL DESCRIPTION: A tract of land located in County Surveyor's Lots 5, 6, 7A, 7B, 8, and 11, all located in the SW 1/2 of Section 35-T2N-R11 West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the North line of said SW 1/2 bears N 89°54'28" E or S 89°54'28" W. Commencing at the Center 1/2 Comer of said Section 35; thence \$ 89°54'28" W 553.56 feet to the NW Comer of Fairviow Subdivision to the Town of Red Cloud, said point also being the True Point of Beginning; thence S 00°00'50" W 752.38 feet on the West line of Fairview Subdivision to a point; thence S 00°00'45" E 338.57 feet on the East line of County Surveyor's Lot 7A and 7B to a point; thence S 00°02112" E 421.23 feet on the East line of County Surveyors Lot 7B and 11 to a point: thence \$ 89°52'43" W 944.94 feet on the South line of County Surveyor's Lot 11 to a point; thence N 00°00'48" W 384.19 feet to a point; thence S 89°56'30" E 190.00 feet to a point; thence N 00°00'45" W 432.83 feet to a point; thence N 00°01'43" W 118.50 feet to a point; thence N 48°20'03" W 111.67 feet to a point; thence N 20°38'05" W 141.62 feet to a point; thence \$ 89°53'58" W 104,77 feet to a point; thence N 04°05'07" W 371.57 feet to a point on the North line of said SW 1/4; thence N 89°54'28" E 1019.59 feet on the 1/4 Section line to the True Point of Beginning, Said tract containing 30.42 +/- Acres. Subject to County Road R.O.W. and any easements of record.

State of Nebraska } s County of Webster	
numerical index and fill Clerk's office of said co of <u>Sure</u> A.D.,	ed for record in the ounty this 15 day
o'clock A M. Recon Page 1270-127	2 County Clerk
Ind_Comp_Ass	/3/8 Deputy essor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-15-17
\$ Exempt Pao By BIB

PREPARED BY, AND WHEN RECORDED PLEASE RETURN TO: Michael C. Schilken Baird Holm LLP 1700 Farnam Street, Suite 1500 Omaha, Nebraska 68102-2068

TRUSTEE'S DEED

HERITAGE BANK, TRUSTEE OF THE DELBERT L. LEWIS MARITAL TRUST, GRANTOR, in consideration of \$1 and other good and valuable consideration, the exchange of which is hereby acknowledged, does hereby convey unto GERALDINE LEWIS, a single person, GRANTEE, the following described real property located in Webster County, Nebraska:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this The day of June, 2017.

HERITAGE BANK, TRUSTEE OF THE DELBERT L. LEWIS MARITAL TRUST, GRANTOR

v: Steven J. Arnett, Trust Officer

By:

STATE OF NEBRASKA)
COUNTY OF Hamilton) ss.
COUNTY OF TELEPOOR
On this day of July , 2017, before me, a Notary Public, in and for the State and County aforesaid, personally appeared Steven J. Arnett, Trust Officer for Heritage Bank, a Nebraska corporation serving as the duly appointed Trustee of the Delbert L. Lewis Marital Trust, Grantor, who is personally known to me and acknowledged that his signature on this Trustee's Deed is his voluntary act and deed.
Subscribed and sworn to before me on the day, month and year first above set
forth.
SENERAL NOTARY - State of Nebraska Carol A. Glinn My Comm. Exp., July 15, 2018 Out of A. July Notary Public
My Comm. Exp. July 15, 2015

DOCS/1831680,I

Exhibit "A"

LEGAL DESCRIPTION: A tract of land located in County Surveyor's Lots 5, 6, 7A, 7B, 8, and 11, all located in the SW W of Section 35-T2N-R11 West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the North line of said SW 1/2 bears N 89°54'28" E or S 89°54'28" W. Commencing at the Center 1/2 Comer of said Section 35; thence 5 89°54'28" W 553.56 feet to the NW Corner of Fairview Subdivision to the Town of Red Cloud, said point also being the True Point of Beginning: thence S 00°00'50" W 752.38 feet on the West line of Fairview Subdivision to a point: thence S 00°00'45" E 338.57 feet on the East line of County Surveyor's Lot 7A and 7B to a point; thence \$ 00°0212" E 421.23 feet on the East line of County Surveyors Lot 78 and 11 to a point; thence S 89°52'43" W 944.94 feet on the South line of County Surveyor's Lot 1! to a point; thence N 00°00'48" W 384.19 Feet to a point; thence S 89°56'30" E 190.00 feet to a point; thence N 00°00'45" W 432.83 feet to a point; thence N 00°01'43" W 118.50 feet to a point; thence N 48°20'03" W 111.67 feet to a point; thence N 20°38'05" W 141.62 feet to a point; thence S 89°53'58" W 104,77 feet to a point; thence N 04°05'07" W 371.57 feet to a point on the North line of said SW 1/4; thence N 89°54'28" E 1019.59 feet on the 1/4 Section line to the True Point of Beginning, Said tract containing 30.42 +/- Acres. Subject to County Road R.O.W. and any easements of record.

COVER PAGE PROPERTY TRANSFER

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Real Estate Transfer Statement

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

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

The deed	will not be recorded unless t	his statemen		1-25 are accur	, • • • • • • • • • • • • • • • • • • •				
1 County Name	2 County Number	7	3 Date of Sale/Transfer 4 Date of Deed 2017						
	STER - 91		Mo. 6 Day 8 Yr. 2017 Mo. 6 Day 7 Yr. 2017						
5 Grantor's Name, Address, and Tele Grantor's Name (Seller)	phone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
Richard Kudrna and Barba	ra Kudrna	Richard Kudrna a		Kudrna					
Street or Other Mailing Address 1105 Road GH			Street or Other Mailing Ad 1105 Road GH	ddress					
City Red Cloud	State NE	Zip Code 68970	Red Cloud		State NE	Zip Code 68970			
Phone Number (402) 746-3274			Phone Number (402) 746-3274		e a 501 (c)(3) organizat grantee a 509(a) found				
Email Address n/a			Email Address n/a						
7 Property Classification Number. C	heck one box in categories A and	B. Check C i	f property is also a mobile	home.					
(A) Status		(B)	Property Type	,		(C)			
☐ Improved ☐ Single F ☐ Unimproved ☐ Mufti-Fa: ☐ IOLL ☐ Commet	mily	[Mineral Interests-Nonpri	•	State Assessed Exempt	Mobile Home			
8 Type of Deed Conservator Bill of Sale Corrective	Distrib Easen ate - Transfer on Death Execu	nent 🔲 Lee	nse Per	rtition rsonal Rep it Claim	Sheriff [] (] Trust/Trustee] Warranty	Other			
	10 Type of Transfer Distribut			·		sfer on Death			
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Auction Easeme	nt Gift	Life Estate	Sale	=	tee to Beneficiary			
11 Was ownership transferred in full? (If				l estate purchase		, state the intended use.)			
13 Was the transfer between relatives, of	or if to a trustee, are the trustor and	beneficiary rela	tives? (If Yes, check the ap	propriate box.)					
=	• =		artnership, or LLC	Self	U Other				
=	=	•	and Grandchild	Spouse					
Ex-sp 14 What is the current market value of the		Parents and Ch	15 Was the mortgage ass	Step-parent and		areat rata \			
\$103,323	16 real property r		Yes Vas No	,	iate the amount and in	o/			
16 Does this conveyance divide a currer Yes No	nt parcel of land?		17 Was transfer through a of the agent or title con	real estate age	nt or a title company? (If Yes, include the name			
18 Address of Property			19 Name and Address of						
AgLand			Grantee						
18a ✓ No address assigned 18b	✓ Vacant land								
20 Legal Description									
See Attached									
21 If agricultural, list total number of acre	эs <u>39+-</u> .	٠							
22 Total purchase price, including a	any liabilities assumed				22 \$	0,00			
23 Was non-real property included	in the purchase? ☐ Yes ✓	No (If Yes, er	nter dollar amount and at	tach itemized l	CONT. TO CARD PRINTED THE PARTY OF THE PARTY				
24 Adjusted purchase price paid fo	r real estate (line 22 minus line	23)			24 \$	0 00			
25 If this transfer is exempt from th				<u> </u>					
	f law, I declare that I have examine y authorized to sign this statement.	d this statemer	nt and that it is, to the best	of my knowledg	e and belief, true, com	plete, and (402) 746-3274			
3	antee or Authorized Representative			^t	.	Phone Number			
- Jugarang 11	Authorized Representative	 :	Title	Grantee		6/8/2017 Date			
	Register of De	ed's Use On	ív		Т	For Dept. Use Only			
26 Date Deed Recorded	27 Value of Stamp or Exempt Nur		28 Recording Data		1.				
Mo. 6 Day 15 Yr. 17	\$ Exempt #5a		BK2017 PG	, 12437	244				
Nebraska Department of Revenue			1.		Authorized by Neb Rev	Stat 88 78-214 77-1327(2)			

County Surveyors Lots 5, 6, 7A, 7B, 8, 9, 10, 11 and 20 in the Southwest Quarter (SW1/4) of Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT the south 204 feet of County Surveyors Lot 8, AND EXCEPT a tract which is part of County Surveyors Lots 6 and 9, described as follows: Beginning at the Northwest corner of said SW1/4 and running thence N89°51'45"E along the North line of said SW1/4 a distance of 339.50 feet to a point on the West line of perpetual easement to the Bureau of Reclamation; thence S25°53'00"E along said easement a distance of 414.30 feet; thence S00°01'00"W along said easement a distance of 69.90 feet to a point; thence \$89°37'54"W a distance of 518.05 feet to a point on the West Line of said SW1/4; thence N00°18'24"W along the West line of said SW1/4 a distance of 445.16 feet to the point of beginning; AND EXCEPT a tract of land located in County Surveyor's Lots 5, 6, 7A, 7B, 8 and 11, all located in the SW1/4 of said Section 35, more particularly described as follows and assuming the North line of said SW1/4 bears N89°54'28"E or S89°54'28"W. Commencing at the Center 1/4 corner of said Section 35; thence S89°54'28"W 553.56 feet to the NW corner of Fairview Subdivision to the Town of Red Cloud, said point also being the True Point of Beginning; thence S00°00'50"W 752.38 feet on the West line of Fairview Subdivision to a point; thence S00°00'45"E 338.57 feet on the East line of County Surveyor's Lot 7A and 7B to a point; thence S00°02'12"E 421.23 feet on the East line of County Surveyors Lot 7B and 11 to a point; thence S89°52'43"W 944.94 feet on the South line of County Surveyor's Lot 11 to a point; thence N00°00'48" W 384.19 feet to a point; thence S89°56'30"E 190.00 feet to a point; thence N00°00'45"W 432.83 feet to a point; thence N00°01'43"W 118.50 feet to a point; thence N48°20'03"W 111.67 feet to a point; thence N20°38'05"W 141.62 feet to a point; thence S89°53'58"W 104.77 feet to a point; thence N04°05'07"W 371.57 feet to a point on the North line of said SW1/4; thence N89°54'28"E 1019.59 feet on the 1/4 section line to the True point of Beginning, subject to County Road Right of Way.

State of Nebraska) ss.

County of Webster | Entered on the numerical index and filed for record in the Clerk's office of said county this 15 clay of Sune A.D., 2017 at 7:09 o'clock A.M. Recorded in Book 2017 on Page 12:13 12:17

Och Klingcobers County Clerk | B.D. Deputy | Ind __Comp __Assessor __Carded ____

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-15-17
SExempt Sa By 13/3

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

WARRANTY DEED

Richard Kudrna and Barbara Kudrna, husband and wife, Grantors, in consideration of love and affection conveys to Grantees, Richard Kudrna and Barbara Kudrna, husband and wife as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

County Surveyors Lots 5, 6, 7A, 7B, 8, 9, 10, 11 and 20 in the Southwest Quarter (SW½) of Section 35, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT the south 204 feet of County Surveyors Lot 8, AND EXCEPT a tract which is part of County Surveyors Lots 6 and 9, described as follows: Beginning at the Northwest corner of said SW¼ and running thence N89°51'45"E along the North line of said SW¼ a distance of 339.50 feet to a point on the West line of perpetual easement to the Bureau of Reclamation: thence S25°53'00"E along said easement a distance of 414.30 feet; thence S00°01'00"W along said easement a distance of 69.90 feet to a point; thence S89°37'54"W a distance of 518.05 feet to a point on the West Line of said SW1/4; thence N00°18'24"W along the West line of said SW1/4 a distance of 445.16 feet to the point of beginning; AND EXCEPT a tract of land located in County Surveyor's Lots 5, 6, 7A, 7B, 8 and 11, all located in the SW1/4 of said Section 35, more particularly described as follows and assuming the North line of said SW1/4 bears N89°54'28"E or S89°54'28"W. Commencing at the Center 1/4 corner of said Section 35; thence S89°54'28"W 553.56 feet to the NW corner of Fairview Subdivision to the Town of Red Cloud, said point also being the True Point of Beginning; thence S00°00'50"W 752.38 feet on the West line of Fairview Subdivision to a point; thence S00°00'45"E 338.57 feet on the East line of County Surveyor's Lot 7A and 7B to a point; thence S00°02'12"E 421.23 feet on the East line of County Surveyors Lot 7B and 11 to a point; thence S89°52'43"W 944.94 feet on the South line of County Surveyor's Lot 11 to a point; thence N00°00'48" W 384.19 feet to a point; thence S89°56'30"E 190.00 feet to a point; thence N00°00'45"W 432.83 feet to a point; thence N00°01'43"W 118.50 feet to a point; thence N48°20'03"W 111.67 feet to a point; thence N20°38'05"W 141.62 feet to a point; thence S89°53'58"W 104.77 feet to a point; thence N04°05'07"W 371.57 feet to a point on the North line of said SW1/4; thence N89°54'28"E 1019.59 feet on the 1/4 section line to the True point of Beginning, subject to County Road Right of Way.

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

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

(3) warrant and will defend title to the real estate against the lawful claims of all persons.
Executed June 8, 2017.
Richard Kudrna Barbara Kudrna
STATE OF NEBRASKA) ss. COUNTY OF WEBSTER) The foregoing instrument was acknowledged before me on June Richard Kudrna and Barbara Kudrna, husband and wife.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2017
My commission expires: $8/27/3617$

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

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Nebraska Department of REVENUE

Real Estate Transfer Statement

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

FORM **521**

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5 Grantor's Name, Ad	<u>.</u>	hone (Please Pr	int)		6 Grantee's Nam		s, and Teleph	none (Please Pr	int)	
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9 Was the property part of an IRS like-	urchased as	10 Type of Trans	sfer Distribution	on Forecl	osure Irrevoca	ble Trust [Revocable	Trust [Transf	er on Death
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11 Was ownership trans	sferred in full? (If I No	No, explain the div	vision.)			Nas real es Yes	state purchas	ed for same use	:? (If No, s	tate the intended use.)
13 Was the transfer bet	ween relatives, or	r if to a trustee, an	e the trustor and b	eneficiary rela	tives? (If Yes, check	k the appro	priate box.)			
Yes X	No 🔲 Aunt o	r Uncle to Niece o	or Nephew 🔲 F	Family Corp., F	artnership, or LLC	☐ S∈	elf		Other_	
•	Brothe	ers and Sisters		Grandparents a	and Grandchild	☐ Sp	ouse			
	Ex-spo	xuse	<u> </u>	arents and Ch	aild	∐ Ste	ep-parent an	d Step-child		
14 What is the current r	narket value of th	e real property?			15 Was the mortg	jage assun	ned? (If Yes, s	state the amount	t and inter	est rate.)
\$18,495					∐ Yes	✓ No	\$			%
16 Does this conveyand		t parcel of land?			17 Was transfer the of the agent or			. —	pany? (if \	es, include the name
Yes 🗸	No				19 Name and Ado					No No
18 Address of Property 717 North W	alnut. Red	l Cloud. NE	E 68970		Grantees	Hess of Le	ISON IO WITCH	ii iile iax Sialeii	ien onou	id de Sent
18a No address as	•									
20 Legal Description										
				C) Dl(- T:L4 (O)	- D !	الله A سا سائلة	: t- M	d 01	محفجما حاما الح
Lot Four (4)		orth Hair or	Lot Five (o), Block	Eignt (8), i	_eDuc	's Additi	ion to Red	J Clou	a, webster
County, Neb	гаѕка									•
21 If agricultural, list tota	al number of acre	\$	•	٠						
22 Total purchase pr	rice, including a	.ny liabilities ass	sumed				,	22 \$		0,00
23 Was non-real pro				No (If Yes, er	nter dollar amount	t and attac	ch itemized	list.) 23 \$		1
24 Adjusted purchas								24 \$		000
25 If this transfer is e		•		· ·				······································		
Un	der penalties of	law, I declare that	at I have examined	this statemen	nt and that it is, to t	the best of	my knowled	ge and belief, tr	ue, compl	ete, and
correct, a	and that I am duly ia Sosa inter	authorized to sign	this statement.				·			
Print or 2	/ 111	antee or Authorize	d Representative					······································	F	Phone Number
sign	<i>[[[]]</i>					Gr	antee			6/15/17
here signatur	e of Ganlee of A	uthorized Represe	entative		Title					Date
			Register of De						F	or Dept. Use Only
26 Date Deed Recorded	- 17	27 Value of Starr	np or Exempt Num	ber	28 Recording Data	² D _~	120	1-11		_
Mo. Op Day	2 Yr. 1 /	\$ SKen	γσ†** (3		K 2017	,19	1445	<u>- 1246</u>	<u> </u>	
Vebraska Department of Rev	venue				,	,		Authorized by	Neb. Rev. S	tat. §§ 76-214, 77-1327(2)

Book 2017, Ag 1245

State of Nebraska] se
County of Webster | Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15th day
of 100c A.D., 2017, at 150 of clock | M. Recorded in Book 2017
on Page 15th 15th County Clerk
The County Clerk
The

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

NOTICE OF AGREEMENT FOR THE SALE AND PURCHASE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that Stephanie Johnson, a single person, Seller, and Patricia Y. Sosa Mendez and Jose D. Rodriguez, wife and husband, as joint tenants, Buyers, have entered into a Contract for Sale of Real Estate:

- 1. The Written Contract between the parties is dated June 15, 2017. The Sellers' address is 510 North Carroll, St. Paul, Nebraska. The Buyers' address is 717 North Walnut, Red Cloud, Nebraska.
- 2. The real property which is the subject of this sale, and against which this Notice should be indexed and recorded, is the following (as defined in Neb. Rev. Stat. 76-201):

Lot Four (4) and the North Half of Lot Five (5), Block Eight (8) LeDuc's Addition to Red Cloud, Webster County, Nebraska.

- 3. The purpose of the Notice is to record evidence of the sale and the Buyer's equitable ownership of the property, even while the Seller retains the legal title in trust for the Buyer.
- 4. Particulars: The Buyer is responsible to pay real property taxes for the year 2017 and all subsequent years. The deed of conveyance, to be given to the Buyer when the carried debt is paid, is held "in escrow" by Theobald Law Office. The Seller and Buyer represent that when the deed of conveyance is placed of record, all consideration to be paid by the Buyer to the Seller will have been paid, at that time; and third parties may then rely upon the completion of the Written Agreement.

DATED: Jue 15, 2017

Seller

DATED: June 15, 2017

Buyer

STATE OF NEBRASKA)
COUNTY OF WEBSTER)
The foregoing instrument was acknowledged by Stephanie Johnson, a single person, before me, the undersigned, a Notary Public in and for said State and County, on the 15 day of 7, 2017, as a free and voluntary act and deed. GENERAL NOTARY-State of Nebraska DON E. THEOBALD Notary Public
(seal)
STATE OF NEBRASKA)) ss. COUNTY OF
The foregoing instrument was acknowledged by Patricia Y. Sosa Mendez and Jose D. Rodriguez, wife and husband, before me, the undersigned, a Notary Public in and for said State and County, on the 15 day of 1000 and 1000
GENERAL NOTARY - State of Nebraska DON E. THEOBALD

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 06/20/2017

Inspection Date: 09/29/2016 Inspected By: CJ

: 4371-00-0-10025-008-0000 Map # Parcel ID #: 000141000

:717 N WALNUT ST MENDEZ, PATRICIA SOSA & JOSE RODRIGUEZ Situs

> :LOT 4 & NORTH 25' LOT 5 BLOCK 8 Legal

Record : 1 of:

Adjustments:

LEDUC'S ADDITION RED CLOUD 717 NORTH WALNUT

RED CLOUD, NE 68970-

LOT INFORMATION

200 RED CLOUD Neighborhood :

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

Street Access :

Lot Value 940 Utilities

PHYSICAL INFORMATION

: 1 - Single Family Year Built/Age : 1920/97 Type

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

Arch Type

Style : One-Story 100% Exterior Wall : 100% STUCCO : 1,050 Floor Area

Basement Area : 1,050

: WOOD JOIST/WOOD SUBFLOOR Sub Floor

Bedrooms : 2 Baths : 1.0

: 100% WARM & COOLED Heat Type

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

\$17,115 Estimate of Value (Using Cost Approach)

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value \$16,175 Land Value \$940 FINAL ESTIMATE OF VALUE \$17,115 15 Value per Square Foot Current Total Assessed Value for Parcel # 000141000 \$17,115

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

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

Record: 1 of: 1 Date of Print: 06/20/2017

Map # : 4371-00-0-10025-008-0000 Parcel ID #: 000141000

Situs :717 N WALNUT ST MENDEZ, PATRICIA SOSA & JOSE RODRIGUEZ

Legal :LOT 4 & NORTH 25' LOT 5 BLOCK 8

LEDUC'S ADDITION RED CLOUD 717 NORTH WALNUT

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	et Ba	Base SF Cost To	
BASIC STRUCTURE COST		1,050	x	83.46 =	87,633
ADJUSTMENTS ROOFING SUBFLOOR		<u>Units</u>	Unit Cost	<u>Area Adj</u>	Total Cost
HEATING & COOLING		1,050	2.01	2.01	2,111
PLUMBING Base is: 9	(under base)	4	1176.67	(4.26)	(4,473)
BASEMENT COST		1,050	16.50	16.50	17,327
PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		900	26.26	22.51	23,634
ADJUSTED STRUCTURE COST		1050	x	120.22 =	: 126,231
IMPROVEMENTS NO GARAGE		Units	<u>Unit Cost</u>	Depr	<u>Total Cost</u>
DET GAR LOW CONC		572	8.63	52%	2,370 *
KNEE WALL/GLASS		132	55.24		7,290
SLAB W/ROOF & STEPS		192	23.59		4,530

TOTAL REPLACEMENT COST NEW		1050	x	131.48	= 138,050
Depreciation : 90% Total	90% Physical	Funct	cional	Econor	mic
	Less Depr	eciation/P	lus Appre	ciation :	(124,245)
•••					
Improvement Value					\$13,805
±					\$13,805 \$940
Land Value					
Improvement Value	:016 DEPR SAME				\$940

BOOK & PAGE	2017-	1247	# PAGES		GR	ANTEE MASTER NAME#	The Ve	alley Chile
PARCEL#/	Darent#	1618021		now#1	61804/		Developm	ent Cente
957	4000	5		400	006	_	Inc. 7	II 13081
DOC STAMPS	- O-			tax/lien		_		
SALES FILE#	/38	?	# PAGES					
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	_
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			·
	15			···		ı	SUBURBAN	
TAX DISTRICT	— (C							
TOTAL SALE PRICE				•				
521 ADJUSTMENTS	\$							
SESSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	<i>5-</i> 2	-2017						
DEED TYPE	Speci	al Wa	rranty	Deed				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR			
LOCATION CODE	ВН	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
:	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Spli	1 Dar	cel-	City	of Rec	& Clou	\overline{q}	
	gitte	d 10	Chik	1 Care	_Cente	er		The
_	Valler	y Child	1 Deu	elopme	ent Cer	nter L	will be	- Taxable



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.

		<u>. </u>		
	ent is signed and items 1-25 are accurately completed.			
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed Mo. 05 Day 02 Yr. 2017 Mo. 05 Day 02 Yr. 2017			
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	/Yr		
Grantor's Name (Seller)	Grantee's Name (Buver)			
City of Red Cloud	The Valley Child Development Center, Inc.			
Street or Other Mailing Address 540 N Webster St	Street or Other Mailing Address PO Box 335			
Red Cloud State Zip Code 68970		Zip Code 68970		
Phone Number	Phone Number Is the grantee a 501 (c)(3) organiz If Yes, is the grantee a 509(a) four			
Email Address	Email Address	100 4 10		
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.			
(A) Status	3) Property Type	(C)		
Improved Single Family Industrial	☐ Mineral Interests-Nonproducing ☐ State Assessed	☐ Mobile Home		
✓ Unimproved	Mineral Interests-Producing Exempt	ŀ		
8 Type of Deed Conservator Distribution L	and Contract/Memo Partition Sheriff	Other		
	ease ☐ Personal Rep. ☐ Trust/Trustee fineral ☐ Quit Claim ✓ Warranty			
		ansfer on Death		
part of an IRS like-kind exchange? Auction Easement (I.R.C. § 1031 Exchange)		stee to Beneficiary		
Yes No Court Decree Exchange Gran		her (Explain)		
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	lo, state the intended use.)		
√ Yes No	Yes No Child Care Center			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	latives? (If Yes, check the appropriate box.) Partnership, or LLC Self Othe	\#*		
	and Grandchild Spouse			
Ex-spouse Parents and	= :			
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)		
	Yes	%		
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.)	(If Yes, include the name		
☐ Yes ☑ No 18 Address of Property	of the agent or title company contact.) Yes			
500 West Avenue A	same as Grantee	Tould be Sent		
Red Cloud, NE 68970	Same as Grantee			
18a No address assigned 18b Vacant land				
26 Legal Description				
see attached				
Pot 16 and a should be the total and a succession of the same of t				
21 If agricultural, list total number of acres,				
22 Total purchase price, including any liabilities assumed		0,00		
23 Was non-real property included in the purchase? Yes V No (If Yes,	enter dollar amount and attach itemized list.)	0,00		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0,00		
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 2			
Under penalties of law, I declare that I have examined this statement		nplete, 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	Attorney	6/13/17		
here Signature of Grantes or Authorized Representative	Title	D\$1-1-1-1		
Register of Deed's Use O		For Dept. Use Only		
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data			
Mo. 6 Day 16 Yr. 17 \$ Exempt # 2	BK2017, Pg 1247-1248	Dut 55 70 044 77 400745		
ebraska Department of Revenue	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)		

A tract of land located in part of Annex Lot 13, lying East of Cherry Street and South of Avenue A, City of Red Cloud, being in part of the Northeast Quarter (NE1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska and more particularly described as follows:

Commencing at the intersection of the South right-of-way line of Avenue A and the East right-of-way line of Cherry Street, thence on an assumed bearing of N88°57'27"E, along said South right-of-way line of Avenue A, a distance of 265.00 feet, said point being the point of beginning; thence continuing on an assumed bearing of N88°57'27"E, along said South right-of-way line of Avenue A, a distance of 250.00 feet; thence S01°05'03"E, parallel with said East right-of-way line of Cherry Street, a distance of 250.00 feet; thence S88°57'27"W, parallel with said South right-of-way line of Avenue A, a distance of 250.00 feet; thence N01°05'03"W, parallel with said East right-of-way line of Cherry Street, a distance of 250.00 feet to the point of beginning.

BK2017,13 1247

Assessor

.Comp.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-16-17
SExemple 2 By BR

SPECIAL WARRANTY DEED

WHEREAS on April 4, 2017, The City of Red Cloud passed Resolution Number 574 directing the conveyance of the real estate herein conveyed and thereafter caused Notice of the proposed conveyance to be posted in three (3) prominent places within the Municipality for a period of not less than seven (7) days prior to the sale of the property, as provided in Neb. Rev. Stat. § 17-503.01 and § 8-105(9) of the Red Cloud Code, and

WHEREAS Neb. Rev. Stat. § 17-503 does not apply to the sale of real property if the authorizing resolution directs the sale of real property, the total fair market value of which is less than five thousand (\$5,000.00) dollars, as provided in Neb. Rev. Stat. § 17-503.01 and § 8-105(9) of the Red Cloud Code, and

WHEREAS Ordinance No. <u>641</u> passed and approved by the City Council confirms and ratifies this conveyance and authorizes the Mayor to execute and deliver this deed,

NOW THEREFORE The City of Red Cloud, a Nebraska municipal corporation, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The Valley Child Development Center, Inc., a Nebraska corporation, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in part of Annex Lot 13, lying East of Cherry Street and South of Avenue A, City of Red Cloud, being in part of the Northeast Quarter (NE¼) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska and more particularly described as follows:

Commencing at the intersection of the South right-of-way line of Avenue A and the East right-of-way line of Cherry Street, thence on an assumed bearing of N88°57'27"E, along said South right-of-way line of Avenue A, a distance of 265.00 feet, said point being the point of beginning; thence continuing on an assumed bearing of N88°57'27"E, along said South right-of-way line of Avenue A, a distance of 250.00 feet; thence S01°05'03"E, parallel with said East right-of-way line of Cherry Street, a distance of 250.00 feet; thence S88°57'27"W, parallel with said South right-of-way line of Avenue A, a distance of 250.00 feet; thence N01°05'03"W, parallel with said East right-of-way line of Cherry Street, a distance of 250.00 feet to the point of beginning.

Grantor hereby reserves to the City, any public utilities, and any cable television systems a permanent easement over, under, in, along, across and upon the property for the construction, installation, maintenance, operation, repair, replacement and use of sewer pipes and sewer related utilities, water pipes and water related utilities, electrical lines and electrical related utilities, sound and signal transmission lines and sound and signal related utilities, and any and all other utility services and other similar services, equipment and appurtenances which the City, any public utilities, and any cable television systems may provide in the future and to enter upon the premises to accomplish such purposes at any and all reasonable times. This easement shall run with the land and be binding upon the heirs, successors and assigns

of the parties hereto.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
 - (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons. Executed May _____, 2017.

(CORP SEAL)

THE CITY OF RED CLOUD

ATTEST: City Clerk

B

Gary Ratzlaff Mayor

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 2, 2017, by Gary Ratzlaff, Mayor, on behalf of The City of Red Cloud, a Nebraska municipal corporation.

Comm. expires

GENERAL NOTARY - State of Nebraska
DEBRA McGUIRE
My Comm. Eur. day 6, 2017

Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017	-1249 1600/=	# PAGES		GRA	NTEE MASTER NAME#	David,	Stan
PARCEL#/ FILING NUMBER	00011	1600/=	31190				+ Troi	Ellis
•							#15	2078
DOCSTAMPS	<u> </u>)	•	tax/lien		•		•
SALES FILE#	13	9	# PAGES					
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	61.5	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
Į.	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			···
	1.5		 .				SUBURBAN	
TAX DISTRICT		λ						
TOTAL SALE PRICE	8,000	<u> </u>		-				
521 ADJUSTMENTS	\$		<u>_</u>	-				
ESSOR ADJUSTMENTS	\$			_				
REVIEW CODE								
SALES DATE	<u>le-9</u>	TWD		-				
DEED TYPE	<u>_</u>	TWD	-	_				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	5	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT		,	1
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	<u> </u>							
COMMUNICATIO	<u></u>		,					
						·-		

Real Estate Transfer Statement

FORM

• To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfe 06 2017 06 2017 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
David I. Ellis and Stan & Troi Ellis Grantor's Name (Seller Kenneth & JaCée Lewis Street or Other Mailing Address 330 N Walnut St Street or Other Mailing Address 322 N Walnut St City Red Cloud State NE Zip Code 68970 City Red Cloud NE 68970 Phone Number Phone Number Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved √ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement l ease Personal Rep Trust/Trustee Death Certificate - Transfer on Death ☐ Cemeterv Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Auction Easement 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.) 12 Was real estate purchased for same use? (If No, state the intended use,) Yes ☐ No. √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandbarents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? Was the mortgage assumed? (If Yes, state the amount and interest rate.) **V** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 330 N Walnut St same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description The North Half of Lot Eighteen (18) and all of Lot Nineteen (19), Block Twenty (20), Original Town of Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres 8,000,00 23 Was non-real property included in the purchase? Tyes, Wo (if Yes, enter dollar amount and attach itemized list.) 23 00,000,8 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement, Kory J. McCracken (402) 746-3613 Phone Number Attornev Title Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 28 Recording Data 16 \$ Day

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 Loday of Table | A.D., 20 / Z, at 11:17 o'clock | A.M. Recorded in Book 20 / on Page | 14 / On Page | Deputy Clerk | Deputy | Ind | Comp | Assessor | Carded |

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-/6-/7
\$ /8.2 By KB

JOINT TENANCY WARRANTY DEED

Kenneth Lewis and JaCee Lewis, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to David I. Ellis, a single person, and Stan Ellis and Troi Ellis, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half of Lot Eighteen (18) and all of Lot Nineteen (19), Block Twenty (20), 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 June 8th, 2017.

Kenneth Lewis

_*G/C*CC JaCce Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on _________, 2017, by Kenneth Lewis and JaCee Lewis, husband and wife.

Comm. expir

KORY MCCRACKEN
General Notary
State of Nebraska

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

1

Date of Print: 06/21/2017 Record : 1 of:

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

Map # : 4491-00-0-10005-020-0000 Parcel ID #: 000111600

:330 N WALNUT ST ELLIS, DAVID, STAN & TROI Situs

:NORTH 12'6 LOT 18 & ALL LOT 19 BLOCK Legal

20 ORIGINAL TOWN RED CLOUD --- 322 N WALNUT ST

68970-RED CLOUD, NE

LOT INFORMATION

200 RED CLOUD Neighborhood :

Value Method: 37.5 SF Lot Width : # of Units : Lot Depth 142 5325 Amenities Unit Value : 0.09 Topography

Adjustments: Street Access :

Lot Value : 470 Utilities

PHYSICAL INFORMATION

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

: 20 - Fair Effective Age Quality Remodel Date Condition : 10 - Poor Remodel Type Arch Type

Style : 1-1/2-St-Fin 28% One-Story 72%

Exterior Wall : 100% STUCCO

: Floor Area 1,017 Basement Area : 224

: WOOD JOIST/WOOD SUBFLOOR Sub Floor

Bedrooms : 3 Baths : 1.0

: 100% FLOOR FURNACE Heat Type

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$6,320

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value \$5,850 Land Value \$470 FINAL ESTIMATE OF VALUE \$6,320 Value per Square Foot 6

Current Total Assessed Value for Parcel # 000111600 \$6,320

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: 06/21/2017 Record: 1 of: 1

Parcel ID #: 000111600 Map # : 4491-00-0-10005-020-0000

ELLIS, DAVID, STAN & TROI Situs :330 N WALNUT ST

Legal :NORTH 12'6 LOT 18 & ALL LOT 19 BLOCK

322 N WALNUT ST 20 ORIGINAL TOWN RED CLOUD

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,017	x	69.90 =	71,088
<u>ADJUSTMENTS</u> ROOFING SUBFLOOR		<u>Units</u>	<u>Unit Cost</u>	Area Adj	Total Cost
HEATING & COOLING		1,017	(1.67)	(1.67)	(1,698)
PLUMBING Base is: 7	(under base)	2	922.14	(1.72)	(1,749)
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		224	20.39	4.49	4,566
ADJUSTED STRUCTURE COST		1017	x	71.00 =	72,207
IMPROVEMENTS NO GARAGE		<u>Units</u>	<u>Unit Cost</u>	Depr :	Total Cost
DET GAR LOW CONC		288	8.63	52%	1,195 *
SOLID WALL PORCH		96	51.15		4,910
OPEN SLAB PORCH		30	15.91		475
OPEN SLAB PORCH		30	15.91		475

TOTAL REPLACEME	NT COST	' NEW			1017	x	76.29	=	77,590
Depreciation	: 94	% Total	92%	Physical	25% Func	tional	Econo	mic	
				Less Depr	reciation/P	lus Appre	ciation :		(72,935)
					·				
Improvement Val:	11e					 .			\$4,655
-									\$4,655 \$ 4 70
Improvement Val Land Value Lump Sums FUNC									
Land Value	FOR LIV	ED IN/SHO	ULD NO	OT BE					\$470

	Kenneth Lewis to 1249 DATE OF SALE	David, Stan+Troi Ellis	
LEGAL DESCRIPTION N		Lot 19 Black 20 origin	ul Town Re.
	1 Cloud	ADDRESS OF PROPERTY 33	o N Walnut
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	470	4240	4730
2015	470	4240	4730
2016	470	7400	7870
<u>a017</u>	470	5850	6320
SELLING PRICE 8,0	OO 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	91-602	OUSE QUALITY 20 HOUSE CONDITION	DATE OF CONSTRUCTION (89)
MOBILE HOME			

1

843			COV	ER PAGE PRO	PERTY TRAN	SFER		
BOOK & PAGE		-1250	# PAGE			ANTEE MASTER NAME #	61	nathon
PARCEL#/ FILING NUMBER	00/61	33 <i>00</i> /	105 98	<u> 5</u> 33	3-10	-	+ Kel	lyn El
			-			_	# 13C	79
DOC STAMPS				tax/lien		_		
SALES FILE#	140		# PAGE	5	_			
GHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	141
	45					ı	SOSORBAN	······································
TAX DISTRICT_ TAL SALE PRICE_	-0) —						
ADJUSTMENTS <u>\$</u>	3							
ADJUSTMENTS <u>\$</u>	S							
REVIEW CODE	NO							
SALES DATE_	6-8	2-201	1					
DEED TYPE_	JT	QCD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1 USABILITY	2 AS ADJUSTED	3 SUBCHANGED	4 SALE NOT TO BE USED	5 ARMS LENGTH / NOT			
	9				VALID FOR MEASUREMENT	· · · · · · · · · · · · · · · · · · ·		
CATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	EVAN	not 5	A	Janen	t to (hild		
CONTINUE IN 13	- 	77	-	<u> </u>			•	



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

FORM

· 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 Mo. _ 06 Day 1 2017 WEBSTER - 91 06 2017 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Stan & Troi Ellis, Jonathan & Kellyn Ellis Grantee's Name (Buye Jonathan D. & Kellyn Ellis Street or Other Mailing Address Street or Other Mailing Address 1341 Rd 1550 791 Hwy 281 City Red Cloud State Zip Code 68970 City Red Cloud NE 68970 Phone Number Phone Number Is the grantee a 501(c)(3) organization? V No No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ lorr Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Partition Other Bill of Sale Lease Corrective Easement Personal Rep. Trust/Trustee 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) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement **✓** Gift Life Estate Trustee to Beneficiary Yes V No Court Decree ☐ Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No. Yes Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) V No. \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ☐ Yes √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1341 Rd 1550 same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 0,00 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 0,00 23 0010 24 25 if this transfer is exempt from the documentary stamp tax, list the exemption number 58 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Name of Grants or Authorized Representative Phone Number Attorney or Authorized Represer Signature of Grantee Title here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day 16 Exempt #5a Nebraska Department of Revenue

State of Nebraska | ss.
County of Webster | Entered on the numerical index and filed for record in the Clerk's office of said county this Led day of June | A.D., 2017, at 17:50 of clock | A.M. Recorded in Book 2017 on Page

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-16-17
SExempl 5- By BB

JOINT TENANCY QUITCLAIM DEED

Stan Ellis and Troi L. Ellis, husband and wife, and Jonathan D. Ellis and Kellyn Ellis, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Jonathan D. Ellis and Kellyn Ellis, husband and wife as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A parcel of land located in the West Half of Section Thirty-three (33), Township Three (3) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 33; thence S00°03'53"E (assumed bearing) on the East line of said Southwest Quarter, a distance of 2534.90 feet; thence S89°56'07"W, perpendicular to said East line, a distance of 31.42 feet to the point of beginning; thence S89°27'33"W, a distance of 250.01 feet; thence S00°03'53"E, parallel with said East line, a distance of 623.49 feet; thence S88°49'12"E, a distance of 250.06 feet; thence N00°03'53"W, parallel with said East line, a distance of 631.00 feet to the point of beginning.

Executed June, 2017.	
Stan Ellis	Troi L. Ellis
Jonathan D. Ellis	Mollyn Edlid Kellyn Ellis

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June _____, 2017, by Stan Ellis and Troi L. Ellis, husband and wife, and Jonathan D. Ellis and Kellyn Ellis, husband and wife.

KORY MCCRACKEN General Notary State of Nebraska Comm. ex ires Commission Expires Aug 27, 2018

Notary Public

OK & PAG	<u> 2017 -</u>	1251	# PAGE	s	_ GR	RANTEE MASTER NAME #	Kim N	. Lindar
ARCEL#		3000	17369	523-4	1-12	Estete	BetterAr	. Lindqu n Lindqu
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	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
•	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
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QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
l		BLA	cow	GR	INA	RC	ROS	RUR
CODE	вн			1		BED CLOUD		RURAL /
CODE	BH BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	NONAL
CODE	BLUE HILL			GUIDE ROCK	INAVALE	KED CLOUD	ROSEMONT	NONAL
I CODE	BLUE HILL	nibut:			INAVALE	RED CLOUD	ROSEMONT	NONE.



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.

141

FORM **521**

The deed will not be recorded unless this statement	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 10 06 12 2017
WEBSTER - 91	Mo. 10 Day 07 Yr. 1977 Mo. 06 Day 12 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seiler)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Kim N. Lindgren, PR of Charles R. Lindren Estate	Kim N. Lindgren, PR of Betty Ann Lindgren Estate
Street or Other Mailing Address PO Box 32	Street or Other Mailing Address PO Box 32
City State Zip Code NE 68932	City State Zip Code 68932
Phone Number (402) 469-4818 Email Address	Phone Number (402) 469-4818 Is the grantee a 501(c)(3) organization? Yes No No Email Address
unavailable	unavailable
7 Property Classification Number. Check one box in categories A and B. Check C is	
	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial [☑ Unimproved ☐ Multi-Family ☑ Agricultural [☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Mir	ase
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
☐ Yes ☑ No ☐ Court Decree ☐ Exchange ☐ Granto	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	eartnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$19.380	
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 Volume
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Webster County, Nebraska	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 \$ 1 00
23 Was non-real property included in the purchase?	oter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 76-902(15)
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Matthew D. Baack	nt and that it is, to the best of my knowledge and belief, true, complete, and (402) 834-3300
Print or Type Name of Grantee or Authorized Representative	Phone Number
	Attorney C/3/17 Date
Hele /	
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	
26 Date Deed Recorded Mo. 6 Day 16 Yr. 17 \$ Exempt # 15	28 Recording Data RUNGIA A 135/
Mo. Day 12 Yr. 17 * Exempt 13	BK2017, B 125/ Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

20. Legal Description

Southeast Quarter (SE 1/4) of Section Eight (8), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Southwest Quarter (SW 1/4) of Section Eight (8), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Southwest Quarter (SW 1/4) of Section Twenty-Three (23), Township Four (4) North, Range Twelve (12) 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 // day of Jane AD, 20 / J. at // 20 / Orlock P. M. Recorded in Book 20 / On Page 15 / On Page 15 / Deb // Jane 15 / Deputy Clerk | Deputy Ind Comp Assessor Carded |

NEBRASKA DOCUMENTARY STAMP TAX Date 16-16-17 SEACOUST BY 15

Return to: Skalka & Baack Law Firm, L.L.C., PO Box 907, Hastings, NE 68902-0907

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE'S DEED

KIM N. LINDGREN, Personal Representative of the Estate of CHARLES R. LINDGREN, Deceased, GRANTOR, pursuant to authority given by the Will of the Deceased, in consideration of Distribution of Assets, conveys to KIM N. LINDGREN, Personal Representative of the Estate of BETTY ANN LINDGREN, GRANTEE the following described real estate (as defined in NEB. REV. STAT. 76-201):

Southeast Quarter (SE ¼) of Section Eight (8), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Southwest Quarter (SW $\frac{1}{4}$) of Section Eight (8), Township Three (3) North, Range Twelve (12) West of the 6^{th} P.M., Webster County, Nebraska.

Southwest Quarter (SW 14) of Section Twenty-Three (23), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed: June 12 2017.

KIM N. LINDGREN
Personal Representative

STATE OF NEBRASKA
) ss.

COUNTY OF ADAMS
)

The foregoing instrument was acknowledged before me on this 13 day of _______, 2017, by KIM N. LINDGREN, Personal Representative of the Estate CHARLES R. LINDGREN, Deceased.

GENERAL NOTARY - State of Nebraska
CASSIE M. AKSAMIT
My Comm. Exp. August 27, 2017

Cassi WAlganut Notary Public

COVER PAGE PROPERTY TRANSFER

PARCEL#, FILING NUMBER		9200/6	3 750 A	50160	8300/	65705	nrue	ier_
						-	126	45
DOC STAMPS	-0-	-		tax/lien		-		
SALES FILE #	14.	ス	# PAGES	3				
GHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010 GRASS GREEN / GOLF	1015	1020 RURAL ANIMAL					
	COURSE	COURSE	CONFINEMENT					
OPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL (AGRICULTURAL	EXEMPT	GAME & PARKS			
2	1/100					ı	SUBURBAN	
TAL SALE PRICE	190	∠, <i>60</i> (·)					
ADJUSTMENTS	\$	····		•				
REVIEW CODE	NO							
SALES DATE	5-1	1-20	[/		A	on t		
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SALE QUAL	,/ES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1 .	2	3		5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
CATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL.
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	ا دس	111		PIONCHICE	-, -, <u> </u>	~~ (t)		



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

FORM

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e if addi	tional en	ace is beeded	add an a	Hackment en	d idantific t	ha itam

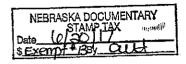
<u>م</u>	52 1

The deed will not be recorded unless this statement is signed and iten	is 1-25 are accurately completed.
1 County Name 2 County Number 3 Date of Sale/Transfe	
WEBSTER - 91 Mo05 Day _	11 Yr. 2011 Mo. 05 Day 11 Yr. 2011
	dress, and Telephone (Please Print)
Grantor's Name (Seller) Wendel & Janice Krueger Grantee's Name (Buy Anthony J. & S	naron J. Krueger
Street or Other Mailing Address Street or Other Mailing 528 N Willson St 1548 Rd 1600	
City State Zip Code Blue Hill NE 68930 Blue Hill	State Zip Code NE 68930
Phone Number (402) 756-3555 Phone Number (402) 756-3625	Is the grantee a 501 (c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes No
Email Address Email Address	
7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mo	hile home.
(A) Status (B) Property Type	(C)
✓ Improved Single Family Industrial Mineral Interests-No	
☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ Mineral Interests-Pro	ducing Exempt
Ommercial Recreational	
	Partition Sheriff Other
Bill of Sale Corrective Easement Lease Corrective Easement Lease	Personal Rep. Trust/Trustee Quit Claim Warranty
9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable	rust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? Auction Easement Gift Life Estate	✓ Sale Trustee to Beneficiary
Yes V No Court Decree Exchange Grantor Trust Partition	Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) 2 Yes No	real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the	appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC	
Brothers and Sisters Grandparents and Grandchild	Spouse
Ex-spouse ✓ Parents and Child	Step-parent and Step-child
	assumed? (If Yes, state the amount and interest rate.)
16 Does this conveyance divide a current parcel of land?	No \$
Yes No of the agent or title	company contact.) Yes Vinces, include the hame
18 Address of Property 19 Name and Address	of Person to Whom the Tax Statement Should be Sent
1548 Rd 1600 same as Grai	rtee
Blue Hill, NE 68930	
18a No address assigned 18b Vacant land	
20 Legal Description	
21 If agricultural, list total number of acres	
	\$
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes Vo (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)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 13	·
Under penalties of law, I declare that I have examined this statement and that it is, to the becomes and that I am duly authorized to signific statement.	est of my knowledge and belief, true, complete, and
David B/ Garwood	
	(402) 746-3613
Frint or Type Name of Grantee of Authorized Representative	Phone Number
sign May Squad	
here Signature of Grantee of Authorized Representative Title	Phone Number
here Signature of Grantee of Authorized Representative Title Register of Deed's Use Only	Attorney Phone Number 06/20/17
here Signature of Grantée of Authorized Representative Title	Attorney Phone Number 06/20/17 Date

The Northwest Quarter (NW $\frac{1}{4}$); the West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$); and the West Half of the East Half of the Southwest Quarter (W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-two (22), AND

The West Half of the West Half of the Southeast Quarter (W½W½SE¼) of Section Twenty-four (24), ALL in Township Three (3) North, Range Ten (10) 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 Cay
of No. A.D., 20.1.1. at 1.3.4.
o'clock P. M. Recorded in Book 20.1
on Page 1233
On Page



NOTICE OF REAL ESTATE SALE AGREEMENT

Notice is hereby given that Wendel Krueger and Janice Krueger, husband and wife as joint tenants, hereinafter referred to as the Seller, whether one or more, and Anthony J. Krueger, and Sharon J. Krueger, husband and wife as joint tenants, hereinafter referred to as the Buyer, whether one or more, have entered into an agreement for sale of the following real estate:

The Northwest Quarter (NW¼); the West Half of the Southwest Quarter (W½SW¼); and the West Half of the East Half of the Southwest Quarter (W½E½SW¼) of Section Twenty-two (22), AND

The West Half of the West Half of the Southeast Quarter (W½W½SE½) of Section Twenty-four (24), ALL in Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

The terms, conditions and covenants of the transaction are specifically stated in the agreement dated May 11, 2011, and in case of any conflict between the terms of this notice and that agreement, said agreement shall control. Delivery and recording of the Joint Tenancy Warranty Deed dated May 11, 2011, now held in escrow, shall be conclusive evidence of full payment and compliance with the terms of the Purchase Agreement. This document is intended only to provide record notice of the respective interests of the parties in said lands.

David B. Garwood, Escrow Agent

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on June 20, 2017, by David B. Garwood as escrow agent for the parties.

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

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print: 07/06/2017

Parcel ID #: 001608300

Inspected By: TS Inspection Date: 11/05/2014

Map # : 4243-22-0-0-0-65705

KRUEGER, ANTHONY J & SHARON V Situs :1548 RD 1600

> Legal :W1/2E1/2SW1/4 & W1/2SW1/4 & NW1/4

Record: 1 of: 1

1548 RD 1600 22-3-10

BLUE HILL, NE 68930-0000

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1975 / 42

Quality : 30 - Average Condition : 35 - Average + Effective Age

Remodel Date : Arch Type : Style : One-Story 100% Remodel Type

Exterior Wall : 100% VINYL

Floor Area : 1648 Basement Area : 1648

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms Baths : 3.0

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

Plumbing Fixt : 13

Improvement Value	\$121,275
Lump Sums	
Lump Sums Description :	
FINAL ESTIMATE OF VALUE	\$121,275
FARM VALUATION SUMMARY	
Residence Value	\$121,275
Outbuilding Value	\$74,150
Agland Value	\$565,345
Total Value	\$760,770

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

Date of Print: 07/06/2017 Record: 1 of: 1

Parcel ID #: 001608300 Map # : 4243-22-0-0-65705

KRUEGER, ANTHONY J & SHARON V

Situs :1548 RD 1600 Legal :W1/2E1/2SW1/4 & W1/2SW1/4 & NW1/4

1548 RD 1600 22-3-10

68930-0000 BLUE HILL, NE

COST APPROACH - Values By Marshall & Swift

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

DES	SCRIPTION			
	Square fe	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST	1,648	х	76.68	= 126,369
ADJUSTMENTS	Units	Unit Cost	Area Adj	Total Cost
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,648	2.01	2.01	3,312
PLUMBING Base is: 9 (over base)) 4	1176.67	2.71	4,466
BASEMENT COST	1,648	15.13	15.13	24,934
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH	1,648	5.92	5.92	9,756
ADJUSTED STRUCTURE COST	1648	x	102.45	= 168,838
IMPROVEMENTS	Units	<u>U</u> nit Cost	Depr	Total Cost
ATTACHED GARAGE	480	23.53	0.35	11,295
SINGLE 1/S FIRE PL]	L 2519.64		2,520
BRICK VENEER/EXTRA	174	4.04		705
CONCRETE DRIVE	360	4.23		1,525
OPEN SLAB	280	5.74		1,605
OPEN SLAB	12	7.04		85

FOTAL REPLACEN	ŒNT	COST 1	NEW			1648	x	113.21	= 186,575
Depreciation	:	35%	Total	35%	Physical		tional	Econor	
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	•	Less Depr	reciation/Pl	lus Appre	ciation:	(65,300)
Improvement Va	lue								\$121,275
Lump Sums									
Outbuilding Va	lue						. <i>.</i>		\$74,150
Land Value							. <i>.</i>		\$565,345
ESTIMATE OF VA	LUE	(USIN	THE	COST AP	PROACH) .		<i></i>		\$760 , 770
Jalue per Acre									\$2,700

WEBSTER COUNTY ASSESSOR'S OFFICE RURAL OUTBUILDINGS

Date of Run : 07/06/2017

Parcel # : 001608300

Current Owner : KRUEGER, ANTHONY J & SHARON V

Map # : 4243-22-0-0-65705

Tax District : 190

Neighborhood : 1

Legal Description : W1/2E1/2SW1/4 & W1/2SW1/4 & NW1/4

22-3-10

1548 RD 1600

BLUE HILL, NE

68930-0000

COST APPROACH - Values by Marshall & Swift

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

Code Description	Year Qua	al Condition	Dir	nensio	ns	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
50 *DR DRYING BIN Notes :	30	Average	Х	36 x	22				CONC	17,986	1.05	18,885	32%	12,840
51 *ST STORAGE BIN Notes :	30	Average	Х	27 x	18			···		8,277	0.80	6,622	32%	4,505
51 *ST STORAGE BIN Notes :	20	Fair	Х	х						7,000	0.80	5,600	42%	3,250
51 *ST STORAGE BIN Notes :	20	Fair	Х	Х		-		,		7,000	0.80	5,600	428	3,250
52 *ST STORAGE BIN Notes :	30	Average	Х	27 x	18					8,277	0.80	6,622	32%	4,505
53 *ST STORAGE BIN Notes :	30	Poor	х	18 x	14					2,861	0.80	2,289	82%	410
53 *ST STORAGE BIN Notes :	30	Fair	Х	16 x	16				<u></u>	2,583	0.80	2,066	42%	1,200
53 SH1 SHED CHICKEN SHE Notes :	20	Fair	20 x	12 x	_	FLAT	METAL M	ETAL	DIRT	240	6.60	1,584	428	920
53 *DR DRYING BIN Notes :	30	Fair	Х	18 x	16		TW	OOD	DRYER	3,270	0.90	2,943	428	1,705

Code	Description	Year Qua	l Condition	Din	nension	s Root	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
54 QUON (30	Average	60 x	40 x		METAL	OTHER	CONC	2,400	5.00	12,000	32%	8,160
55 GRNS (CRIB/GRAN/LEANTO	10	Poor	42 x	32 x		METAL	METAL	DIRT	1,344	11.81	15,873	82%	2,855
57 *SLV S	SALVAGE BIN			Х	Х					1	100.00	100	0%	100
58 MCH 1	MORTON MACHINE	30	Average	96 x	48 x	14	METAL	METAL	DIRT	4,608	9.57	44,099	32%	29,985
59 DGL I	DET GAR LOW COND	10	Poor	27 х	16 x	GABL	METAL	OTHER	DIRT	432	5.96	2,575	82%	465

Total Outbuilding Value: 74,150

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 07/06/2017

Parcel #

: 001608300

Current Owner:

KRUEGER, ANTHONY J & SHARON V

Map #

4243-22-0-0-0-65705

Tax District

190

Neighborhood

1

1548 RD 1600

Greenbelt Area/Date

NO

BLUE HILL, NE 68930-0000

Legal Description: W1/2E1/2SW1/4 & W1/2SW1/4 & NW1/4 22-3-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Accorded Value
2667	HOLDREGE SILT LOAM, 0-1% SLOP	DRY	1D	No		26,40	2,705	71,410	Assessed Value
2668	HOLDREGE SILT LOAM, 1-3% SLOP	DRY	1D	No		33.70	2,705	•	71,410
2671	HOLDREGE SILT LOAM, 3-7% SLOP	PDRY	3D1	No		77.90	2,265	91,160	91,160
2524	COLY SILT LOAM, 3-11% SLOPES	DRY	4D1	No		29.10	•	176,445	176,445
2521	COLY-HOBBS SILT LOAMS, 0-30%		4D	No		12.20	2,190	63,730	63,730
2670	HOLDREGE SILT LOAM, 3-7% SLOP		2D	No			2,190	26,720	26,720
4147	HOLDREGE SOILS, 3-7% SLOPES,		3D	No		1.00	2,265	2,265	2,265
	,,		32	140	Date Flue Made 1	0.60	2,265	1,360	1,360
					Dry Use Totals :	180.90		433,090	433,090
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No		7.00			
			2001	110	Farm Use Totals :	1.00	5,765	5,765	5,765
					rarm use locals :	1.00		5,765	5,765
2668	HOLDREGE SILT LOAM, 1-3% SLOP	GRAS	1G	No		10.00	1 405		
2670	HOLDREGE SILT LOAM, 3-7% SLOF		2G	No		10.90	1,425	15,535	15,535
2524	COLY SILT LOAM, 3-11% SLOPES		4G1	No		2.50	1,425	3,565	3,565
2521	COLY-HOBBS SILT LOAMS, 0-30%		4G	No		17.90	1,425	25,510	25,510
2671	HOLDREGE SILT LOAM, 3-7% SLOP		3G1			43.89	1,425	62,545	62,545
	moint, 5 , 0 phot	CICAD	201	No		5,20	1,425	7,410	7,410
					Grass Use Totals	: 80.39		114,565	114,565
HOM1	HOME SITE 1ST ACRE, AG RELATE	HOME	HOM1						
	THE TOTAL PROPERTY AND RELIABLE	понц	HOMIT	No	_	1.00	10,000	10,000	10,000
					Home Use Totals :	1.00		10,000	10,000
ROAD	COUNTY ROAD	PAIR							
20210	COUNT ROAD	ROAD	ROAD	No	-	7.47	0	0	0
					Road Use Totals :	7.47		0	0
WASTE	WASTE								
MADIE	MYDTT	WASTE	WASTE	No		10.70	180	1,925	1,925

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 07/06/2017

Parcel # : 00160830	O Current Ow	ner : KRUEGEF	R, ANTHON	Y J & SHARON	I V			
Soil Symbol Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
			N	Jaste Use Total	s: 10.70		1,925	1,925
			E	arcel Totals :	281.46		565,345	565,345

PAGE 1 COMMENTS	Wondel + Janice Knuego	er to Anthony + sharon	Knieger (Agreement)
		6-11-2011	,
LEGAL DESCRIPTION NW	4+W12SW14+W12E12SU	1/4 See 22 - W/2 W/2 SE1/4 6	14-3-10
	01609200/65750 + 0		
assessor location Ru		ADDRESS OF PROPERTY	
1609 JEAR	LAND	IMPROVEMENTS	TOTAL
2014	71 725		
2015	103210		
2016	90525		
2017	90 535		
the state of the state of the state of the state of			
2014	428125	181620	609745
2015	608440	187665	796105
2016	555 690	195425	751115
8017	565345	195,425	760 710
SELLING PRICE 192,	OOO ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
1) 1	D-20 65-0011 HO		DATE OF CONSTRUCTION 1975
3al tota	- 1 Acres 195, 425	. improvents	

TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	4A V P TOTAL	4A U P TOTAL
PAGE 4 PARCEL(101112	TOTAL	IOIAL	IOIAL	TOTAL

BOOK-PAGE							
	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
16092 ACRES 16083	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
101 /6083	1D 1 E	1D1 P	1D1 G	161 16083	1G1	1G1	1G1
105,0 60.1	1D E	1D P	1D G	16 1/5.90	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D /, ()	2D E	2D P	2D G	2G 2,50	2G	2G	2G
3D1 12,0 177.90	3D1 E	3D1 P	3D1 G	3G1 5.20	3G1	3G1	3G1
3D 22.0 0.60	3D E	3D P	3D G	3G	3G	3G	3G
4D1 29,10	4D1 E	4D1 P	4D1. G	4G1 17.90	4G1	4G1	4G1
4D 12.20	4D E	4D P	4D G	4G 43,89	4G	4G	4G
39,0 180 90	TOTAL	TOTAL	TOTAL	TOTAL 80.39	TOTAL	TOTAL	TOTAL
CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG	G OTHER	NON-/	AG ACRES	
ACRES	ACRES	ACRES	,	ACRES	1609ZA	cres 16883	
1C1	1T1	1T1 2	SHELTERBELT	16083	ROADS /, O	17.47	
1C	1 T	1T 2	ACCRETION		FARM SITE	110	
2C1	2T1	2T1 2	WASTE	10,10	HOME SITES	1,0	
2C	2 T	2T 2	OTHER		OTHER		
3C1	3T1	3T1 2			WRP		
3C	3T	3T 2			RECREATION		
4C1	4T1	4T 1 2					
4C	4 T	4T 2					
		TOTAL	TOTAL	16.70	TOTAL 1, 6	TOTAL 9,47	

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 07/06/2017

Parcel #

001609200

Current Owner:

KRUEGER, ANTHONY J & SHARON V

Map # Tax District 4243-24-4-0-0-65750

Neighborhood

20

1548 RD 1600

BLUE HILL, NE 68930-0000

Greenbelt Area/Date

1 NO

Legal Description: W1/2W1/2SE1/4 24-3-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2668	HOLDREGE SILT LOAM, 1-3% SLC	P DRY	1D	No		5.00	2,705	13,525	13,525
2671	HOLDREGE SILT LOAM, 3-7% SLC	P DRY	3D1	No		12.00	2,265	27,180	27,180
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	3D	No		22.00	2,265	49,830	49,830
					Dry Use Totals :	39.00		90,535	90,535
ROAD	COUNTY ROAD	ROAD	ROAD	No	_	1.00	0	0	0
					Road Use Totals	1.00		0	0
					Parcel Totals :	40.00		90,535	90,535

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE_ PARCEL#/	<u>2017-</u>	<u>1306</u> 05xx 11	#PAGES		,	ANTEE MASTER NAME #	Nicole K.	<u>Drdenn</u>
OUS T	<u> </u>	7500 j u	20 200	<u> </u>	2010	10105	_/	<u> </u>
DOC STAMPS	1,372	.50	•	tax/lien		_		
SALES FILE#_	143	3	# PAGES	i				
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
	****			·			SUBURBAN	
TAX DISTRICT_	185							
TOTAL SALE PRICE	(010	,000						
521 ADJUSTMENTS	\$							
SSESSOR ADJUSTMENTS 5	5							
REVIEW CODE	NO							
SALES DATE_	6-	15-20	917					
DEED TYPE_	W	D		-				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			·
CODE	1	2	3	4	5			
1	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	1631	like	-Kin	d Exce	hange			
					<u>-</u>			

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

FORM 521

1 Covety Name	The deed	will not be recorded	unless this stateme	nt is signed and items 1-			
1 County Name Webster		2 County Number 91	İ	3 Date of Sale/Transfer		Date of Deed	15
	Address and Tol	ephone (Please Pri	n#1	Mo. 6 Day 15		Mo. <u>6</u> Day	
Grantor's Name (Seller)		ephone (Flease Fin	ity	6 Grantee's Name, Addr Grantee's Name (Buyer)	ess, and Telephon	e (Please Print)	<u> </u>
Jonathan E. Auten	and Shelly L. A	uten, husband and	wife	Tyson L. Jordening an		ning, husband	and wife
Street or Other Mailing A 2155 W. Powerline				Street or Other Mailing Adda 310 S. Hickory St.	ress		
City Ayr		State NE	Zip Code 68925	City Blue Hill		State NE	Zip Code 68930
Telephone Number				Telephone Number 402 · 460 · 3303	Is the grantee a 501		
Email Address dwiebe@charter-tit	le.net			Email Address dwiebe@charter-title.n	net		
	ion Number. Chec	ck one box in categor		if property is also a mobile			
(A) Status Improved Unimproved IOLL	Single Farr Multi-Famil Commercia	y 🔯 Agr	ustrial icultural reational	3) Property Type Mineral Interests-Nonpi Mineral Interests-Produ		State Assessed Exempt	(C) Mobile Home
8 Type of Deed Bill of Sale Cemetery	Conservator Corrective Death Certificat	e - Transfer on Death	Easement 🔲 I	_ease ☐ P	=	erriff [st/Trustee urranty	Other
9 Was the property pur part of an IRS like-kin exchange? (IRC § 103 ☐ Yes	d 1 Exchange)	O Type of Transfer Auction Court Decree	Easement Gift	closure Irrevocable Tr Life Estate ntor Trust Partition	rust Revocable Tr Sale Satisfaction of	T T	ransfer on Death rustee to Beneficiary Other (Explain)
11 Was ownership trans ⊠ Yes □ N	•	o, explain the division.)		12 Was rea ⊠ Yes		same use? (If No	, state the intended use.)
13 Was the transfer beto	o 🔲 Aunt or	Uncle to Niece or Nep s and Sisters	hew 🔲 Family Corp.	s and Grandchild	ppropriate box.) Self Spouse Step-parent and Step	☐ Other	
14 What is the current n \$610,000.00	narket value of the	real property?		15 Was the mortgage as		the amount and in	nterest rate.)
16 Does this conveyance Yes No		arcel of land?		17 Was transfer through of the agent or title co	a real estate agent o	r a title company? Yes Charter	(If Yes, include the name
18 Address of Property				19 Name and Address of Nicole P. Jordening,	Person to Whom Ta	x Statement Shoul	
, NE 18a ☐ No address ass	signed 18b	Vacant Land		Same as #6			
Nebraska, AND The Southeast Quar	ter (SE1/4) of S scribed as: Co	ection 17, Townsh mmencing at the N	ip 4 North, Range 1	on 16, Township 4 Nort 0 West of the 6th P.M., said Southeast Quarte	Webster County.	Nebraska, EX	CEPT a tract of land
·			es □ No (If Yes e	nter dollar amount and at	tach itemized list)	(c)	0 00
				nto donar amount and ai	•	24 \$	610,000 00
25 If this transfer is ex						<u>[*44*;†]</u>	2.3,000,00
Unde correct,	er penalties of law and that I am duly	r, I declare that I have e authorized to sign this s	xamined this statement statement.	and that it is, to the best of r	my knowledge and be	lief, true, complete	e, and
	P. Jordening, Type Name of Gra	antee pr Authorized Re	Ana L S presentative	tellik		<u>40</u>	2.460.3308 Number
sign here	ure of Grantee or A	Lillik uthorized Representation	ve T	Grantee of Authorized R	epresentative	June Date	152017
			Register of Deed	ls' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 2	Yr. 17	27 Value of Stamp	or Exempt Number	28 Recording Data BK2017.Pa	1306		
Nebraska Department of Rev		<u> </u>		10.10011/19		uthorized by Neh Re	ev. Stat. §§ 76-214, 77-1327

BK2017, Pg 1306

State of Nebraska County of Webster Sentered on the numerical index and filed for record in the Clerk's office of said county this 21 day of Sun A.D., 20 17, at \$2.50 o'clock A.M. Recorded in Book 2017 on Page 1300

Deb Klingenberser County Clerk 1/0. Deputy nd Comp Assessor Carded

> AFTER RECORDING RETURN TO: Charter Title & Escrow Services, Inc. 747 North Burlington Avenue

Suite G208 Hastings, NE 68901 402-463-6788 NEBRASKA DOCUMENTARY STAMP TAX Date 6-2/-/7 \$1,373.59 By 138

WARRANTY DEED

Jonathan E. Auten and Shelly L. Auten, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Nicole P. Jordening, a married person,

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

The Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 16, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, AND

The Southeast Quarter (SE1/4) of Section 17, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as: Commencing at the Northeast corner of said Southeast Quarter, on an assumed bearing of S 00°00'00" W, 589.68 feet along the Section Line to the True Point of Beginning; thence S 00°00'00" W along the Section Line 222.28 feet; thence S 88°30'32" W 444.55 feet; thence N 01°58'35" W, 251.46 feet; thence S 87°47'35" E, 453.41 feet to the Point of Beginning.

GRANTORS covenants with GRANTEES that GRANTORS:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;
- (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 ______ day of June, 2017.

Jonathan E. Auten

Shelly J. Auten

Shelly L. Auten

STATE OF Nebraska COUNTY OF <u>Webster</u>

Notary Public

GENERAL NOTARY - State of Nebraska
DANIEL J. WIEBE
My Comm. Exp. May 23, 2018

Page 1

Warranty Deed File No. 17186

WEBSTER COUNTY ASSESSOR'S OFFICE

FARM RESIDENTIA	L DATA SHEET - COST APPROACH DATA Record : 1 of:
Parcel ID #: 001719500	Map # : 4133-17-0-0-66780
JORDENING, NICOLE P. 310 S. HICKORY ST. BLUE HILL, NE 68930-	Situs :17-4-10 Legal :SE1/4 LESS A 2.44 ACRE TRACT IN NE1 17-4-10
COST APPROACH Appraisal Zone: 1000 Manual Date: 0	- Values By Marshall & Swift 6/13 Cost Factor :0.95
	DESCRIPTION
BASIC STRUCTURE COST	
ADJUSTMENTS ROOFING	Units Unit Cost Area Adj Total Cost
SUBFLOOR HEATING & COOLING PLUMBING Base is: 0	Base
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	0.00
ADJUSTED STRUCTURE COST	0 x =
IMPROVEMENTS NO GARAGE	Units Unit Cost Depr Total Cost
YARD SHED/FAIR	80 2.38 42% 110

TOTAL REPLACEM			<u>_</u>	0	X		=
Depreciation	:	Total	Physical Less Depre	-	ional us Apprec	Econom	nic
Improvement Va	lue				-	<u> </u>	<u> </u>
			• • • • • • • • • • • • • • •				
Lump Sums Outbuilding Va	lue	*********					110
Land Value	lue		• • • • • • • • • • • • • • • • • • • •		•••••	•••••	110 \$379,155
Lump Sums Outbuilding Va Land Value ESTIMATE OF VA Value per Acre	lue LUE (U	SING THE COST	• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 06/27/2017

Parcel #

: 001719500

Current Owner:

JORDENING, NICOLE P.

Map # Tax District

4133-17-0-0-0-66780

Neighborhood

185

310 S. HICKORY ST.

1

BLUE HILL, NE 68930-

Greenbelt Area/Date

NO

Legal Description: SE1/4 LESS A 2.44 ACRE TRACT IN NE1/4 17-4-10

Soil Symbol	Soil Name	and Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8869	HORD SILT LOAM, 0-1% SLOPES	DRY	1D	No	<u> </u>	80.65	2,705	218,160	
4148	HOLDREGE SOILS, 7-11% SLOPES,	DRY	4D1	No		11.79	2,190	•	218,160
4147			3D	No		2.73	-	25,820	25,820
3864	HASTINGS SILT LOAM, 0-1% SLOP	DRY	1D 1	No		4.65	2,265	6,185	6,185
2675	HOLDREGE SILT LOAM, 3 TO 7% S		2D	No			2,705	12,580	12,580
2668	HOLDREGE SILT LOAM, 1-3% SLOP		1D	No	4.	9.47	2,265	21,450	21,450
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY				2.16	2,705	5,845	5,845
WASTE			4D	No		37.81	2,190	82,805	82,805
WADIE	WASTE	DRY	DWAS	No		3.03	180	545	545
					Dry Use Totals :	152.29		373,390	373,390
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No	Name III.	1.00	5,765	5,765	5,765
					Farm Use Totals	: 1.00		5,765	5,765
ROAD	COUNTY ROAD	ROAD	ROAD	ИО		3.79	o	0	O
					Road Use Totals	: 3.79		0	0
					Parcel Totals :	157.08		379,155	379,155

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 06/27/2017

Parcel #

001709200

Map #

4133-16-0-0-0-66725

Current Owner:

JORDENING, NICOLE P.

Tax District

185

310 S. HICKORY ST.

Neighborhood

1

BLUE HILL, NE 68930-

Greenbelt Area/Date

NO

Legal Description: NW1/4SW1/4 16-4-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8869	HORD SILT LOAM, 0-1% SLOPES	DRY	1D	Nо		19.74	2,705	53,395	53,395
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	3D	No		10.45	2,265	23,670	23,670
2668	HOLDREGE SILT LOAM, 1-3% SLO	P DRY	1D	No		4.65	2,705	12,580	12,580
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D	No		4.34	2,190	9,505	9,505
					Dry Use Totals :	39.18		99,150	99,150
ROAD	COUNTY ROAD	ROAD	ROAD	ио		1.00	0	0	0
					Road Use Totals	: 1.00		0	0
					Parcel Totals :	40.18		99,150	99,150

PAGE 1 COMMENTS	Jonthan + Shelly A	uten to Vicohe P. Jore	Lening - 1031 Exchange
	-1306 DATE OF SALE		
LEGAL DESCRIPTION N	1490/4/6-4-10 A	- SE14 Less a 2. \$4 Acre	Tract in NE14 17-4-10
	1719500 +001709		,
ASSESSOR LOCATION B	ue Hill	ADDRESS OF PROPERTY R	wal- 17-4-10
001714AR	LAND	IMPROVEMENTS	TOTAL
2014	249,945	110	250.055
2015	357980	110	358090
2016	379,180	1/0	379290
2017	379 155	110	379265
001709200			
2014	62195		62195
2015	88970		88 970
2016	99150		99150
2017	99150		99150
SELLING PRICE (0/0, 00	poth parcels 521 20 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 91-	-0074	HOUSE QUALITY WHOUSE CONDITION	NA DATE OF CONSTRUCTION NA
1/4			

MOBILE HOME _// /1 PAGE 3

PARCEL(S) 60 1709200 + 001719500

BOOK-PAGE 2017-1306

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

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

			cov	ER PAGE PRO	PERTY TRAN	SFER		
BOOK & PAGI	2017	-/308	# PAGE	S	_ GR	ANTEE MASTER NAME #	Thomas	s + Mai
PARCEL#, FILING NUMBER	00015	3300/	1396	40		_	Rife	4
			<u>.</u>			_	138	85
DOC STAMPS	14.0	75	_	tax/lien		_		
SALES FILE #	144	l	#PAGE	5	_			
NEIGHBORHOOD #	1		-					
	1 AGRICULTURAL	100 GUIDE ROCK	105 GUIDE ROCK	200 RED CLOUD	RED CLOUD	300 BLUE HILL	305 BLUE HILL	400 BLADEN RÉSIDENTIAL
		RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES E COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	inavale/ no home site	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
	105					1	SOBORBAN	
TAX DISTRICT	20 (7	د ک						
TOTAL SALE PRICE	<i>3</i> 2,50)()		-				
21 ADJUSTMENTS	\$							
OR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	6	-19-20 WD	017					
DEED TYPE		WD		•				
3223		ADJUSTED	SUBCHNGD	NO	MOBILE			
SALE QUAL	(YES)							
	YES	2	3	4	5			
SALE QUAL CODE		2 AS ADJUSTED	3 Subchanged	4 SALE NOT TO BE USED	i			
SALE QUAL					ARMS LENGTH / NOT VALID FOR	RC	ROS	RUR

COMMENTS

Nebraska Department of REVENUE

Real Estate Transfer Statement

144

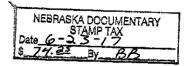
FORM **521**

 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. _ 06 Mo. 06 WEBSTER - 91 Day _19 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Thomas Riley & Marybeth Riley Thomas Riblett and Mary Riblett Street or Other Mailing Address 139 Rd J Street or Other Mailing Address 105 S. Walnut St. Zip Code 68952 State Red Cloud Invale ΝĒ 68970 Phone Number V No V No Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Corrective Bill of Sale Easement Lease Trust/Trustee Personal Ben Mineral Death Certificate - Transfer on Death Executor Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Auction Easement ☐ Gift Life Estate Sale Trustee to Beneficiary Yes ₩ No Court Decree Exchange Partition Satisfaction of Contract Other (Explain) Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes **₩**No Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$32,500 Yes ✓ No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes_ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 105 S. Walnut St. Thomas & Marvbeth Rilev Red Cloud, NE 68970 105 S. Walnut St. Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Three (3), Railroad Addition to Red Cloud, Webster County, Nebraska, 21 If agricultural, list total number of acres 22 32.500!00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 32,500,00 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. Richard Calkins (308) 928-2707 Print or Type Name of Grantee or Authorized Representative Phone Number sign Attorney at Law 06/19/2017 Signature of Grantee or Authorized Representative Title here Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number

Day23

BK2017, Pg 1308

State of Nebreska] ss.
County of Webster] Entered on the numerical index and filed for record in the Clerk's office of said county this 2 3 day of Jrane A.D., 2017, at 2:20 o'clock A.M. Recorded in Book 2017 on Page Klingenbese County Clerk 10.00 B.B. Deputy Ind Comp Assessor Carded



Return To: Richard Calkins, Attorney at Law, PO Box 440, Alma, NE 68920

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT WE, TOM RIBLETT and MARY RIBLETT, husband and wife, herein called the grantors, in consideration of one dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey and confirm any unto THOMAS M. RILEY and MARYBETH RILEY, husband and wife, as Joint Tenants with Rights of Survivorship and Not as Tenants in Common, herein called the grantees, the following described real property in Webster County, Nebraska:

Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Three (3), Railroad Addition to Red Cloud, Webster County, Nebraska

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

And the grantors do hereby covenant with the grantees and with grantees= heirs and assigns that grantors are lawfully seised of said premises; that they are free from encumbrance with no exceptions, and that grantors have good right and lawful authority to convey the same; and that grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated this 19 day of June, 2017

STATE OF NEBRASKA

COUNTY OF HARLAN

On this ______day of June, 2017, before me, the undersigned notary public in and for said State and County, personally came Tom Riblett and Mary Riblett, husband and wife, known to me to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed.

Witness my seal and hand the date last written.

GENERAL NOTARY - State of Nebraska RICHARD CALKINS My Comm. Exp. Nov. 16, 2020

Notary Public

Mary Kiblett

Richard Calkins Attorney at Law Alma, Nebraska 68920

PAGE 1 COMMENTS	Thomas Riblett -	to Thomas + Marybet	h Riley
BOOK-PAGE 201	7 - 1308 DATE OF SA		
LEGAL DESCRIPTION	s 1,2,3,4,5,+6	Blak 3 RR Addition-	to RC.
LOCATION ID PARCEL(S)	00153300		
ASSESSOR LOCATION R	ed Cloud	ADDRESS OF PROPERTY /05	s. Welnut street
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	1855	8685	10540
<u>2013</u>	1855	86 85	10540
20/6	1855	14070	15925
2017	1855	14070	15725
SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #		HOUSE QUALITY HOUSE CONDITION	DATE OF CONSTRUCTION
MODULE HONG			

MOBILE HOME

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record: 1 of:

Adjustments:

1

Date of Print: 07/07/2017

Inspected By: CJ Inspection Date: 10/13/2016

Parcel ID #: 000153300 Map # : 4491-00-0-10065-003-0000

rap # : 4491-00-0-10065-003-0000

RILEY, THOMAS & MARYBETH Situs :105 S WALNUT ST

Legal :LOTS 1-6 BLOCK 3 RAILROAD ADDITION RED

105 S. WALNUT STREET CLOUD

RED CLOUD, NE 68970-

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width : 150 Value Method: SF
Lot Depth : 140 # of Units : 21000
Topography : Amenities Unit Value : 0.09

Street Access :

Utilities : Lot Value : 1,855

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1955/62

Quality : 20 - Fair Effective Age : Condition : 10 - Poor Remodel Date : Arch Type : Remodel Type :

Style : One-Story 100%

Exterior Wall : 65% STUCCO 35% SIDING

Floor Area : 1,232 Basement Area : 0

Sub Floor : CONCRETE SLAB

Bedrooms : 3
Baths : 1.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$15,925

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

Improvement Value\$14,070Land Value\$1,855FINAL ESTIMATE OF VALUE\$15,925Value per Square Foot11

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: 07/07/2017 Record: 1 of: 1

Parcel ID #: 000153300 Map # : 4491-00-0-10065-003-0000

RILEY, THOMAS & MARYBETH Situs :105 S WALNUT ST

Legal :LOTS 1-6 BLOCK 3 RAILROAD ADDITION RED

105 S. WALNUT STREET CLOUD
RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

		 -			
	DESCRI	PTION			
		Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,232	x	69.40 =	85,501
<u>ADJUSTMENTS</u> ROOFING		Units	<u> Unit Cost</u>	Area Adj	Total Cost
SUBFLOOR				(2.36)	(2,908)
HEATING & COOLING		1,232	1.90	1.90	2,341
PLUMBING Base is: 7	(under base)	2	922.14	(1.42)	(1,749)
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH				0.00	
ADJUSTED STRUCTURE COST		1232	x	67.52 =	83,185
IMPROVEMENTS NO GARAGE		<u>Units</u>	<u>Unit Cost</u>	Depr I	<u>'otal Cost</u>
DET GAR LOW CONC		672	8.63	52%	2,785 *
OPEN PORCH W/ROOF		192	14.95		2,870
OPEN PORCH W/ROOF		40	18.35		735

TOTAL REPLACEM	ENT (COST 1	NEW			1232	x	70.45 =	86,790
Depreciation	:	87%	Total	87%	Physical		tional		_
	_					eciation/P		ne-se.	(75,505)
Improvement Va	lue .	. .		• • • • • •					\$11,285
Land Value									\$1,855
				-					2,785 *
Lump Sums									415 005
Lump Sums ESTIMATE OF VA	LUE ((USING	THE CO	ST API	ROACH) .				\$15,925

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	. <u>9 () (</u>	-1314	_ # PAGES	' <u> </u>	, GR	ANTEE MASTER NAME#	SILVIE	W-11C
2 PARCEL#	00131	5800/6	23510			-		3086
	201	 25	-			-		
DOC STAMPS	140	<u> </u>	-	tax/lien		-		
SALES FILE #			# PAGES					
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	50\$	510	515	500	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	*
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	_
TAX DISTRICT	150)				ı	SOSONDAIN	
TOTAL SALE PRICE		000						
521 ADJUSTMENTS	\$							
OR ADJUSTMENTS	\$							
•								
REVIEW CODE	NO							
SALES DATE	j	2-201	7					
	j	1-201	7					
SALES DATE	j	2-201 ADJUSTED	SUBCHNGD	NO	MOBILE			
SALES DATE	6-22 WD			NO 4	MOBILE 5			
SALES DATE DEED TYPE SALE QUAL CODE	6-23 WD	ADJUSTED	SUBCHNGD		5			
SALES DATE DEED TYPE SALE QUAL	6-23 WD (YES)	ADJUSTED 2	SUBCHNGD	4	5 ARMS LENGTH / NOT VALID FOR	RC	ROS	RUR
SALES DATE DEED TYPE SALE QUAL CODE	WD (YES) 1 USABILITY	ADJUSTED 2 AS ADJUSTED	SUBCHNGD 3 SUBCHANGED	4 SALE NOT TO BE USED	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
SALES DATE DEED TYPE SALE QUAL CODE	YES YES USABILITY BH BLUE HILL	ADJUSTED 2 AS ADJUSTED BLA	SUBCHNGD B SUBCHANGED COW COWLES	4 SALE NOT TO BE USED I	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE		1	

A parcel of land located in the North Half of the Northeast Quarter of Section 33. Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of said Section 33; thence N89°53'14"W(B) (assumed Bearing) on the North line of said Northeast Quarter, a distance of 450.00 feet to the point of beginning; thence continuing N89°53'14"W on said North line, a distance of 1392.71 feet to the Northeast corner of a tract of land previously described and recorded in Book 2014, Page 416; thence S00°06'04"E on the East line of said tract of land, a distance of 700.00 feet to the Southeast corner of said tract of land; thence N89°52'37"W on the South line of said tract of land, a distance of 799.99 feet to the Southwest corner of said tract of land and the West line of said Northeast Quarter; thence S00°06'07"E on said West line, a distance of 619.97 feet to the Southwest corner of the North Half of said Northeast Quarter; thence \$89°53'05"E on the South line of the North Half of said Northeast Quarter, a distance of 2566.50 feet to the West right of Way line of a public road previously described and recorded in Book 61, Page 98 and 99 and Book 2005, Page 538; thence Northwesterly on said West Right of Way line, the following described courses; N00°03'23'W, a distance of 124.89 feet; N19°36'37"W, a distance of 119.47 feet; N00°02'54"W 395.00 feet; N89°57'07"E, a distance of 55.00 feet; N00°02'54"W, 355.44 feet; thence N89°35'18"W, a distance of 382.94; thence N01°16'34"W, a distance of 330.10 feet to the point of beginning, less county road right of way.



Real Estate Transfer Statement
•To be filed with the Register of Deeds. • Read instructions on reverse side. 145
•If additional space is needed, add an attachment and identify the item.

FORM

	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 4 Date of Deed	22 Yr. 2017
WEBSTER - 91	· · · · · · · · · · · · · · · · · · ·	Yr,
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Duane A. Kohmetscher	Shane W. Kohmetscher	
Street or Other Mailing Address 2029 State Hwy 78	Street or Other Mailing Address 2195 Road V	
City Lawrence NE 6895-7	City State NE	Zip Code 68957
Phone Number 402 - 4362	Phone Number (402) 705-0790 Is the grantee a 501(c)(3) organize (402) 705-0790 If Yes, is the grantee a 509(a) four	
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)
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural [☐ IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
part of an IBS like-kind exchange?		insfer on Death
(I.R.C. § 1031 Exchange)		stee to Beneficiary
Yes ✓ No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Ot 12 Was real estate purchased for same use? (if N	her (Explain)
✓ Yes No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
	Partnership, or LLC Self Othe	۶r
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse hild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate)
\$125,000	Yes V No S	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name
✓ Yes No	of the agent or title company contact.) Yes Southern	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Tould be Sent
Ag Land	Grantee	
18a 🔽 No address assigned 18b 📝 Vacant land		
20 Legal Description		
See Attached		
21 if agricultural, list total number of acres 61.81+-		
	\$	405 000 00
22 Total purchase price, including any liabilities assumed		125,000,00
23 Was non-real property included in the purchase? $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	nter dollar amount and attach itemized list.) 23	i
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	125,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. Shane W. Kohmetscher	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and (402) 705-0790
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign White	Grantee	6/22 /2017
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. <u>le</u> Day <u>23 Yr. 17</u> \$ 281.25	BK2017, PG 1314	

State of Nebraska | Ss.
County of Webster | Entered on the numerical index and filed for record in the Clerk's office of said county this 3. day o'clock | A.D., 20.17, at 8.55 o'clock | M. Recorded in Books of State | A.D., 20.17 on Page | | A.D., 20

Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901 NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-33-/7
\$28/.25 By &&

Dhurbald.

WARRANTY DEED

Duane A. Kohmetscher, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Shane W. Kohmetscher, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A parcel of land located in the North Half of the Northeast Quarter of Section 33, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of said Section 33; thence N89°53'14"W (assumed Bearing) on the North line of said Northeast Quarter, a distance of 450.00 feet to the point of beginning; thence continuing N89°53'14"W on said North line, a distance of 1392.71 feet to the Northeast corner of a tract of land previously described and recorded in Book 2014, Page 416; thence S00°06'04"E on the East line of said tract of land, a distance of 700.00 feet to the Southeast corner of said tract of land; thence N89°52'37"W on the South line of said tract of land, a distance of 799.99 feet to the Southwest corner of said tract of land and the West line of said Northeast Quarter; thence S00°06'07"E on said West line, a distance of 619.97 feet to the Southwest corner of the North Half of said Northeast Quarter; thence S89°53'05"E on the South line of the North Half of said Northeast Quarter, a distance of 2566.50 feet to the West right of Way line of a public road previously described and recorded in Book 61, Page 98 and 99 and Book 2005, Page 538; thence Northwesterly on said West Right of Way line, the following described courses; N00°03'23'W, a distance of 124.89 feet; N19°36'37"W, a distance of 119.47 feet; N00°02'54"W 395.00 feet; N89°57'07"E, a distance of 55.00 feet; N00°02'54"W, 355.44 feet; thence N89°35'18"W, a distance of 382.94; thence N01°16'34"W, a distance of 330.10 feet to the point of beginning, less county road right of way.

Grantor covenants, jointly and severally, if more than one, 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 Sunz 22,2017

Strang A Holmody

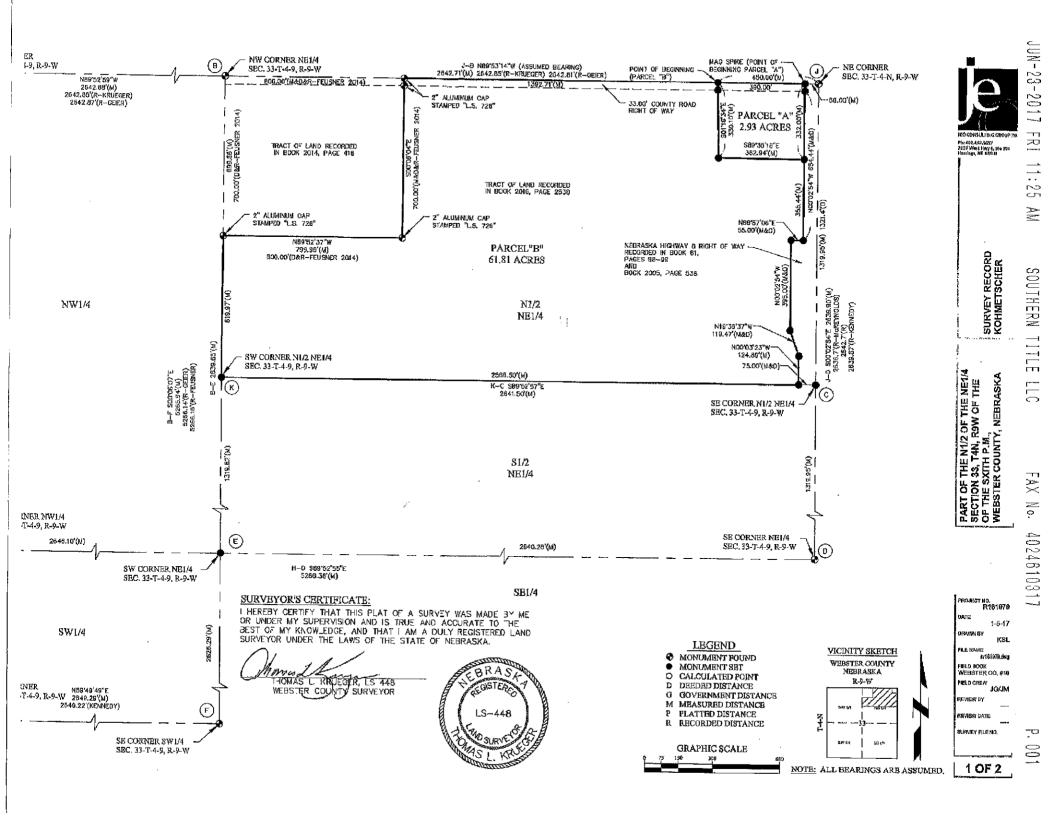
Duane A. Kohmetscher

STATE OF NEBRASKA)) ss. COUNTY OF Web Stepe)

The foregoing instrument was acknowledged before me on June $\ensuremath{\mathcal{J}}\ensuremath{\mathcal{J}}$, 2017 by Duane A. Kohmetscher, a single person.

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

Notary Public



SOUTHERN

 \Box

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1-5-17

SV161979.dw0

CORNER TIES:

c

(A) NW CORNER SECTION 33-14N-ROW FOUND A 1/2" PIPE, Q.B' DEEP

26 35.25 TO A FOUND NAIL IN THE TOP OF A CORNER FENCE POST NE 45 84 TO A FOUND NAIL IN THE TOP OF A CORNER FENCE POST NW 67.04 TO A FOUND MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN A POWER POLE

SW 34.16' TO A FOUND 5/8" REBAR

(B) NW CORNER NETIA SECTION 33-THIN-ROW FOUND A 1/2" REBAR WITH PLASTIC CAP STAMPED "L.S. 600" TO A FOUND MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE EAST FACE OF A GATE POST (1" ABOVE GROUND) ME TO A FOUND MAG-NAIL WITH AN ALLWINUM DISK STAMPED "LS-448" IN THE WEST FACE OF A GATE POST (1' ABOVE GROUND) SSE TO A FOUND MAG-NAIL WITH AN ALLMINUM DISK STAMPED "LS-488" 20.76 IN THE NORTH FACE OF A BRACE POST (1' ABOVE GROUND)

TO A FOUND ALUMINUM CAP STAMPED "LS-726" © SE CORNER NL/2 NB1/4 SECTION 33-T4N-R9W SET A MAG SPIKE

977 75.00 SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "L.S. 448" NAM 145.87 SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "L.S. 448"

(D) SE CORNER NB1/4 SECTION 33-T4N-R9W FOUND A BRASS CAP. 0.8" DEEP

WSW 52.41 TO A FOUND 5/8" REBAR

61.80 TO A NAIL WITH WASHER IN THE TOP OF A CORNER FENCE POST SE 72.84 TO A FOUND NAIL IN THE TOP OF A CORNER FENCE POST

NRW 73.65 TO A NOOR BENCH MARK IN THE TOP OF A HEADWALL

(E) SW CORNER NB1/4 SECTION 33-T4N-R9W

SET A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "L.S. 448" 20.24' TO THE TOP CENTER OF A PIPE CORNER FENCE POST

SE CORNER SWI/4 SECTION 33-TMN-R9W

FOUND A 1/2" PIPE, 0.1' DEEP 28.82 TO THE SOUTH FACE O A PIPE CORNER FENCE POST AT THE BASE APM TO A FOUND NAIL IN THE SW FACE OF A FEMCE POST (1' ABOVE GROUND) 46.00 SW SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE TOP OF A FENCE POST 8

SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE TOP 31.621 OF A CORNER FENCE POST

(6) SW CORNER SECTION 33-T4N-R9W FOUND A 1/2" PIPE, 0.4" DEEP

SE 45.617 TO A FOUND NAIL IN THE TOP OF A CORNER FENCE POST NE TO A FOUND 2" PIPE 42.34

NW 47.31 TO A FOUND NAIL IN THE TOP OF A CORNER FENCE POST NNW 56.07 TO A FOUND MAIL "X" IN A TELEPHONE PEDESTAL POST

(H) SW CORNER N1/2 SECTION 33-T4N-R9W

PLACED A MAGNETIC MEMORIAL BELOW A SET 5/8" X 24" REBAR WITH AN ALUMINUM CAP STAMPED "KRUEGER L.S. 448" ME 37.05

SET A MAG-NAR, WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE TOP OF A FENCE POST F

SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE TOP OF A CORNER FENCE POST 35 22 SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448"

IN THE NE FACE OF A CORNER FENCE POST (1' ABOVE GROUND) SW SET A MAG-NAIL WITH AN ALLMINUM DISK STAMPED "LS-448" IN 43.20 THE NE FACE OF A FENCE POST (1' ABOVE CROUND)

(J) <u>NE CORNER SECTION 33-T4M-R9W</u> FOUND AN ALJMINUM CAF IN ASPHALT

SE 78 29 TO A FOUND REDHEAD NAIL IN A POWER POLE NE

TO A FOUND NAIL IN THE SW FACE OF A FENCE POST (1' ABOVE GROUND) 46 00' Cit SET A MAG NAIL WITH AN ALUMINUM DISK STAMPED "L.S. 448" 'N THE TOP OF A FENCE POST

SET A MAG NAIL WITH AN ALUMINUM DISK STAMPED "LIS, 446" IN THE TOP OF A CORNER FENCE POST

SW CORNER NB1/4 NB1/4 SECTION 33-T4N-R9W

SET A 5/8" X 24" REDAR WITH PLASTIC CAP STAMPED "L.S. 448" 1 77

SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE WEST FACE OF A CORNER FENCE POST (1' ABOVE GROUND) SET A MAG-NAIL WITH AN ALLMINUM DISK STAMPED "LS-448" IN

THE NORTH FACE OF A POWER POLE (1' ABOVE GROUND)

LEGAL DESCRIPTIONS:

PARCE: "A" A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY

COMMENCING AT THE NORTHEAST CORNER THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH. RANGE 9 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA; THENCE N89'53'14"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF NEBRASKA HIGHWAY NO. 8, PREVIOUSLY DESCRIBED AND RECORDED IN BOOK 81, PAGES 98-99 AND BOOK 2005, PAGE 538 AND THE POINT OF BEGINNING, THENCE CONTINUING N89'53',4"W ON SAID NORTH LINE, A DISTANCE OF 390,00 FEET; THENCE SOI'16'34"E, A DISTANCE OF 330.10 FEET; THENCE SAID NOT IN LINE, A DISTANCE OF SECURE FEET TO SAID WEST RIGHT OF WAY LINE; THENCE NOO'02'54"W ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 332.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.93 ACRES, MORE OR LESS, INCLUDING 0.29 ACRES, MORE OR LESS, OF COUNTY ROAD RIGHT OF WAY.

PARCEL "B" A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NGRTH, RANGE 9 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4

THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING: THE MORTH LINE OF SAID MORTHEAST QUARTER, A DISTANCE OF 1392,71 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND PREVIOUSLY DESCRISED AND RECORDED IN BOOX 2014, PAGE 416; THENCE S00'08'04"E ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 700.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND, THENCE M89'52'37"W CN THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 799.99 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND AND THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOO'06'07"E ON SAID WEST LINE, A DISTANCE OF 619.97 FEET TO THE SOUTHMEST CORNER OF THE NORTH HALF OF SAID NORTHEAST CUARTER, THENCE SHE'S OF ED ITHE SOUTH LINE OF SAID NORTH HALF OF SAID NORTHEAST CUARTER, THENCE SHE'S OF E ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 2566.50 FEET TO THE WEST RIGHT OF WAY LINE OF NEBRASKA HIGHWAY NO. 8, PREVIOUSLY DESCRIBED AND RECORDED W BOCK 61, PAGES 98 AND 99 AND BOOK 2005, PAGE 538; THENCE NORTHWESTERLY ON SAID WEST RIGHT OF WAY LINE, THE FOLLOWING DESCRIBED COURSES: MOD'03'23"W, A DISTANCE OF 124.89 FEET; M19'36'37"W, A DISTANCE OF 119.47 FEET: N00"02"54"W, 395.00 FEET; N89"57"07"E, A DISTANCE OF 55.00 FEET; NOD'02'54"W, 365.44 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N89'35'18"W, A DISTANCE OF 582.94 FEET; THENCE ND116'34"W, A DISTANCE OF 330.10 FEET TO THE POINT OF BEGINNING, CONTAINING 61.81 ACRES, MORE OR LESS, INCLUDING 1.05 ACRES, MORE OR LESS, OF COUNTY ROAD RIGHT OF WAY.

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DUANE KOHMETSCHER. THE PURPOSE OF THIS SURVEY WAS PERFORMED AT THE REQUEST OF DUANE KUMMETSCHER. THE PURPOSE O THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF TWO PARCELS OF LAND LOCATED IN THE NORTH HALF OF THE NORTH-EAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE SIXTH P.M., WEBSTER

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 "KRUEGER L.S. 448", UNLESS NOTED

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

FILE NAME

FIELD BEAU

ELP CREW

EVIEW BY

SWEW DATE

SUBVEY FILE NA.

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print: 07/11/2017

Inspected By: TS Inspection Date: 10/08/2014

Parcel ID #: 001315800 Map # : 4135-33-0-0-0-63510

Record: 1 of: 1

KOHMETSCHER, DUANE Situs :2195 RD V

Legal :N1/2NE1/4 LESS THE W800' OF N700' OF

2029 STATE HWY 78 NW1/4NE1/4 33-4-9

LAWRENCE, NE 68957-

PHYSICAL INFORMATION

Year Built/Age : 1983 / 34 Туре : 1 - Single Family

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

Arch Type Style Remodel Type

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

Floor Area : 1568 1568 Basement Area :

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

: 3 Bedrooms Baths : 2.0

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

Plumbing Fixt : 7

Improvement Value	• •
Lump Sums	
Lump Sums Description :	
FINAL ESTIMATE OF VALUE	\$60,110
FARM VALUATION SUMMARY	
Residence Value	\$60,110
Outbuilding Value	\$19,985
Agland Value	\$18,300

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

Date of Print: 07/11/2017 Record: 1 of: 1

Map # : 4135-33-0-0-63510 Parcel ID #: 001315800

Situs :2195 RD V Legal :N1/2NE1/4 LESS THE W800' OF N700' OF KOHMETSCHER, DUANE

2029 STATE HWY 78 NW1/4NE1/4 33-4-9

LAWRENCE, NE 68957-

COST APPROACH - Values By Marshall & Swift

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

					<u> </u>
	DESCR	IPTION			
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,568	×	78.32	= 122,806
ADJUSTMENTS ROOFING SUBFLOOR		Units	Unit Cost	Area Adj	Total Cost
HEATING & COOLING	(under base)	1,568 2	2.01 11 76 .67	2.01 (1.43)	3,152 (2,242)
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		1,568	15.27	15.27	23,943
ADJUSTED STRUCTURE COST		1568	x	94.17	= 147,659
IMPROVEMENTS		Units	Unit Cost	Depr	Total Cost
ATTACHED GARAGE		<u></u> 576	23.00	0.64	13,250
CONCRETE DRIVE		480	4.18		2,005
SLAB W/ROOF & STEPS		168	24.16		4,060

TOTAL REPLACEM	ENT (COST N	ŒW			1568	х	106.49	= 166,975
Depreciation	:	64%	Total	648	Physical		tional	Econo	
Two voltom on the Mar	1.10				·	preciation/P			(106,865)
Improvement Va Lump Sums									\$60,110
Outbuilding Va Land Value									\$19,985 \$18,300
ESTIMATE OF VA									\$98,395
Value per Acre								• • • • • • • •	\$19,000

WEBSTER COUNTY ASSESSOR'S OFFICE RURAL OUTBUILDINGS

Date of Run : 07/11/2017

Parcel # : 001315800

Current Owner : KOHMETSCHER, DUANE

Map # : 4135-33-0-0-63510

Tax District : 150

Neighborhood : 1

Legal Description : N1/2NE1/4 LESS THE W800' OF N700' OF

NW1/4NE1/4 33-4-9

2029 STATE HWY 78

LAWRENCE, NE

68957-

COST APPROACH - Values by Marshall & Swift

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

Code	Description	Year Qua	Condition	Dir	mension	s Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1 BARN FR Notes		20	Fair	32 x	24 x		METAL	METAL	DIRT	768	22.06	16,942	86%	2,455
2 MCI MA Notes	CH SHD CONC	30	Fair	60 x	42 x	14 GABL	METAL	METAL	CONC	2,520	11.85	29,862	42%	17,320
2 CPD CO Notes	NCRETE PAD		Fair	21 x	7 х				CONC	147	1.66	244	42%	140
2 CPD CO	NCRETE PAD		Fair	12 x	6 x			·		72	1.66	120	42%	70

Total Outbuilding Value: 19,985

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 07/11/2017

Parcel #

: 001315800

Current Owner:

KOHMETSCHER, DUANE

Map # Tax District

4135-33-0-0-0-63510

2029 STATE HWY 78

150

Neighborhood . Greenbelt Area/Date

1 NO

LAWRENCE, NE 68957-

Legal Description: N1/2NE1/4 LESS THE W800' OF N700' OF NW1/4NE1/4 33-4-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No		1.00	5,765		
					Farm Use Totals		3,703	5,765 5,765	<u>5,765</u> 5,765
7261	DEROIN SOILS, 3-6% SLOPES,	GE GDAG	20					0,102	3,703
	DELIGITA DOTED, 5 00 DEOFED,	, DE GRAD	3G	No		1.78_	1,425	2,535	2,535
					Grass Use Totals	: 1.78		2,535	2,535
HOM1	HOME SITE 1ST ACRE, AG REI	LATE HOME	HOM1	No		1 00	10.000		
					Nome IIve Water	1.00	10,000	10,000	10,000
					Home Use Totals	: 1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		1.40	0	0	_
					Road Use Totals		O	0	0
								O	0
					Parcel Totals :	5.18		18,300	18,300

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017-1	322	# PAGES		GR	ANTEE MASTER NAME#	_bhn	<u> J.Gen</u>
PARCEL#/	<i>\$ 000</i>	<u> 509/00</u>	1130			_	#125	75
DOCSTAMPS	4.50	D		tax/lien GÜ	p	- - , , , t		
SALES FILE#	144	2	# PAGES		Village Bla	d #1308	7 H37 LG	178
SHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL (COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	51.5	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAŁ COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	140					•		
'AL SALE PRICE	1500)						
ADJUSTMENTS :	\$							
ADJUSTMENTS :	ė							
REVIEW CODE	, NO	-		•				
KEVIEW CODE		0-201	1/-					
SALES DATE_	<u> </u>	9-201	0					
DEED TYPE_		7.72				_		
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
CATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	En	otu!	24					
_		1						

Real Estate Transfer Statement

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

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

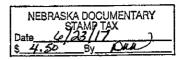
521

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed Mo. 02 Day 39 yr. 2016 Mo. 02 Day 39 yr. 2016
WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)	Mo. Day A 7 Yr. 2010 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Village of Bladen	John J. Gerten
Street or Other Mailing Address PO Box 37	Street or Other Mailing Address 5132 W 134th PI
City State Zip Code Bladen NE 68928	City State Zip Code Hawthorne CA 90250
Telephone Number	Telephone Number Is the grantee a 501 (c)(3) organization? Yes ✓ No
Email Address	If Yes, is the grantee a 509(a) foundation? ☐ Yes ✓ No Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	resperty is also a mobile home
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
	d Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	
Gemetery Death Certificate - Transfer on Death Executor Min Was the property purchased as 10 Type of Transfer Distribution Forect	
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	Direvocable Trust
(in the state of t	r Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	artnership, or LLC Self Other Other
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Chi	
- Barrier - Barr	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$1,845	☐Yes ☑ No \$%
	17 Was transfer through a real estate agent or a title company? (If Ves. include the name
Yes No	of the agent or title company contact.) Yes V No
18 Address of Property 303 W Frances St - Empty Lot	19 Name and Address of Person to Whom the Tax Statement Should be Sent
305 W FIMILED 2" 2"""	(Same as Grantee)
18a ✓ No address assigned 18b Vaoant land	
20 Legal Description	
Lots Seventeen (17) and Eighteen (18), Block Three	(3) Spence's Addition to Bladen Webster County
Nebraska.	(b), opence a Addition to blader, webster County,
Modiacha.	
21 if agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
	\$
23 Was non-real property included in the purchase? Yes Vo (If Yes, ent	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption is	number
Under penalties of law, I declare that I have examined this statement	t and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that an duly authorized to stan this statement.	310-968-4225
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign John Nym	OWNER (0/23/17
here Superture of Grantee or Authorized Representative	ide Date
Register of Deed's Use Only	/ / / / / / / / / / / / / / / / / / /
	y I For Dedi. Use Criv I
	28 Recording Data
Mo. 06 Day 23 Vr. 2017 \$ 4.50	

BW2017, Pg 1322

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of 1 Lerk A.D., 20 1 1, at 12 34
or Page 1 2 32
on Page 3 32
o



WARRANTY DEED

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

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

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

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

Executed February 29, 2016.

VILLAGE OF BLADEN, WEBSTER COUNTY, NEBRASKA

Roger Fassler, Chairman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February <u>29</u>, 2016, by Roger Fassler, Chairman of the Board of Trustees, on behalf of the Village of Bladen, Webster County, Nebraska, a Nebraska municipal corporation.

DEBRA JO THAYER
Commercial MY COMMISSION EXPIRES
April 22, 2016

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 07/10/2017

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

Parcel ID #: 000509100 Map #

: 4131-00-0-30015-003-1130

GERTEN, JOHN J Situs :303 W FRANCES ST

Legal :LOTS 17-18 BLK 3 BLADEN SPENCES

5132 WEST 134TH PLACE ADDITION

HAWTHORNE, CA 90250-0000

LOT INFORMATION

Neighborhood : 400 BLADEN

Lot Width : 100

Lot Depth : 140

Topography : LEVEL

Street Access : BLACKTOP

Utilities : NONE

Amenities

Value Method:

SF # of Units : 14000

Record: 1 of: 1

Unit Value : 0.13

Adjustments:

Lot Value : 1,845

PHYSICAL INFORMATION

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

Style Exterior Wall Floor Area Basement Area :

Sub Floor Bedrooms Baths

Heat Type Roof Type Plumbing Fixt :

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$1,845

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations

 0×0

FINAL ESTIMATE

improvement Value	\$0
and Value	\$1,845
'INAL ESTIMATE OF VALUE	\$1,845
alue per Square Foot	

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

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

Date of Print: 07/10/2017 Record: 1 of: 1 Parcel ID #: 000509100 Map # : 4131-00-0-30015-003-1130 GERTEN, JOHN J Situs :303 W FRANCES ST Legal :LOTS 17-18 BLK 3 BLADEN SPENCES 5132 WEST 134TH PLACE ADDITION HAWTHORNE, CA 90250-0000 COST APPROACH - Values By Marshall & Swift Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95 DESCRIPTION Square feet Base SF Cost Total Cost

BASIC STRUCTURE COST \mathbf{x} 0 **ADJUSTMENTS** Units <u> Unit Cost</u> Area Adj Total Cost ROOFING SUBFLOOR HEATING & COOLING PLUMBING Base is: 0 Base BASEMENT COST 0.00 PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH ADJUSTED STRUCTURE COST \mathbf{x}

IMPROVEMENTS Unit Cost Dong Fatel Ga

IMPROVEMENTS Unit Cost Depr Total Cost
NO GARAGE

TOTAL REPLACEMENT COST NEW

Depreciation:

Total Physical Functional Economic Less Depreciation/Plus Appreciation:

Improvement Value \$0
Land Value \$1,845
Lump Sums
ESTIMATE OF VALUE (USING THE COST APPROACH) \$1,845
Value per Square Foot

WEBSTER COUNTY ASSESSOR

621 N Cedar St Red Cloud Ne 68970 Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk diwebcoassn@outlook.com

DATE: 7/11/2017

SELLER: VILLAGE OF BLADEN

PO BOX 37

BLADEN, NE 68928

BUYER: JOHN J. GERTEN 5132 W 134TH PL

HAWTHORNE, CA 90250

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

509100 BOOK /PAGE:

2017-1322

DATE OF SALE:

CONTINUED ON BACK

2/29/2016

LEGAL DESCRIPTION:

LOT 17, 18, BLOCK 3 SPENCE'S ADDITION TO BLADEN, NE

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

what was the total purchas	se .		
1 price?	\$	1,500	Yes / No
If No explain:			
2 Was any personal property in	cluded in the sale price?	Yes / No	Personal Property was (circle all that apply):
Appliances Furniture Otl	her (please explain):		
	e personal property that was inclu perty and produces income, who	• •	
5 What expenses have been inc	curred in each of the past five ye	ars? \$	·
6 How long was the property on	the market?		
7 Were any changes made to the	e property either before or after th	ne sale?	Yes / No
(Example: Remodeling Rem	novations Additions Repairs	Demolition)	
If Yes explain:			

COVER PAGE PROPERTY TRANSFER

PARCEL# / FILING NUMBER	00030	00 /	4740			_		/03 <u>5</u> 2_
DOC STAMPS	Even	ot 5A	-	tax/lien		-		
SALES FILE #	14	7	_ # PAGES					
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	500	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/NO HOMË SITE	inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
:	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		DUDAL DECIDENTAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
ļ						l	SUBURBAN	
TAX DISTRICT	145							
TOTAL SALE PRICE)—						
621 ADJUSTMENTS	\$							
OR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	6-5	76-201	7					
DEED TYPE_	<u>UTU</u>	\mathcal{Q}						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ÅRMS LENGTH / NOT VALID FOR MEASUREMENT	· •		
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	ENPI	not 5	A					
	,	•						

Nebraska Department of REVENUE

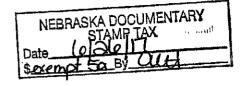
Real Estate Transfer Statement

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

FORM 521

The deed will not be recorded unless this statemen	f is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 6 Day 26 Yr 2017 Mo. 6 Day 26 Yr, 2017
Select County Number County Number County Number Q	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Grantor's Name (Seller) L Kerr,	Stycory To u & Pegay Suc Devi Street or Other Mailing Address
Street or Other Mailing Address 514 South 44 Ave Act 101	10 BOX 466
City State Zip Code Hastings us 68901	Bue til NE 6830 Zip Code
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes No
402 4161 6 423 Email Address	If Yes, is the grantee a 509(a) foundation? Yes /No Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
3 V	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IQLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
	ad Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	neral Quit Claim Warranty
9 Was the property purchased as 10 Type of Transfer Distribution Foreck	osure Inrevocable Trust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	r Trust Partition Satisfaction of Contract Other (Explain) Loan PD6
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 No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
	eartnership, or LLC Self Other Other
☐ Brothers and Sisters ☐ Grandparents a	· 📻 🗼
Exespouse Parents and Ch	iiid Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
14 What is the current market value of the real property?	Yes No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
801 West Saline Street, Bluchill NE	some as Grantee
<u> </u>	5476 = 57607CCC
18a No address assigned 18b Vacant land	
20 Legal Description	
Lot 1 (one) Block 18 (eighteen) Original	Town, Slue Will, Webster County,
1	Nebraska
21 If agricultural, list total number of acres	1907-0010
22 Total purchase price, including any liabilities assumed	22 6+A
23 Was non-real property included in the purchase? Yes No (If Yes, en	iter dollar amount and attach itemized list.) 23
25 was non-lead property included in the purchase: res res, en	IS
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 statemen	it and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. Son 19 L H ruesev	402-410-8620
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Join Akueen	404 6-26-2017
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	ly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo le Day 210 vr. 17 \$ Exempt 50	BK 2017, PG 1323
Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
ייווו ואני פאבוב-ביות ביבאוס הביו. פווויבובים באביביביבאלו הביו, בביו ביבור ביבור ביבור ביבור ביבור ביבור ביבור	

State of Nebraska County of Webste	
Clerk's office of se of	nd filed for record in the id county this ale day 1.0., 20.11, at a 2.21. Recorded in Book 2011 2.22. Nexaev County Clerk
	AssessorCarded



JOINT TENANCY WARRANTY DEED

Donna L Kerr, a single person, GRANTOR, in consideration of LOVE AND AFFECTION

Receipt of which is hereby acknowledged, conveys to Stuart Ray Kerr and Peggy Sue Kerr, husband and wife, as Joint Tenants with right of survivorship and not as tenants in common, the following described real estate as defined, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot One (1) Block Eighteen (18) Original Town Blue Hill, Webster County, Nebraska

GRANTOR covenants (jointly and severely, if more than one) with the Grantee 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: June 26, 2017

Downa Kerr by Arry & Krueger

Donna L. Kerr by Sonja L. Krueger POA

STATE OF NEBRASKA)
) ss.

COUNTY OF WEBSTER)

The foregoing instrument was acknowledge before me on June 26, 2017

Notary Rublic

My commission expires the <u>38</u>, day of <u>September</u> 20**3**0

ABBEY HARIG
State of Nebraska-General Notary
My Commission Expires
September 28, 2020

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE PARCEL#,		-/328 9700 / .		<u> </u>	_	RANTEE MASTER NAME #	# 13	288
DOC STAMPS		50	_	tax/lien		_		-va.,
SALES FILE #	14	18	#PAGE			-		
GHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
i	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010 GRASS GREEN / GOLF COURSE	1015 SAND GREEN / GOLF COURSE	1020 RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
ļ	105	· · · · · · · · · · · · · · · · · · ·				I	SUBURBAN	
TAX DISTRICT	25	.500						
DJUSTMENTS		, = > >		•				
•				-				
EVIEW CODE	NO			•				
SALES DATE	6-2	16-201	7					
DEED TYPE	U	<u> </u>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
ATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	-							

Nebraska Department of REVENUE

FORM **521**

Real Estate Transfer Statement

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

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

in additional space to inceded, add an	audolinone and recessity the term	i			
The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.				
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	ai - 0017			
WEBSTER - 91	Mo. 6 Day 210 Yr. 2017 Mo. 6 Day	, <u>26 yr.</u> 2017			
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)				
Grantor's Name (Seiler)	Grantee's Name (Buyer)				
Samantha Flohrs	Tanner O. Križek				
Street or Other Mailing Address 337 W 6th Ave	Street or Other Mailing Address 202				
City State Zip Code Red Cloud NE 68970	City State Red Cloud NE	Zip Code 68901			
Telephone Number	Telephone Number Is the grantee a 501(c)(3) organiz If Yes, is the grantee a 509(a) four				
Email Address N/a	Email Address n/a	Too Wite			
7 Property Classification Number, Check one box in categories A and B. Check C it	property is also a mobile home.				
(A) Status (B)	Property Type	(C)			
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home			
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt				
☐ IOLL ☐ Commercial ☐ Recreational					
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff	Other			
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cernetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	· =				
9 Was the property purchased as 10 Type of Transfer Distribution Foreck		ansfer on Death			
part of an IRS like-kind exchange? Auction Easement Gift		ustee to Beneficiary			
	r Trust Partition Satisfaction of Contract Ot	her (Explain)			
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (if N	lo, state the intended use.)			
✓ Yes	📝 Yes 🗌 No				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)				
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	extnership, or LLC L Self Dothe	er			
Brothers and Sisters Grandparents a	and Grandchild Spouse				
Ex-spouse Parents and Ch	ild Step-parent and Step-child				
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	nterest rate.)			
\$25,500	Yes V No \$	%			
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name			
Yes V No	of the agent or title company contact.) Yes Gary Thol	mpson Agency No			
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent			
337 W 6th Ave	Grantee				
Red Cloud, NE 68970					
18a No address assigned 18b Vacant land					
20 Legal Description					
The West Half (W1/2) of Lots Thirteen (13), Fourteen	(14) and Fifteen (15), Block Seventee	en (17),			
Original Town of Red Cloud, Webster County, Nebra	• •	7			
21 If agricultural, list total number of acres					
	\$	35 500 00			
22 Total purchase price, including any liabilities assumed		25,500,00			
23 Was non-real property included in the purchase? Yes No (If Yes, en	S S				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)					
25 If this transfer is exempt from the documentary stamp tax, list the exemption					
Under penalties of law, I declare that I have examined this statemen	and that it is, to the best of my knowledge and belief, true, co	mplete, and			
correct, and that I am duly authorized to sign this statement. Tanner O. Krizek		402-324-3319			
Sign Print pr Type Name of Granter or Authorized Representative	Grantee	Phone Number 6/24/2017			
Signature of Contag or Authorized Bospecchtative	Title	- Date			
11616					
Register of Deed's Use On		For Dept. Use Only			
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data BD 2011, Pg 1328				

BK 2017, Pg 1328

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 June AD., 20 II at 10. 21 A M. Recorded in Book 2011 13 13 20 County Clerk 10, 00 Day Deputy .Comp ___ Assessor __ Carded



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

WARRANTY DEED

Samantha Flohrs, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Tanner O. Krizek, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W1/2) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska

Grantor covenants, jointly and severally, if more than one, 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.

10-26 Executed ,2017. GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2020 STATE OF NEBRASKA) ss. COUNTY OF WEBSTER The foregoing instrument was acknowledged before me on _

2017 by Samantha Flohrs, a single person.

Duga Danlens Notary Public

PAGE 1 COMMENTS	Samantha Flohrs -	Tanner Krizek	
BOOK-PAGE 2017-	/328 DATE OF SA	LE 626-2017	
LEGAL DESCRIPTION	1/2 Lots 13, 14, 15 Bloc	K17 Original Town Re	1 Cloud
	00/09 700 / 31010		
ASSESSOR LOCATION R	ed Cloud	ADDRESS OF PROPERTY 33	7 w 6th Ave.
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	470	13460	13930
<u> </u>	470	13 460	13 9 30
2016	470	12.030	12 500
2017	470	12030	12500
SELLING PRICE 25	521 ADJUSTMENT	ASSESSOR ADJUSTIMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	91-0002	HOUSE QUALITY 30 HOUSE CONDITION	20 DATE OF CONSTRUCTION 1903
MOBILE HOME	MALN		

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record: 1 of: 1

Date of Print: 07/10/2017

Inspected By: CJ Inspection Date: 08/01/2016

Parcel ID #: 000109700 Map #

: 4371-00-0-10005-017-0000

KRIZEK, TANNER O. Situs :337 W 6TH AVE

:WEST 71' LOTS 13-15 BLOCK 17 ORIGINAL Legal

PO BOX 202 TOWN RED CLOUD

RED CLOUD, NE 68901-

LOT INFORMATION

Neighborhood : 200 RED CLOUD Lot Width

71 : Value Method: SFLot Depth 75 : # of Units : 5325 Topography Amenities Unit Value : 0.09

Street Access : Adjustments:

Utilities Lot Value : 470

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1903/114

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

Style : One-Story 100%

Exterior Wall : 100% VINYL Floor Area : 1,180 Basement Area : 0

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2 Baths : 1.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$12,500

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value	\$12,030
Land Value	\$470
FINAL ESTIMATE OF VALUE	\$12,500
Value per Square Foot	10

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: 07/10/2017 Record: 1 of: 1

Parcel ID #: 000109700 Map # : 4371-00-0-10005-017-0000

KRIZEK, TANNER O. Situs :337 W 6TH AVE
Legal :WEST 71' LOTS 13-15 BLOCK 17 ORIGINAL
PO BOX 202
RED CLOUD, NE 68901-

COST APPROACH - Values By Marshall & Swift

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

ساراته الاستناد

	DESC	RIPTION			
		Square_fee	t Bar	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,180	x	81.69	= 96,394
ADJUSTMENTS ROOFING SUBFLOOR		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	Total Cost
HEATING & COOLING		1,180	2.01	2.01	2,372
PLUMBING Base is: 9 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(under base)	4	1176.67	(3.79) 0.00	(4,472)
ADJUSTED STRUCTURE COST		1180	x	79.91	= 94,294
IMPROVEMENTS NO GARAGE		Units	Unit Cost	Depr	Total Cost
CONCRETE DRIVE		750	4.07		3,055
CARPORT FLAT/AVE		476	8.85	32%	2,865 *
SLAB W/ROOF & STEPS		160	24.36		3,900
WOOD DECK		20	30.20		605

TOTAL REPLACEME	NT C	OST 1	NEW			1180	x	86.32 =	101,855
Depreciation	:	91%	Total	91%	Physical	Func	tional	Economi	С
					Less Depr	eciation/F	lus Appre	ciation :	(92,690)
Improvement Valı	ue .								\$9,165
Land Value									\$470
Lump Sums									2,865
ESTIMATE OF VALU	UE (USIN	THE CO	ST API	PROACH) .				\$12,500
									\$10.00

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

Page 2 of 2

WEBSTER COUNTY ASSESSOR

621 N Cedar St Red Cloud Ne 68970 Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk diwebcoassr@outlook.com

DATE: 7/11/2017

SELLER: SAMANTHA FLOHRS
337 W 6TH AVENUE

RED CLOUD, NE 68970

BUYER: TANNER O. KRIZEK

PO BOX 202

RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

109700 BOOK /PAGE:

2017-1328

DATE OF SALE:

6/26/2017

LEGAL DESCRIPTION:

W1/2 LOTS 13, 14, 15 BLOCK 17, ORIGINAL TOWN OF RED CLOUD

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office.

*If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

	What was the total pur	chase			
1	price?	\$		25,500	Yes / No
	If No explain:	-			
2	Was any personal proper	ty included in the sale price?	Yes / No	Pe	rsonal Property was (circle all that apply):
,	Appliances Furniture	Other (please explain):			
		of the personal property that I property and produces incors?			
5	What expenses have bee	n incurred in each of the pa	st five years?	<i>s</i>	<u></u>
6	How long was the proper	ty on the market?			
7	Were any changes made (Example: Remodeling	to the property either before Renovations Additions	or after the sale? Repairs Demolition		es / No
	If Yes explain:				
					CONTINUED ON BACK