

COVER PAGE PROPERTY TRANSFER

7-1083-1084

PAGES 3

GRANTEE MASTER NAME# John A. Cappas SR &

00342800/10500

3-4-10

Lori L. McCreight

10297

Situs- 515N Wilken St.
(BH)

#3061

DOC STAMPS

573.75

SALES FILE #

112

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 RESIDENT	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS	RURAL RESIDENTIAL	SUBURBAN

TAX DISTRICT

195

TOTAL SALE PRICE

255,000

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

5-26-2017

DEED TYPE

Survivorship, 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

LOCATION CODE

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

COMMENTS

Real Estate Transfer Statement

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

112

**FORM
521**

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>5</u> Day <u>26</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>5</u> Day <u>26</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John C. Wilson III and Marsha L. Wilson, husband and wife		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jon A. Capps Sr. and Lori L. McCreight, husband and wife	
Street or Other Mailing Address 514 N. Willson St.		Street or Other Mailing Address 515 N. Willson St.	
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(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
Email Address dwiebe@charter-title.net		Email Address dwiebe@charter-title.net	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$255,000.00

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

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

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

18 Address of Property
515 N. Willson St.
Blue Hill, NE 68930

19 Name and Address of Person to Whom Tax Statement Should be Sent
Jon A. Capps Sr. and Lori L. McCreight, husband and wife
515 N. Willson St.
Blue Hill, NE 68930

18a No address assigned 18b Vacant Land

20 Legal Description
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

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	255,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	255,000	00

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

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

<p>sign here</p> <p>▶ <u>Jon A. Capps Sr. and Lori L. McCreight, husband and wife</u> Print or Type Name of Grantee or Authorized Representative</p> <p>▶ <u></u> Signature of Grantee or Authorized Representative</p>	<p>214-763-6328 Phone Number</p> <p><u>May 26, 2017</u> Date</p>
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Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>31</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>573.75</u>	28 Recording Data <u>BK 2017, Pg 1083-1084</u>

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31st day
of May A.D., 2017 at 4:04
o'clock 4 M. Recorded in Book 2017
on Page 1083-1084
Dea Klungenberger County Clerk
Lo CD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-31-17
\$ 513.75 By Liz

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:

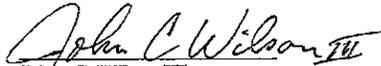
A tract of land in the Southwest Quarter of Section 3, Township 4 North, Range 10 West of
the 6th P.M., Webster County, Nebraska: Beginning at a point 1,350.0 feet North of the
Southwest corner of the Southwest Quarter of Section 3, Township 4 North, Range 10 West
of the 6th P.M., Webster County, Nebraska, 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.

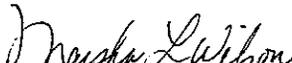
To have and hold above described premises together with all tenements, hereditaments
and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and
assigns of the survivor of them forever.

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 26th day of May, 2017.

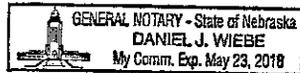

John C. Wilson III


Marsha L. Wilson

STATE OF Nebraska
COUNTY OF Webster

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

Daniel J. Wiebe
Notary Public



WEBSTER COUNTY ASSESSOR'S OFFICE
COMMERCIAL DATA SHEET

Date of Print: 06/07/2017
Inspected By: SK Inspection Date: 10/02/2015

Record: 1 of: 1

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

CAPPS, JON A. SR. & MCCREIGHT, 515 N WILLSON ST BLUE HILL, NE	68930-	Business Name : Situs : Legal :	515 N WILLSON ST 200' X 350' TRACT IN NW1/4SW1/4 3-4-10 BLUE HILL FUTURA 1ST ADDITION
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LOT INFORMATION

Neighborhood :	305 BLUE HILL COMMERCIAL	Value Method:	SF
Lot Width :	200	# of Units :	70000
Lot Depth :	350	Unit Value :	0.10
Topography :	<u>Amenities</u>	Adjustments :	
Street Access :		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.....		75%		(\$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

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 :

515 N WILLSON ST

Situs : 515 N WILLSON ST

BLUE HILL, NE

68930-

Legal : 200' X 350' TRACT IN
 NW1/4SW1/4 3-4-10 BLUE HILL
 FUTURA 1ST ADDITION

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

Bldg #	Code	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

COMMERCIAL SALES FILE

PAGE 1

PARCEL(S)

Jon A. Capps SR. + Loril. McCreight

BOOK-PAGE

2017-1083-1084

DATE OF SALE

5-26-2017

SALE PRICE

255,000

SPLIT

PROPERTY USE

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	7165	228,285	235,450
2015	7165	194,415	201,580
2016	7165	232,270	239,435

COMMENTS

motel - Blue Hill

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1091 # PAGES 2 GRANTEE MASTER NAME # James D. Milliken
 PARCEL # / FILING NUMBER 000139500/37430 (RC) # 13062
 # 10886

DOC STAMPS 54.00

SALES FILE # 113 # PAGES 2

NEIGHBORHOOD #

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

PROPERTY CLASS

1000	2000	4000	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
					RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 24,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-1-2017

DEED TYPE WD

SALE QUAL

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

COMMENTS _____

Real Estate Transfer Statement

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

113

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>01</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>05</u> Day <u>29</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kevin Jensen and Starr Jensen Street or Other Mailing Address <u>333 N. 10th</u> City <u>Broken Bow</u> State <u>NE</u> Zip Code <u>68822</u> Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James D. Milliken Street or Other Mailing Address 631 N Chestnut St City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number			
Email Address n/a				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$24,000

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

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

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

18 Address of Property
**631 N Chestnut St.
Red Cloud, NE 6870**

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
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

21 If agricultural, list total number of acres _____

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

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

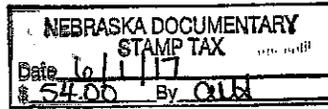
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here Dnagact Daehling Print or Type Name of Grantee or Authorized Representative
James D. Milliken Signature of Grantee or Authorized Representative

Real Estate Associate Broker Title
402-746-2210 Phone Number
6-1-17 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>1</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>54.00</u>	28 Recording Data <u>BK 2017, Pg 1091</u>

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 1 day
of June A.D., 2017, at 9:26
o'clock A M. Recorded in Book 200
on Page 159
Deborah Berger County Clerk
\$10.00 Deputy
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
Kevin Jensen

Starr Jensen
Starr Jensen

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)



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.

Bridget Daebling
Notary Public

RESIDENTIAL SALES FILE

PAGE 1 COMMENTS James D. Milliken

BOOK-PAGE 2017-1091 DATE OF SALE 6-1-2017

LEGAL DESCRIPTION South 25' Lot 2 + all of Lot 3 Block 6 LeDuc's Addition to Red Cloud.

LOCATION ID PARCEL(S) 000-139500

ASSESSOR LOCATION Red Cloud ADDRESS OF PROPERTY 631 N Chestnut St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	940	28,690	29630
2015	940	28,690	29,630
2016	940	27,470	28,410

SELLING PRICE 24,000 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 91-0002 HOUSE QUALITY 40 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1882

MOBILE HOME

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 06/07/2017
Inspected By: TS Inspection Date: 09/28/2016

Record : 1 of: 1

Parcel ID #:	000139500	Map #	: 4371-00-0-10025-006-0000
MILLIKEN, JAMES D.		Situs	: 631 N CHESTNUT ST
631 N CHESTNUT ST.		Legal	: SOUTH 25' LOT 2 & ALL LOT 3 BLOCK 6
RED CLOUD, NE	68970-		LEDUC'S ADDITION RED CLOUD

LOT INFORMATION

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

PHYSICAL INFORMATION

Type :	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 x 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.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1095 # PAGES 5 GRANTEE MASTER NAME # Richard A. Eckhardt, Trustee of Rachel A. Eckhardt Survivors Trust.
 PARCEL # / FILING NUMBER 002505200/13220 3-4-12
 DOC STAMPS Exempt #4
 SALES FILE # 114 # PAGES _____ # 13063

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			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 105
 TOTAL SALE PRICE - 0 -
 521 ADJUSTMENTS \$ —
 ASSESSOR ADJUSTMENTS \$ —

REVIEW CODE NO
 SALES DATE 2-28-2017
 DEED TYPE Trustees 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 MEASUREMENT			
LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Exempt #4 Trustee/Deed per Trust of May 2004

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.

114

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>28</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>02</u> Day <u>28</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached Street or Other Mailing Address 51 Lockeland Ave. City Arlington State MA Zip Code 02476 Phone Number (781) 439-8567 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address 51 Lockeland Ave. City Arlington State MA Zip Code 02476 Phone Number (781) 439-8567 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No _____

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

Yes No _____

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

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

14 What is the current market value of the real property? \$362,500		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property RURAL WEBSTER COUNTY		19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard A. Eckhardt 51 Lockeland Ave. Arlington, MA 02476	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description

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,

21 If agricultural, list total number of acres 162

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(4)

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

Michael E. Sullivan (402) 462-0300
Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative _____ **Attorney** _____
Signature of Grantee or Authorized Representative Title

5-24-17
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>06</u> Day <u>01</u> Yr. <u>2014</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK 2017, Pg 1095</u>	

BW2017, Pg 1095

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 13th day
of JUNE A.D., 2017, at 11:59
o'clock A. M. Recorded in Book 2017
on Page 1095
Debra Ringbom County Clerk
10.00 DKW Deputy
Ind ___ Comp ___ Assoc ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6/11/17
\$ exempt #4 By DKW

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

TRUSTEE'S DEED

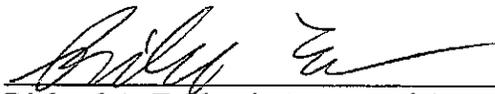
Richard A. Eckhardt, Trustee of the Raymond F. Eckhardt and Rachel A. Eckhardt Trust of May, 2004, GRANTOR, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys to Richard A. Eckhardt, Trustee of the Rachel A. Eckhardt Survivor's Trust, GRANTEE, the following described 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.

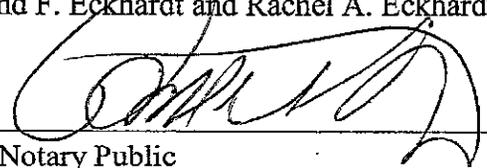
GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

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 28th 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
COMMONWEALTH of MASSACHUSETTS
MY COMMISSION EXPIRES
11-5-2021

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

SECTION 1

Grantor of Instrument and Trust

Raymond F. Eckhardt and Rachel A. Eckhardt

Grantee of Instrument (Trustee)

Richard A. Eckhardt, Trustee

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Rachel A. Eckhardt	Spouse
Ray L. Eckhardt	Son
Galen R. Eckhardt	Son
Richard A. Eckhardt	Son

SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? YES NO

Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.

- Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
- Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
- Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- Deeds of partition.
- Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- Cemetery deeds.
- Mineral deeds.
- Deeds executed pursuant to court decrees.
- Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- Easements.

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 Revenue.

sign
here

Signature



Attorney

Title

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 _____

GRANTEE MASTER NAME # Richard A. Eckhardt

PARCEL # / FILING NUMBER 002505200/73220
#13063

Trustee, of the Raymond
F. Eckhardt Bypass
Trust.

DOC. STAMPS -0- Exempt #19

SALES FILE # 115 # 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
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	4000	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 105

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 2-28-2017

DEED TYPE Trustees Deed

SALE QUAL CODE

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

LOCATION CODE

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

COMMENTS Exempt #19 - Trustees Deed per
Trust of May 2004

Real Estate Transfer Statement

115

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 02 Day 28 Yr. 2017		4 Date of Deed Mo. 02 Day 28 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached Street or Other Mailing Address 51 Lockeland Ave. City Arlington State MA Zip Code 02476 Phone Number (781) 439-8567 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address 51 Lockeland Ave. City Arlington State MA Zip Code 02476 Phone Number (781) 439-8567 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$362,500

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

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

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

18 Address of Property
RURAL WEBSTER COUNTY

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

20 Legal Description
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,

21 If agricultural, list total number of acres **162**

22 Total purchase price, including any liabilities assumed	22	\$		
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$		0100

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

sign here

Michael E. Sullivan (402) 462-0300
Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative Title Attorney Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 06 Day 01 Yr. 2017	27 Value of Stamp or Exempt Number \$ Exempt # 19	28 Recording Data BW2017, Pg 1096	

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

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.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1121 # PAGES 3 GRANTEE MASTER NAME # Larry D. Eggert #13064
 PARCEL # / FILING NUMBER 0003310019320
12094

DOC STAMPS 101.25

SALES FILE # 116 # PAGES 3

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			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 195

TOTAL SALE PRICE 45,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-30-2017

DEED TYPE QCD

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

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

COMMENTS Larry D. Eggert is President of H+E Air Service (Grantor) Inc. + it was sold to Larry D. Eggert (Grantee)

Real Estate Transfer Statement

116

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

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

1 County Name Webster		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. 3 Day 30 Yr. 2007		4 Date of Deed Mo. _____ Day _____ Yr. _____	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Hand Air Service, Inc Street or Other Mailing Address P.O. Box 1744 City Kearney State Ne Zip Code 68848 Phone Number 308 440 6900 Email Address LDE1948@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Larry D Eggert Street or Other Mailing Address 2007 22 Road City Kearney State Ne Zip Code 68845 Phone Number 308 440 6900 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address LDE1948@gmail.com			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
45,000

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

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

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

18 Address of Property
**1002 West Cape Trailer Park
Blue Hill, Ne**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Larry D. Eggert
2007 22 Road
Kearney, Ne 68845**

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	\$	45000
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	45000.00

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.

Print or Type Name of Grantee or Authorized Representative: **Larry D Eggert**

Signature of Grantee or Authorized Representative: *[Signature]* Title: _____ Date: _____

Phone Number: **308 440 6900**

Register of Deed's Use Only

26 Date Deed Recorded Mo. 6 Day 2 Yr. 17	27 Value of Stamp or Exempt Number \$ 101.25	28 Recording Data BR 2017, Pg 1121	For Dept. Use Only
--	--	--	--------------------

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 } ss.
 County of Webster }
 Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 11th day
 of June, A.D., 2007, at 1:30
 o'clock P. M. Recorded in Book 2017
 on Page 1121
Webster County Clerk
J.C. Knapp Deputy
 Ind. Comp. Assessor Carded

BOOK 2017, P 1121

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>6-2-07</u>	
\$ <u>10.25</u>	By <u>hiz</u>

NEEP TOP 2.5' FREE. SEE 1905 LB 204 THAT REVISED NEB. REV. STAT. 23-1602.01M

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.

Executed: April 11, 2007

Larry D. Eggert
 H & E Air Service, Inc., Grantor
 by Larry D. Eggert, President

State of Nebraska, County of Buffalo -- ss.

The foregoing Quitclaim Deed was acknowledged before me on April 11, 2007, by Larry D. Eggert, President of H & E Air Service, Inc.

GENERAL NOTARY - State of Nebraska
 J.C. KNAPP
 My Comm. Exp. 3/26/2010

J.C. Knapp
 Notary Public
 My commission expires 3/26/2010

GENERAL NOTARY - State of Nebraska
 J. C. KNAPP
 My Comm. Exp. March 26, 2010

COMMERCIAL SALES FILE

PAGE 1

PARCEL(S) 000331900/9320

BOOK-PAGE 2017-1121

DATE OF SALE 3-30-2017

SALE PRICE 45,000

SPLIT /

PROPERTY USE Trailer Court

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	14130	33,725	47855
2015	14130	28,930	43060
2016	14130	29,265	43,395

COMMENTS H+E Air Service Inc. to Larry D. Eggert.
 Larry D. Eggert is President of H+E Air Service Inc.

WEBSTER COUNTY ASSESSOR'S OFFICE
COMMERCIAL DATA SHEET

Date of Print: 06/09/2017

Record: 1 of: 1

Inspected By: Inspection Date:

Parcel ID # : 000331900

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

EGGERT, LARRY D.

Business Name :

200722 ROAD

Situs : 1002 W GAGE ST

KEARNEY, NE

68845-

Legal :

ALL BLK 2 & LOT 5 BLK 3
HOOVERS ADD & W420'X 165' OUT
LOT 7 BLUE HILL ANNEX & ALL OF
EGGERTS ADDITION (TRAILER

LOT INFORMATION

Neighborhood : 305 BLUE HILL COMMERCIAL

Lot Width : 164,324

Lot Depth : 1

Topography : Amenities

Street Access :

Utilities :

Value Method: SF

of Units : 164324

Unit Value : 0.09

Adjustments :

Lot Value : 14,130

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..... 67% (\$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

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

Estimate of Value (Using Income Approach)

FINAL ESTIMATE

Improvement Value \$29,265

Land Value \$14,130

FINAL ESTIMATE OF VALUE \$43,395

Current Total Assessed Value for Parcel # 000331900 \$43,395

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 :

200722 ROAD

Situs : 1002 W GAGE ST

KEARNEY, NE

68845-

Legal : ALL BLK 2 & LOT 5 BLK 3

HOOVERS ADD & W420'X 165' OUT

LOT 7 BLUE HILL ANNEX & ALL OF

EGGERTS ADDITION (TRAILER

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

Bldg #	Code	Description	Year	# Units	\$/Unit	RCN	Depr %	Value
	DRC	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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1124

PAGES _____

GRANTEE MASTER NAME # Francis J. +

PARCEL # / FILING NUMBER 000352600/10710

Pamela K. Kucirek

DOC STAMPS 2.443.50

Co Trustees, Kucirek
Living Trust
13065

SALES FILE # 117

PAGES 5

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

TAX DISTRICT 185

TOTAL SALE PRICE 1,085,518.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-1-2017

DEED TYPE Special WD

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

COMMENTS Sale of Dollar Store in BH

W/C Colby 2016 LLC

Real Estate Transfer Statement

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

117

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>1</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>5</u> Day <u>30</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Colby 2016, LLC Street or Other Mailing Address 13356 Metcalf Avenue City Overland Park State KS Zip Code 66213 Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Francis J. Kucirek & Pamela K. Kucirek, Co-Trustees Street or Other Mailing Address PO Box 31566 City Omaha State NE Zip Code 68131 Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address Kirproperties@hotmail.com			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
129 Cass Street
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Francis J. Kucirek & Pamela K. Kucirek, Co-Trustees
PO Box 31566
Omaha NE 68131

20 Legal Description
See Exhibit "A" attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 1,085,518.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 1,085,518.00

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.

Francis J. Kucirek or Pamela K. Kucirek, Co-Trustees

sign here	Signature of Grantor or Authorized Representative 	Title buyer	Phone Number _____ Date _____
	Signature of Grantee or Authorized Representative _____		

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>06</u> Day <u>05</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>2443.50</u>	28 Recording Data <u>BW 2017, Pg 1124</u>

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.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/05/17
\$2443.50 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 .

Alba K. Hanzelina
County Clerk
Fee: \$22.00 By: BB Deputy
Electronically Recorded

SPECIAL WARRANTY DEED

Recording requested by, and
After recording return to:

STATE OF _____

COUNTY OF _____

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

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.

23165C-17

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

Record: 1 of: 1

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

LOT INFORMATION

Neighborhood :	1000 RURAL COMMERCIAL	Value Method:	UT
Lot Width :		# of Units :	1.01
Lot Depth :		Unit Value :	8094.06
Topography :	<u>Amenities</u>	Adjustments :	
Street Access :		Lot Value :	8,175
Utilities :			

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.....		77%	(\$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

COMMERCIAL SALES FILE

PAGE 1

PARCEL(S) Francis J. + Pamela K Kucirek, Trustees

BOOK-PAGE 2017-1124

DATE OF SALE 6-1-2017

SALE PRICE 1,085,518

SPLIT —

PROPERTY USE Retail

YEAR	LAND	IMPROVEMENTS	TOTAL
2017	8175	154020	162,195

COMMENTS Dollar store - BH

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1174 # PAGES 2 GRANTEE MASTER NAME# Stephanie Johnson
 PARCEL # / FILING NUMBER 000141000/37580 130ld6

DOC STAMPS Exempt #12
 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 RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	4000	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	

RURAL RESIDENTIAL _____
 SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-2-2017

DEED TYPE QCD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	NO	MOBILE
-----	----------	----------	----	--------

CODE

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

LOCATION CODE

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

COMMENTS Per Divorce Court Decree
Exempt #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.

118

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. <u>6</u> Day <u>2</u> Yr. <u>2017</u>		Mo. <u>6</u> Day <u>2</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Juan Pablo Santa Cruz				Grantee's Name (Buyer) Stephanie Johnson			
Street or Other Mailing Address 7606 Gold St				Street or Other Mailing Address 717 North Walnut			
City Menton		State		City Red Cloud		State NE	
Zip Code				Zip Code 68970			
Phone Number 402 450 5055				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address NA				Email Address NA		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

Yes No

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

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

\$18,495

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

717 North Walnut, Red Cloud, NE 68970

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

Grantee

18a No address assigned 18b Vacant land

20 Legal Description

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

21 If agricultural, list total number of acres

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a 12

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

Stephanie Johnson *Don Thorsald*

Print or Type Name of Grantee or Authorized Representative

[Signature] Attorney Grantee

Signature of Grantee or Authorized Representative Title

402462074
Phone Number
8-5-17
Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. <u>06</u> Day <u>05</u> Yr. <u>2017</u>	\$ <u>Exempt # 12</u>	<u>BE 2017, Pg 1174</u>	

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
717 NORTH WALNUT	Legal : LOT 4 & NORTH 25' LOT 5 BLOCK 8
RED CLOUD, NE	LEDUC'S ADDITION RED CLOUD
68970-	

COST APPROACH - Values By Marshall & Swift

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

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

TOTAL REPLACEMENT COST NEW	1050	x	131.48	= 138,050
----------------------------	------	---	--------	-----------

Depreciation : 90% Total	90% Physical	Functional	Economic	
	Less Depreciation/Plus	Appreciation :		(124,245)

Improvement Value	\$13,805
Land Value	\$940
Lump Sums FUNC BSMT FINISH LOW-2016 DEPR SAME	2,370 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$17,115
Value per Square Foot	\$15.00

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1175

PAGES 2

GRANTEE MASTER NAME # Richard F. + Jennine A.

PARCEL # / FILING NUMBER 060109100/30920

Schneider, et al
13067

DOC STAMPS 47.25

SALES FILE # 119

PAGES 2

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

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

TAX DISTRICT 65

TOTAL SALE PRICE 20,216.67

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-5-2017

DEED TYPE Trustees 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 MEASUREMENT

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

COMMENTS _____

Real Estate Transfer Statement

119

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>05</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>05</u> Day <u>27</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Edward E. Lewis, Trustee of the Edward E Lewis Tr Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard F. Schneider and Jennine A. Schneider Street or Other Mailing Address 501 N Seward St			
City		State		City		State	
				Red Cloud		NE	
Zip Code				Zip Code		68970	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

14 What is the current market value of the real property?
\$20,800

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

Yes No \$ _____ %

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

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

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

18a No address assigned 18b Vacant land

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

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 _____

22 Total purchase price, including any liabilities assumed	22	\$	20,216.67
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	20,216.67

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: **Jennine A. Schneider** Phone Number: **402-746-2242**

Signature of Grantee or Authorized Representative: *Jennine A. Schneider* Title: **Real Estate Associate Broker** Date: **6-5-17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>6</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ 47.25	28 Recording Data BK2017, Pg 1175

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 6 day
of June A.D., 2017, at 11:20
o'clock A. M. Recorded in Book 2017
on Page 1175
Deb Kltingenberger County Clerk
\$10.00 B13 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-6-17
\$ 47.25 By RB

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 GRANTEEES, Richard F. Schneider and Jennine A. Schneider, husband and wife, conveys to GRANTEEES, 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 GRANTEEES 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 May 27, 2017.

Edward E. Lewis
Edward E. Lewis, Trustee

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on May 27, 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

Bridget Daehling
Notary Public

My Commission Expires: May 19, 2020

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 06/13/2017
Inspected By: TS Inspection Date: 09/09/2016

Record : 1 of: 1

Parcel ID #:	000109100	Map #	: 4371-00-0-10005-016-0000
SCHEIDER, RICHARD F & JENNINE A., LEWIS, GWEN, K. WENDELL & GAIL 501 N SEWARD ST RED CLOUD, NE	68970-	Situs	:501 N SEWARD ST Legal :LOTS 11 & 12 BLOCK 16 ORIGINAL TOWN RED CLOUD

LOT INFORMATION

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

PHYSICAL INFORMATION

Type :	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 x 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
SCHEIDER, RICHARD F & JENNINE A., LEWIS, GWEN, K. WENDELL & GAIL 501 N SEWARD ST RED CLOUD, NE 68970-	Situs :501 N SEWARD ST Legal :LOTS 11 & 12 BLOCK 16 ORIGINAL TOWN RED CLOUD

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	2,300	x	68.56	= 157,688
<u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING	2,300	2.01	2.01	4,623
PLUMBING Base is: 9 (under base)	1	1176.67	(0.49)	(1,127)
BASEMENT COST	546	18.49	4.39	10,096
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH	276	7.42	0.89	2,048
ADJUSTED STRUCTURE COST	2300	x	75.36	= 173,328
<u>IMPROVEMENTS</u>				
NO GARAGE				
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 REPLACEMENT COST NEW	2300	x	75.56	= 173,790
----------------------------	------	---	-------	-----------

Depreciation	: 83% Total	83% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(144,245)

Improvement Value	\$29,545
Land Value	\$625
Lump Sums	2,875 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$33,045
Value per Square Foot	\$14.00

COMMENT: Richard + Jennine Schneider, Lewis, Edwin, Owen, K. Wendell + Gail

BOOK-PAGE 2017-1125

DATE OF SALE 6-5-2017

LEGAL DESCRIPTION Lots 11+12 Block 16 original Town

LOCATION ID PARCEL(S) 000 109100

ASSESSOR LOCATION

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	625	33,460	34,085
2015	625	33,460	34,085
2016	625	32,420	33,045
2017	625	32,420	33,045

SELLING PRICE <u>20,216.67</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
--------------------------------	-------------------	------------------------	---------------------------

SCHOOL BASE # 65 91-052 HOUSE QUALITY 30 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1900

MOBILE HOME _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1176-1177 # PAGES _____

GRANTEE MASTER NAME # Richard F. +
Jennine A Schneider
13068

PARCEL # / FILING NUMBER 000109100/30920

DOC. STAMPS 92.25

SALES FILE # 120 # 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	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT _____

TOTAL SALE PRICE _____

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE **NO**

SALES DATE _____

DEED TYPE _____

SALE QUAL

YES	ADJUSTED	SUBCHNGD	NO	MOBILE
-----	----------	----------	----	--------

CODE

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

To be filed with the Register of Deeds. • Read instructions on reverse side. 120
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 6 Day 05 Yr. 2017		Mo. 05 Day 31 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Elwin and Gwen Lewis, K. Wendell and Gail G. Lewis				Grantee's Name (Buyer) Richard F. Schneider and Jennine A. Schneider			
Street or Other Mailing Address				Street or Other Mailing Address			
				501 N Seward St			
City		State		City		State	
				Red Cloud		NE	
Zip Code						Zip Code	
						68970	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
						If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				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)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Mineral Interests-Producing
	<input type="checkbox"/> Industrial	<input type="checkbox"/> State Assessed
	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Recreational	

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No _____

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

Yes No _____

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

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

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

\$41,700

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes Gary Thompson Agency No

18 Address of Property

501 N Seward St
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

Grantees

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 _____.

22 Total purchase price, including any liabilities assumed	22	\$ 40,433.33
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 40,433.33

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 F. Schneider
 Print or Type Name of Grantee or Authorized Representative

Buyer
 Title

Phone Number
 6-5-17
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 6 Day 6 Yr. 17	\$ 92.25	BK2017, Pg 1176-1177	

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of June A.D., 2017 at 11:30 o'clock A M. Recorded in Book 2017 on Page 1176-1177
Deb Klingsberger County Clerk
\$16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-6-17
\$ 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.

Elwin Lewis
Elwin Lewis

Gwen Lewis
Gwen Lewis

K. Wendell Lewis
K. Wendell Lewis

Gail G. 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 :		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 x 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.

Depreciation	: 83% Total	83% Physical	Functional	Economic
			Less Depreciation/Plus Appreciation :	
				(144,245)
Improvement Value				\$29,545
Land Value				\$625
Lump Sums				2,875 *
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$33,045
Value per Square Foot				\$14.00

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

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS Richard F. + Jennine A. Schneider

BOOK-PAGE 2017-1176-1177

DATE OF SALE

LEGAL DESCRIPTION Lots 11+12 Block 16 Original Town R.C.

LOCATION ID PARCEL(S) 000109100

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 501 N Seward St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	625	33460	34085
2015	625	33460	34085
2016	625	32420	33045
2017	625	32420	33045

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
---------------	----------------	---------------------	------------------------

SCHOOL BASE # US 91-0002 HOUSE QUALITY 30 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1980

MOBILE HOME

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1181 # PAGES _____

GRANTEE MASTER NAME# Death Certificate

PARCEL # / FILING NUMBER 000140200 / 37500

Alberta J. Pope
& Edsel Pope

DOC STAMPS NA

SALES FILE # N/A # PAGES _____

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	SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE NA

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-22-2017

DEED TYPE Death Certificate

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

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

COMMENTS Death Cert.

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 8 day
of June A.D., 2017, at 10:30
o'clock A M. Recorded in Book 207
on Page 1181-1183
Deb Klingsberger County Clerk
s. 2.00 Deputy
Ind Comp Assessor Carded

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:

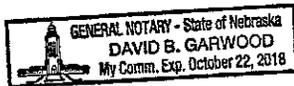
Lot One (1) and North Half (N½) of Lot Two (2), Block Seven (7), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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 22, 2017 by Mary Jean Brumbaugh..



David B. Garwood
Notary Public

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



DATE OF ISSUANCE

4/10/2017

LINCOLN, NEBRASKA

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

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

16 09616

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Alberta J. Pope		2. SEX Female		3. DATE OF DEATH (Mo., Day, Yr.) November 18, 2016	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Inavale, Nebraska		5a. AGE - Last Birthday (Yrs.) 88	5b. UNDER 1 YEAR MOS. DAYS	5c. UNDER 1 DAY HOURS MINS.	
7. SOCIAL SECURITY NUMBER		8a. PLACE OF DEATH <input checked="" type="checkbox"/> HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> DOA <input type="checkbox"/> Other (Specify)			
8b. FACILITY NAME (if not institution, give street and number) Heritage of Red Cloud		8c. CITY OR TOWN OF DEATH (include Zip Code) Red Cloud 68970		8d. COUNTY OF DEATH Webster	
9a. RESIDENCE STATE Nebraska		9b. COUNTY Webster		9c. CITY OR TOWN Red Cloud	
9d. STREET AND NUMBER 741 North Chestnut		9e. APT. NO.	9f. ZIP CODE 68970	9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown		10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Edsel LeMoyné Pope			
11. FATHER'S NAME (First, Middle, Last, Suffix) Alberta Skjelver			12. MOTHER'S NAME (First, Middle, Maiden Surname) Josie Simon		
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No		14a. INFORMANT NAME Mary Brumbaugh		14b. RELATIONSHIP TO DECEDENT Daughter	
16. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		15a. EMBALMER-SIGNATURE Dayre Williams		15b. LICENSE NO. 0918	
16d. CEMETERY, CREMATORY OR OTHER LOCATION Red Cloud Cemetery		CITY / TOWN Red Cloud		STATE Nebraska	
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska				17b. Zip Code 68970	
CAUSE OF DEATH (See instructions and examples)					
18. PART I. Enter the chain of events—diseases, injuries, or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary. IMMEDIATE CAUSE (Final disease or condition resulting in death): a) Aspiration Pneumonia DUE TO, OR AS A CONSEQUENCE OF: b) DUE TO, OR AS A CONSEQUENCE OF: c) DUE TO, OR AS A CONSEQUENCE OF: d) Enter the UNDERLYING CAUSE (disease or injury that initiates the events resulting in death): LAST				APPROXIMATE INTERVAL onset to death Days onset to death onset to death onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to the death but not resulting in the underlying cause given in PART I. Coronary Artery Disease, Diabetes Mellitus Type 2				19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)	
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY		22c. PLACE OF INJURY—At home, farm, street, factory, office building, construction site, etc. (Specify)	
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED			
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE	
22g. ZIP CODE					
23a. DATE OF DEATH (Mo., Day, Yr.) November 18, 2016		23b. DATE SIGNED (Mo., Day, Yr.) November 21, 2016		23c. TIME OF DEATH 07:50 AM	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Amy L. Springer, MD		24. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)			
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Amy L. Springer, MD, 721 W 6th, Red Cloud, Nebraska, 68970					
28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) November 28, 2016	

To be completed/verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

To be completed by: CORONER'S PHYSICIAN & COUNTY ATTORNEY ONLY

0077674

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.

DATE OF ISSUANCE

MAY 23 2002
LINCOLN, NEBRASKA

Stanley S. Cooper
STANLEY S. COOPER
ASSISTANT STATE REGISTRAR

HEALTH AND HUMAN SERVICES SYSTEM
STATE OF NEBRASKA- DEPARTMENT OF HEALTH AND HUMAN SERVICES FINANCE AND SUPPORT
VITAL STATISTICS

CERTIFICATE OF DEATH

02 05023

1 DECEASED - NAME FIRST MIDDLE LAST Edsel LeMoynes Pope			2 SEX Male	3 DATE OF DEATH (Month Day Year) April 26, 2002
4 CITY AND STATE OF BIRTH (If not in U.S.A., name country) Red Cloud, Nebraska		5a. AGE - Last Birthday (Yrs) 76	5b. UNDER 1 YEAR 5c. UNDER 1 DAY 5d. HOURS MINS	6 DATE OF BIRTH (Month Day Year) February 4, 1926
7 SOCIAL SECURITY NUMBER		8a. PLACE OF DEATH HOSPITAL: <input checked="" type="checkbox"/> Inpatient OTHER: <input type="checkbox"/> Nursing Home <input type="checkbox"/> ER Outpatient <input type="checkbox"/> Residence <input type="checkbox"/> DDA <input type="checkbox"/> Other (Specify)		
8b. FACILITY - Name (If not institution, give street and number) St. Francis Medical Center		8c. CITY, TOWN OR LOCATION OF DEATH Grand Island		
9a. RESIDENCE - STATE Nebraska		9b. COUNTY Webster	9c. CITY, TOWN OR LOCATION Red Cloud	9d. STREET AND NUMBER (including Zip Code) 741 N. Chestnut 68970
10. RACE - (e.g., White, Black, American Indian, etc.) (Specify) White		11. ANCESTRY (e.g., Italian, Mexican, German, etc.) (Specify) American	12. <input checked="" type="checkbox"/> MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> NEVER MARRIED <input type="checkbox"/> DIVORCED	13. NAME OF SPOUSE (If wife, give maiden name) Alberta Skjelver
14a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) Rural Mail Carrier		14b. KIND OF BUSINESS INDUSTRY US Postal Service		15. EDUCATION (Specify only highest grade completed) College (1-4 or 5-1) 2 Years
16. FATHER - NAME FIRST MIDDLE LAST Elton Jay Pope			17. MOTHER FIRST MIDDLE MAIDEN SURNAME Mary Alice Gossett	
18. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes, no, or unk.) Yes		19a. INFORMANT - NAME Alberta Pope		
19b. Mailing Address (Street or R.F.D. No., City or Town, State, Zip) 741 N. Chestnut, Red Cloud, Nebraska 68970				
20. EMBALMER - SIGNATURE & LICENSE NO. <i>Chad M. Coy #1191</i>		21a. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Removal <input type="checkbox"/> Cremation <input type="checkbox"/> Donation	21b. DATE Apr. 30, 2002	21c. CEMETERY OR CREMATORY - NAME Red Cloud Cemetery
22a. FUNERAL HOME / NAME Simonson-Williams Home		22b. FUNERAL HOME ADDRESS (Street or R.F.D. No., City or Town, State, Zip) 241 West 4th Ave., Red Cloud, Nebraska 68970		
23. IMMEDIATE CAUSE (Enter only one cause per line for (a), (b), and (c)) PART I (a) RESPIRATORY FAILURE DUE TO, OR AS A CONSEQUENCE OF (b) LUNG CANCER DUE TO, OR AS A CONSEQUENCE OF (c) OTHER SIGNIFICANT CONDITIONS - Conditions contributing to the death but not related II BRAN METASTASES		24. AUTOPSY PART II IF FEMALE: WAS THERE A PREGNANCY IN THE PAST 3 MONTHS? (Ages 10-54) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 25. WAS CASE REFERRED TO MEDICAL EXAMINER OR CORONER? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
26a. DATE OF INJURY (Mo., Day, Yr.)		26b. HOUR OF INJURY	26c. DESCRIBE HOW INJURY OCCURRED	
27a. DATE OF DEATH (Mo., Day, Yr.) + April 26, 2002		27b. DATE SIGNED (Mo., Day, Yr.) + APRIL 29, 2002 +	27c. TIME OF DEATH 4:30 PM	28a. DATE SIGNED (Mo., Day, Yr.)
27d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <i>P. Ledakis M.D.</i>		28b. PRONOUNCED DEAD (Mo., Day, Yr.)		
28c. PRONOUNCED DEAD (Hour)		28d. PRONOUNCED DEAD (Time)		
29. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		30a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		30b. WAS CONSENT GRANTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
31. NAME AND ADDRESS OF CERTIFIER (Physician, Coroner's Physician or County Attorney) (Type or Print) <i>Peter Ledakis, M.D., 2116 W. Fairley Ave, Grand Island NE 68803</i>				
32a. REGISTRAR <i>Stanley S. Cooper</i>			32b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) MAY 2 2002	

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1178 # PAGES _____ GRANTEE MASTER NAME # Cottonwood Wind Project LLC #13071

PARCEL # / FILING NUMBER 001711100/167230 36-4-10
001711101/167231 36-10

split

DOC STAMPS \$ 56.25

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	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 185

TOTAL SALE PRICE \$ 25,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-31-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Split parcel - parent is 001711100 - New 001711101

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.

121

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>31</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>5</u> Day <u>31</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ronald E. Bolte Revocable Trust u/a/d June 16, 2014 Street or Other Mailing Address 2073 Road 1800 City Blue Hill State NE Zip Code 68930				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cottonwood Wind Project LLC Street or Other Mailing Address 700 Universe Blvd. City Juno Beach State FL Zip Code 33408			
Phone Number				Phone Number (561) 691-2619		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address Philip.Clement@nexteraenergy.com			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No **O&M for a wind project**

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

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

14 What is the current market value of the real property?
\$25,000

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

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

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

18 Address of Property

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Philip Clement
700 Universe Blvd.
Juno Beach, FL 33408**

20 Legal Description
Tract of land in the NW¼ 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 NW¼, 466.77'; thence S 01°02'53" E, 466.77'; thence S 87°56'02" W, 466.77' to the W line of said NW¼; 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 5

22 Total purchase price, including any liabilities assumed	\$	25,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	25,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
Cottonwood Wind Project LLC

Signature of Grantee or Authorized Representative
[Signature]

Title
John Di Donato, Vice President

Phone Number
754-251-1017

Date
May 25, 2017

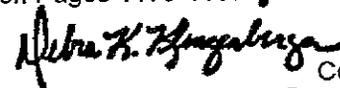
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>2017 Jun 08 09:03 AM</u>	27 Value of Stamp or Exempt Number <u>56.25</u>	28 Recording Data <u>Book 2017 Page 1178</u>	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/08/17
\$ 56.25 By BB

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
Electronically Recorded

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

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 31 day of May, 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.

17000332129

WITNESSETH the hands of the Grantor:

Grantor:

Ronald E. Bolte Revocable Trust u/a/d June 16, 2014

By: Ronald E. Bolte, Trustee
Ronald E. Bolte, Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF Adams)

On this 31 day of May, 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

Margaret M Zeckser
Notary Public

State of Nebraska - General Notary
MARGARET M ZECKER
My Commission Expires
June 2, 2018

Exhibit "A"

A tract of land located in the Northwest Quarter (NW¼) 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 33408-

Map # : 4133-36-0-0-67231
 Tax District : 185
 Neighborhood : 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% SLOP GRAS		1G	No		3.19	1,425	4,545	4,545
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS		4G	No		1.13	1,425	1,610	1,610
Grass Use Totals :						4.32		6,155	6,155
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.68	0	0	0
Road Use Totals :						0.68		0	0
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

 2073 RD 1800
 BLUE HILL, NE 68930-0000

Map # : 4133-36-0-0-0-67230
 Tax District : 185
 Neighborhood : 1
 Greenbelt Area/Date : NO

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

Soil Symbol	Soil Name	Land 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		1G	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	4G	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

COMMENTS

Split 001711100/67230 (parent) to ^(New) 001711101

BOOK-PAGE

2017-1178

DATE OF SALE

5-21-2017

LEGAL DESCRIPTION

a 5.0 Acre tract of Land in NW1/4 36-4-10

LOCATION ID PARCEL(S)

Rural 36-4-10

ASSESSOR LOCATION

Rural

ADDRESS OF PROPERTY

36-4-10

YEAR	LAND	IMPROVEMENTS	TOTAL
2017	6155		6155

SELLING PRICE

25,000

521

ADJUSTMENT

ASSESSOR

ADJUSTMENT

ADJUSTED

SELLING PRICE

SCHOOL BASE #

91-0074

HOUSE QUALITY

NA

HOUSE CONDITION

NA

DATE OF CONSTRUCTION

NA

MOBILE HOME

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
1A1 E	1A1 B E	1A1 F E	1A1 K E	1A1 R E	1A1 S E	1A1 V E	1A1 U E
1A E	1A B E	1A F E	1A K E	1A R E	1A S E	1A V E	1A U E
2A1 E	2A1 B E	2A1 F E	2A1 K E	2A1 R E	2A1 S E	2A1 V E	2A1 U E
2A E	2A B E	2A F E	2A K E	2A R E	2A S E	2A V E	2A U E
3A1 E	3A1 B E	3A1 F E	3A1 K E	3A1 R E	3A1 S E	3A1 V E	3A1 U E
3A E	3A B E	3A F E	3A K E	3A R E	3A S E	3A V E	3A U E
4A1 E	4A1 B E	4A1 F E	4A1 K E	4A1 R E	4A1 S E	4A1 V E	4A1 U E
4A E	4A B E	4A F E	4A K E	4A R E	4A S E	4A V E	4A U E
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1185 # PAGES 1

GRANTEE MASTER NAME # U.S. Bank National

PARCEL # / FILING NUMBER 000342700/10380

13069 Association as Successor by merger of U.S. Bank National Association MO

DOC. STAMPS Exempt

SALES FILE # 122 # 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	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
						RURAL RESIDENTIAL _____
						SUBURBAN _____

TAX DISTRICT 195

TOTAL SALE PRICE -0-

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-6-2017

DEED TYPE Trustees Deed Under Sale

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

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

COMMENTS Fore closure

Real Estate Transfer Statement

122

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>06</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>06</u> Day <u>08</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Edward E. Brink Successor Trustee Street or Other Mailing Address 10855 W. Dodge Road Suite 230 City Omaha State NE Zip Code 68154 Phone Number (913) 663-7600 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attachment Street or Other Mailing Address 4801 Frederica Street City Owensboro State KY Zip Code 42301 Phone Number (800) 365-7772 is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$141,630

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

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

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

18 Address of Property
108 South Hickory Street Blue Hill NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
same as 6

18a No address assigned 18b Vacant land

20 Legal Description
see attachment

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **24**.

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.

Edward E. Brink (913) 663-7600
 Print Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative Attorney for Grantee Date **6-8-17**

sign here Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>9</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 24</u>	28 Recording Data <u>BK2017, Pg 1185-1187</u>

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

ND

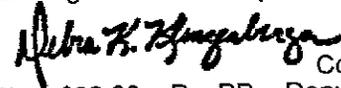
A tract of land in the Northwest Quarter (NW1/4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, all of which is located in County Surveyor's Lot Ten (10) and is described as follows: Commencing at a point on the East line of County Surveyor's 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 $89^{\circ}57'$ with the last described line a distance of 135.0 feet to a point; thence at a right deflection angle of $90^{\circ}03'$ 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 $89^{\circ}57'$ 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 _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/09/17
\$ Ex024 By BB

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; 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. (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:

1. 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 entitled to convey pursuant to Neb. Rev. Stat. §76-1010(2) (Reissue 2003).

Edward E. Brink Successor Trustee
 Edward E. Brink NSBA #19504
 SouthLaw, P.C.
 10855 W Dodge Road Suite 230
 Omaha, NE 68154
 (402) 342-4644

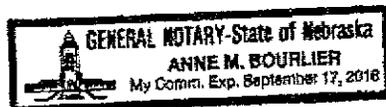
STATE OF NEBRASKA)
) ss.
 COUNTY OF DOUGLAS)

On this 02 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 notary seal.

Anne M. Bourlier
 Notary Public

State of Nebraska
County Douglas



WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 06/14/2017

Record : 1 of: 1

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

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

LOT INFORMATION

Neighborhood :	300 BLUE HILL		Value Method:	SF
Lot Width :	135		# of Units :	20250
Lot Depth :	150		Unit Value :	0.22
Topography :	LEVEL	Amenities	Adjustments :	
Street Access :	PAVED		Lot Value :	4,495
Utilities :	ALL			

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.

Willcott, Robert - foreclosure RESIDENTIAL SALES FILE

PAGE 1

COMMENTS Ed Brink Successor Trustee to US Bank National Assoc.

BOOK-PAGE 2017-1185-87 DATE OF SALE 6-6-2017

LEGAL DESCRIPTION 135' X 150' in 9-4-10 Meyers Addition Blue Hill

LOCATION ID PARCEL(S) 000342700

ASSESSOR LOCATION Blue Hill ADDRESS OF PROPERTY 108 South Hickory St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	4495	63585	68080
2015	4495	63585	68080
2016	4495	77945	82440
2017	4495	76245	80740

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
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SCHOOL BASE # 91-0074 HOUSE QUALITY 30 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1920

MOBILE HOME

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1188

PAGES 2

GRANTEE MASTER NAME # to: Stephen, Derek.

PARCEL # / FILING NUMBER 001703400/16280

002104300/70610

+ Scott Schmidt

11339 6-4-10

25-4-11

William + Shirky Schmidt Life Estate

DOC STAMPS 0 -

SALES FILE # 123

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			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 185

TOTAL SALE PRICE 0 -

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-4-2017

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

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

COMMENTS Life Estate - to Kids - Exempt 5A

Real Estate Transfer Statement 123

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>5</u> Day <u>4</u> Yr. <u>17</u>	4 Date of Deed Mo. <u>5</u> Day <u>4</u> Yr. <u>17</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) WILLIAM L. SCHMIDT & SHIRLEY M SCHMIDT Street or Other Mailing Address 8020 WEST 12TH STREET City JUNIATA State NE Zip Code 68955 Phone Number _____ Email Address _____		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) STEPHEN SCHMIDT, DEREK SCHMIDT, ET AL Street or Other Mailing Address 8020 WEST 12TH STREET City JUNIATA State NE Zip Code 68955 Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No **LIFE ESTATE TO WILLIAM & SHIRLEY SCHMIDT**

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

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

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

14 What is the current market value of the real property?
\$1,059,800

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

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

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

18 Address of Property
RURAL WEBSTER COUNTY

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**WILLIAM & SHIRLEY SCHMIDT
 8020 WEST 12TH STREET
 JUNIATA, NE 68955**

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

20 Legal Description
SEE ATTACHED

21 If agricultural, list total number of acres _____

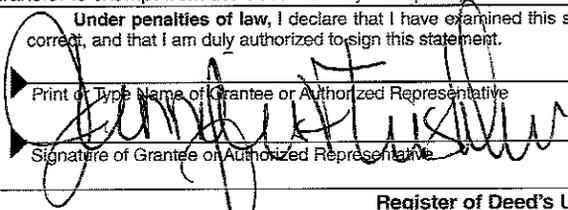
22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____

Signature of Grantee or Authorized Representative  Title _____ Date _____

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>06</u> Day <u>13</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5A</u>	28 Recording Data <u>BW 2017, Pg 1188</u>	

SCOTT SCHMIDT, LIFE ESTATE TO WILLIAM L. SCHMIDT & SHIRLEY M. SCHMIDT

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

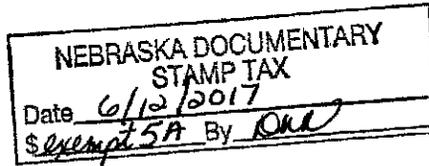
00 17034/00

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 6TH 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 N00°00'00"E ON THE WEST LINE OF SAID SW1/4 FOR A DISTANCE OF 300.00 FEET; THENCE S89°23'00"E FOR 57.19 FEET TO A POINT OF ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281; THENCE N00°41'00"E ON SAID RIGHT OF WAY LINE FOR 785 FEET; THENCE CONTINUING N00°19'00"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 S89°12'26"E FOR 841.21 FEET; THENCE N23°04'18"E FOR 432.49 FEET; THENCE N37°30'36"E FOR 227.36 FEET; THENCE S69°35'29"E FOR 100.97 FEET; THENCE S43°47'06"E FOR 427.77 FEET; THENCE S07°36'40"E FOR 612.50 FEET; THENCE S84°42'43"W FOR 551.74 FEET; THENCE N45°10'29"W 67.11 FEET; THENCE N01°24'12"W FOR 205.00 FEET; THENCE N89°12'26"W FOR 153.79 FEET; THENCE N02°12'31"W FOR 136.20; THENCE N89°12'26"W FOR 860.05 FEET TO THE POINT OF BEGINNING.

00 2104300

State of Nebraska }
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12th day
of June A.D., 2017, at 9:03
o'clock A M. Recorded in Book 2017
on Page 1188-1189
Debra Klungenberg County Clerk
16.00 DM Deputy
Ind Comp Assessor Carded



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 6TH 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 6TH 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 N00°00'00"E ON THE WEST LINE OF SAID SW1/4 FOR A DISTANCE OF 300.00 FEET; THENCE S89°23'00"E FOR 57.19 FEET TO A POINT OF ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281; THENCE N00°41'00"E ON SAID RIGHT OF WAY LINE FOR 785 FEET; THENCE CONTINUING N00°19'00"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 S89°12'26"E FOR 841.21 FEET; THENCE N23°04'18"E FOR 432.49 FEET; THENCE N37°30'36"E FOR 227.36 FEET; THENCE S69°35'29"E FOR 100.97 FEET; THENCE S43°47'06"E FOR 427.77 FEET;

THENCE S07°36'40"E FOR 612.50 FEET; THENCE S84°42'43"W FOR 551.74 FEET; THENCE N45°10'29"W 67.11 FEET; THENCE N01°24'12"W FOR 205.00 FEET; THENCE N89°12'26"W FOR 153.79 FEET; THENCE N02°12'31"W FOR 136.20; THENCE N89°12'26"W FOR 860.05 FEET TO THE POINT OF BEGINNING.

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

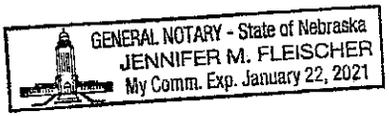
Executed: May 4, 2017
William L. Schmidt
WILLIAM L. SCHMIDT, Grantor

Shirley M. Schmidt
SHIRLEY M. SCHMIDT, Grantor

STATE OF NEBRASKA)
COUNTY OF Webster)SS.

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 May 4th, 2017
Jennifer M. Fleischer
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1194

PAGES _____

GRANTEE MASTER NAME # Joseph M. + Lori J.

PARCEL # / FILING NUMBER 0003071 / 6650

Brown

#13070

DOC STAMPS 596.25

SALES FILE # 124

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			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 195

TOTAL SALE PRICE 265,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-12-2017

DEED TYPE WD

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

COMMENTS Bus Barn - BH

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.

124

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>6</u> Day _____ Yr. <u>2017</u>	4 Date of Deed Mo. <u>6</u> Day _____ Yr. <u>2017</u>
---------------	--	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary E. Olson and Marcia L. Olson Street or Other Mailing Address 50 N Seward St City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph M. Brown and Lori J. Brown Street or Other Mailing Address 432 Aspen Circle City Grand Island State NE Zip Code 68801	
Phone Number		Phone Number 308-384-1800	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address n/a		Email Address n/a	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$265,000

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes **Southern Title, LLC** No

18 Address of Property
**613 W Safine St
Blue Hill, NE 68930**

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

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	\$	265,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	265,000.00

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

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

Joseph M. Brown (308) 390-9777
Print or Type Name of Grantee or Authorized Representative Phone Number

Joseph M. Brown Grantee
Signature of Grantee or Authorized Representative Title Date **6/ /2017**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>12</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>596.05</u>	28 Recording Data BK2017, Pg 1194	

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

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 13th day
of June A.D., 2017 at 5:43
o'clock P.M. Recorded in Book 500
on Page 1194
Debra K. Rindgen County Clerk
\$10.00 \$0.11 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6/13/17
\$596.35 By CWH

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

WARRANTY DEED

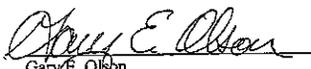
Gary E. Olson and Marcia L. Olson, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Joseph M. Brown and Lori J. Brown, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described 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 seized 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 June 12, 2017.

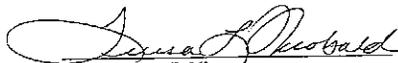

Gary E. Olson


Marcia L. Olson

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on June 12, 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


Notary Public

My commission expires: 8/27/2017

WEBSTER COUNTY ASSESSOR'S OFFICE
COMMERCIAL DATA SHEET

Date of Print: 06/14/2017

Record: 1 of: 1

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

Parcel ID # : 000307100

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

BROWN, JOSEPH M. & LORI J.

Business Name :

1932 ASPEN CIRCLE
GRAND ISLAND, NE

68801-

Situs :

613 W SALINE ST

Legal :

LOTS 6-9 BLOCK 16 ORIGINAL
TOWN BLUE HILL

LOT INFORMATION

Neighborhood : 305 BLUE HILL COMMERCIAL

Lot Width : 13,677

Lot Depth : 1

Topography : Amenities

Street Access :

Utilities :

Value Method: SF

of Units : 13677

Unit Value : 0.22

Adjustments :

Lot Value : 3,010

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

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

FINAL ESTIMATE

Improvement Value	\$188,400
Land Value	\$3,010
FINAL ESTIMATE OF VALUE	\$191,410

Current Total Assessed Value for Parcel # 000307100	\$191,410
---	-----------

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 :

1932 ASPEN CIRCLE

Situs : 613 W SALINE ST

GRAND ISLAND, NE

68801-

Legal : LOTS 6-9 BLOCK 16 ORIGINAL

TOWN BLUE HILL

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

Bldg #	Code	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

COMMERCIAL SALES FILE

PAGE 1

PARCEL(S) 000 307100/6650 Coary Olson to Joseph Brown

BOOK-PAGE 2017-1194

DATE OF SALE 6-12-2017

SALE PRICE 265,000

SPLIT

PROPERTY USE Bus Barn

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	3010	111,550	114,560
2015	3010	79,390	82,400
2016	3010	188,400	191,410
2017	3010	188,400	191,410

COMMENTS Bus Barn - BH.

COVER PAGE PROPERTY TRANSFER

11970
BOOK & PAGE

2017-1203

PAGES 3

GRANTEE MASTER NAME # Terry + Kay Jordening
Trenton Jordening
1/3 int. each

PARCEL # / FILING NUMBER 000330800/9210

DOC STAMPS 90.00

#13083

SALES FILE # 125 # 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	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 195

TOTAL SALE PRICE \$ 1.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-31-2017

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

LOCATION CODE

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

COMMENTS Paid Doc stamp for \$10,000 Value only. Pd \$ 1.00 - Parents / Grand Parents to Child

Real Estate Transfer Statement

125

FORM
521

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>31</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>05</u> Day <u>31</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Alan Jordening, PR of Mildreth H. Jordening Estate Street or Other Mailing Address 213 South Webster City Blue Hill State NE Zip Code 68930		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address City _____ State _____ Zip Code _____	
Phone Number unavailable		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address unavailable		Email Address _____	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$40,000

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

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

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

18 Address of Property
**205 W. Saline St
Blue Hill, Webster County, Nebraska**

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
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 n/a

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

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

sign here

Matthew D. Baack (402) 834-3300
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney 6/8/17
Signature of Grantee or Authorized Representative Date

Title _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>13</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>90.00</u>	28 Recording Data <u>BK2017, Pg 1203</u>

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)

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-1203

DATE OF SALE 5-31-2017

LEGAL DESCRIPTION Lots 1+2 Block B Blue Hill NE

LOCATION ID PARCEL(S) 000330800/9210

ASSESSOR LOCATION Blue Hill

ADDRESS OF PROPERTY 205 W Sabine St

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	3110	42910	46020
2015	3110	42910	46020
2016	3110	52,775	55885
2017	3110	52,775	55885

SELLING PRICE \$1.00

521
ADJUSTMENT

ASSESSOR
ADJUSTMENT

ADJUSTED
SELLING PRICE

SCHOOL BASE # 91-0074

HOUSE QUALITY 30

HOUSE CONDITION 30

DATE OF CONSTRUCTION 1900

MOBILE HOME

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE # 2017-1204 # PAGES _____ GRANTEE MASTER NAME # Barbara J. Schroeder
 PARCEL # / FILING NUMBER 001210200 / 62330 23-3-9
001206300 / 62095 16-3-9 13072
 DOC. STAMPS \$ 0 - Tax-Lien OK
 SALES FILE # 126 # PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS	RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 15

TOTAL SALE PRICE \$ 1.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-30-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Exempt SA - gift Spouse/self

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.

126

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>30</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>05</u> Day <u>30</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert A. Schroeder and Barbara J. Schroeder Street or Other Mailing Address 2156 Road S City Blue Hill State NE Zip Code 68930 Phone Number Unavailable Email Address unavailable		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Barbara J. Schroeder Street or Other Mailing Address 2156 Road S City Blue Hill State NE Zip Code 68930 Phone Number Unavailable Email Address unavailable	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$670,135

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

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

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

18 Address of Property
Rural Webster County, Nebraska

18a No address assigned 18b Vacant land

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

20 Legal Description
The Southwest Quarter (SW ¼) 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.

21 If agricultural, list total number of acres n/a

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

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

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

Matthew D. Baack (408) 834-3300
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney **6-1-17**
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>13</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	28 Recording Data <u>BK2017, Pg 1204-1205</u>

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of June A.D., 2017, at 11:31 o'clock A. M. Recorded in Book 2017 on Page 1204-1205
Deb Klingenberg County Clerk
\$16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-13-17
\$ Exempt 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 ¼) 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: May 30, 2017.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1206 # PAGES 23 GRANTEE MASTER NAME # Robert A. Schroeder

PARCEL # / FILING NUMBER 001203500/61940 SE 1/4 9-3-9 # 13073

11337 00210000/62325 NE 1/4 23-3-9

DOC STAMPS Exempt SA tax/lien

SALES FILE # 127 # PAGES _____

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	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____
						SUBURBAN _____

TAX DISTRICT 145+15

TOTAL SALE PRICE \$1.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-30-2017

DEED TYPE WD

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

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

COMMENTS Gift - self/spouse

Real Estate Transfer Statement

127

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>30</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>05</u> Day <u>30</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert A. Schroeder and Barbara J. Schroeder Street or Other Mailing Address 2156 Road S City Blue Hill State NE Zip Code 68930				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert A. Schroeder Street or Other Mailing Address 2156 Road S City Blue Hill State NE Zip Code 68930			
Phone Number Unavailable		Phone Number Unavailable		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address Unavailable				Email Address Unavailable			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$795,780

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

Rural Webster County, Nebraska

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

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.

21 If agricultural, list total number of acres n/a

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

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

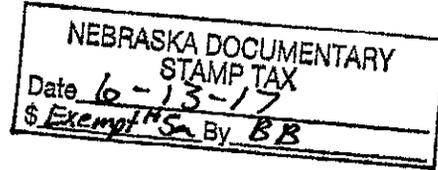
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here	Matthew D. Baack	(408) 834-3300
	Print or Type Name of Grantee or Authorized Representative	Phone Number
		6-1-17
	Signature of Grantee or Authorized Representative	Date
	Title	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>13</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt</u> Sa	28 Recording Data <u>BK2017, Pg 1206-1207</u>

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of June A.D., 2017, at 11:35 o'clock A M. Recorded in Book 2017 on Page 1206-1207
Deb Klingenberg County Clerk
\$16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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, 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.

EXECUTED: May 30, 2017.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1208 # PAGES 2

GRANTEE MASTER NAME # Mountain Tower +

12514 PARCEL # / PLING NUMBER 000.301701/6075

Land LLC
13075

DOC STAMPS 18.00 tax/lien _____

SALES FILE # 128 # 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	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
					RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 195

TOTAL SALE PRICE 8,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-8-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Cellular Tower / state Assessed

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.

128

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>8</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>6</u> Day <u>8</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) NE Colorado Cellular, Inc., d/b/a Viaero Wireless Street or Other Mailing Address 1224 W. Platte Ave., City Fort Morgan State CO Zip Code 80701 Phone Number (970) 467-3137 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mountain Tower & Land, LLC Street or Other Mailing Address 1224 W. Platte Ave., City Fort Morgan State CO Zip Code 80701 Phone Number (970) 467-3137 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$8,000

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

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

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

18 Address of Property
306 N. W Railway Street; Blue Hill, NE

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Mountain Tower & Land, LLC
1224 W. Platte Ave., Fort Morgan, CO 80701

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 _____

22 Total purchase price, including any liabilities assumed	22	\$	8,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	8,000.00

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

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

Frank DiRico (970) 467-3137
 Print or Type Name of Grantee or Authorized Representative Phone Number
Frank DiRico President Date **6/8/2017**
 Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>13</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>18.00</u>	28 Recording Data <u>BK2017, Pg 1208</u>

WEBSTER COUNTY ASSESSOR'S OFFICE
COMMERCIAL DATA SHEET

Date of Print: 06/16/2017

Record: 1 of: 1

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

Parcel ID # : 000301701

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

MOUNTAIN TOWER & LAND, LLC

Business Name :

1224 W PLATTE AVENUE

Situs : 306 NW RAILWAY ST

FORT MORGAN, CO

80701-

Legal : LOTS 4-7 BLOCK 3 ORIGINAL TOWN
BLUE HILL

LOT INFORMATION

Neighborhood : 305 BLUE HILL COMMERCIAL

Lot Width : 20,900

Lot Depth : 1

Topography : Amenities

Street Access :

Utilities :

Value Method: SF

of Units : 20900.03

Unit Value : 0.17

Adjustments :

Lot Value : 3,545

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.....	\$5,581
Total Refinement Replacement Cost New.....	\$0
Total Replacement Cost New.....	\$5,581
Total Accrued Depreciation..... 77%	(\$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
Total Land Value.....	\$3,545
FINAL ESTIMATE OF VALUE USING THE COST APPROACH.....	\$4,805
Value per Unit.....	\$0.00
Value per Square Foot.....	\$35.59

VALUATION 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

COMMERCIAL SALES FILE

PAGE 1

PARCEL(S) 600301701/6075

BOOK-PAGE 2017-1208

DATE OF SALE 6-8-2017

SALE PRICE 8,000

SPLIT

PROPERTY USE Cellular Tower

YEAR	LAND	IMPROVEMENTS	TOTAL

COMMENTS Cellular Tower - Central Assessed

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1209 # PAGES 4 GRANTEE MASTER NAME # Mountain Tower
 PARCEL # / FILING NUMBER 0021004101/10255 9-1-9 + Land, LLC
12574 #13075

DOC STAMPS 15.75 tax/lien _____

SALES FILE # 129 # 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 w/p1	1005 w/b
	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 5

TOTAL SALE PRICE 6,020

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-8-2017

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

COMMENTS Cellular tower - Central Assessed

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.

129

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 6 Day 8 Yr. 2017		Mo. 6 Day 8 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) NE Colorado Cellular, Inc., d/b/a Viero Wireless				Grantee's Name (Buyer) Mountain Tower & Land, LLC			
Street or Other Mailing Address 1224 W. Platte Ave.,				Street or Other Mailing Address 1224 W. Platte Ave.,			
City Fort Morgan		State CO		Zip Code 80701		City Fort Morgan	
						State CO	
						Zip Code 80701	
Phone Number (970) 467-3137		State CO		Phone Number (970) 467-3137		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$6,020

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

2143 Road F
Guide Rock, NE 68942

18a No address assigned 18b Vacant land

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

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

20 Legal Description

See Exhibit "A" Legal Description attached hereto.

21 If agricultural, list total number of acres

3.01

22 Total purchase price, including any liabilities assumed	22	\$ 6,020.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 6,020.00

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.

Frank DiRico (970) 467-3137

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative President Phone Number 6/8/2017

Title Date

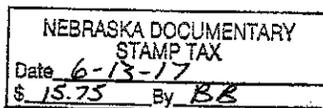
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 6 Day 13 Yr. 17	\$ 15.75	BK2017, Pg 1209

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

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 375.00 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 A.D., 2017, at 1:55
 o'clock P.M. Recorded in Book 2017
 on Page 1207-1210
Deb Klingenberg County Clerk
816.00 Deputy
 Ind ___ Comp ___ Assessor ___ Cared ___



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 375.00 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.

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:

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

(Signature on following page)

Executed this 8 day of June, 2017.

Grantor: NE Colorado Cellular, Inc.

By: *Frank DiRico*
Frank DiRico, President

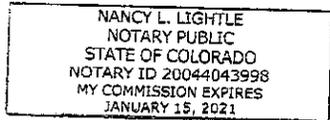
STATE OF COLORADO)
) ss
COUNTY OF MORGAN)

The foregoing instrument was acknowledged before me on this 8 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.

Nancy L. Lightle
Notary Public

My Commission Expires:
1/15/2021



WEBSTER COUNTY ASSESSOR'S OFFICE
COMMERCIAL DATA SHEET

Date of Print: 06/16/2017

Record: 1 of: 1

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

Parcel ID # : 001004101

Map # : 4487-09-0-00000-000-0000

MOUNTAIN TOWER & LAND, LLC

Business Name :

1224 W PLATTE AVENUE
FORT MORGAN, CO

80701-

Situs : 9-1-9

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

LOT INFORMATION

Neighborhood : 1005 RURAL COMMERCIAL

Lot Width :

Value Method: UT

Lot Depth :

of Units : 3.01

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% \$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

001004101 5 8000 02 10 05 03 00 05

4487-09-0-00000-000-0000

MOUNTAIN TOWER & LAND, LLC

1224 W PLATTE AVENUE

FORT MORGAN, CO 80701-

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

COMMERCIAL SALES FILE

PAGE 1

PARCEL(S) 001004101 / 60255

BOOK-PAGE 2017-1209

DATE OF SALE 6-8-2017

SALE PRICE 6,020

SPLIT _____

PROPERTY USE _____

YEAR	LAND	IMPROVEMENTS	TOTAL

COMMENTS _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1211

PAGES 4

GRANTEE MASTER NAME # Mountain

PARCEL # / FILING NUMBER 001910102 / 68710 25-2-11

Tower + Land LLC #13075

DOC STAMPS 22.50

tax/lien _____

SALES FILE # 130

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	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 45

TOTAL SALE PRICE 10,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-8-2017

DEED TYPE WD

SALE QUAL

<input checked="" type="radio"/> YES	ADJUSTED	SUBCHNGD	NO	MOBILE
--------------------------------------	----------	----------	----	--------

CODE

<input checked="" type="radio"/> 1	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

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

COMMENTS Cellular tower - Central Assessed

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>8</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>6</u> Day <u>8</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) NE Colorado Cellular, Inc., d/b/a Viaero Wireless Street or Other Mailing Address 1224 W. Platte Ave., City Fort Morgan State CO Zip Code 80701 Phone Number (970) 467-3137 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mountain Tower & Land, LLC Street or Other Mailing Address 1224 W. Platte Ave., City Fort Morgan State CO Zip Code 80701 Phone Number (970) 467-3137 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$10,000

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

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

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

18 Address of Property
**803 Rd. 1300
 Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Mountain Tower & Land, LLC
 1224 W. Platte Ave., Fort Morgan, CO 80701**

20 Legal Description
See Exhibit "A" Legal Description attached hereto.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 10,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 10,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
Frank DiRico President

Signature of Grantee or Authorized Representative

Phone Number
(970) 467-3137

Date
6/8/2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>13</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data BK2017/Pg 1211-1212

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.

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.

COMMERCIAL SALES FILE

PAGE 1

PARCEL(S) 001910102/68710

BOOK-PAGE 2017-1211

DATE OF SALE 6-8-2017

SALE PRICE 10,000

SPLIT _____

PROPERTY USE Cellular tower

YEAR	LAND	IMPROVEMENTS	TOTAL

COMMENTS Cellular Tower - Central Assessed

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1217 # PAGES 2 GRANTEE MASTER NAME # Paul A Bencken
 PARCEL # / FILING NUMBER 000610500/17080
000606600/16640
 DOC STAMPS 36.00 tax/lien no lien
 SALES FILE # 131 # 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			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 25
 TOTAL SALE PRICE -0-
 521 ADJUSTMENTS \$ _____
 ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO
 SALES DATE 10-13-2017
 DEED TYPE W/D

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

COMMENTS Brother to Brother - paid only Doc Stamp. - no money exchanged

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.

131

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>13</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>6</u> Day <u>13</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert A. Bencken Street or Other Mailing Address PO Box 204 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-3804 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Paul A. Bencken Street or Other Mailing Address PO Box 352 City Guide Rock State NE Zip Code 68942 Phone Number 402-257-3804 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 15,250.00

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

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

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

18 Address of Property

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
Lots Thirteen (13) and Fourteen (14), Block One (1), Vance's First Addition to Guide Rock, Webster County, Nebraska; AND
Lot Sixteen (16), Block Eight (8), Vance's First Addition to Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

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

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

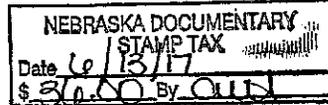
Paul A. Bencken
Print or Type Name of Grantee or Authorized Representative
Paul A. Bencken
Signature of Grantee or Authorized Representative
Phone Number _____
Date _____

sign here

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>13</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>30.00</u>	28 Recording Data <u>BK 2017, Pg 1017</u>	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of June A.D., 2017 at 4:20 o'clock P.M. Recorded in Book 2017 on Page 1217
Deborah Cox County Clerk
410.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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, Webster County, Nebraska; AND

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

GRANTOR covenants with GRANTEE that GRANTOR:

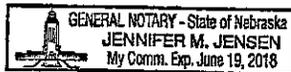
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of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

Executed the 13th day of June, 2017

Robert A. Bencken
Robert A. Bencken

STATE OF NEBRASKA)
) ss.
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me by Robert A. Bencken, also known as Robert Bencken, a single person, on the 13th day of June, 2017.



(SEAL)

Jennifer M. Jensen
Public Notary Signature
Jennifer M. Jensen
Print Name
My Commission Expires: 6-19-2018

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1229 # PAGES 2 GRANTEE MASTER NAME # Marjorie Jones
 PARCEL # / FILING NUMBER 000140200 / 37500 # 13076

DOC STAMPS 38.25 tax/lien _____

SALES FILE # 132 # 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	SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 16,500

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-22-2017

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

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

COMMENTS _____

Real Estate Transfer Statement

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

132

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 _____ Yr. 2017		4 Date of Deed Mo. _____ Day _____ Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Alberta J. Pope Street or Other Mailing Address 1605 River Rd City Red Cloud State NE Zip Code 68970 Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Marjorie Jones Street or Other Mailing Address 741 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address _____			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
741 N Chestnut St
Red Cloud, NE 68970

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

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

20 Legal Description
Lot One (1) and North Half (N1/2) of Lot Two (2), Block Seven (7), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22 \$ 16,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 16,500.00

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.

<p>sign here</p> <p>Print or Type Name of Grantee or Authorized Representative David B. Garwood</p> <p>Signature of Grantee or Authorized Representative </p>	<p style="text-align: right;">(402) 746-3613 Phone Number</p> <p style="text-align: right;">6-13-17 Date</p> <p style="text-align: center;">Attorney</p> <p style="text-align: center;">Title</p>
---	--

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 14 Yr. 17	27 Value of Stamp or Exempt Number \$ 38.25	28 Recording Data BK2017, Pg 1229

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

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of June, A.D., 2017 at 3:10 o'clock P.M. Recorded in Book 2017 on Page 1229
Deb Klingenberg County Clerk
110.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-14-17
\$ 38.25 By BB

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 (N½) 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 22, 2017.

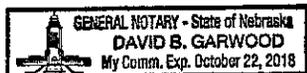
Mary Jean Brumbaugh
Mary Jean Brumbaugh

John Edward Pope
John Edward Pope

Curtis E Brumbaugh
Curtis E. Brumbaugh

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

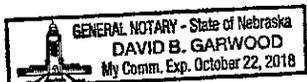
The foregoing instrument was acknowledged before me on June 9, 2017, by John Edward Pope, a non-resident of the State of Nebraska.



David B. Garwood
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 22, 2017, by Mary Jean Brumbaugh and Curtis E. Brumbaugh, wife and husband.



David B. Garwood
Notary Public

PAGE 1

COMMENTS

Alberta ^{etal} pope to marjorie Jones

BOOK-PAGE

2017-1229

DATE OF SALE

5-22-2017

LEGAL DESCRIPTION

Lot 1 + N 1/2 of Lot 2, Block 7 LeDuc's Addition to Red Cloud.

LOCATION ID PARCEL(S)

000140200 37500

ASSESSOR LOCATION

Red Cloud

ADDRESS OF PROPERTY

741 N Chestnut

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	940	39 455	40 395
2015	940	39 455	40 395
2016	940	33 815	34 755
2017	940	23 945	24, 885

SELLING PRICE

521

ADJUSTMENT

ASSESSOR

ADJUSTMENT

ADJUSTED

SELLING PRICE

SCHOOL BASE #

HOUSE QUALITY

HOUSE CONDITION

DATE OF CONSTRUCTION

MOBILE HOME

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 06/20/2017
Inspected By: TS Inspection Date: 08/09/2016

Record : 1 of: 1

Parcel ID #: 000140200	Map # : 4371-00-0-10025-007-0000
JONES, MARJORIE	Situs : 741 N CHESTNUT ST
741 N CHESTNUT ST	Legal : LOT 1 & NORTH 25' LOT 2 BLOCK 7
RED CLOUD, NE 68970-	LEDUC'S ADDITION RED CLOUD

LOT INFORMATION

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

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1913/104
Quality : 40 - Good	Effective Age :
Condition : 25 - Fair+	Remodel Date :
Arch Type :	Remodel Type :
Style : One-Story 36% 1-1/2-St-Fin 64%	
Exterior Wall : 100% SIDING	
Floor Area : 1,398	
Basement Area : 1,098	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 4	
Baths : 2.0	
Heat Type : 100% WARM & COOLED	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 8	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$24,885
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

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

Record : 1 of: 1

Parcel ID #: 000140200

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

JONES, MARJORIE

Situs : 741 N CHESTNUT ST

741 N CHESTNUT ST
RED CLOUD, NE

68970-

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

DESCRIPTION

	<u>Square feet</u>		<u>Base SF Cost</u>		<u>Total Cost</u>
BASIC STRUCTURE COST	1,398	x	98.33	=	137,465

ADJUSTMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>		<u>Total Cost</u>
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					

ADJUSTED STRUCTURE COST	1398	x	109.38	=	152,913
-------------------------	------	---	--------	---	---------

IMPROVEMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>		<u>Total Cost</u>
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

TOTAL REPLACEMENT COST NEW	1398	x	131.78	=	184,235
----------------------------	------	---	--------	---	---------

Depreciation : 87% Total 86% Physical 4% Functional 4% Economic
Less Depreciation/Plus Appreciation : (160,830)

Improvement Value	\$23,405
Land Value	\$940
Lump Sums FUNC FOR BASEMENT AND ATTACHED GARAGE	540 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$24,885
Value per Square Foot	\$17.00

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1230

PAGES _____

GRANTEE MASTER NAME # Richard + Barb.

PARCEL # / FILING NUMBER 001914600

001915200

DOC STAMPS 001915300

tax/lien _____

Easement

SALES FILE # 133

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			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 45

TOTAL SALE PRICE _____

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-8-2017

DEED TYPE Easement

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

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

COMMENTS Exempt 23 - Easement

Real Estate Transfer Statement

133

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>8</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>6</u> Day <u>8</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Heritage Bank, Trustee of the Delbert L. Lewis Marital Trust Street or Other Mailing Address P O Box 329 City Aurora State NE Zip Code 68818 Telephone Number (402) 694-3136 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard and Barbara Kudrna Street or Other Mailing Address 1105 Road GH City Red Cloud State NE Zip Code 68970 Telephone Number (402) 746-3274 Email Address n/a	
		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$1,000

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

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

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

18 Address of Property
easement

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

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 23

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

sign here	<i>Richard Kudrna</i> Print or Type Name of Grantee or Authorized Representative	(402) 746-3274 Phone Number
	<i>Richard Kudrna</i> Signature of Grantee or Authorized Representative	Grantee 6/8/2017 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>15</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt #23	28 Recording Data BK2017, Pg 1230-1236

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

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of June A.D., 2017 at 9:00
o'clock A M. Recorded in Book 2017
on Page 1230-1236
Deb Klingsberg County Clerk
546.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-15-17
\$ Exempt #23 By BB

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 23rd 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

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

6. **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.

7. **Liability.** The sole rights granted herein are the rights to use the 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.

8. **Termination.** This Easement Agreement shall not be released, terminated, revoked, amended, or modified in any manner, without written consent of the parties. Any purported release, termination, revocation, amendment, or modification without such written consent shall be null and void and of no force and effect.

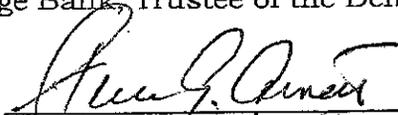
9. **Further Assurances.** Each undersigned party will, whenever it shall be reasonably requested to do so by the other, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, any and all such further conveyances, confirmations, instruments, or further assurances 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.

10. **Counterparts.** This Agreement may be executed in any number of 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

By: 
Name: Steven J. Arnett
Title: Trustee

"GRANTEE"

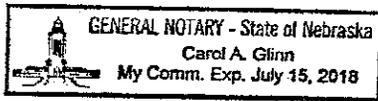
Richard and Barbara Kudrna

Richard Kudrna
Richard Kudrna

Barbara Kudrna
Barbara Kudrna

STATE OF NEBRASKA)
COUNTY OF Hamilton) ss.

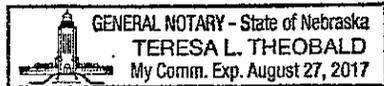
The foregoing instrument was acknowledged before me this 31st day of May, 2017, by Steve Arnett, Trust Officer of Heritage Bank, Trustee of the Delbert L. Lewis Marital Trust, Grantor.



Carol A. Glinn
Notary Public

STATE OF NEBRASKA)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 8th day of ~~May~~ June, 2017, by Richard Kudrna and Barbara Kudrna, husband and wife, each on his or her own behalf.



Teresa L. Theobald
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
Geraldine Lewis

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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

Sonia L. Krueger
Notary Public

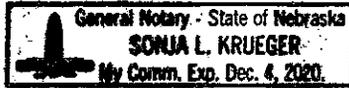


EXHIBIT "A"

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 SW ¼ 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 SW $\frac{1}{4}$ 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 SW $\frac{1}{4}$ bears N 89°54'28" E or S 89°54'28" W, Commencing at the Center $\frac{1}{4}$ 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 SW $\frac{1}{4}$; thence N 89°54'28" E 1019.59 feet on the $\frac{1}{4}$ 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 SW $\frac{1}{4}$ 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 SW $\frac{1}{4}$ bears N 89°54'28" E or S 89°54'28" W, Commencing at the Center $\frac{1}{4}$ 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 SW $\frac{1}{4}$; thence N 89°54'28" E 1019.59 feet on the $\frac{1}{4}$ 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"

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COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1237-1239 # PAGES _____ GRANTEE MASTER NAME # Barbara Kudrna

PARCEL # / FILING NUMBER 00019153 - 69045 + 00019146 / 69010

13084

DOC STAMPS Exempt 0

tax/lien du

SALES FILE # 134

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
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL
SUBURBAN RC

TAX DISTRICT 45 w/ poteshed

TOTAL SALE PRICE 0 -

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-8-2017

DEED TYPE Trustees Deed

SALE QUAL

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

LOCATION CODE

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

COMMENTS Trustee to Beneficiary - Sub-RC - Agland w/ poteshed

Real Estate Transfer Statement

134

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>8</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>6</u> Day <u>8</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Heritage Bank, Trustee of the Delbert L. Lewis Marital Trust Street or Other Mailing Address P O Box 329 City Aurora State NE Zip Code 68818				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Barbara Kudrna Street or Other Mailing Address 1105 Road GH City Red Cloud State NE Zip Code 68970			
Telephone Number (402) 694-3136		Telephone Number (402) 746-3274		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Trust to Beneficiary
 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?
\$103,323

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description
See Attached

21 If agricultural, list total number of acres 39+-

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

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

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

Barbara Kudrna (402) 746-3274
 Print or Type Name of Grantee or Authorized Representative Phone Number
Barbara Kudrna Grantee Date **6/8/2017**
 Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>15</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	28 Recording Data <u>BR 2017 Pg 1237-1239</u>

EXHIBIT "A"

County Surveyors Lots 5, 6, 7A, 7B, 8, 9, 10, 14 and 20 in the Southwest Quarter (SW $\frac{1}{4}$) 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 SW $\frac{1}{4}$ and running thence N89°51'45"E along the North line of said SW $\frac{1}{4}$ 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 SW $\frac{1}{4}$; thence N00°18'24"W along the West line of said SW $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 SW $\frac{1}{4}$ bears N 89°54'28" E or S 89°54'28" W. Commencing at the Center $\frac{1}{4}$ 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" 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 43°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 $\frac{1}{4}$; thence N 89°54'28" E 1019.59 feet on the $\frac{1}{4}$ 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 } 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 9:05
o'clock A M. Recorded in Book 2017
on Page 1237-1239
Deb Klingenberg County Clerk
\$25.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-15-17
\$ Exempt \$20 By BB

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 15th day of June, 2017.

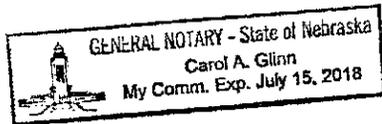
HERITAGE BANK, TRUSTEE OF THE
DELBERT L. LEWIS MARITAL TRUST,
GRANTOR

Steven J. Amett
By: Steven J. Amett, Trust Officer

STATE OF NEBRASKA)
COUNTY OF Hamilton) ss.

On this 7th day of June, 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.



Carol A Glinn
Notary Public

DOCS/1831684.1

EXHIBIT "A"

County Surveyors Lots 5, 6, 7A, 7B, 8, 9, 10, 11 and 20 in the Southwest Quarter (SW $\frac{1}{4}$) 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 SW $\frac{1}{4}$ and running thence N89°51'45"E along the North line of said SW $\frac{1}{4}$ 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 SW $\frac{1}{4}$; thence N00°18'24"W along the West line of said SW $\frac{1}{4}$ a distance of 445.16 feet to the point of beginning; and further EXCEPT:

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COVER PAGE PROPERTY TRANSFER

10396 BOOK & PAGE 2017-1240-1242 # PAGES _____ GRANTEE MASTER NAME # Geraldine Lewis
 PARCEL # / FILING NUMBER 001915200/169040 + 001914600/169010 # 11824

DOC STAMPS AD- tax/lien oh

SALES FILE # 135 # 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	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____
					SUBURBAN <u>RC</u>

TAX DISTRICT 45

TOTAL SALE PRICE 0-

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-8-2017

DEED TYPE Trustees Deed

SALE QUAL

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

LOCATION CODE

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

COMMENTS Trustees Beneficiary - Sub. RC - Agland w/ staple

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.

135

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>8</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>6</u> Day <u>8</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Heritage Bank, Trustee of the Delbert L. Lewis Marital Trust Street or Other Mailing Address P O Box 329 City Aurora State NE Zip Code 68818 Telephone Number (402) 694-3136 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Geraldine Lewis Street or Other Mailing Address 715 W 7th Avenue City Red Cloud State NE Zip Code 68970 Telephone Number (402) 746-2658 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Trust to Beneficiary
 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? \$118,677	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <u>Southern Title, LLC</u> <input type="checkbox"/> No
18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input checked="" type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land

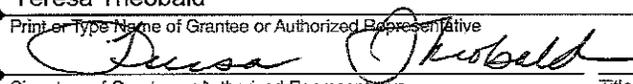
20 Legal Description
See Attached

21 If agricultural, list total number of acres 30+-

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

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

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

sign here Teresa Theobald
 Print or Type Name of Grantee or Authorized Representative

 Signature of Grantee or Authorized Representative Title Agent
 (402) 746-2246 Phone Number
 6/8/2017 Date

26 Date Deed Recorded Mo. <u>6</u> Day <u>15</u> Yr. <u>17</u>		27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BK2017, Pg 1240-1242</u>	For Dept. Use Only
---	--	--	--	--------------------

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 ¼ 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 ¼ bears N 89°54'28" E or S 89°54'28" W. Commencing at the Center ¼ 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 Surveyor's 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 ¼; thence N 89°54'28" E 1019.59 feet on the ¼ 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 } 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 9:10
o'clock A M. Recorded in Book 2017
on Page 1240-1242
Dep Kl. Ingerbergen County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-15-17
\$ Exempt # 20 By BB

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 1th day of June, 2017.

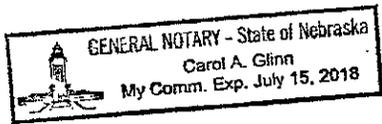
HERITAGE BANK, TRUSTEE OF THE
DELBERT L. LEWIS MARITAL TRUST,
GRANTOR

By: Steven J. Arnett
Steven J. Arnett, Trust Officer

STATE OF NEBRASKA)
COUNTY OF Hamilton) ss.

On this 7th day of June, 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.



Carol A Glinn
Notary Public

DOCS/1831680,1

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 ¼ 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 ¼ bears N 89°54'28" E or S 89°54'28" W. Commencing at the Center ¼ 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 Surveyor's 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 ¼; thence N 89°54'28" E 1019.59 feet on the ¼ 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

BOOK & PAGE 2017-1243 # PAGES _____ GRANTEE MASTER NAME # Richard & Barbara
 PARCEL # / FILING NUMBER 001915300/169050 _____ 11856

DOC STAMPS tax/lien X

SALES FILE # 136 # PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS	RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 45

TOTAL SALE PRICE

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-8-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Spouse to Spouse

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 136
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>8</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>6</u> Day <u>8</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard Kudrna and Barbara Kudrna Street or Other Mailing Address 1105 Road GH City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3274 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard Kudrna and Barbara Kudrna Street or Other Mailing Address 1105 Road GH City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3274 Email Address n/a	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$103,323

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

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

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

18 Address of Property
AgLand

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

18a No address assigned 18b Vacant land

20 Legal Description
See Attached

21 If agricultural, list total number of acres 39+

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

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

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

Richard Kudrna (402) 746-3274
 Print or Type Name of Grantee or Authorized Representative Phone Number

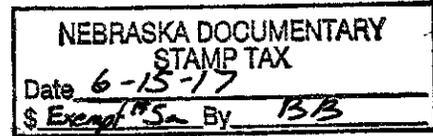
Richard Kudrna Grantee
 Signature of Grantee or Authorized Representative Title Date
 6/8/2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>15</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2017 Pg 1243-1244</u>

County Surveyors Lots 5, 6, 7A, 7B, 8, 9, 10, 11 and 20 in the Southwest Quarter (SW $\frac{1}{4}$) 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 SW $\frac{1}{4}$ and running thence N89°51'45"E along the North line of said SW $\frac{1}{4}$ 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 S89°37'54"W a distance of 518.05 feet to a point on the West Line of said SW $\frac{1}{4}$; thence N00°18'24"W along the West line of said SW $\frac{1}{4}$ 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 SW $\frac{1}{4}$ of said Section 35, more particularly described as follows and assuming the North line of said SW $\frac{1}{4}$ bears N89°54'28"E or S89°54'28"W. Commencing at the Center $\frac{1}{4}$ 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 SW $\frac{1}{4}$; thence N89°54'28"E 1019.59 feet on the $\frac{1}{4}$ 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 day of June A.D., 2017, at 9:15 o'clock A M. Recorded in Book 2017 on Page 1243-1244
Deb Klingenberg County Clerk
BB Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___



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 (SW $\frac{1}{4}$) 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 SW $\frac{1}{4}$ and running thence N89°51'45"E along the North line of said SW $\frac{1}{4}$ 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 S89°37'54"W a distance of 518.05 feet to a point on the West Line of said SW $\frac{1}{4}$; thence N00°18'24"W along the West line of said SW $\frac{1}{4}$ 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 SW $\frac{1}{4}$ of said Section 35, more particularly described as follows and assuming the North line of said SW $\frac{1}{4}$ bears N89°54'28"E or S89°54'28"W. Commencing at the Center $\frac{1}{4}$ 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 SW $\frac{1}{4}$; thence N89°54'28"E 1019.59 feet on the $\frac{1}{4}$ 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;

- (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.

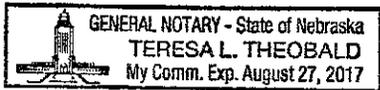
Executed June 8, 2017.

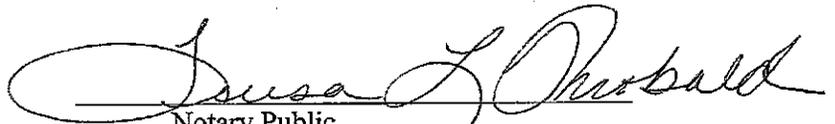

 Richard Kudrna


 Barbara Kudrna

STATE OF NEBRASKA)
) ss.
 COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on June 8, 2017 by Richard Kudrna and Barbara Kudrna, husband and wife.




 Notary Public

My commission expires: 8/27/2017

COVER PAGE PROPERTY TRANSFER

Jose Rodriguez
 Patricia Sosa Mendez

BOOK & PAGE 2017-12415

PAGES _____

GRANTEE MASTER NAME # _____

PARCEL #/
 FILING NUMBER 600141000

#13077

DOC STAMPS 0-

tax/lien ~~tax/lien~~

SALES FILE # 137

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	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 0-

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-15-17

DEED TYPE Notice of Agreement for the Sale + purchase of Real Estate

SALE QUAL

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

LOCATION CODE

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

COMMENTS Exempt #13 - Contract (Land) (House)

Real Estate Transfer Statement

137

FORM **521**

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>15</u> Yr. <u>17</u>	4 Date of Deed Mo. <u>6</u> Day <u>15</u> Yr. <u>17</u>
---------------	--	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Stephanie Johnson Street or Other Mailing Address 717 North Walnut City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3681 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patricia Sosa Mendez and Jose Rodriguez Street or Other Mailing Address 717 North Walnut City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$18,495

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

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

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

18 Address of Property
717 North Walnut, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres _____

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **13**

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.

Patricia Sosa Mendez

sign here

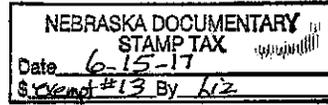
Print or Type Name of Grantee or Authorized Representative Patricia Sosa Mendez	Grantee	Phone Number 6/15/17
Signature of Grantee or Authorized Representative <i>[Signature]</i>	Title	Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>06</u> Day <u>15</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt # 13	28 Recording Data AK 2017, Pg 1245-1246

Book 2017, Pg 1245

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 15th day
of June A.D., 2017, at 1:30
o'clock P.M. Recorded in Book 2017
on Page 1245-1246
Debra J. Rynal County Clerk
1600 512 Deputy
Ind ___ Comp ___ Assessor ___ Carried ___

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: June 15, 2017 Stephanie Johnson
Seller

DATED: June 15, 2017 [Signature]
Buyer

[Signature]
Buyer

BOOK 2017, Pg 1246

STATE OF NEBRASKA)
) ss.
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 June, 2017, as a free and voluntary act and deed.

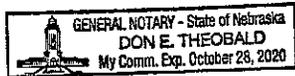


Don E. Theobald
Notary Public

(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 June, 2017, as a free and voluntary act and deed.



Don E. Theobald
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 06/20/2017
Inspected By: CJ Inspection Date: 09/29/2016

Record : 1 of: 1

Parcel ID #: 000141000 Map # : 4371-00-0-10025-008-0000
 MENDEZ, PATRICIA SOSA & JOSE RODRIGUEZ 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 Value Method: SF
 Lot Width : 75 # of Units : 10650
 Lot Depth : 142 Unit Value : 0.09
 Topography : Amenities Adjustments :
 Street Access : Lot Value : 940
 Utilities :

PHYSICAL INFORMATION

Type : 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
 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 Cost Approach) \$17,115
 Estimate of Value (Using Market Approach)
 Estimate of Value (Using Model)
 Model # and Description
 Calculations 0 x 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.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1247

PAGES _____

GRANTEE MASTER NAME# The Valley Child

10954

PARCEL #/
FILING NUMBER Parent # 161802/
40005

New # 161804/
40006

Development Center
INC. # 13081

DOC STAMPS 0-

tax/lien

SALES FILE # 138

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					
PROPERTY CLASS	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 65

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-2-2017

DEED TYPE Special Warranty 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 MEASUREMENT

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

COMMENTS split parcel - City of Red Cloud
gifted to Child Care Center. - The
Valley Child Development Center will be taxable
2017

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.

138

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>02</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>05</u> Day <u>02</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Red Cloud Street or Other Mailing Address 540 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The Valley Child Development Center, Inc. Street or Other Mailing Address PO Box 335 City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**500 West Avenue A
 Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

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

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

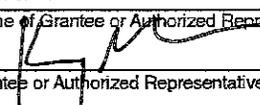
22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **2**

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

sign here

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

 Attorney Date **6/13/17**

Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>16</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 2</u>	28 Recording Data <u>BK2017, Pg 1247-1248</u>	

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 $N88^{\circ}57'27''E$, 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 $N88^{\circ}57'27''E$, along said South right-of-way line of Avenue A, a distance of 250.00 feet; thence $S01^{\circ}05'03''E$, parallel with said East right-of-way line of Cherry Street, a distance of 250.00 feet; thence $S88^{\circ}57'27''W$, parallel with said South right-of-way line of Avenue A, a distance of 250.00 feet; thence $N01^{\circ}05'03''W$, parallel with said East right-of-way line of Cherry Street, a distance of 250.00 feet to the point of beginning.

BK2017, Pg 1247

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of June, A.D., 2017, at 1:45 o'clock A.M. Recorded in Book 217 on Page 1247-1248
Dan Klingenberg County Clerk
316.00 BR Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-16-17
\$ Exempt #2 By BR

SPECIAL WARRANTY DEED

WHEREAS on April 4, 2017, The City of Red Cloud passed Resolution Number 674 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. 641 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 2, 2017.

(CORP SEAL)

THE CITY OF RED CLOUD

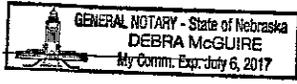
Sue Maline
ATTEST: City Clerk

By: Gary Ratzlaff
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



Debra McGuire
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1249 # PAGES _____

GRANTEE MASTER NAME # David, Stan
+ Troi Ellis
13078

PARCEL # / FILING NUMBER 000111600/31190

DOC STAMPS 18.0 tax/lien _____

SALES FILE # 139 # 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	SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 8,000

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-9-2017

DEED TYPE JTWD

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

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

COMMENTS _____

Real Estate Transfer Statement

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

139

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>09</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>06</u> Day <u>08</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth & JaCee Lewis Street or Other Mailing Address 330 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David I. Ellis and Stan & Troi Ellis Street or Other Mailing Address 322 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
330 N Walnut St
Red Cloud, NE 68970

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

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

20 Legal Description
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 _____

22 Total purchase price, including any liabilities assumed	\$ 8,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 8,000.00

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

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

sign here **Kory J. McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
 Signature of Grantee or Authorized Representative Title
 Date **11/6/17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>06</u> Day <u>16</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>18.00</u>	28 Recording Data <u>BK2017 Pg 1249</u>

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

State of Nebraska) ss.
County of Webster,)
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of June A.D., 20 17, at 11:47
o'clock A M. Recorded in Book 2017
on Page 1249
Deb Klungenberger County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-16-17
\$ 18.00 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
Kenneth Lewis

JaCee Lewis
JaCee Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 8th, 2017, by Kenneth Lewis and JaCee Lewis, husband and wife.

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

[Signature]
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 06/21/2017
Inspected By: TS Inspection Date: 09/09/2016

Record : 1 of: 1

Parcel ID #: 000111600	Map #: 4491-00-0-10005-020-0000
ELLIS, DAVID, STAN & TROI	Situs :330 N WALNUT ST
322 N WALNUT ST RED CLOUD, NE 68970-	Legal :NORTH 12'6 LOT 18 & ALL LOT 19 BLOCK 20 ORIGINAL TOWN RED CLOUD

LOT INFORMATION

Neighborhood : 200 RED CLOUD		Value Method: SF	
Lot Width : 37.5		# of Units : 5325	
Lot Depth : 142		Unit Value : 0.09	
Topography : Amenities		Adjustments :	
Street Access :		Lot Value : 470	
Utilities :			

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1890/127
Quality : 20 - Fair	Effective Age :
Condition : 10 - Poor	Remodel Date :
Arch Type :	Remodel Type :
Style : 1-1/2-St-Fin 28% One-Story 72%	
Exterior Wall : 100% STUCCO	
Floor Area : 1,017	
Basement Area : 224	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 3	
Baths : 1.0	
Heat Type : 100% FLOOR FURNACE	
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 x 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.

PAGE 1

COMMENTS Kenneth Lewis to David, Stan + Troi Ellis

BOOK-PAGE 2017-1249

DATE OF SALE 6-9-2017

LEGAL DESCRIPTION N 12.6' Lot 18 + ALL Lot 19 Block 20 Original Town Re.

LOCATION ID PARCEL(S) 000111600

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 330 N Walnut

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	470	4260	4730
2015	470	4260	4730
2016	470	7400	7870
2017	470	5850	6320

SELLING PRICE 8,000 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 91-602

HOUSE QUALITY 20

HOUSE CONDITION 10

DATE OF CONSTRUCTION 1890

MOBILE HOME

#2843

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1250

PAGES _____

GRANTEE MASTER NAME # @Jonathon D.

PARCEL # / FILING NUMBER 001613300 / 65985 33-3-10

+ Kellyn Ellis
#13079

DOC STAMPS — 0 —

tax/lien

SALES FILE # 140

PAGES _____

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
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 45

TOTAL SALE PRICE — 0 —

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-2-2017

DEED TYPE JTQCD

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

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

COMMENTS Exempt 5A - Parent to child

Real Estate Transfer Statement

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

140

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>02</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>06</u> Day <u>02</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Stan & Troi Ellis, Jonathan & Kellyn Ellis Street or Other Mailing Address 791 Hwy 281 City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jonathan D. & Kellyn Ellis Street or Other Mailing Address 1341 Rd 1550 City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
 1341 Rd 1550
 Red Cloud, NE 68970

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

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

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative Kory J. McCracken	Attorney	(402) 746-3613 Phone Number
Signature of Grantee or Authorized Representative 	Title	6/16/17 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>16</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	28 Recording Data <u>BK2017, Pg 1250</u>

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of June A.D., 2017, at 11:50 o'clock A.M. Recorded in Book 2017 on Page 1250
Deb Rlingenberger County Clerk
110.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-16-17
\$ Exempt # 5a 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 2, 2017.

Stan Ellis
Stan Ellis

Troi L. Ellis
Troi L. Ellis

Jonathan D. Ellis
Jonathan D. Ellis

Kellyn Ellis
Kellyn Ellis

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 2, 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
My Commission Expires Aug 27, 2018

Comm. expires

[Signature]
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1251 # PAGES _____

GRANTEE MASTER NAME # Kim N. Lindgren PR

PARCEL # / FILING NUMBER 602503000 / 73695 23-4-12

Estate of Betty Ann Lindgren
#73080

#11819 602401600 / 72585 8-3-12

DOC STAMPS -0- tax/lien

SALES FILE # 141 # 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			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 105-

TOTAL SALE PRICE 1.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 10-7-1977

DEED TYPE Deed of Distribution by PR

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

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

COMMENTS Distribution by PR

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>07</u> Yr. <u>1977</u>		4 Date of Deed Mo. <u>06</u> Day <u>12</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kim N. Lindgren, PR of Charles R. Lindren Estate Street or Other Mailing Address PO Box 32 City Campbell State NE Zip Code 68932 Phone Number (402) 469-4818 Email Address unavailable				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kim N. Lindgren, PR of Betty Ann Lindgren Estate Street or Other Mailing Address PO Box 32 City Campbell State NE Zip Code 68932 Phone Number (402) 469-4818 Email Address unavailable			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No							

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

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

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

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

14 What is the current market value of the real property?
\$19,380

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

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

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

18 Address of Property
Webster County, Nebraska

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

18a No address assigned 18b Vacant land

20 Legal Description
See Attached

21 If agricultural, list total number of acres n/a

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

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 and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Matthew D. Baack (402) 834-3300
 Print or Type Name of Grantee or Authorized Representative Phone Number

Matthew D. Baack Attorney
 Signature of Grantee or Authorized Representative Title Date 6/13/17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>16</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #15</u>	28 Recording Data <u>BK2017, Pg 1251</u>

20. Legal Description

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

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

Southwest Quarter (SW $\frac{1}{4}$) 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 16 day
of June A.D., 2017, at 12:00
o'clock P. M. Recorded in Book 2017
on Page 1251
Debra Klugeberger County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-16-17
\$ Exempt # 15 By BB

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

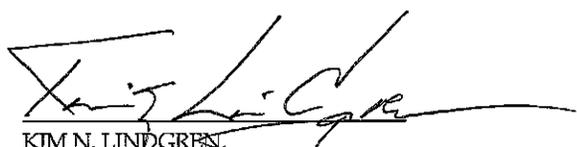
DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE'S DEED

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

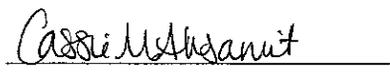
Executed: June 12, 2017.


KIM N. LINDGREN
Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this 12th day of June, 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


Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1282 # PAGES 24-3-10 GRANTEE MASTER NAME # Anthony J. + Sharon
 PARCEL # / FILING NUMBER 001609200/65750 + 001608300/65705 Krueger
12645

DOC STAMPS -0- tax/lien

SALES FILE # 142 # 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	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 204/190

TOTAL SALE PRICE 192,000

SZ1 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-11-2011

DEED TYPE Notice of Real Estate Sale Agreement

SALE QUAL

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

LOCATION CODE

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

COMMENTS Notice of Real Estate Sale Agreement. 5-11-2011
the Sale / Agreement includes 321 Acres +
195,425 House/improvements. Sale Price was value of
improvements

Parents
 Child

Real Estate Transfer Statement

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

142

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 05 Day 11 Yr. 2011		Mo. 05 Day 11 Yr. 2011	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Wendel & Janice Krueger				Grantee's Name (Buyer) Anthony J. & Sharon J. Krueger			
Street or Other Mailing Address 528 N Willson St				Street or Other Mailing Address 1548 Rd 1600			
City Blue Hill		State NE		City Blue Hill		State NE	
Zip Code 68930				Zip Code 68930			
Phone Number (402) 756-3555		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
Email Address				Yes <input type="checkbox"/>		No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

1548 Rd 1600
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

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

same as Grantee

20 Legal Description

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	192,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	192,000.00

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 best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B Garwood (402) 746-3613

Print or Type Name of Grantee or Authorized Representative Phone Number

David B Garwood Attorney 06/20/17

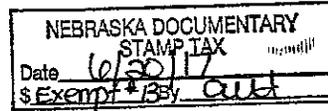
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 06 Day 20 Yr. 17	\$ Exempt #13	BK2017, Pg 1082	

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 ($W\frac{1}{2}W\frac{1}{2}SE\frac{1}{4}$) 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 30 day of June A.D., 2017, at 1:30 o'clock P.M. Recorded in Book 2017 on Page 1282
Denkin Benberger County Clerk
\$10.00 Clerk Deputy
Ind. Comp. Assessor. Carded



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

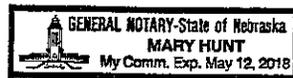
The West Half of the West Half of the Southeast Quarter (W½W½SE¼) of Section Twenty-four (24), ALL in Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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.



Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 07/06/2017

Record: 1 of: 1

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

Parcel ID #: 001608300	Map # : 4243-22-0-0-0-65705
KRUEGER, ANTHONY J & SHARON V	Situs :1548 RD 1600
1548 RD 1600	Legal :W1/2E1/2SW1/4 & W1/2SW1/4 & NW1/4
BLUE HILL, NE	22-3-10
68930-0000	

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1975 / 42
Quality	: 30 - Average	Effective Age	:
Condition	: 35 - Average +	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: One-Story 100%		
Exterior Wall	: 100% VINYL		
Floor Area	: 1648		
Basement Area	: 1648		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	:		
Baths	: 3.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 13		

RESIDENCE VALUATION SUMMARY

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

Current Total Assessed Value for Parcel # 001608300	\$760,770
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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 #	: 4243-22-0-0-0-65705
KRUEGER, ANTHONY J & SHARON V	Situs	:1548 RD 1600
1548 RD 1600	Legal	:W1/2E1/2SW1/4 & W1/2SW1/4 & NW1/4
BLUE HILL, NE		22-3-10
		68930-0000

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	1,648	x	76.68	= 126,369
<u>ADJUSTMENTS</u>				
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
<u>IMPROVEMENTS</u>				
ATTACHED GARAGE	480	23.53	0.35	11,295
SINGLE 1/S FIRE PL	1	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

TOTAL REPLACEMENT COST NEW	1648	x	113.21	=	186,575
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Depreciation	: 35% Total	35% Physical	Functional	Economic	
		Less Depreciation/Plus Appreciation :			(65,300)

Improvement Value	\$121,275
Lump Sums	
Outbuilding Value	\$74,150
Land Value	\$565,345
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$760,770
Value 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
 1548 RD 1600
 BLUE HILL, NE 68930-0000
 Map # : 4243-22-0-0-0-65705
 Tax District : 190
 Neighborhood : 1
 Legal Description : W1/2E1/2SW1/4 & W1/2SW1/4 & NW1/4
 22-3-10

COST APPROACH - Values by Marshall & Swift

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

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
50	*DR DRYING BIN Notes :	30	Average		x 36 x 22				CONC	17,986	1.05	18,885	32%	12,840
51	*ST STORAGE BIN Notes :	30	Average		x 27 x 18					8,277	0.80	6,622	32%	4,505
51	*ST STORAGE BIN Notes :	20	Fair		x x					7,000	0.80	5,600	42%	3,250
51	*ST STORAGE BIN Notes :	20	Fair		x x					7,000	0.80	5,600	42%	3,250
52	*ST STORAGE BIN Notes :	30	Average		x 27 x 18					8,277	0.80	6,622	32%	4,505
53	*ST STORAGE BIN Notes :	30	Poor		x 18 x 14					2,861	0.80	2,289	82%	410
53	*ST STORAGE BIN Notes :	30	Fair		x 16 x 16					2,583	0.80	2,066	42%	1,200
53	SH1 SHED CHICKEN SHE Notes :	20	Fair		20 x 12 x	FLAT	METAL	METAL	DIRT	240	6.60	1,584	42%	920
53	*DR DRYING BIN Notes :	30	Fair		x 18 x 16			WOOD	DRYER	3,270	0.90	2,943	42%	1,705

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
54	QUON QUONSET Notes :	30	Average		60 x 40 x		METAL	OTHER	CONC	2,400	5.00	12,000	32%	8,160
55	GRNS CRIB/GRAN/LEANTO Notes :	10	Poor		42 x 32 x		METAL	METAL	DIRT	1,344	11.81	15,873	82%	2,855
57	*SLV SALVAGE BIN Notes :				x x					1	100.00	100	0%	100
58	MCH MORTON MACHINE Notes :	30	Average		96 x 48 x 14		METAL	METAL	DIRT	4,608	9.57	44,099	32%	29,985
59	DGL DET GAR LOW COND Notes :	10	Poor		27 x 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
 1548 RD 1600
 BLUE HILL, NE 68930-0000

Map # : 4243-22-0-0-65705
 Tax District : 190
 Neighborhood : 1
 Greenbelt Area/Date : NO

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	Assessed Value
2667	HOLDREGE SILT LOAM, 0-1% SLOP DRY		1D	No		26.40	2,705	71,410	71,410
2668	HOLDREGE SILT LOAM, 1-3% SLOP DRY		1D	No		33.70	2,705	91,160	91,160
2671	HOLDREGE SILT LOAM, 3-7% SLOP DRY		3D1	No		77.90	2,265	176,445	176,445
2524	COLY SILT LOAM, 3-11% SLOPES DRY		4D1	No		29.10	2,190	63,730	63,730
2521	COLY-HOBBS SILT LOAMS, 0-30% DRY		4D	No		12.20	2,190	26,720	26,720
2670	HOLDREGE SILT LOAM, 3-7% SLOP DRY		2D	No		1.00	2,265	2,265	2,265
4147	HOLDREGE SOILS, 3-7% SLOPES, DRY		3D	No		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		1.00	5,765	5,765	5,765
Farm Use Totals :						1.00		5,765	5,765
2668	HOLDREGE SILT LOAM, 1-3% SLOP GRAS		1G	No		10.90	1,425	15,535	15,535
2670	HOLDREGE SILT LOAM, 3-7% SLOP GRAS		2G	No		2.50	1,425	3,565	3,565
2524	COLY SILT LOAM, 3-11% SLOPES GRAS		4G1	No		17.90	1,425	25,510	25,510
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS		4G	No		43.89	1,425	62,545	62,545
2671	HOLDREGE SILT LOAM, 3-7% SLOP GRAS		3G1	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	No		1.00	10,000	10,000	10,000
Home Use Totals :						1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		7.47	0	0	0
Road Use Totals :						7.47		0	0
WASTE	WASTE	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 # : 001608300 Current Owner : KRUEGER, ANTHONY J & SHARON V

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
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Waste Use Totals : 10.70 1,925 1,925

Parcel Totals : 281.46 565,345 565,345

BOOK-PAGE 2017-1282 DATE OF SALE 5-11-2011

LEGAL DESCRIPTION NW 1/4 + W 1/2 SW 1/4 + W 1/2 E 1/2 SW 1/4 Sec 22 - W 1/2 W 1/2 SE 1/4 24-3-10

LOCATION ID PARCEL(S) 001609200/65750 + 001608300/65705

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY _____

<u>16092</u> YEAR	LAND	IMPROVEMENTS	TOTAL
2014	71 725		
2015	103210		
2016	90 535		
2017	90 535		
<u>16083</u>			
2014	428125	181620	609745
2015	608440	187665	796105
2016	555690	195425	751115
2017	565345	195425	760770

SELLING PRICE 192,000 ⁵²¹ ADJUSTMENT ASSESSOR ADJUSTMENT ADJUSTED SELLING PRICE

SCHOOL BASE # T04 D.-20 65-0011 HOUSE QUALITY 30 HOUSE CONDITION 35 DATE OF CONSTRUCTION 1975
190 91-0074

MOBILE HOME NA

321 total Acres 195,425 improvements

BOOK-PAGE

DRYLAND	EQUIP DRYLAND	CREP DRYLAND	GREENBELT DRYLAND	GRASSLAND	EQUIP GRASSLAND	CREP GRASSLAND	GREENBELT GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D 5.0 60.1	1D E	1D P	1D G	1G 16.90	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D 1.0	2D E	2D P	2D G	2G 2.50	2G	2G	2G
3D1 12.0 77.90	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
TOTAL 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 OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	
1C1	1T1	1T1 2	SHELTERBELT	ROADS
1C	1T	1T 2	ACCRETION	1.0 7.47
2C1	2T1	2T1 2	WASTE	FARM SITE
2C	2T	2T 2	OTHER	1.0
3C1	3T1	3T1 2		HOME SITES
3C	3T	3T 2		1.0
4C1	4T1	4T1 2		OTHER
4C	4T	4T 2		WRP
TOTAL	TOTAL	TOTAL	TOTAL 16.70	RECREATION

16092 ACRES 16883

ROADS 1.0 | 7.47

FARM SITE 1.0

HOME SITES 1.0

OTHER

WRP

RECREATION

TOTAL 1.0 TOTAL 9.47

48 Acres 281.46 Acres

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 07/06/2017

Parcel # : 001609200
 Current Owner : KRUEGER, ANTHONY J & SHARON V
 1548 RD 1600
 BLUE HILL, NE 68930-0000

Map # : 4243-24-4-0-0-65750
 Tax District : 20
 Neighborhood : 1
 Greenbelt Area/Date : 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% SLOP DRY		1D	No		5.00	2,705	13,525	13,525
2671	HOLDREGE SILT LOAM, 3-7% SLOP 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 2017-1306

PAGES _____

GRANTEE MASTER NAME # Nicole P. Jordenmy

0634

PARCEL # / FILING NUMBER 001719500/66780

001709200/66725 # 13082

DOC STAMPS 1,372.50

tax/lien _____

SALES FILE # 143

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 185

TOTAL SALE PRICE 600,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-15-2017

DEED TYPE WD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS 1031 like-kind exchange

Real Estate Transfer Statement 143

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

**FORM
521**

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>15</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>6</u> Day <u>15</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jonathan E. Auten and Shelly L. Auten, husband and wife				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tyson L. Jordening and Nicole P. Jordening, husband and wife			
Street or Other Mailing Address 2155 W. Powerline Rd				Street or Other Mailing Address 310 S. Hickory St.			
City Ayr		State NE		City Blue Hill		State NE	
Zip Code 68925		Zip Code 68930		Telephone Number 402.460.3303		is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Telephone Number				Email Address dwiebe@charter-title.net			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$610,000.00

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

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

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

18 Address of Property
 , NE
18a No address assigned **18b** Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Nicole P. Jordening, husband and wife
Same as #6

20 Legal Description
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
21 if agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed _____	22 \$ 610,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____	24 \$ 610,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	

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

Nicole P. Jordening, Anna L. Stellick
 Print or Type Name of Grantee or Authorized Representative 402.460.3303
 Phone Number
 Anna L. Stellick
 Signature of Grantee or Authorized Representative Grantee or Authorized Representative
 Title June 15, 2017
 Date

sign here

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>21</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>1,372.50</u>	28 Recording Data <u>BK2017, Pg 1306</u>

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of June, A.D., 20 17, at 2:50
o'clock A. M. Recorded in Book 2017
on Page 1306
Deb Klisenbarger County Clerk
110 Deputy
Ind ___ 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 6-21-17
\$ 1,372.50 By BB

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 seized 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 13th day of June, 2017.

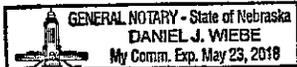
Jonathan E. Auten
Jonathan E. Auten

Shelly L. Auten
Shelly L. Auten

STATE OF Nebraska
COUNTY OF Webster

The foregoing instrument was acknowledged before me this 13th day of June, 2017 by Jonathan E. Auten and Shelly L. Auten, husband and wife.

Daniel J. Wiebe
Notary Public



WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 06/27/2017

Parcel # : 001719500
 Current Owner : JORDENING, NICOLE P.

 310 S. HICKORY ST.
 BLUE HILL, NE 68930-

Map # : 4133-17-0-0-0-66780
 Tax District : 185
 Neighborhood : 1
 Greenbelt Area/Date : NO

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

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	No		80.65	2,705	218,160	218,160
4148	HOLDREGE SOILS, 7-11% SLOPES, DRY		4D1	No		11.79	2,190	25,820	25,820
4147	HOLDREGE SOILS, 3-7% SLOPES, DRY		3D	No		2.73	2,265	6,185	6,185
3864	HASTINGS SILT LOAM, 0-1% SLOP DRY		1D1	No		4.65	2,705	12,580	12,580
2675	HOLDREGE SILT LOAM, 3 TO 7% S DRY		2D	No		9.47	2,265	21,450	21,450
2668	HOLDREGE SILT LOAM, 1-3% SLOP DRY		1D	No		2.16	2,705	5,845	5,845
2521	COLY-HOBBS SILT LOAMS, 0-30% DRY		4D	No		37.81	2,190	82,805	82,805
WASTE	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		1.00	5,765	5,765	5,765
Farm Use Totals :						1.00		5,765	5,765
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.79	0	0	0
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
 Current Owner : JORDENING, NICOLE P.

 310 S. HICKORY ST.
 BLUE HILL, NE 68930-

Map # : 4133-16-0-0-0-66725
 Tax District : 185
 Neighborhood : 1
 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	No		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% SLOP	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	No		1.00	0	0	0
Road Use Totals :						1.00		0	0
Parcel Totals :						40.18		99,150	99,150

Jonathan + Shelly Auten to Nicole P. Jordaning - 1031 Exchange

BOOK-PAGE 2017-1306

DATE OF SALE 6-15-2017

LEGAL DESCRIPTION

NW1/4 SW1/4 16-4-10 + SE1/4 Less a 2.54 Acre Tract in NE1/4 17-4-10

LOCATION ID PARCEL(S)

001719500 + 001709200

ASSESSOR LOCATION

Blue Hill

ADDRESS OF PROPERTY

Rural- 17-4-10

YEAR	LAND	IMPROVEMENTS	TOTAL
<u>001719500</u>			
2014	249,945	110	250,055
2015	357,980	110	358,090
2016	379,180	110	379,290
2017	379,155	110	379,265
<u>001709200</u>			
2014	62,195		62,195
2015	88,970		88,970
2016	99,150		99,150
2017	99,150		99,150

SELLING PRICE

610,000 for both parcels

521

ADJUSTMENT

ASSESSOR

ADJUSTMENT

ADJUSTED

SELLING PRICE

SCHOOL BASE #

91-0074

HOUSE QUALITY

NA

HOUSE CONDITION

NA

DATE OF CONSTRUCTION

NA

MOBILE HOME

NA

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1308

PAGES _____

GRANTEE MASTER NAME # Thomas + Margyboth

PARCEL # / FILING NUMBER 000153300 / 39640

Riley
13085

DOC STAMPS 44.25

tax/lien _____

SALES FILE # 144

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
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 32,500

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-19-2017

DEED TYPE WD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

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

144

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 06 Day 19 Yr. 2017		Mo. 06 Day 19 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Thomas Riblett and Mary Riblett				Grantee's Name (Buyer) Thomas Riley & Marybeth Riley			
Street or Other Mailing Address 139 Rd J				Street or Other Mailing Address 105 S. Walnut St.			
City Invale		State NE		Zip Code 68952		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$32,500

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

105 S. Walnut St.
Red Cloud, NE 68970

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

Thomas & Marybeth Riley
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 Total purchase price, including any liabilities assumed	22	\$ 32,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 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.

sign here

Richard Calkins (308) 928-2707
Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative Title Attorney at Law Date 06/19/2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 6 Day 23 Yr. 17	\$ 74.25	BK2017, Pg 1308

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

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of June A.D., 2017, at 2:30
o'clock A.M. Recorded in Book 207
on Page 1308
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-23-17
\$ 79.23 By BB

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

WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS

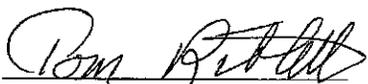
THAT WE, **TOM RIBLETT** and **MARY RIBLETT**, husband and wife, herein called the grantors, in consideration of one dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey and confirm any unto **THOMAS M. RILEY** and **MARYBETH RILEY**, husband and wife, 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 19th day of June, 2017


Tom Riblett

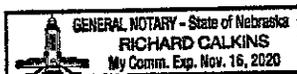

Mary Riblett

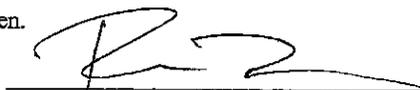
STATE OF NEBRASKA

COUNTY OF HARLAN

On this 19th 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.




Notary Public

Richard Calkins
Attorney at Law
Alma, Nebraska 68920

PAGE 1

COMMENTS ^{+ Mary} Thomas Riblett to Thomas + Marybeth Riley

BOOK-PAGE 2017-1308

DATE OF SALE 6-19-2017

LEGAL DESCRIPTION Lots 1, 2, 3, 4, 5, & 6 Blk 3 RR Addition to RC.

LOCATION ID PARCEL(S) 000153300

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 105 S. Walnut Street

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	1855	8685	10540
2015	1855	86 85	10540
2016	1855	14070	15925
2017	1855	14070	15925

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
---------------	-------------------	------------------------	---------------------------

SCHOOL BASE # _____ HOUSE QUALITY _____ HOUSE CONDITION _____ DATE OF CONSTRUCTION _____

MOBILE HOME _____

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 07/07/2017
Inspected By: CJ Inspection Date: 10/13/2016

Record : 1 of: 1

Parcel ID #: 000153300 Map # : 4491-00-0-10065-003-0000
RILEY, THOMAS & MARYBETH Situs :105 S WALNUT ST
105 S. WALNUT STREET Legal :LOTS 1-6 BLOCK 3 RAILROAD ADDITION RED
RED CLOUD, NE 68970- CLOUD

LOT INFORMATION

Neighborhood : 200 RED CLOUD Value Method: SF
Lot Width : 150 # of Units : 21000
Lot Depth : 140 Amenities Unit Value : 0.09
Topography : Adjustments :
Street Access : Lot Value : 1,855
Utilities :

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 \$14,070
Land Value \$1,855
FINAL ESTIMATE OF VALUE \$15,925
Value per Square Foot 11
Current Total Assessed Value for Parcel # 000153300 \$15,925

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1314

PAGES _____

GRANTEE MASTER NAME # Shane W. Kohmetscher

13003 PARCEL # / FILING NUMBER 001315800/63510

13086

DOC STAMPS 281.25

tax/lien _____

SALES FILE # 145

PAGES _____

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

TAX DISTRICT 150

TOTAL SALE PRICE 125,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-22-2017

DEED TYPE WD

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

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

COMMENTS Parent to child - split

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 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.

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.

145

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. <u>6</u> Day <u>22</u> Yr. <u>2017</u>		Mo. <u>6</u> Day <u>22</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Duane A. Kohmetscher				Grantee's Name (Buyer) Shane W. Kohmetscher			
Street or Other Mailing Address <u>2029 State Hwy 78</u>				Street or Other Mailing Address <u>2195 Road V</u>			
City <u>Lawrence</u>		State <u>NE</u>		City <u>Lawrence</u>		State <u>NE</u>	
Zip Code <u>68957</u>				Zip Code <u>68957</u>			
Phone Number <u>402-469-9362</u>		Phone Number <u>(402) 705-0790</u>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address <u>n/a</u>				Email Address <u>n/a</u>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$125,000

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

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

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

18 Address of Property
Ag Land

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

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

20 Legal Description
See Attached

21 If agricultural, list total number of acres 61.81+-

22 Total purchase price, including any liabilities assumed	22	\$ 125,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 125,000.00

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

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

Shane W. Kohmetscher (402) 705-0790
 Print or Type Name of Grantee or Authorized Representative Phone Number

Shane W Kohmetscher Grantee
 Signature of Grantee or Authorized Representative Title Date 6/22/2017

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>23</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>281.25</u>	28 Recording Data <u>BK2017, Pg 1314</u>

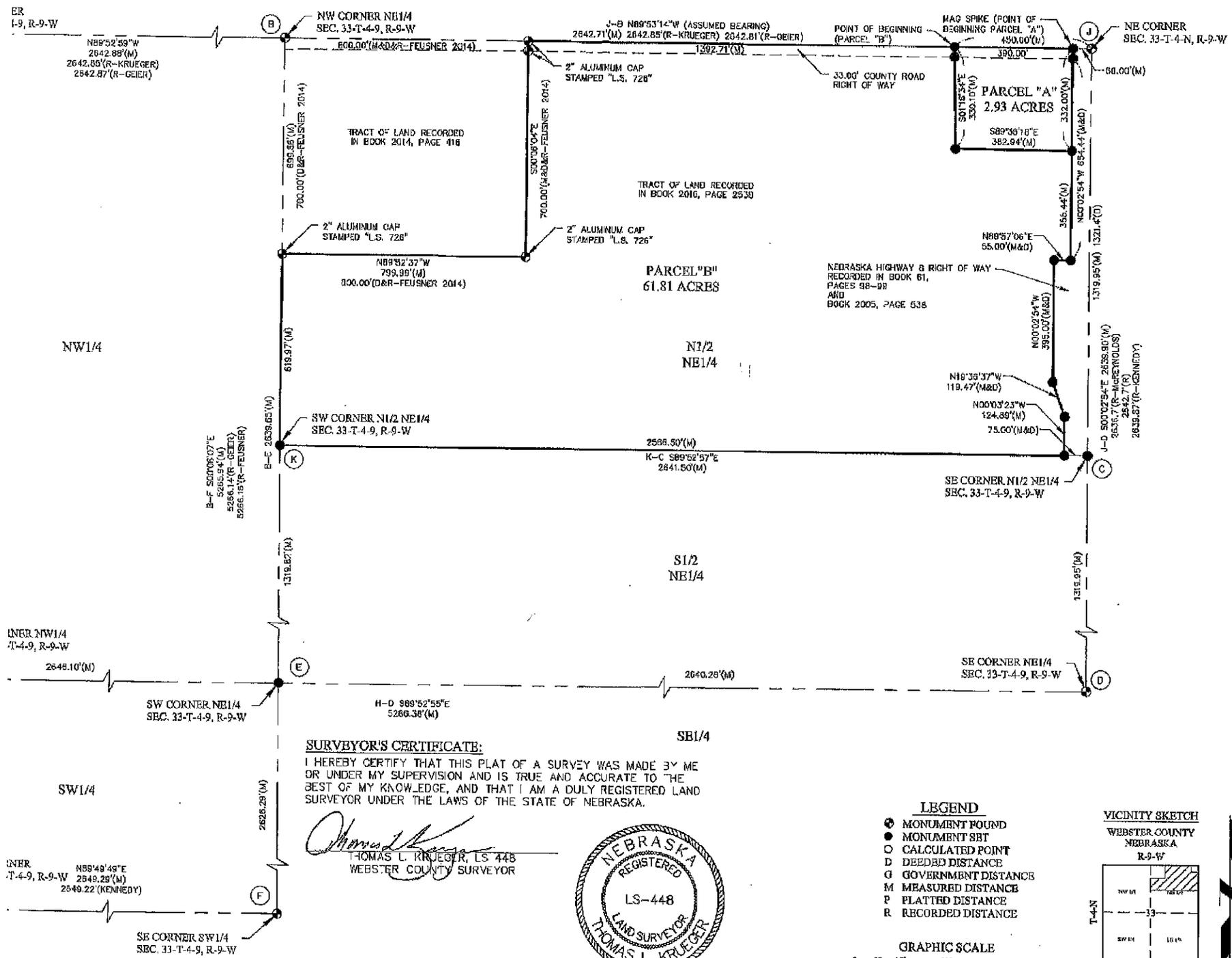
Grantee—Retain a copy of this document for your records.



SURVEY RECORD
KOHMETSCHER

PART OF THE N1/2 OF THE NE1/4
SECTION 33, T4N, R9W OF THE
OF THE SIXTH P.M.,
WEBSTER COUNTY, NEBRASKA

PROJECT NO.	R181878
DATE	1-5-17
DRAWN BY	KSL
FILE NAME	R181878.dwg
FIELD BOOK	WEBSTER CO. #10
FIELD CREW	JQJUM
REVIEW BY	
REVIEW DATE	
SURVEY FILE NO.	



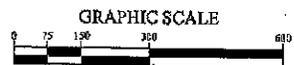
SURVEYOR'S CERTIFICATE:

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

Thomas L. Krueger
THOMAS L. KRUEGER, LS 448
WEBSTER COUNTY SURVEYOR

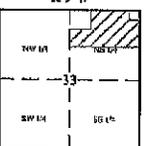


- LEGEND**
- MONUMENT FOUND
 - MONUMENT SBT
 - CALCULATED POINT
 - D DEED/DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE



VICINITY SKETCH

WEBSTER COUNTY
NEBRASKA
R-9-W



NOTE: ALL BEARINGS ARE ASSUMED.



SURVEY RECORD
 KOHMETSCHER
 LOCATED IN THE N1/2 OF THE NE1/4
 SECTION 33, T4N, R9W OF THE
 WEST SIXTH P.M.,
 WEBSTER COUNTY, NEBRASKA

PROJECT NO. R16187B
 DATE 1-6-17
 DRAWN BY KSL
 FILE NAME s:\16187B.dwg
 FIELD BOOK WEBSTER CO. #10
 FIELD CREW JGLJM
 REVIEW BY
 REVIEW DATE
 SURVEY FILE NO.

CORNER TIES:

- (A) NW CORNER SECTION 33-T4N-R9W**
 FOUND A 1/2" PIPE, 0.8' DEEP
 SE 36.25' 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 NE1/4 SECTION 33-T4N-R9W**
 FOUND A 1/2" REBAR WITH PLASTIC CAP STAMPED "L.S. 600"
 NW 46.26' TO A FOUND MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE EAST FACE OF A GATE POST (1' ABOVE GROUND)
 NE 49.22' TO A FOUND MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE WEST FACE OF A GATE POST (1' ABOVE GROUND)
 SSE 29.76' TO A FOUND MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-488" IN THE NORTH FACE OF A BRACE POST (1' ABOVE GROUND)
 S 32.88' TO A FOUND ALUMINUM CAP STAMPED "LS-726"
- (C) SE CORNER N1/2 NE1/4 SECTION 33-T4N-R9W**
 SET A MAG SPIKE
 W 75.00' SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "L.S. 448"
 NW 145.87' SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "L.S. 448"
- (D) SE CORNER NE1/4 SECTION 33-T4N-R9W**
 FOUND A BRASS CAP, 0.8' DEEP
 WSW 62.41' TO A FOUND 5/8" REBAR
 E 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
 NW 73.65' TO A NODOR BENCH MARK IN THE TOP OF A HEADWALL
- (E) SW CORNER NE1/4 SECTION 33-T4N-R9W**
 SET A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "L.S. 448"
 SSE 20.24' TO THE TOP CENTER OF A PIPE CORNER FENCE POST
- (F) SE CORNER SW1/4 SECTION 33-T4N-R9W**
 FOUND A 1/2" PIPE, 0.1' DEEP
 N 28.82' TO THE SOUTH FACE OF A PIPE CORNER FENCE POST AT THE BASE
 NW 46.00' TO A FOUND NAIL IN THE SW FACE OF A FENCE POST (1' ABOVE GROUND)
 SW 51.85' SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE TOP OF A FENCE POST
 S 31.62' SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE TOP OF A CORNER FENCE POST
- (G) SW CORNER SECTION 33-T4N-R9W**
 FOUND A 1/2" PIPE, 0.4' DEEP
 SE 45.51' TO A FOUND NAIL IN THE TOP OF A CORNER FENCE POST
 NE 42.34' TO A FOUND 2" PIPE
 NW 47.31' TO A FOUND NAIL IN THE TOP OF A CORNER FENCE POST
 NNW 56.07' TO A FOUND NAIL "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"
 NE 37.05' SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE TOP OF A FENCE POST
 E 31.43' SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE TOP OF A CORNER FENCE POST
 W 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 43.29' SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE NE FACE OF A FENCE POST (1' ABOVE GROUND)

- (J) NE CORNER SECTION 33-T4N-R9W**
 FOUND AN ALUMINUM CAP IN ASPHALT
 SE 78.29' TO A FOUND REDHEAD NAIL IN A POWER POLE
 NE 46.00' TO A FOUND NAIL IN THE SW FACE OF A FENCE POST (1' ABOVE GROUND)
 SW 51.85' SET A MAG NAIL WITH AN ALUMINUM DISK STAMPED "L.S. 448" IN THE TOP OF A FENCE POST
 S 36.62' SET A MAG NAIL WITH AN ALUMINUM DISK STAMPED "L.S. 448" IN THE TOP OF A CORNER FENCE POST
- (K) SW CORNER NE1/4 SECTION 33-T4N-R9W**
 SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "L.S. 448"
 NW 1.72' SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE WEST FACE OF A CORNER FENCE POST (1' ABOVE GROUND)
 NE 45.36' SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE NORTH FACE OF A POWER POLE (1' ABOVE GROUND)

LEGAL DESCRIPTIONS:

PARCEL "A"
 A PARCEL 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 COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF 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 61, PAGES 98-99 AND BOOK 2005, PAGE 538 AND THE POINT OF BEGINNING; THENCE CONTINUING N89°53'14"W ON SAID NORTH LINE, A DISTANCE OF 390.00 FEET; THENCE S01°16'34"E, A DISTANCE OF 330.10 FEET; THENCE S89°35'18"E, A DISTANCE OF 382.94 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE N00°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 NORTH, 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 NORTH, RANGE 9 WEST OF THE SIXTH P.M., WEBSTER COUNTY; 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 1,382.71 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN BOOK 2014, PAGE 418; 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 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°53'06"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 IN BOOK 61, PAGES 98 AND 99 AND BOOK 2005, PAGE 538; THENCE NORTH-WESTERLY 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 35.00 FEET; N00°02'54"W, 355.44 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N89°35'18"W, A DISTANCE OF 382.94 FEET; THENCE N01°16'34"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.

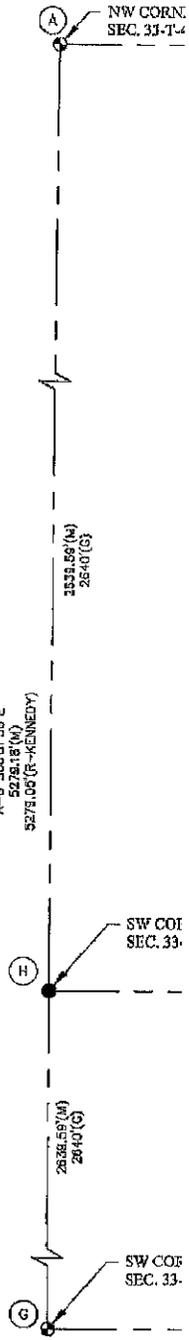
SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DUANE KOHMETSCHER. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF TWO PARCELS 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.

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 OTHERWISE.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R6 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

P:\8\m\p\161613\00 - Mineralizer Survey 28 & 29 Camp/Kennedy\point\PTS.dwg, on 2006/17 3:40 PM.



WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 07/11/2017
Inspected By: TS Inspection Date: 10/08/2014

Record: 1 of: 1

Parcel ID #: 001315800	Map # : 4135-33-0-0-0-63510
KOHMETSCHER, DUANE	Situs :2195 RD V
2029 STATE HWY 78	Legal :N1/2NE1/4 LESS THE W800' OF N700' OF
LAWRENCE, NE	NW1/4NE1/4 33-4-9
68957-	

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1983 / 34
Quality	: 30 - Average	Effective Age	:
Condition	: 30 - Average	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: One-Story 100%		
Exterior Wall	: 100% SIDING		
Floor Area	: 1568		
Basement Area	: 1568		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 3		
Baths	: 2.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 7		

RESIDENCE VALUATION SUMMARY

Improvement Value	\$60,110
Lump Sums	
Lump Sums Description :	
FINAL ESTIMATE OF VALUE.....	\$60,110

FARM VALUATION SUMMARY

Residence Value	\$60,110
Outbuilding Value	\$19,985
Agiland Value	\$18,300
Total Value	\$98,395
Current Total Assessed Value for Parcel # 001315800	\$98,395

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

Date of Print: 07/11/2017

Record : 1 of: 1

Parcel ID #: 001315800	Map #: 4135-33-0-0-0-63510
KOHMETSCHER, DUANE	Situs :2195 RD V
2029 STATE HWY 78	Legal :N1/2NE1/4 LESS THE W800' OF N700' OF
LAWRENCE, NE	NW1/4NE1/4 33-4-9
68957-	

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,568	x	78.32	= 122,806
<u>ADJUSTMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING					
SUBFLOOR					
HEATING & COOLING		1,568	2.01	2.01	3,152
PLUMBING Base is: 9 (under base)		2	1176.67	(1.43)	(2,242)
BASEMENT COST		1,568	15.27	15.27	23,943
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST		1568	x	94.17	= 147,659
<u>IMPROVEMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
ATTACHED GARAGE		576	23.00	0.64	13,250
CONCRETE DRIVE		480	4.18		2,005
SLAB W/ROOF & STEPS		168	24.16		4,060

TOTAL REPLACEMENT COST NEW	1568 x 106.49 = 166,975
----------------------------	-----------------------------------

Depreciation	: 64% Total	64% Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : (106,865)

Improvement Value	\$60,110
Lump Sums	
Outbuilding Value	\$19,985
Land Value	\$18,300
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$98,395
Value per Acre	\$19,000

WEBSTER COUNTY ASSESSOR'S OFFICE
RURAL OUTBUILDINGS
Date of Run : 07/11/2017

Parcel # : 001315800	Map # : 4135-33-0-0-0-63510
Current Owner : KOHMETSCHER, DUANE	Tax District : 150
2029 STATE HWY 78	Neighborhood : 1
LAWRENCE, NE	Legal Description : N1/2NE1/4 LESS THE W800' OF N700' OF NW1/4NE1/4 33-4-9
68957-	

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

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1	BARN FRAME BARN Notes :	20	Fair		32 x 24 x		METAL	METAL	DIRT	768	22.06	16,942	86%	2,455
2	MCI MACH SHD CONC Notes :	30	Fair		60 x 42 x 14	GABL	METAL	METAL	CONC	2,520	11.85	29,862	42%	17,320
2	CPD CONCRETE PAD Notes :		Fair		21 x 7 x				CONC	147	1.66	244	42%	140
2	CPD CONCRETE PAD Notes :		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
 2029 STATE HWY 78
 LAWRENCE, NE 68957-

Map # : 4135-33-0-0-0-63510
 Tax District : 150
 Neighborhood : 1
 Greenbelt Area/Date : NO

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	5,765	5,765
					Farm Use Totals :	1.00		5,765	5,765
7261	DEROIN SOILS, 3-6% SLOPES, SE GRAS		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 RELATE HOME		HOM1	No		1.00	10,000	10,000	10,000
					Home Use Totals :	1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		1.40	0	0	0
					Road Use Totals :	1.40		0	0
					Parcel Totals :	5.18		18,300	18,300

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1322 # PAGES _____ GRANTEE MASTER NAME # John J. Gerten

PARCEL # / FILING NUMBER 000509100 / 1130 # 12575

10978

DOC STAMPS 4.50 tax/lien du

SALES FILE # 146 # PAGES _____ Village of #13087 Bladen POB0137 68928

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	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 140

TOTAL SALE PRICE 1500

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 2-29-2016

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Empty Lot

Real Estate Transfer Statement

146

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 02 Day 29 Yr. 2016		Mo. 02 Day 29 Yr. 2016	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Village of Bladen				Grantee's Name (Buyer) John J. Gerten			
Street or Other Mailing Address PO Box 37				Street or Other Mailing Address 5132 W 134th Pl			
City Bladen		State NE		City Hawthorne		State CA	
		Zip Code 68928				Zip Code 90250	
Telephone Number				Telephone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$1,845

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

303 W Frances st - Empty Lot

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

18a No address assigned 18b Vacant land

20 Legal Description

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

21 If agricultural, list total number of acres _____

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: John J. Gerten

Signature of Grantee or Authorized Representative: [Signature]

Title: OWNER

Phone Number: 310-968-4335

Date: 6/23/17

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 06 Day 23 Yr. 2017	\$ 4.50	BW 2017, Pg 1322	

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 23rd day
of June A.D., 2017, at 12:34
o'clock P.M. Recorded in Book 2017
on Page 1322
Debra Jo Thayer County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6/23/17
\$ 4.50 By DJA

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
Roger Fassler, Chairman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 29, 2016, by Roger Fassler, Chairman of the Board of Trustees, on behalf of the Village of Bladen, Webster County, Nebraska, a Nebraska municipal corporation.

Commission Expires
DEBRA JO THAYER
MY COMMISSION EXPIRES
April 22, 2016

Debra Jo Thayer
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 07/10/2017

Record : 1 of: 1

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
5132 WEST 134TH PLACE		Legal	:LOTS 17-18 BLK 3 BLADEN SPENCES
HAWTHORNE, CA	90250-0000		ADDITION

LOT INFORMATION

Neighborhood :	400 BLADEN	Value Method:	SF
Lot Width :	100	# of Units :	14000
Lot Depth :	140	Unit Value :	0.13
Topography :	LEVEL	Amenities	
Street Access :	BLACKTOP	Adjustments :	
Utilities :	NONE	Lot Value :	1,845

PHYSICAL INFORMATION

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

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$1,845
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$0
Land Value	\$1,845
FINAL ESTIMATE OF VALUE	\$1,845
Value per Square Foot	
Current Total Assessed Value for Parcel # 000509100	\$1,845

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
5132 WEST 134TH PLACE	Legal :LOTS 17-18 BLK 3 BLADEN SPENCES
HAWTHORNE, CA	ADDITION
90250-0000	

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION

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

TOTAL REPLACEMENT COST NEW		x		=
----------------------------	--	---	--	---

	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
dilwebcoassr@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: 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 questionnaire will provide a solid base in the determination 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 purchase

1 price? \$ 1,500 Yes / No

If No explain: _____

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):

Appliances Furniture Other (please explain):

3 What is the dollar value of the personal property that was included in the purchase price? \$ _____

If the property is a rental property and produces income, what rent has been charged for it in \$ _____
4 *each of the past five years?*

5 *What expenses have been incurred in each of the past five years?* \$ _____

6 How long was the property on the market? _____

7 Were any changes made to the property either before or after the sale? Yes / No

(Example: Remodeling Renovations Additions Repairs Demolition)

If Yes explain: _____

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1323 # PAGES _____ GRANTEE MASTER NAME # Stuart + Debra Kerr
 PARCEL # / FILING NUMBER 000308100 / 6740 _____ 10353

DOC STAMPS Exempt SA tax/lien _____

SALES FILE # 147 # 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 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS			
						RURAL RESIDENTIAL _____		
						SUBURBAN _____		

TAX DISTRICT 195

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-26-2017

DEED TYPE JTWD

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

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

COMMENTS Exempt SA

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.

147

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

1 County Name Webster	2 County Number Select County & County Number 91	3 Date of Sale/Transfer Mo. 6 Day 26 Yr. 2017	4 Date of Deed Mo. 6 Day 26 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donna L Kerr, Street or Other Mailing Address 514 South 4th Ave Apt 101 City Hastings State NE Zip Code 68901 Phone Number 402 461 6423 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Stuart Ray & Peggy Sue Kerr Street or Other Mailing Address PO Box 466 City Blue Hill State NE Zip Code 68930 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address	

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

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

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) **loan PDOR**

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

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

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

14 What is the current market value of the real property?
14075

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

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

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

18 Address of Property
801 West Saline Street, Blue Hill NE

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

18a No address assigned 18b Vacant land

20 Legal Description
Lot 1 (one) Block 18 (eighteen) Original Town, Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres _____

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

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

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

sign here

Sonia L Krueger Print or Type Name of Grantee or Authorized Representative
Sonia L Krueger Signature of Grantee or Authorized Representative
POA Title
402-410-8622 Phone Number
6-26-2017 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 26 Yr. 17	27 Value of Stamp or Exempt Number \$ Exempt 5a	28 Recording Data BK 2017, Pg 1323

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1328

PAGES _____

GRANTEE MASTER NAME # Tanner Krizek

PARCEL # / FILING NUMBER 0001 09700 / 31010

13088

DOC STAMPS 58.50

tax/lien _____

SALES FILE # 148

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
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 25,500

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-26-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

148

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>26</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>6</u> Day <u>26</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Samantha Fiohrs Street or Other Mailing Address 337 W 6th Ave City Red Cloud State NE Zip Code 68970 Telephone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tanner O. Krizek Street or Other Mailing Address PO BOX 202 City Red Cloud State NE Zip Code 68901 Telephone Number	
Email Address n/a		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a			

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

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

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

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

14 What is the current market value of the real property? \$25,500	15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Gary Thompson Agency <input type="checkbox"/> No
18 Address of Property 337 W 6th Ave Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description
The West Half (W½) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 25,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.)	23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 25,500.00

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.

Tanner O. Krizek
 Print or Type Name of Grantee or Authorized Representative

sign here
 Signature of Grantee or Authorized Representative

Grantee
 Phone Number **402-326-3819**
6/24/2017
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>06</u> Day <u>27</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ 58.50	28 Recording Data BD 2017, Pg 1328

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS Samantha Flohrs - Tanner Krizek

BOOK-PAGE 2017-1328

DATE OF SALE 10-26-2017

LEGAL DESCRIPTION W 1/2 Lots 13, 14, 15 Block 17 Original Town Red Cloud.

LOCATION ID PARCEL(S) 000109700 / 31010

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 337 W 6th Ave.

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	470	13460	13930
2015	470	13460	13930
2016	470	12030	12500
2017	470	12030	12500

SELLING PRICE 25500

521 ADJUSTMENT

ASSESSOR ADJUSTMENT

ADJUSTED SELLING PRICE

SCHOOL BASE # 91-0002

HOUSE QUALITY 30

HOUSE CONDITION 20

DATE OF CONSTRUCTION 1903

MOBILE HOME N/A

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 07/10/2017

Record : 1 of: 1

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
PO BOX 202	Legal :WEST 71' LOTS 13-15 BLOCK 17 ORIGINAL
RED CLOUD, NE 68901-	TOWN RED CLOUD

LOT INFORMATION

Neighborhood : 200 RED CLOUD	
Lot Width : 71	Value Method: SF
Lot 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 x 0	

FINAL ESTIMATE

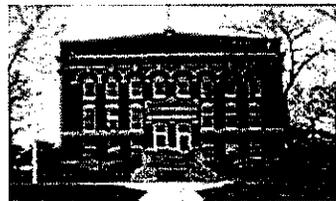
Improvement Value	\$12,030
Land Value	\$470
FINAL ESTIMATE OF VALUE	\$12,500
Value per Square Foot	10
Current Total Assessed Value for Parcel # 000109700	\$12,500

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

WEBSTER COUNTY ASSESSOR

621 N Cedar St
Red Cloud Ne 68970
Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk
dlwebcoassr@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 questionnaire will provide a solid base in the determination 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 purchase price? \$ 25,500 Yes / No
- If No explain: _____
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ _____
If the property is a rental property and produces income, what rent has been charged for it in \$ _____
4 *each of the past five years?*
- 5 *What expenses have been incurred in each of the past five years?* \$ _____
- 6 How long was the property on the market? _____
- 7 Were any changes made to the property either before or after the sale? Yes / No
(Example: Remodeling Renovations Additions Repairs Demolition)
- If Yes explain: _____

CONTINUED ON BACK