

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE B017-1363

PAGES _____

GRANTEE MASTER NAME # VSL Red Cloud, LLC

PARCEL # / FILING NUMBER 000122500/35470

000121800/35470

13089

DOC STAMPS -0-

tax/lien _____

SALES FILE # 149

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 7-1-2017

DEED TYPE General Warranty 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 Gifted from Heritage to VSL RC, LLC

Real Estate Transfer Statement

149

• 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>7</u> Day <u>1</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>7</u> Day <u>1</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Heritage of Red Cloud, Inc. Street or Other Mailing Address 20220 Harney St. City Elkhorn State NE Zip Code 68022 Phone Number (402) 895-3932 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) VSL Red Cloud, LLC Street or Other Mailing Address 20220 Harney St. City Elkhorn State NE Zip Code 68022 Phone Number (402) 895-3932 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 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"/> 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 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 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?
\$516,105

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
636 North Locust St., Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
VSL Red Cloud, LLC
20220 Harney St.
Elkhorn, NE 68022

18a No address assigned 18b Vacant land

20 Legal Description
See Exhibit A

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 checked="" 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	\$	0.00

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

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.

Glenn A. Van Ekeren (402) 895-3932
Print or Type Name of Grantee or Authorized Representative Phone Number

President
Title

[Signature]
Signature of Grantee or Authorized Representative

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____	27 Value of Stamp or Exempt Number 2017 Jun 28 02:17 PM Ex025 Book 2017 Page 1363	28 Recording Data	

Exhibit A

LEGAL DESCRIPTION

Tract No. 1:

Lots One (1) through Twenty-One (21), inclusive, and entire alley, all in Block Three (3), Smith & Moore's Addition to the City of Red Cloud, and the West 40 feet of the North 234.32 feet of Annex Lot Twenty-Four (24) to the City of Red Cloud, all in Webster County, Nebraska, according to the recorded plats thereof, more particularly described as follows:

Commencing at the Northwest corner of said Block Three (3); thence East along the South line of Seventh Avenue 300 feet to the Northeast corner of said Block Three (3); thence South at right angle along the East line of said Block Three (3) a distance of 65.68 feet; thence East at right angle 40 feet, thence South at right angle 234.32 feet; thence West at right angle 198 feet to the Southeast corner of Lot Twenty-Four (24) of said Block Three (3); thence North at right angle 75 feet to the Northeast corner of Lot Twenty-Two (22) of said Block Three (3); thence West at right angle along the North line of said Lot Twenty-Two (22) a distance of 142 feet; thence North at right angle along the East line of Locust Street a distance of 225 feet to the point of beginning.

Tract No. 2:

Lots Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Four (4), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/28/17
\$ Ex025 By BB

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 28 day
of June A.D., 2017, at 02:17
o'clock PM. Recorded in Book 2017
on Pages 1363-1364 .

Nebraska H. Angerling
County Clerk
Fee: \$16.00 By: BB Deputy
Electronically Recorded

RETURN TO: Christina M. Fink, Esq., McGill, Gotsdiner, Workman & Lepp, P.C., L.L.O., 11404 W. Dodge Rd., Ste 500, Omaha, NE 68154-2584
Space Above Reserved for Recording Information

GENERAL WARRANTY DEED

GRANTOR, HERITAGE OF RED CLOUD, INC., a Nebraska corporation, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration received from GRANTEE, VSL RED CLOUD, LLC, a Nebraska limited liability company, conveys to GRANTEE that certain real estate (as defined in NEB. REV. STAT. § 76-201) as described in Schedule A hereto.

GRANTOR covenants with GRANTEE that GRANTOR:

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

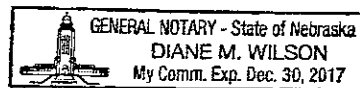
Executed on this 15 day of June, 2017, to be effective as of July 1, 2017.

GRANTOR: HERITAGE OF RED CLOUD, INC.
By: *Jack D. Vetter*
Jack D. Vetter, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this 15 day of June, 2017 by Jack D. Vetter, President of HERITAGE OF RED CLOUD, INC., a Nebraska corporation, on behalf of the corporation.

Diane M. Wilson
Notary Public



Schedule A

LEGAL DESCRIPTION

Tract No. 1:

Lots One (1) through Twenty-One (21), inclusive, and entire alley, all in Block Three (3), Smith & Moore's Addition to the City of Red Cloud, and the West 40 feet of the North 234.32 feet of Annex Lot Twenty-Four (24) to the City of Red Cloud, all in Webster County, Nebraska, according to the recorded plats thereof, more particularly described as follows:

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Tract No. 2:

Lots Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Four (4), Smith & Moore's Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1365-1366 # PAGES _____

GRANTEE MASTER NAME # City of Red Cloud,
Board of Public
Trust

PARCEL # / FILING NUMBER 000132700 / 36490

10033

DOC STAMPS Exempt 2 tax/lien _____

SALES FILE # 150 # 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 839,06

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-28-2017

DEED TYPE Sheriff's Deed

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	USABILITY	2	3	4	5
		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 Sheriff's Sale / Auction

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.

150

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 28 Yr. 2017		Mo. 06 Day 28 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Webster Co. Sheriff Department				Grantee's Name (Buyer) City of Red Cloud, Board of Public Trust			
Street or Other Mailing Address 641 N Cedar St				Street or Other Mailing Address 540 N Webster St			
City Red Cloud		State NE		City Red Cloud		State NE	
Phone Number (402) 746-2722		Zip Code 68970		City Red Cloud		Zip Code 68970	
Email Address				Phone Number (402) 746-2215		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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 checked="" 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 checked="" 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 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
 1005 N Webster St
 Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
 Lots Eleven (11) and Twelve (12), Block Twenty (20), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 839,06
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	\$ 839,06

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
 Print or Type Name of Grantee or Authorized Representative

[Signature] Attorney
 Signature of Grantee or Authorized Representative Title

(402) 746-3613
 Phone Number

6/29/17
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>29</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number <u>\$ Exempt #2</u>	28 Recording Data <u>BK2017, Pg 1365-1366</u>	

BK2017, Pg 1365

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 29 day
of Jun A.D., 20 17, at 11:10
o'clock A M. Recorded in Book 2017
on Page 1365-1366
Dep Klingenberg County Clerk
\$16.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-29-17
\$ Exempt #2 By BB

SHERIFF'S DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WHEREAS, in an action in the District Court of the Tenth Judicial District of the State of Nebraska, within Webster County, Nebraska, entitled: THE COUNTY OF WEBSTER, NEBRASKA, a Body Politic and Corporate, Plaintiff, vs. RITA NICHOLS, deceased, and HEIRS THEREOF, Et Al., Defendants; District Court Case No. CI 16-4, that Webster County, Nebraska (judgment creditor) did on or about September 19, 2016, obtain a decree finding there to be due the sum of \$316.17, plus interest thereon from the date of judgment until paid in full, plus costs of the suit;

WHEREAS, it was further ordered that in default of the payment of the sum so found due that the Webster County Sheriff, should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same, and

WHEREAS, default having been made therein, the Webster County Sheriff, pursuant to and by virtue of said decree and the order of sale to him duly directed, did on the 3rd of May, 2017, in the Commissioners Meeting Room in the Webster County Courthouse in Red Cloud, Nebraska, having first given due and legal notice of the time, date, and place of sale by publication once in each week for four (4) consecutive weeks in a newspaper published, printed and of general circulation in Webster County, Nebraska, did then and there sell said premises at public auction to CITY OF RED CLOUD, BOARD OF PUBLIC TRUST, hereinafter referred to as "GRANTEE" whether one or more, property described as LOTS ELEVEN (11) AND TWELVE (12), BLOCK TWENTY (20), SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA, for the sum of \$839.06, which said sale was afterwards on the 15th of June, 2017, examined and confirmed by the District Court upon the return of sale by this officer, with the Court directing this Sheriff to convey the premises to the said GRANTEE.

NOW THEREFORE, I, TROY R. SCHMITZ, Sheriff of Webster County, Nebraska, GRANTOR herein, and by virtue of the powers vested in me by law and the decree of said Court, do hereby give, devise, and grant to the said GRANTEE, his/her heirs, and/or assigns the following described real estate, to-wit:

LOTS ELEVEN (11) AND TWELVE (12), BLOCK TWENTY (20), SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA,

IN WITNESS WHEREOF, I have, as Webster County, Nebraska, Sheriff, hereunto set my hand this 28 day of June, 2017.

Troy R. Schmitz
TROY R. SCHMITZ
Sheriff of Webster County, Nebraska

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

On the 28 day of June, 2017, before me the undersigned, Clerk of Webster County District Court, personally appeared Troy R. Schmitz, Sheriff of Webster County, Nebraska, personally known to me as Sheriff of said County, being the same person who signed the foregoing instrument as Grantor, and acknowledged the same to be his voluntary act and deed, as Webster County Sheriff for the particular uses and purposes therein set forth.

WITNESS, my hand and official seal the date and year written last above.

(seal)

Debra K. Hengeman
Clerk of Webster County District Court



COVER PAGE PROPERTY TRANSFER

13080

BOOK & PAGE 2017-1377 # PAGES _____
 PARCEL # / FILING NUMBER 002503000/13695 23-4-12
002401000/12585 8-3-12
 DOC STAMPS Exempt #15 tax/lien _____
 SALES FILE # 151 # PAGES _____

GRANTEE MASTER NAME # Kim N. Lindgren
Kermit N. Lindgren
Kevin N. Lindgren
Same ownership code

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 6-27-2017
 DEED TYPE DOD by P.R.

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

COMMENTS Exempt #15 - P.R. Distribution

Real Estate Transfer Statement

151

• 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. 6 Day 27 Yr. 17	4 Date of Deed Mo. 6 Day 27 Yr. 17
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kim N. Lindgren, PR 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		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 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 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 checked="" 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 checked="" type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> 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
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
See Attached

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

22 Total purchase price, including any liabilities assumed	22	\$	1,000
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	\$	1,000

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
Phone Number

Print or Type Name of Grantee or Authorized Representative

[Signature] Attorney Date 6/27/17
Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 6 Day 29 Yr. 17	27 Value of Stamp or Exempt Number \$ Exempt # 15	28 Recording Data BK2017, Pg 1377	

6. Grantee's Name, Address and Telephone

Kim N. Lindgren
PO Box 32
Campbell, NE 68932
402-469-4818
e-mail unavailable
NOT 501(c)(3)

Kermit N. Lindgren
596F Riley Court
Joppatowne, MD 21085
410-679-8310
e-mail unavailable
NOT 501(c)(3)

Kevin N. Lindgren
5501 Troy Street
Denver, CO 80239
303-371-1765
e-mail unavailable
NOT 501(c)(3)

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 29 day
of June A.D., 2017, at 2:10
o'clock P. M. Recorded in Book 2017
on Page 1377
Deb Klengenberer County Clerk,
510.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-29-17
\$ 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 BETTY ANN LINDGREN, Deceased,
GRANTOR, pursuant to authority given by the Will of the Deceased, in consideration of Distribution
of Assets; conveys to KIM N. LINDGREN, KERMIT N. LINDGREN and KEVIN N. 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.

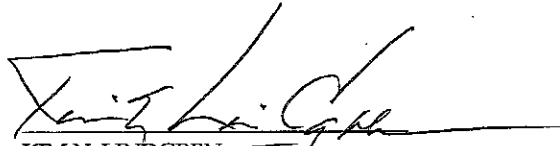
Southwest Quarter (SW ¼) of Section Eight (8), Township Three (3) North,
Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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: 6/27, 2017.


KIM N. LINDGREN,
Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this 27th day of June, 2017,
by KIM N. LINDGREN, Personal Representative of the Estate BETTY ANN LINDGREN, Deceased.

GENERAL NOTARY - State of Nebraska
MATTHEW D. BAACK
My Comm. Exp. January 9, 2021


Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1378

PAGES 195

GRANTEE MASTER NAME # Brent M. Premer

PARCEL # / FILING NUMBER 001702001-7702001

Trustee, Lora

Mae Premer

Rev. Trust

11641

11641

DOC STAMPS -0-

tax/lien _____

SALES FILE # 152

PAGES _____

1	100	105	200	205	300	<u>305</u>	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	<u>BLUE HILL COMMERCIAL</u>	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	<u>2000</u>	4000	9000	9500
	RESIDENTIAL	<u>COMMERCIAL</u>	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____

SUBURBAN BH

TAX DISTRICT 185

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-15-2017

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
	<u>BLUE HILL</u>	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

Sub

COMMENTS Exempt SA Release of lien - family to family

Real Estate Transfer Statement

152

• 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>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) Rockland R. Premer and Tracia J. Premer Street or Other Mailing Address PO Box 413 City Blue Hill State NE Zip Code 68930 Telephone Number 402-469-5073 Email Address na				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brent M. Permer, Trustee of the Lora Mae Premer Rev Tr Street or Other Mailing Address 85081 548 1/2 Ave City Pierce State NE Zip Code 68767 Telephone 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 na			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <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	(C) <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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <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 checked="" type="checkbox"/> Other (Explain) <u>release of lien</u>	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input 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 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? \$146,655		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 type="checkbox"/> No	
18 Address of Property 2404 Road 1625 Blue Hill, NE 68930		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
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.)	\$ _____
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.

Lauriel Hawes 402-463-6673
Print or Type Name of Grantee or Authorized Representative Phone Number

Tracia J. Premer Escrow Closer
Signature of Grantee or Authorized Representative Title

6-15-17
Date

26 Date Deed Recorded Mo. <u>6</u> Day <u>29</u> Yr. <u>17</u>		27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>		28 Recording Data <u>BK2017, Pg 1378-1379</u>		For Dept. Use Only	
---	--	---	--	--	--	--------------------	--

A tract of land in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, bounded as follows: Beginning at the Southeast corner of the Southwest Quarter (SW1/4) of said section, thence West along the South boundary line of said section a distance of 528 feet, thence North from the North boundary line of the County Road along the South side of said section to the point of commencing, thence North 400 feet, thence West to the East boundary line of the County Road along the West side of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said section, thence South 200 feet, thence East 220 feet, thence South 200 feet, thence East to the point of commencing, subject to easements and restrictions of record; and

Part of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, bounded as follows: Commencing at the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said section Three (3), thence South in the East line of said tract to the North boundary line of the county road along the South side of the Southwest Quarter (SW1/4) of said Section Three (3), thence West 244 feet; thence North to a point 660 feet North of the South line of said Section Three (3); thence West 284 feet; thence South to a point 400 feet North of the North boundary line of the County road along the South side of said Section Three (3); thence West to a point 150 feet East of the East boundary line of the County road along the West side of said Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Three (3), thence North 300 feet; thence East to a point 528 feet West of the East line of the Southwest Quarter (SW1/4) of said Section Three (3), thence North to a point 300 feet South of the North line of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Three (3); thence East to a point 1000 feet East of the West line of said Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Three (3); thence North 300 feet to the North line of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Three (3), thence East to the point of commencing, subject to easements and restrictions of record, EXCEPT FOR

1702001

That property conveyed to Rockland R. Premer and Tracia J. Premer by virtue of a joint tenancy warranty deed filed July 26, 2000, described as:

A tract of land in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at a point on the South line of said Section, 744 feet West of the Southeast corner of said SW1/4; thence North 245 feet; thence West 230 feet; thence South 245 feet to a point on said South line; thence East 230 feet to the point of beginning, of which the South 33 feet, more or less, is county road.

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 29 day
of June A.D., 2017, at 2:35
o'clock P M. Recorded in Book 2017
on Page 1378-1379
Deb Kl. Ingersen County Clerk
\$16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

Return to: Johnson & Mock, PC, LLO
Attention: Matthew M. Munderloh
9900 Nicholas Street, Suite 225
Omaha, NE 68114

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-29-17
\$Exempt \$5a By BB

QUITCLAIM DEED

Rockland R. Premer and Tracia J. Premer, husband and wife, Grantors, in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, quitclaim and convey to Brent M. Premer, Trustee of the Lora Mae Premer Revocable Trust, dated April 29, 2015, Grantee, any and all of their interest that may exist in the following described real estate (as defined in Neb. Rev. Stat. § 76-201) by virtue of a "Contract for Sale" dated March 1, 2013, and recorded on December 16, 2015, in Book 2015, Page 2406, in the office of the County Clerk of Webster County, Nebraska:

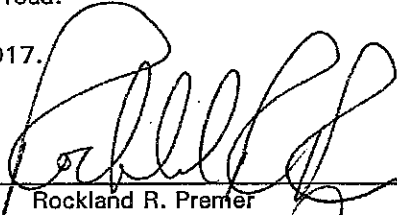
A tract of land in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, bounded as follows: Beginning at the Southeast corner of the Southwest Quarter (SW1/4) of said section, thence West along the corner of the South boundary line of said section a distance of 528 feet, thence North from the North boundary line of the County Road along the South side of said section to the point of commencing, thence North 400 feet, thence West to the East boundary line of the County Road along the West side of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said section, thence South 200 feet, thence East 220 feet, thence South 200 feet, thence East to the point of commencing, subject to easements and restrictions of record; and

Part of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, bounded as follows: Commencing at the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said section Three (3), thence South in the East line of said tract to the North boundary line of the county road along the South side of the Southwest Quarter (SW1/4) of said Section Three (3), thence West 244 feet; thence North to a point 660 feet North of the South line of said Section Three (3); thence West 284 feet; thence South to a point 400 feet North of the North boundary line of the County road along the South side of said Section Three (3); thence West to a point 150 feet East of the East boundary line of the County road along the West side of said Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Three (3), thence North 300 feet; thence East to a point 528 feet West of the East line of the Southwest Quarter (SW1/4) of said Section Three (3), thence North to a point 300 feet South of the North line of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Three (3); thence East to a point 1000 feet East of the West line of said Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Three (3); thence North 300 feet to the North line of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Three (3), thence East to the point of commencing, subject to easements and restrictions of record, EXCEPT FOR

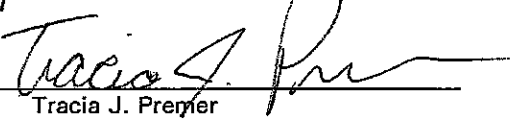
That property conveyed to Rockland R. Premer and Tracia J. Premer by virtue of a joint tenancy warranty deed filed July 26, 2000, described as:

A tract of land in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at a point on the South line of said Section, 744 feet West of the Southeast corner of said SW1/4; thence North 245 feet; thence West 230 feet; thence South 245 feet to a point on said South line; thence East 230 feet to the point of beginning, of which the South 33 feet, more or less, is county road.

Executed this 15th day of June, 2017.



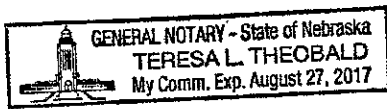
Rockland R. Premer



Tracia J. Premer

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me this 15th day of June, 2017, by Rockland R. Premer, known to me personally or who has produced satisfactory evidence of identification to me.

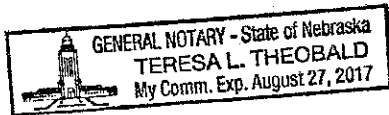




Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me this 15th day of June, 2017, by Tracia J. Premer, known to me personally or who has produced satisfactory evidence of identification to me.





Notary Public

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 12 day
of December A.D., 2012, at 2:15
o'clock P.M. Recorded in Book 2015
on Page 2406-2407
Deb K. Jungsberg County Clerk
(67,00) 1/2 Deputy
Ind. Comp. Assessor Carded

Record against the following described real property:

A tract of land in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, bounded as follows: Beginning at the Southeast corner of the Southwest Quarter (SW1/4) of said section, thence West along the South boundary line of said section a distance of 528 feet, thence North from the North boundary line of the County Road along the South side of said section to the Point of commencing, thence North 400 feet, thence West to the East boundary line of the County Road along the West side of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said section, thence South 200 feet, thence East 220 feet, thence South 200 feet thence East to the point of commencing, subject to easements and restrictions of record: and

Part of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, bounded as follows: Commencing at the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Three (3), thence South in the East line of said tract to the North boundary line of the county road along the South side of the Southwest Quarter (SW1/4) of said Section Three (3), thence West 244 feet; thence North to a point 660 feet North of the South line of said Section Three (3); thence West 284 feet; thence South to a point 400 feet North of the North boundary line of the County road along the South side of Section Three (3); thence West to a point 150 feet East of the East boundary line of the County road along the West side of said Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Three (3), thence North 300 feet; thence East to a point 528 feet West of the East line of the Southwest Quarter (SW1/4) of said Section Three (3); thence North to a point 300 feet South of the North line of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4), of said Section Three (3); thence East to a point 1000 feet East of the West line of said Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Three (3); thence North 300 feet to the North line of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Three (3), thence East to the point of commencing, subject to easements and restrictions of record, EXCEPT FOR

That property conveyed to Rockland R. Premer and Tracia J. Premer by virtue of a joint tenancy warranty deed filed July 26, 2000, described as:

A tract of land in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10) west of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at a point on the South line of said Section. 744 feet West of the Southeast corner of said SW1/4; thence North 245 feet; thence West 230 feet; thence South 245 feet to a point on said South line; thence East 230 feet to the point of beginning, of which the South 33 feet, more or less, is county road.

BK 2015, 19 2407

Contract for Sale:

I Lora Premer promise to sell Rockland Premer, my son, the land that is attached to my house, but does not include my house and the lot that it is sitting on.

Property includes alfalfa field East of my house, grassland North of cemetery, and wooded area East of cemetery.

Price of this property will be determined at a later date.

Transfer of property will be upon receipt of payment.

Lora M. Premer

date: 3-1-13

If for any reason I or the executor/trustees of my estate fail to keep this promise, all expences by Rockland, on said property, for cleanup, maintenance or improvements, will paid to him, by me, or my estate/trust upon his request. *LP*

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1380-1383 # PAGES _____

GRANTEE MASTER NAME # Flowshare, LLC

PARCEL # / FILING NUMBER 001702001 / 66195

Hastings
13091

DOC STAMPS 483.75 tax/lien _____

SALES FILE # 153 # 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 BH

TAX DISTRICT 185

TOTAL SALE PRICE 215,000

521 ADJUSTMENTS \$ —

ASSESSOR ADJUSTMENTS \$ —

REVIEW CODE NO

SALES DATE 6-23-2017

DEED TYPE Trustees w/D

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

Assessor Location

COMMENTS _____

Real Estate Transfer Statement

153

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>23</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>6</u> Day <u>21</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brent M. Premer, Tstee of the Lora Mae Premer Rev. Trust Street or Other Mailing Address 85081 548 1/2 Ave. City Pierce State NE Zip Code 68767				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Plowshare, LLC Street or Other Mailing Address 5709 Hay Meadow Ridge City Hastings State NE Zip Code 68901			
Phone Number				Phone Number (402) 579-2777		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		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 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 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 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?
\$215,000

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 **Chris Esch** No

18 Address of Property
2404 Rd 1625, 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
See Attachment

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 215,000.00
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	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 215,000.00

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 **Laurie L. Hawes** (402) 463-6673
 Print or Type Name of Grantee or Authorized Representative Phone Number

Escrow Closer 6-23-2017
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>29</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>483.75</u>	28 Recording Data <u>BK2017, Pg 1380-1383</u>

Exhibit A

Parcel A

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter (SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence N01°32'44"W (assumed bearing) on the East line of said Southeast Quarter (SE¼) of said Southwest Quarter (SW¼), a distance of 1318.22 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼); thence S89°56'14"W on the North line of said Southeast Quarter of the Southwest Quarter (SE¼ SW¼), a distance of 323.59 feet to the Northeast corner of a tract of land recorded in Deed Book 2012, Page 2190; thence S00°00'46"E on the East line of said tract, a distance of 299.89 feet to the Southeast corner of said tract; thence S89°59'30"W on the South line of said tract, a distance of 196.38 feet to the Northeast corner of a tract of land recorded in Deed Book 2011, Page 1830; thence S01°32'44"E on the East line of said tract, a distance of 284.85 feet to the Southeast corner of said tract and the Northeast corner of a tract of land recorded in Deed Book 2014, Page 1588; thence S15°12'38"E on the Easterly line of said tract, a distance of 75.36 feet to the Northwest corner of a tract of land recorded in Miscellaneous Record Book Q, Page 292; thence N90°00'00"E on the North line of said tract, a distance of 284.00 feet to the Northeast corner of said tract; thence S00°00'00"E on the East line of said tract, a distance of 660.00 feet to the South line of said Southeast Quarter of the Southwest Quarter (SE¼ SW¼); thence N90°00'00"E on said South line, a distance of 244.00 feet to the Point of Beginning, subject to County road right of way.

Parcel B

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of Premier Subdivision as platted in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence N00°00'00"E (assumed bearing) on the West line of a tract of land recorded in Miscellaneous Record Book Q, Page 292, a distance of 166.56 feet to the Southeast corner of a tract of land recorded in Deed Book 2014, Page 1588; thence N90°00'00"W on the South line of said tract, a distance of 197.74 feet

to the Northeast Corner of a tract of land recorded in Deed Book 2006, Page 2365; thence S00°00'00"E on the East line of said tract, a distance of 165.56 feet to the Northwest corner of said Premier Subdivision; thence N90°00'00"E on the North line of said subdivision, a distance of 197.74 feet to the Point of Beginning.

Parcel C

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of Premier Subdivision as platted in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence N00°00'00"E (assumed bearing) on the West line of a tract of land recorded in Miscellaneous Record Book Q, Page 292, a distance of 166.56 feet to the Southeast corner of a tract of land recorded in Deed Book 2014, Page 1588, and the Point of Beginning; thence continuing N00°00'00"E on said West line, a distance of 227.16 feet to the Northwest corner of a tract of land recorded in Miscellaneous Record Book Q, Page 292; thence N15°12'38"W on the Easterly line of said tract recorded in Deed Book 2014, Page 1588, a distance of 75.36 feet to the Northeast corner of said tract; thence N90°00'00"W on the North line of said tract, a distance of 611.80 feet to the Northwest corner of said tract; thence S01°37'09"E on the West line of said tract, a distance of 300.00 feet; thence S90°00'00"E on the South line of said tract, a distance of 623.09 feet to the Point of Beginning.

Parcel D

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence N90°00'00"E (assumed bearing) on the South line of said Southeast Quarter of the Southwest Quarter (SE¼ SW¼), a distance of 253.00 feet to the Southeast corner of a tract of land recorded in Deed Book 2004, Page 1889; thence N01°37'09"W on the East line of said tract, a distance of 233.01 feet to the Point of Beginning; thence N83°12'32"E, a distance of 102.16 feet to the Northwest corner of a tract of land recorded in Book 2000, Page 1169; thence N90°00'00"E on the North line of said tract, a distance of 248.26 feet to the West line of Premier Subdivision; thence N00°00'00"W on the West line of said subdivision, a distance of 21.28 feet to the Northwest corner of

said subdivision; thence continuing N00°00'00"W, a distance of 166.56 feet to the North line of a tract of land recorded in Deed Book 2006, Page 2365; thence N90°00'00"W on said South line, a distance of 425.35 feet to the Southeast corner of a tract of land recorded in Deed Book 2003, Page 995; thence N90°00'00"W on the South line of said tract, a distance of 150.00 feet to the East right of way line of County Road 1625; thence S01°37'10"E on said right of way line, a distance of 200.00 feet to the Northwest corner of said tract of land recorded in Deed Book 2004, Page 1889; thence N90°00'00"E on the North line of said tract, a distance of 220.00 feet to the Point of Beginning.

Parcel E

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

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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 29 day
 of June A.D., 2017 at 2:40
 o'clock P M. Recorded in Book 2017
 on Page 1380-1383
Deb Klingenberg County Clerk
\$28.00 BB Deputy
 Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 6-29-17
 \$ 483.75 By BB

Return to: Plowshare, LLC, 5709 Haymeadow Ridge, Hastings NE 68901

TRUSTEE'S WARRANTY DEED

BRENT M. PREMER, TRUSTEE OF THE LORA MAE PREMER REVOCABLE TRUST,
 GRANTOR in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of
 which is hereby acknowledged, conveys to PLOWSHARE, LLC, GRANTEE the following described real
 estate (as defined in Neb. Rev. Stat. Section 76-201):

See attached Exhibit "A"

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

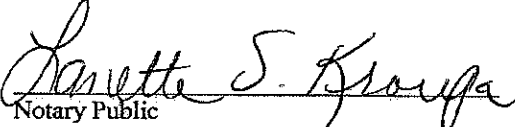
- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: 6/21, 2017.


 BRENT M. PREMER, TRUSTEE

STATE OF NEBRASKA)
) SS:
 COUNTY OF Platte)

The foregoing trustee's deed was acknowledged before me on 21st of June, 2017,
 by Brent M. Premer, Trustee of the Lora Mae Premer Revocable Trust.


 Notary Public

My commission expires: November 8, 2019

GENERAL NOTARY - State of Nebraska
 LANETTE S. KROUPA
 My Comm. Exp. Nov. 8, 2019

Exhibit A

Parcel A

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

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to the Northeast Corner of a tract of land recorded in Deed Book 2006, Page 2365; thence $S00^{\circ}00'00''E$ on the East line of said tract, a distance of 165.56 feet to the Northwest corner of said Premer Subdivision; thence $N90^{\circ}00'00''E$ on the North line of said subdivision, a distance of 197.74 feet to the Point of Beginning.

Parcel C

A tract of land located in the Southeast Quarter of the Southwest Quarter ($SE\frac{1}{4} SW\frac{1}{4}$) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

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Parcel D

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said subdivision; thence continuing N00°00'00"W, a distance of 166.56 feet to the North line of a tract of land recorded in Deed Book 2006, Page 2365; thence N90°00'00"W on said South line, a distance of 425.35 feet to the Southeast corner of a tract of land recorded in Deed Book 2003, Page 995; thence N90°00'00"W on the South line of said tract, a distance of 150.00 feet to the East right of way line of County Road 1625; thence S01°37'10"E on said right of way line, a distance of 200.00 feet to the Northwest corner of said tract of land recorded in Deed Book 2004, Page 1889; thence N90°00'00"E on the North line of said tract, a distance of 220.00 feet to the Point of Beginning.

Parcel E

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001701200

001701300

001701600

001701700

001701701

3
4
10W

001701500

001701800

Parcel "C"

001702100

001702001

001701401

001701900

001702002

001702000

PREMIER

001706204

001706203

001706202

001706501

10
4
10W

001706101

001706200

BOOK-PAGE 2017 - 1380-83

DATE OF SALE 6-23-2017

LEGAL DESCRIPTION Parcel A, B, C, D E - BH Suburban

LOCATION ID PARCEL(S) 001702001

ASSESSOR LOCATION Rural 3-4-10

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	26780	72925	99705
2015	37015	107505	144520
2016	37015	109640	146655
2017	46770	116100	162870

SELLING PRICE <u>215,000</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
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SCHOOL BASE # 185 - 91 - 0074 HOUSE QUALITY 30 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1970

MOBILE HOME NA

BOOK-PAGE

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 2017-1397 # PAGES _____ GRANTEE MASTER NAME # Paul E Kral Trustee

PARCEL # / FILING NUMBER 000308600 / 6790

DOC STAMPS Exempt # 19 tax/lien _____

SALES FILE # 154 # 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 195
TOTAL SALE PRICE \$1.00

521 ADJUSTMENTS \$ _____
ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-16-2017

DEED TYPE WD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	NO	MOBILE
1	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	TERMS 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 Paul E Kral - to Paul E Kral Trustee.
However, there is a Deed to be filed
Regarding Denise A Kral Trust 1/2 int... title not clear
contacted Attorney.

Real Estate Transfer Statement

154

• 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>06</u> Day <u>16</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>06</u> Day <u>16</u> Yr. <u>2017</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paul E. Kral, a single person Street or Other Mailing Address 806 W Seward Street City Blue Hill State NE Zip Code 68930 Phone Number 402-756-2048 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Paul E. Kral, Trustee of the Paul E. Kral Trust Street or Other Mailing Address 806 W Seward Street City Blue Hill State NE Zip Code 68930 Phone Number 402-756-2048 Email Address				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> 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 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 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 checked="" type="checkbox"/> Revocable Trust	<input type="checkbox"/> Other (Explain) _____	

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input 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?
\$102,590

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
506 W. Seward Street
Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Paul E. Kral, Trustee of the Paul E. Kral Trust
506 W. Seward Street
Blue Hill, NE 68930

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	\$1 + Contribution to Revocable Trust...	\$	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 + Contribution to Revocable Trust	\$	1.00

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

Henry C. Schenker
 Print or Type Name of Grantee or Authorized Representative

Henry C. Schenker
 Signature of Grantee or Authorized Representative

Attorney
 Title

(308) 425-6273
 Phone Number

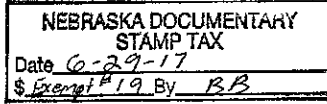
6/16/2017
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>06</u> Day <u>29</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt # 19	28 Recording Data BK2017, Pg 1397-1398	

The East Half (E. ½) of Lot Twelve (12), Block Twelve (12), Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska; and the following described tract located in part of Lots Two (2), Three (3), and Four (4), Block Nineteen (19), Original Town, now Village, of Blue Hill, Webster County, Nebraska, and in part of vacated alley or street between said Blocks Twelve (12) and Nineteen (19): Commencing at a point 12 feet East of the Northwest corner of Lot 2, said Block 19; thence Southwesterly in a straight line to a point 12 feet West of the Southeast corner of Lot 1, Block 12 of said Hoover's Addition; thence East to the center of vacated alley or street between said Block 12 and said Block 19; thence South to the North line of Lot 12, Block 12 of said Hoover's Addition extended East to the middle of said vacated alley or street; thence West to the Northwest corner of the East ½ of Lot 12 of said Block 12; thence South to the North line of Seward Street; thence East to a point on the South line of said Block 19 which is 30' East of the Southwest corner of Lot 4 in said Block 19; thence Northeasterly to a point 40 feet East of the West line of said Lot 4 of said Block 19 and 100.00 feet South of the North line of said Lot 4 of said Block 19; thence Northwesterly 90.65 feet to a point 30' East of the West line of said Lot 4 of said Block 19 and 10' South of North line of said Lot 4 of said Block 19; thence East 79.9' to a point 10' South of the Northeast corner of said Lot 4 of said Block 19; thence North 10' to the Northeast corner of said Lot 4 of said Block 19; thence West to a point 14 feet East of the Southeast corner of Lot 2 of said Block 19; thence Northwesterly to a point 10' North of the South line of said Lot 2 of said Block 19 and 44 feet East of the West line of said Lot 2 of said Block 19; thence Northwesterly to a point 6 feet East of the West line of said Lot 2 of said Block 19 and 26 feet North of the South line of said Lot 2 of said Block 19; thence Northeasterly to a point 40 feet East of the Northwest corner of said Lot 2 of said Block 19; thence west to the point of beginning.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of June A.D., 2017, at 3:15 o'clock P. M. Recorded in Book 2017 on Page 1397-1398
Deb Klingenberg County Clerk
16.00 BB Deputy
Ind Comp Assessor Carded



When recording is complete return to:
Duncan, Walker, Schenker &
Daake, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

WARRANTY DEED

PAULE. KRAL, a single person, Grantor, whether one or more,

in consideration of One and no/100 --- (\$1.00) --- Dollar and Contribution to Revocable Trust, receipt of which is hereby acknowledged, conveys to

PAULE. KRAL, Trustee of the Paul E. Kral Trust, Grantee,

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

The East Half (E. ½) of Lot Twelve (12), Block Twelve (12), Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska; and the following described tract located in part of Lots Two (2), Three (3), and Four (4), Block Nineteen (19), Original Town, now Village, of Blue Hill, Webster County, Nebraska, and in part of vacated alley or street between said Blocks Twelve (12) and Nineteen (19): Commencing at a point 12 feet East of the Northwest corner of Lot 2, said Block 19; thence Southwesterly in a straight line to a point 12 feet West of the Southeast corner of Lot 1, Block 12 of said Hoover's Addition; thence East to the center of vacated alley or street between said Block 12 and said Block 19; thence South to the North line of Lot 12, Block 12 of said Hoover's Addition extended East to the middle of said vacated alley or street; thence West to the Northwest corner of the East ½ of Lot 12 of said Block 12; thence South to the North line of Seward Street; thence East to a point on the South line of said Block 19 which is 30' East of the Southwest corner of Lot 4 in said Block 19; thence Northeasterly to a point 40 feet East of the West line of said Lot 4 of said Block 19 and 100.00 feet South of the North line of said Lot 4 of said Block 19; thence Northwesterly 90.65 feet to a point 30' East of the West line of said Lot 4 of said Block 19 and 10' South of North line of said Lot 4 of said Block 19; thence East 79.9' to a point 10' South of the Northeast corner of said Lot 4 of said Block 19; thence North 10' to the Northeast corner of said Lot 4 of said Block 19; thence West to a point 14 feet East of the Southeast corner of Lot 2 of said Block 19; thence Northwesterly to a point 10' North of the South line of said Lot 2 of said Block 19 and 44 feet East of the West line of said Lot 2 of said Block 19; thence Northwesterly to a point 6 feet East of the West line of said Lot 2 of said Block 19 and 26 feet North of the South line of said Lot 2 of said Block 19; thence Northeasterly to a point 40 feet East of the Northwest corner of said Lot 2 of said Block 19; thence west to the point of beginning.

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

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

Executed: June 16, 2017.


Paul E. Kral.

STATE OF NEBRASKA)
) ss.
COUNTY OF FRANKLIN)

The foregoing was acknowledged before me on June 16, 2017 by Paul E. Kral, a single person.



Henry C. Schenker
Notary Public.

Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

SECTION 1

Grantor of Instrument and Trust

Paul E. Kral

Grantee of Instrument (Trustee)

Paul E. Kral

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Michelle Altice	Daughter
Timothy Kral	Son
Terry Kral	Son
Thomas Kral	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.

Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

SECTION 1

Grantor of Instrument and Trust

Paul E. Kral

Grantee of Instrument (Trustee)

Paul E. Kral

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Tony Kral	Son
Todd Kral	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

Trustee
Title

6/16/2017
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 2017-1405

PAGES _____

GRANTEE MASTER NAME # Michael B. +

PARCEL # / FILING NUMBER ~~002500100~~ / 73415 13-4-12

Linda L. Miller

DOC STAMPS -0-

tax/lien _____

SALES FILE # 155

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 -0-

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-13-2017

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 Exempt # 5A - Adding Husband to Deed

Real Estate Transfer Statement

155

• 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. 6 Day 13 Yr. 17		Mo. 6 Day 13 Yr. 17	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) LINDA L LUKAS a/k/a LINDA L MILLER & MICHAEL B MILLE				Grantee's Name (Buyer) MICHAEL B MILLER & LINDA L MILLER			
Street or Other Mailing Address 1240 S ADAMS CENTRAL AVE				Street or Other Mailing Address 1240 S ADAMS CENTRAL AVE			
City HASTINGS		State NE		City HASTINGS		State NE	
Zip Code 68901				Zip Code 68901			
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 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"/> 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 type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>it tenants</u>

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input 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?
 \$559,255

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
 MICHAEL & LINDA MILLER
 1240 S ADAMS CENTRAL ROAD
 HASTINGS, NE 68901

18a No address assigned 18b Vacant land

20 Legal Description
 THE NW1/4 OF 13-4N-12, WEST OF THE 6TH P.M., WEBSTER COUNTY, NE

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 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

Jennifer Fleischer
 Print or Type Name of Grantee or Authorized Representative

Jennifer Fleischer
 Signature of Grantee or Authorized Representative

Attorney

(402) 762-3524
 Phone Number

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 30 Yr. 17	\$ Exempt # 5a	BK2017, Pg 1405	

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 11:55
o'clock A M. Recorded in Book 2017
on Page 1405
Deb Klingenberg County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-30-17
\$Exempt# 5a By BB

WARRANTY DEED

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

LINDA LOUISE LUKAS MILLER a/k/a LINDA L. MILLER, and MICHAEL B. MILLER, wife and husband, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, MICHAEL B. MILLER and LINDA L. MILLER, husband and wife, as joint tenants and not tenants in common, the following described real estate in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP FOUR (4) NORTH, RANGE TWELVE (12), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's 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: 6-13-17

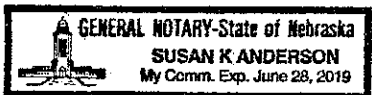
Linda L. Miller
LINDA LOUISE LUKAS MILLER, Grantor
a/k/a LINDA L. MILLER

Michael B. Miller
MICHAEL B. MILLER, Grantor

STATE OF NEBRASKA)
)SS.
COUNTY OF Adams)

Before me, a notary public qualified for said county, personally came LINDA LOUISE LUKAS MILLER a/k/a LINDA L. MILLER and MICHAEL B. MILLER, wife and husband, 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 June 13 2017.
Susan K. Anderson
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1416

PAGES _____

GRANTEE MASTER NAME # Travis + Kristy

PARCEL # / FILING NUMBER 000123400 / 35560

Kennedy
13090

DOC STAMPS 0-

tax/lien _____

SALES FILE # 156

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 2,250

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-30-2017

DEED TYPE JTWD

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 _____

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.

156

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>30</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>06</u> Day <u>28</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) City of Red Cloud, Board of Public Trust		Grantee's Name (Buyer) Travis & Kristy Kennedy	
Street or Other Mailing Address 540 N Webster St		Street or Other Mailing Address 205 E 7th St	
City Red Cloud	State NE	Zip Code 68970	City Red Cloud
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No
Email Address		Email Address	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	
<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<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 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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

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

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

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

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

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

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

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

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

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

18a No address assigned 18b Vacant land

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

20 Legal Description
Lot Twenty-one (21) and the North Fifteen feet (N15') of Lot Twenty-two (22), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 2,250.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 2,250.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2

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

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

[Signature] Attorney
Signature of Grantee or Authorized Representative Title Date 6/30/17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>6</u> Day <u>30</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 2</u>	28 Recording Data <u>BK2017, Pg 1416</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 30 day of June A.D., 2017 at 1:20 o'clock P. M. Recorded in Book 2017 on Page 1416
Deb Klingebesser County Clerk
\$10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-30-17
\$ Exempt # 2 By BR

JOINT TENANCY WARRANTY DEED

The City of Red Cloud, Board of Public Trust, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Travis Kennedy and Kristy Kennedy, husband and wife, as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Twenty-one (21) and the North Fifteen feet (N15') of Lot Twenty-two (22), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed ~~July~~ ^{June} 28, 2017.

THE CITY OF RED CLOUD, BOARD OF PUBLIC TRUST

Gary Meyer
Gary Meyer, President

Beverly Meyer
Beverly Meyer, Secretary

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ~~July~~ ^{June} 28, 2017, by Gary Meyer, President, and Beverly Meyer, Secretary, on behalf of the The City of Red Cloud, Board of Public Trust.

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

Kory McCracken
Notary Public

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-1416

DATE OF SALE 6-30-2017

LEGAL DESCRIPTION Lot 21 N15' Lot 22 Block 5 Smith + Moores

LOCATION ID PARCEL(S) 000123400 / 35560

ASSESSOR LOCATION RE

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	500	6585	7085
2015	500	6585	7085
2016	500	5065	5565
2017	500	5065	5565

SELLING PRICE 2250 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 65 | HOUSE QUALITY 30 | HOUSE CONDITION 10 | DATE OF CONSTRUCTION 1894

MOBILE HOME

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 07/19/2017
Inspected By: CJ Inspection Date: 09/23/2016

Record : 1 of: 1

Parcel ID #:	000123400	Map #	: 4371-00-0-10020-005-0000
KENNEDY, TRAVIS & KRISTY		Situs	:714 N ELM ST
205 E 7TH STREET		Legal	:LOT 21 & NORTH 15' LOT 22 BLOCK 5
RED CLOUD, NE			SMITH & MOORE'S ADDITION RED CLOUD
	68970-		

LOT INFORMATION

Neighborhood :	200 RED CLOUD		
Lot Width :	40	Value Method:	SF
Lot Depth :	142	# of Units :	5680
Topography :		Unit Value :	0.09
Street Access :		Adjustments :	
Utilities :		Lot Value :	500

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1894/123
Quality :	30 - Average	Effective Age :	
Condition :	10 - Poor	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% SIDING		
Floor Area :	648		
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)	\$5,565
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$5,065
Land Value	\$500
FINAL ESTIMATE OF VALUE	\$5,565
Value per Square Foot	8
Current Total Assessed Value for Parcel # 000123400	\$5,565

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: 07/19/2017

Record : 1 of: 1

Parcel ID #: 000123400	Map #: 4371-00-0-10020-005-0000
KENNEDY, TRAVIS & KRISTY	Situs : 714 N ELM ST
205 E 7TH STREET	Legal : LOT 21 & NORTH 15' LOT 22 BLOCK 5
RED CLOUD, NE 68970-	SMITH & MOORE'S ADDITION RED CLOUD

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		648	x 92.74	= 60,096
<u>ADJUSTMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u> <u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING		648	2.01	2.01 1,302
PLUMBING Base is: 9 (under base)		4	1176.67	(6.90) (4,471)
BASEMENT COST				0.00
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST		648	x 87.85	= 56,927
<u>IMPROVEMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u> <u>Total Cost</u>
NO GARAGE				
OPEN SLAB		108	6.08	655
SOLID WALL PORCH		96	59.90	5,750

TOTAL REPLACEMENT COST NEW	648	x	97.73	=	63,330
----------------------------	-----	---	-------	---	--------

Depreciation : 92% Total 92% Physical Functional Economic	(58,265)
Less Depreciation/Plus Appreciation :	

Improvement Value	\$5,065
Land Value	\$500
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$5,565
Value per Square Foot	\$8.00

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1434

PAGES _____

GRANTEE MASTER NAME # Leland Otto Erickson

PARCEL # 002305700
 FILING NUMBER 002305700
 House - Leland & Susan Have Now

Now-002301000/71720 6-2-12
Will Have Land 12448

DOC STAMPS 832.50

tax/lien _____

SALES FILE # 157

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 50

TOTAL SALE PRICE 370,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-27-2017

DEED TYPE JTW D

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 NE 1/4 6-2-12 less 360 X 605

Real Estate Transfer Statement

157

• 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>27</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>6</u> Day <u>27</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Anita E. Spencer and Roger Spencer Street or Other Mailing Address PO Box 141 City Funk State NE Zip Code 68940				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Leland Otto Erickson and Susan Lee Erickson Street or Other Mailing Address 167 Rd. N City Campbell State NE Zip Code 68932			
Phone Number (308) 263-2091 Email Address				Phone Number (402) 746-3732		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	

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 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.)

<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?
\$370,000

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Leland and Susan Erickson
167 Rd. N
Campbell, NE 68932

18a No address assigned 18b Vacant land

20 Legal Description
The Northeast Quarter (NE1/4) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract beginning at a point 1,400 feet West of the Northeast corner of said Northeast Quarter (NE1/4) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., thence West 605 feet, thence South 360 feet, then East 605 feet, thence North 360 feet to the Point of Beginning.

21 If agricultural, list total number of acres 155+/-

22 Total purchase price, including any liabilities assumed	22	\$ 370,000.00
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	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 370,000.00

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

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

sign here **Randall Alexander** (402) 879-4751
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Attorney at Law 6-27-17
 Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>5</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>832.50</u>	28 Recording Data <u>BK2017, Pg 1434</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 5 day of July A.D., 2017, at 10:00 o'clock A. M. Recorded in Book 2017 on Page 1434
Deb Kligenbeager County Clerk
10:00 Deputy
Incl. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-5-17
\$ 832.50 By BR

Return to: **JOINT TENANCY WARRANTY DEED**

Downing, Alexander & Wood
P.O. Box 185
Superior, NE 68978

ANITA E. SPENCER and ROGER SPENCER, wife and husband, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to LELAND OTTO ERICKSON and SUSAN LEE ERICKSON, Husband and Wife, Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Webster County,

Nebraska:

The Northeast Quarter (NE1/4) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract beginning at a point 1,400 feet West of the Northeast corner of said Northeast Quarter (NE1/4) of Section Six (6), Township Two (2) North, Range Twelve (12) West of the 6th P.M., thence West 605 feet, thence South 360 feet, then East 605 feet, thence North 360 feet to the Point of Beginning.

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

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

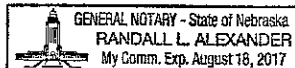
Executed: July 27, 2017

Anita E. Spencer
ANITA E. SPENCER

Roger Spencer
ROGER SPENCER

State of Nebraska)
) SS.
County of Buffalo)

The foregoing instrument was acknowledged before me on the 27th day of June 2017, by ANITA E. SPENCER and ROGER SPENCER, wife and husband.



[Signature]
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE

AGLAND INVENTORY REPORT

Date of Print : 07/31/2017

Parcel # : 002301000
 Current Owner : ERICKSON, LELAND & SUSAN
 167 RD N
 CAMPBELL, NE 68932-0000

Map # : 4369-6-1-0-0-71720
 Tax District : 50
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : NE1/4 LESS 360'X 605' 6-2-12

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	3D	No		24.39	2,265	55,245	55,245
3852	GEARY-HOBBS SOILS	DRY	4D	No		1.92	2,190	4,205	4,205
3561	HOBBS SILT LOAM, OCCASIONALLY DRY		2D1	No		35.24	2,435	85,810	85,810
2671	HOLDREGE SILT LOAM, 3-7% SLOP DRY		3D1	No		3.29	2,265	7,450	7,450
2668	HOLDREGE SILT LOAM, 1-3% SLOP DRY		1D	No		4.56	2,705	12,335	12,335
2667	HOLDREGE SILT LOAM, 0-1% SLOP DRY		1D	No		0.19	2,705	515	515
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D	No		19.90	2,190	43,580	43,580
Dry Use Totals :						89.49		209,140	209,140
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		3.56	1,425	5,075	5,075
3852	GEARY-HOBBS SOILS	GRAS	4G	No		10.16	1,425	14,480	14,480
3561	HOBBS SILT LOAM, OCCASIONALLY GRAS		2G1	No		27.19	1,425	38,745	38,745
2675	HOLDREGE SILT LOAM, 3 TO 7% S	GRAS	2G	No		0.07	1,425	100	100
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		0.40	1,425	570	570
Grass Use Totals :						41.38		58,970	58,970
3561	HOBBS SILT LOAM, OCCASIONALLY	IRRG	2A1	No		14.26	4,930	70,300	70,300
3852	GEARY-HOBBS SOILS	IRRG	4A	No		1.39	4,740	6,590	6,590
Irrg Use Totals :						15.65		76,890	76,890
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.43	0	0	0
Road Use Totals :						3.43		0	0
Parcel Totals :						149.95		345,000	345,000

BOOK-PAGE 2017-1434

DATE OF SALE 6-27-2017

LEGAL DESCRIPTION NE 1/4 6-2-12 less 360 x 205

LOCATION ID PARCEL(S) 002301000

ASSESSOR LOCATION rural

ADDRESS OF PROPERTY Rural 6-2-12

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	299 230		299 230
2015	416 000		416 000
2016	345 115		345 115
2017	345 000		345 000

SELLING PRICE 370,000

521
ADJUSTMENT

ASSESSOR
ADJUSTMENT

ADJUSTED
SELLING PRICE

SCHOOL BASE # 50-91-0002

HOUSE QUALITY —

HOUSE CONDITION —

DATE OF CONSTRUCTION —

MOBILE HOME —

BOOK-PAGE

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 2017-1436 # PAGES _____ GRANTEE MASTER NAME # Lonnie Kort
 PARCEL # / FILING NUMBER Res (Com) 3228 + 32270 / 8330 + 3227 / 8340 + 20022 / 6945D
8350 # 13092

DOC STAMPS Exempt tax/lien _____

SALES FILE # 158 # 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 X2 195 + 110 (Ag)

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-16-17

DEED TYPE @CD

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 Comm - Res - Ag - Carrie Kort giving all her interest to Lonnie. (Dissolution)

Real Estate Transfer Statement

158

• 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>16</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>6</u> Day <u>16</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) LONNIE R KORT & CARRIE J KORT Street or Other Mailing Address 413 NORTHEAST RAILWAY STREET City BLUE HILL State NE Zip Code 68930 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) LONNIE R KORT Street or Other Mailing Address 413 NORTHEAST RAILWAY STREET City BLUE HILL State NE Zip Code 68930 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 type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> 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) <u>Dissolution</u>

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input 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?
\$267,130

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
LONNIE R KORT
413 NORTHEAST RAILWAY STREET
BLUE HILL, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description
SEE ATTACHED

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <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 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.

JENNIFER FLEISCHER (402) 762-3524
Print or Type Name of Grantee or Authorized Representative Phone Number

Jennifer Fleischer ATTORNEY
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>5</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2017, Pg 1436-1437</u>

ANY AND ALL MY INTEREST IN AND TO:

THE WEST FIFTY (50) FEET OF LOT ONE (1) AND ALL OF LOT TWO (2), BLOCK THREE (3), ✓
IN BUSCHOW'S ADDITION TO THE TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

LOT THREE (3) AND THE WEST FIFTY (50) FEET OF LOT FOUR (4), BLOCK THREE (3), ✓
BUSCHOW'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA.

THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SECTION
ELEVEN (11), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH
P.M., WEBSTER COUNTY NEBRASKA **EXCEPT** A TRACT OF LAND LOCATED IN
SAID NE1/4 DESCRIBED AS : COMMENCING AT THE NORTHEAST CORNER AS THE
POINT OF BEGINNING AND PROCEEDING WEST 466.66 FEET, THENCE SOUTH
466.66 FEET, THENCE EAST 466.66 FEET, THENCE NORTH 466.66 FEET TO THE POINT
OF BEGINNING, **AND EXCEPT** A TRACT CONVEYED TO THE STATE OF NEBRASKA
RECORDED IN DEED BOOK 25, PAGE 191, **AND EXCEPT** THAT PORTION
CONVEYED TO THE STATE OF NEBRASKA RECORDED IN BOOK 79, PAGE 24.

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 5 day
of July A.D., 2017, at 11:15
o'clock A M. Recorded in Book 2017
on Page 1436-1437
Deb Klingenberg County Clerk
16.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-5-17
\$ Exempt # 5 By BR

QUIT CLAIM DEED

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

LONNIE R. KORT and CARRIE J. KORT, husband and wife, herein called Grantor whether one or more, in consideration of one dollar and other valuable consideration, received from Grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto **LONNIE R. KORT, a married person**, herein called the Grantee whether one or more, the following described real estate property in Webster County, Nebraska:

ANY AND ALL MY INTEREST IN AND TO:

THE WEST FIFTY (50) FEET OF LOT ONE (1) AND ALL OF LOT TWO (2), BLOCK THREE (3), IN BUSCHOW'S ADDITION TO THE TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

LOT THREE (3) AND THE WEST FIFTY (50) FEET OF LOT FOUR (4), BLOCK THREE (3), BUSCHOW'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA.

THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SECTION ELEVEN (11), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., WEBSTER COUNTY NEBRASKA EXCEPT A TRACT OF LAND LOCATED IN SAID NE1/4 DESCRIBED AS : COMMENCING AT THE NORTHEAST CORNER AS THE POINT OF BEGINNING AND PROCEEDING WEST 466.66 FEET, THENCE SOUTH 466.66 FEET, THENCE EAST 466.66 FEET, THENCE NORTH 466.66 FEET TO THE POINT OF BEGINNING, AND EXCEPT A TRACT CONVEYED TO THE STATE OF NEBRASKA RECORDED IN DEED BOOK 25, PAGE 191, AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF NEBRASKA RECORDED IN BOOK 79, PAGE 24.

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.

Dated this 16 day of June, 2017

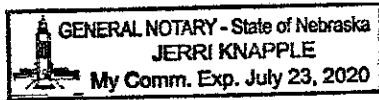
Lonnie Kort
LONNIE R. KORT, Grantor

Carrie Kort
CARRIE J. KORT, Grantor

STATE OF NEBRASKA)
)SS.
COUNTY OF WEBSTER)

Before me, a notary public qualified for said county, personally came LONNIE R. KORT and CARRIE J. KORT, husband and wife, 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 6-16, 2017



Jerr Knapple
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1450

PAGES _____

GRANTEE MASTER NAME# Village of Bladen

PARCEL # / FILING NUMBER 000506700 / 620

10978

DOC STAMPS 2.25

tax/lien _____

SALES FILE # 159

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 140

TOTAL SALE PRICE 500.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-1-2017

DEED TYPE QCD

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 _____

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 159
 • 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. <u>7</u> Day <u>1</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>7</u> Day <u>1</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rose Boyd Tammy Boyd Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Village of Bladen Street or Other Mailing Address 211 North Main	
City Bladen	State NE	Zip Code 68928	City Bladen
Phone Number	State NE	Zip Code 68928	Phone Number 402 756 1369
Email Address	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 bladenclerk @ gtmc.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 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"/> 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"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input 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 **clearing lot**

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
117 South Thorne Street

18a No address assigned 18b Vacant land

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

20 Legal Description
Lots 1 and 2, Block 18, Original Town of Bladen, Webster Co., NE

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$ 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	\$ 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.

Print or Type Name of Grantee or Authorized Representative: **Village of Bladen** Phone Number: **402 756 1369**

Signature of Grantee or Authorized Representative: **Debra Thayer** Title: **Village Clerk/Treasurer** Date: _____

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>7</u> Day <u>6</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data BK2017, Pg 1450
--	--	---

For Dept. Use Only

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of July A.D., 2017, at 12:45 o'clock P M. Recorded in Book 2017 on Page 1450
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-6-17
2.25 By RR

QUITCLAIM DEED

Rose Marie Boyd, a single person, and Tammy Boyd, a single person, GRANTORS, in consideration of FIVE HUNDRED DOLLARS (\$500.00) receipt of which is hereby acknowledged, quitclaim and convey to the Village of Bladen, a Nebraska municipal corporation, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Eighteen (18), Original Town of Bladen, Webster County, Nebraska.

Executed July 1, 2017.

Rose Marie Boyd Tammy Boyd
Rose Marie Boyd Tammy Boyd

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

DEBRA JO THAYER
General Notary State of Nebraska
My Commission Expires
April 22, 2020.

The foregoing instrument was acknowledged before me on July 1, 2017, by Rose Marie Boyd, a single person.

Comm. expires April 22, 2020 Debra Jo Thayer
Notary Public

STATE OF Nebraska, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on July 1, 2017, by Tammy Boyd, a single person.

Comm. expires April 22, 2020 Debra Jo Thayer
Notary Public

DEBRA JO THAYER
General Notary State of Nebraska
My Commission Expires
April 22, 2020.

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 07/31/2017
Inspected By: TS Inspection Date: 10/09/2007

Record : 1 of: 1

Parcel ID #: 000506700	Map # : 4131-00-0-30005-018-0620
VILLAGE OF BLADEN	Situs : 117 S THORNE ST
PO BOX 37	Legal : LOTS 1-2 BLK 18 BLADEN ORIGINAL TOWN
BLADEN, NE	68928-0000

LOT INFORMATION

Neighborhood : 400 BLADEN	Value Method: SF
Lot Width : 13762	# of Units : 13762
Lot Depth : 1	Unit Value : 0.13
Topography : LEVEL Amenities	Adjustments :
Street Access : BLACKTOP	Lot Value : 1,815
Utilities : NONE	

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)	\$2,290
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$475
Land Value	\$1,815
FINAL ESTIMATE OF VALUE	\$2,290
Value per Square Foot	
Current Total Assessed Value for Parcel # 000506700	\$2,290

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: 07/31/2017

Record : 1 of: 1

Parcel ID #: 000506700	Map #: 4131-00-0-30005-018-0620
VILLAGE OF BLADEN	Situs :117 S THORNE ST
PO BOX 37	Legal :LOTS 1-2 BLK 18 BLADEN ORIGINAL TOWN
BLADEN, NE	68928-0000

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>	<u>Square feet</u>	<u>Base_SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		x	=	0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
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>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
BLADEN SALV HOUSE	1248	0.38	0%	475 *

TOTAL REPLACEMENT COST NEW x =

Depreciation :	Total	Physical	Functional	Economic
Less Depreciation/Plus Appreciation :				
Improvement Value				\$0
Land Value				\$1,815
Lump Sums				475 *
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$2,290
Value per Square Foot				

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE

2017

DATE OF SALE

7-1-2017

LEGAL DESCRIPTION

Lots 1+2 Block 18 Bladen, NE

LOCATION ID PARCEL(S)

000506200

ASSESSOR LOCATION

Bladen

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	1815	475	2290
2015	1815	475	2290
2016	1815	475	2290
2017	1815	475	2290

SELLING PRICE

500

521

ADJUSTMENT

ASSESSOR

ADJUSTMENT

ADJUSTED

SELLING PRICE

SCHOOL BASE #

140-01-0123

HOUSE QUALITY

HOUSE CONDITION

DATE OF CONSTRUCTION

MOBILE HOME

Bladen Salvr. House

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1464 # PAGES _____ GRANTEE MASTER NAME # Jeremy Muhs
 PARCEL # / FILING NUMBER 000616300 / 18200 # 13093

DOC STAMPS 78.75 tax/lien _____

SALES FILE # 160 # 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 34500

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-7-2017

DEED TYPE JTWD

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 _____

Real Estate Transfer Statement 1601

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>07</u> Day <u>07</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>07</u> Day <u>07</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Violett Merrill Street or Other Mailing Address 636 N Locust 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) Jeremy Muhs Street or Other Mailing Address 515 High St City Guide Rock State NE Zip Code 68942 Phone Number (970) 219-7991 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

<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 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?
\$34,500

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 **Gary Thompson Agency** No

18 Address of Property
515 High Street
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
Jeremy Muhs
515 High Street
Guide Rock, NE 68942

20 Legal Description
South 25' Lot 4 & All 5&6 Blk 3 Guide Rock Talbots Addition

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 34,500.00
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	\$ 34,500.00

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 **Bridget Daehling** Associate Real Estate Broker (402) 746-2242

 Signature of Grantee or Authorized Representative Title Date 7-7-2017

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>07</u> Day <u>10</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>78.75</u>	28 Recording Data BW2017, Pg 1464

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 10th day
of July, A.D., 2017, at 10:32
o'clock P.M. Recorded in Book 201
on Page 1464
Debra Kingenbost County Clerk
10:00 D.M. Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7/10/17
\$ 72.75 By DM

JOINT TENANCY WARRANTY DEED

Violet R. Merrill, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Jeremy Muhs and Alisa Muhs, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Twenty-five feet (S25') of Lot Four (4), and all of Lots Five (5) and (6), Block Three (3), Talbot's Addition to Guide Rock, Webster County, Nebraska.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

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

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

Executed July 7, 2017.

Violet R. Merrill
Violet R. Merrill

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 7, 2017, by Violet R. Merrill, a single person.

Comm. expires May 19, 2020

Bridget Daehling
Notary Public

GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 18, 2020

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 07/31/2017

Record : 1 of: 1

Inspected By: TS Inspection Date: 10/02/2013

Parcel ID #:	000616300	Map #	: 4487-00-0-40020-003-0000
MUHS, JEREMY		Situs	:515 HIGH ST
515 HIGH STREET		Legal	:S25' LOT 4 & ALL 5 & 6 BLK 3 GUIDE ROCK TALBOTS ADDITION
GUIDE ROCK, NE	68942-		

LOT INFORMATION

Neighborhood :	100 GUIDE ROCK			
Lot Width :	140	Value Method:	SF	
Lot Depth :	125	# of Units :	17500	
Topography :	LEVEL	Amenities	Unit Value :	0.01
Street Access :	BLACKTOP	Adjustments :		
Utilities :	ALL	Lot Value :	170	

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1967/50
Quality :	20 - Fair	Effective Age :	
Condition :	20 - Fair	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% COMMON-BRICK		
Floor Area :	1,404		
Basement Area :	0		
Sub Floor :	CONCRETE SLAB		
Bedrooms :	4		
Baths :	1.5		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	7		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	.....	\$28,230
Estimate of Value (Using Market Approach)	.....
Estimate of Value (Using Model)	.....
Model # and Description		
Calculations	0 x 0	

FINAL ESTIMATE

Improvement Value	.....	\$28,060
Land Value	.....	\$170
FINAL ESTIMATE OF VALUE	.....	\$28,230
Value per Square Foot	.....	20
Current Total Assessed Value for Parcel # 000616300	.....	\$28,230

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: 07/31/2017

Record : 1 of: 1

Parcel ID #: 000616300 Map # : 4487-00-0-40020-003-0000

MUHS, JEREMY Situs :515 HIGH ST
515 HIGH STREET Legal :S25' LOT 4 & ALL 5 & 6 BLK 3 GUIDE
GUIDE ROCK, NE 68942- ROCK TALBOTS ADDITION

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	1,404	x	78.79	= 110,621
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR			(2.36)	(3,313)
HEATING & COOLING	1,404	1.90	1.90	2,668
PLUMBING Base is: 7	Base			
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1404	x	78.33	= 109,975

<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
ATTACHED GARAGE	364	24.92	0.84	9,070
DET GAR FAIR CONC	576	16.20	42%	5,410 *
CONC DRIVE/FAIR	1000	3.96		3,960
CONCRETE DRIVE/FAIR	700	4.09	42%	1,660 *
YARD SHED/FAIR	120	2.38	42%	165 *
OPEN SLAB	36	5.89		210
CARPORT/GABLE/FAIR	216	8.85	42%	1,110 *

TOTAL REPLACEMENT COST NEW 1404 x 87.76 = 123,215

Depreciation : 84% Total 84% Physical Functional Economic
Less Depreciation/Plus Appreciation : (103,500)

Improvement Value \$19,715
Land Value \$170
Lump Sums 8,345 *
ESTIMATE OF VALUE (USING THE COST APPROACH) \$28,230
Value per Square Foot \$20.00

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-1464

DATE OF SALE 7-7-2017

LEGAL DESCRIPTION South 25' Lot 4 + All 5+6 Block 3 Guide Rock Talbots Addition G.R.

LOCATION ID PARCEL(S) 6163

ASSESSOR LOCATION Guide Rock

ADDRESS OF PROPERTY 515 High Street

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	170	32065	32235
2015	170	29540	29710
2016	170	21900	22070
2017	170	28060	28230

SELLING PRICE 34500 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 25 650011 | HOUSE QUALITY 20 | HOUSE CONDITION 20 | DATE OF CONSTRUCTION 1967

MOBILE HOME

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1477 # PAGES _____ GRANTEE MASTER NAME # Jason M. + Dawn D.
 PARCEL # / FILING NUMBER 000514600 / 11600 7-4-11 Bladen Newt. Boyd
000514600 / 1490 # 13094

DOC STAMPS 128.25 tax/lien _____

SALES FILE # 1161 # PAGES _____

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

TAX DISTRICT 140

TOTAL SALE PRICE 57,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-30-2017

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

COMMENTS Res + Greenbelt

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.

161

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>30</u> Yr. <u>2017</u>	4 Date of Deed Mo. _____ Day _____ Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Tyler J. Vance and Tara L. Vance Street or Other Mailing Address PO Box 21 City <u>Bladen NE</u> State <u>68928</u> Zip Code Phone Number 402-469-3116 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jason M. Boyd and Dawn D. Boyd Street or Other Mailing Address 111 W O Street City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u> Phone Number 704-621-6753 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 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) _____

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?
\$57,000

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 Hastings First Choice No

18 Address of Property
**111 West O Street
Bladen, NE 68928**

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

16a No address assigned 16b Vacant land

20 Legal Description
See Attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	57,000.00
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	\$	57,000.00

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

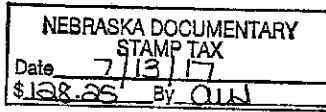
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **JASON M BOYD** Print or Type Name of Grantee or Authorized Representative **704-621-6753** Phone Number
Jason M Boyd Signature of Grantee or Authorized Representative **Grantee** Title **6/30/2017** Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>13</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>128.25</u>	28 Recording Data <u>BK2017, Pg 1477</u>

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

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 13 day
of July A.D., 2017, at 8:52
o'clock A.M. Recorded in Book 207
on Page 147
Debt Jason M. Boyd County Clerk
\$10.00 DAW Deputy
Ind ___ Comp ___ Assessor ___ Cared ___



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

WARRANTY DEED

Tyler J. Vance and Tara L. Vance, also known as Tara Vance, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jason M. Boyd and Dawn D. Boyd, 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), Twelve (12) and Thirteen (13), Block 1, Spence & Bennet's Addition to Bladen, Webster County, Nebraska, AND

The South One Hundred Sixty Feet (S160') of a tract described as part of Lots One (1) and Two (2) in the Southeast Quarter (SE¼) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at a point 280 feet South of the Northeast corner of said Lot One (1), running thence West 254 feet, thence South 379 feet, thence East 256.7 feet, thence North along the East line of Lots One (1) and Two (2) to the point of beginning.

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.

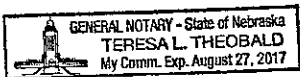
Executed June 30, 2017.

Tyler J. Vance
Tyler J. Vance

Tara L. Vance
Tara L. Vance

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on June 30, 2017 by Tyler J. Vance and Tara L. Vance, also known as Tara Vance, husband and wife.



Teresa A. Theobald
Notary Public

My commission expires: 8/27/2017

Lots Eleven (11), Twelve (12) and Thirteen (13), Block 1, Spence & Bennet's Addition to Bladen, Webster County, Nebraska, AND ✓

The South One Hundred Sixty Feet (S160') of a tract described as part of Lots One (1) and Two (2) in the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at a point 280 feet South of the Northeast corner of said Lot One (1), running thence West 254 feet, thence South 379 feet, thence East 256.7 feet, thence North along the East line of Lots One (1) and Two (2) to the point of beginning. ✓

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 07/31/2017

Parcel # : 000516100
 Current Owner : BOYD, JASON M. & DAWN D.

111 W O STREET
 BLADEN, NE 68928-

Map # : 4131-07-4-30035-000-1600
 Tax District : 140
 Neighborhood : 1
 Greenbelt Area/Date : YES 02/19/2002

Legal Description : 160' OF LOTS 1-2 IN SE1/4 7-4-11 BLADEN NEW TERRITORY

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
3864G	GREENBELT, HASTINGS SILT LOAM DRY		LD1G	No		0.93	2,705	3,445	2,515
					Dry Use Totals :	0.93		3,445	2,515
					Parcel Totals :	0.93		3,445	2,515

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 07/31/2017
Inspected By: TS Inspection Date: 10/04/2007

Record : 1 of: 1

Parcel ID #: 000514600 Map # : 4131-00-0-30030-001-1490

BOYD, JASON M. & DAWN D. Situs :111 W 'O' ST
111 W O STREET Legal :LOTS 11-13 BLK 1 BLADEN SPENCE &
BLADEN, NE 68928- BENNETTS ADDITION

LOT INFORMATION

Neighborhood : 400 BLADEN		
Lot Width : 150		Value Method: SF
Lot Depth : 125		# of Units : 18750
Topography : LEVEL Amenities		Unit Value : 0.1
Street Access : BLACKTOP		Adjustments :
Utilities : ALL		Lot Value : 1,865

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1900/117
Quality : 40 - Good	Effective Age :
Condition : 30 - Average	Remodel Date :
Arch Type :	Remodel Type :
Style : Two-Story 88% One-Story 12%	
Exterior Wall : 100% SIDING	
Floor Area : 1,636	
Basement Area : 720	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms :	
Baths : 2.0	
Heat Type : 100% WARM & COOLED	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 8	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$57,575
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$55,710
Land Value	\$1,865
FINAL ESTIMATE OF VALUE	\$57,575
Value per Square Foot	34
Current Total Assessed Value for Parcel # 000514600	\$57,575

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: 07/31/2017

Record : 1 of: 1

Parcel ID #: 000514600	Map # : 4131-00-0-30030-001-1490
<hr/>	
BOYD, JASON M. & DAWN D. 111 W O STREET BLADEN, NE 68928-	Situs :111 W 'O' ST Legal :LOTS 11-13 BLK 1 BLADEN SPENCE & BENNETTS ADDITION

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		1,636	x	96.27	= 157,498
<u>ADJUSTMENTS</u>					
ROOFING		916		(2.39)	(2,192)
SUBFLOOR					
HEATING & COOLING		1,636		2.24	3,665
PLUMBING Base is: 12 (under base)		4		1910	(7,264)
BASEMENT COST		720		21.34	15,362
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
<hr/>					
ADJUSTED STRUCTURE COST		1636	x	102.12	= 167,068
<u>IMPROVEMENTS</u>					
NO GARAGE					
DET GAR AVE CONC		528		18.39	6,605 *
CONC DRV/FAIR		870		4.02	2,030 *
SLAB W/ROOF & STEPS		192		30.88	5,930
OPEN SLAB PORCH		64		21.03	1,345
<hr/>					
TOTAL REPLACEMENT COST NEW		1636	x	106.57	= 174,345
<hr/>					
Depreciation : 73% Total	73% Physical	Functional	Economic		
Less Depreciation/Plus Appreciation :				(127,270)	
<hr/>					
Improvement Value					\$47,075
Land Value					\$1,865
Lump Sums					8,635 *
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$57,575
Value per Square Foot					\$34.00

PAGE 1

COMMENTS

2-Parcels

BOOK-PAGE 2017-1477

DATE OF SALE 6-30-2017

LEGAL DESCRIPTION 5161-160' Lots 1-2 SE 1/4 7-4-11 New Territory

LOCATION ID PARCEL(S) 5161 + 5146

ASSESSOR LOCATION rural - Greenbelt / ⁵¹⁶¹

ADDRESS OF PROPERTY 5161-N Main Street 700 Blk / 5146

YEAR	LAND	IMPROVEMENTS	TOTAL
5161 2014	1960	0	1960
2015	2820		2820
2016	2515		2515
2017	2515		2515
<u>5146</u> 2014	1865	22585	24450
2015	1865	22585	24450
2016	1865	50480	52345
2017	1865	55710	57575

SELLING PRICE 57,000 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE (5146) 140 - 01-0123 | HOUSE QUALITY 40 | HOUSE CONDITION 30 | DATE OF CONSTRUCTION 1900

MOBILE HOME N/A 5161 - Land only

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1479 # PAGES _____ GRANTEE MASTER NAME # Travis Fraser
 PARCEL # / FILING NUMBER 000341300/10210 _____ # 13095

DOC STAMPS 225.10 tax/lien _____

SALES FILE # 162 # 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 1,000,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-7-2017

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 _____

Real Estate Transfer Statement

162

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>7</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>6</u> Day <u>29</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Amy L. Trampe and Rowland Trampe Street or Other Mailing Address 311 W. 11th St. City Kearney State NE Zip Code 68845 Phone Number (308) 234-9713 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Travis Fraser Street or Other Mailing Address 524 N. Wilson St. City Blue Hill State NE Zip Code 68930 Phone Number 402-460-0320 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 type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
524 N. Wilson 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
Lot 10, except the N 65 feet thereof, Donn's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, except the W 20 feet thereof deeded to the City of Blue Hill, Nebraska, for public street or alley, and except that portion deeded to the State of Nebraska for road purposes

21 If agricultural, list total number of acres _____

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

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

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

sign here	<p>Travis Fraser Print or Type Name of Grantee or Authorized Representative</p> <p><i>Travis Fraser</i> Signature of Grantee or Authorized Representative</p>	<p>Grantee Title</p>	<p>402 460 0320 Phone Number</p> <p>7-7-2017 Date</p>
------------------	--	---------------------------------	---

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>13</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>225.00</u>	28 Recording Data BK2017, Pg 1479

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 July A.D., 2017, at 12:55 o'clock P M. Recorded in Book 2017 on Page 1479
Deb Klungenberger County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-13-17
\$ 225.00 By BB

Return to Travis Fraser, 524 Wilson, Blue Hill, NE 68930

WARRANTY DEED

AMY L. TRAMPE, FKA AMY L. GLENN AND ROWLAND TRAMPE, wife and husband, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to TRAVIS FRASER, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lot Ten (10), except the North Sixty-Five (N 65) feet thereof, Donn's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof, except the West Twenty (W 20) feet thereof deeded to the City of Blue Hill, Nebraska, for public street or alley, and except that portion deeded to the State of Nebraska for road purposes.

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

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

Dated: June 29, 2017.

Amy L. Trampe Rowland Trampe
AMY L. TRAMPE ROWLAND TRAMPE

STATE OF NEBRASKA)
COUNTY OF Buffalo)SS:

The foregoing warranty deed was acknowledged before me on June 29, 2017 2017, by Amy L. Trampe.

Pamela M Albers
Notary Public

My commission expires: January 11, 2019

STATE OF NEBRASKA)
COUNTY OF Buffalo)SS:

GENERAL NOTARY - State of Nebraska
PAMELA M ALBERS
My Comm. Exp. January 11, 2019

The foregoing warranty deed was acknowledged before me on June 29, 2017 2017, by Rowland Trampe.

Pamela M Albers
Notary Public

My commission expires: January 11, 2019

GENERAL NOTARY - State of Nebraska
PAMELA M ALBERS
My Comm. Exp. January 11, 2019

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/02/2017
Inspected By: CJ Inspection Date: 09/09/2015

Record : 1 of: 1

Parcel ID #: 000341300 Map # : 4133-00-0-20065-000-0000
FRASER, TRAVIS Situs :524 N WILLSON ST
524 N. WILSON ST. Legal :S 85' LOT 10 DONN'S ADDITION BLUE HILL
BLUE HILL, NE 68930-

LOT INFORMATION

Neighborhood : 300 BLUE HILL	Value Method: SF
Lot Width : 85	# of Units : 21862
Lot Depth : 257.2	Unit Value : 0.21
Topography : ROLLING Amenities	Adjustments :
Street Access : C&G,A,HWY	Lot Value : 4,625
Utilities : ALL	

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1984/33
Quality : 30 - Average	Effective Age :
Condition : 35 - Average +	Remodel Date :
Arch Type :	Remodel Type :
Style : Bi-Level 100%	
Exterior Wall : 100% VINYL	
Floor Area : 1,931	
Basement Area : 0	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 2	
Baths : 2.0	
Heat Type : 100% WARM & COOLED	
Roof Type : WOOD SHAKES	
Plumbing Fixt : 8	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$122,640
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$118,015
Land Value	\$4,625
FINAL ESTIMATE OF VALUE	\$122,640
Value per Square Foot	61
Current Total Assessed Value for Parcel # 000341300	\$122,640

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

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE

2017-1479

DATE OF SALE

7-7-2017

LEGAL DESCRIPTION

Lot 10, except the N 65 feet Donn's Addition to BH

LOCATION ID PARCEL(S)

000-341300

ASSESSOR LOCATION

Blue Hill

ADDRESS OF PROPERTY

524 N Willson

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	4625	110645	115270
2015	4625	110645	115270
2016	4625	118025	122640
2017	4625	118015	122640

SELLING PRICE

100,000

521

ADJUSTMENT

ASSESSOR

ADJUSTMENT

ADJUSTED

SELLING PRICE

SCHOOL BASE #

195 91-0074

HOUSE QUALITY

30

HOUSE CONDITION

35^{AVG} +1

DATE OF CONSTRUCTION

1984

MOBILE HOME

N/A

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1489 # PAGES _____ GRANTEE MASTER NAME # Dallas Duffy
 PARCEL # / FILING NUMBER 000615200/18010 New 000615201/18011 # 12889

DOC STAMPS 225 tax/lien _____

SALES FILE # 1163 # 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 25

TOTAL SALE PRICE 200.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE _____

DEED TYPE 7-13-2017

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 Empty Lot. / Split

Real Estate Transfer Statement

163

• 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. 07 Day 13 Yr. 2017		Mo. 07 Day 13 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Crystal L. Fountaine				Grantee's Name (Buyer) Dallas Duff			
Street or Other Mailing Address PO Box 162				Street or Other Mailing Address PO Box 202			
City Guide Rock		State NE		Zip Code 68942		City Guide Rock	
						State NE	
						Zip Code 68942	
Phone Number (402) 257-7257				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"/>	
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"/> 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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

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

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

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

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

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

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

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

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

18 Address of Property

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

The West Seventy (W 70') feet of Lot One (1) and the West Seventy (W 70') feet of the North Forty (N 40') feet of Lot Two (2), Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

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 **Attorney**

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

Signature of Grantee or Authorized Representative: _____ Title: _____ Date: 7/13/17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 7 Day 13 Yr. 17	\$ 2.25	BK2017, Pg 1489

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 13 day of July, A.D., 2017, at 4:15 o'clock P.M. Recorded in Book 2017 on Page 1489
Deb Klingenberg County Clerk
10.00 Deputy
Ind ___ Comp ___ Assessor ___ Cared ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-13-17
\$ 2.25 By BB

WARRANTY DEED

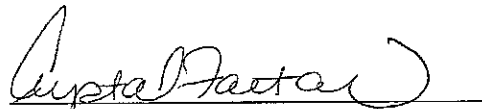
Crystal L. Fountaine, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Dallas Duffy, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Seventy (W 70) feet of Lot One (1) and the West Seventy (W 70) feet of the North Forty (N 40) feet of Lot Two (2), Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska.

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

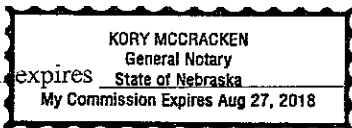
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

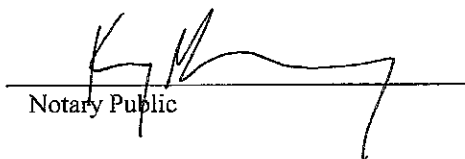
Executed July 13, 2017.


Crystal L. Fountaine

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 13, 2017, by Crystal L. Fountaine, a single person.

Comm expires

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


Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/02/2017

Record : 1 of: 1

Inspected By: Inspection Date:

Parcel ID #:	000615201	Map #	: 4487-00-0-40020-001-18011
DUFFY, DALLAS E.		Situs	:
		Legal	: W70' LOT 1 & W 70' OF N 40' LOT 2
PO BOX 202			BLOCK 1 TALBOTS ADDITION TO GUIDE ROCK
GUIDE ROCK, NE	68942-		

LOT INFORMATION

Neighborhood :	100 GUIDE ROCK		
Lot Width :	70	Value Method:	SF
Lot Depth :	90	# of Units :	6300
Topography :	Amenities	Unit Value :	0.01
Street Access :		Adjustments :	
Utilities :		Lot Value :	65

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)	\$65
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	\$65
FINAL ESTIMATE OF VALUE	\$65
Value per Square Foot	

Current Total Assessed Value for Parcel # 000615201 \$65

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

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/02/2017

Record : 1 of: 1

Inspected By: SK Inspection Date: 10/17/2013

Parcel ID #: 000615200

Map # : 4487-00-0-40020-001-18010

FOUNTAINNE, CRYSTAL L.

Situs :540 UNIVERSITY ST

540 UNIVERSITY STREET
GUIDE ROCK, NE

68942-

Legal :N3' OF 18 & ALL 19 THRU 21 BLOCK 1
TALBOTS ADDITION TO GUIDE ROCK

LOT INFORMATION

Neighborhood : 100 GUIDE ROCK

Lot Width : 140

Lot Depth : 70

Topography : LEVEL Amenities

Street Access : BLACKTOP

Utilities : ALL

Value Method: SF

of Units : 9800

Unit Value : 0.01

Adjustments :

Lot Value : 105

PHYSICAL INFORMATION

Type : 1 - Single Family

Year Built/Age : 1900/117

Quality : 40 - Good

Effective Age :

Condition : 30 - Average

Remodel Date :

Arch Type :

Remodel Type :

Style : One-Story 100%

Exterior Wall : 100% METAL/STEEL

Floor Area : 1,032

Basement Area : 0

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2

Baths : 1.0

Heat Type : 100% BASEBOARD ELEC

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$18,055

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

Improvement Value \$17,950

Land Value \$105

FINAL ESTIMATE OF VALUE \$18,055

Value per Square Foot 17

Current Total Assessed Value for Parcel # 000615200 \$18,055

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: 08/02/2017

Record : 1 of: 1

Parcel ID #: 000615200

Map # : 4487-00-0-40020-001-18010

FOUNTAIN, CRYSTAL L.

Situs : 540 UNIVERSITY ST
Legal : N3' OF 18 & ALL 19 THRU 21 BLOCK 1
TALBOTS ADDITION TO GUIDE ROCK

540 UNIVERSITY STREET
GUIDE ROCK, NE

68942-

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	1,032	x	110.49	=	114,026

ADJUSTMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>		<u>Total Cost</u>
ROOFING	1,032	(1.34)	(1.34)		(1,383)
SUBFLOOR					
HEATING & COOLING	1,032	(0.49)	(0.49)		(506)
PLUMBING Base is: 12 (under base)	7	1910	(12.31)		(12,704)
BASEMENT COST			0.00		
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					

ADJUSTED STRUCTURE COST	1032	x	96.35	=	99,433
-------------------------	------	---	-------	---	--------

IMPROVEMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>		<u>Total Cost</u>
ATTACHED GARAGE	440	32.24	0.87		14,185
YARD SHED/LOW/96SQ	1	100.00	0%		100 *
SLAB W/ROOF & STEPS	50	41.20			2,060
SOLID WALL PORCH	124	72.71			9,015
SOLID WALL PORCH	200	63.02			12,605

TOTAL REPLACEMENT COST NEW	1032	x	133.04	=	137,300
----------------------------	------	---	--------	---	---------

Depreciation	: 87% Total	87% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(119,450)

Improvement Value	\$17,850
Land Value	\$105
Lump Sums	100 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$18,055
Value per Square Foot	\$17.00

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

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS split

BOOK-PAGE 2017

DATE OF SALE 7-13-2017

LEGAL DESCRIPTION W70' Lot 1 + W70' of N 40' Lot 2 Block 1 Talbot's Addition GR.

LOCATION ID PARCEL(S) 000615200 (New) parent 6152

ASSESSOR LOCATION GR

ADDRESS OF PROPERTY #615201 Empty Lot

YEAR	LAND	IMPROVEMENTS	TOTAL
615200 2017	605		605
6152 2014	165	12190	12355
2015	165	12190	12355
2016	165	16575	16740
2017	105	17950	18055

SELLING PRICE 200 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT 6152 | ADJUSTED SELLING PRICE

SCHOOL BASE # 85 | 65-0011 | HOUSE QUALITY 40 | HOUSE CONDITION 30 | DATE OF CONSTRUCTION 1900

MOBILE HOME _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1510

PAGES _____

GRANTEE MASTER NAME # Michael Todd

12670
PARCEL # / FILING NUMBER 000 148600 / 38620

Diane M. Brown
13100

DOC STAMPS 2.25

tax/lien _____

SALES FILE # 1164

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	INVALE W/HOME SITE	INVALE/ NO HOME SITE	INVALE 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 190.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-14-2017

DEED TYPE JTWD

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	INVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Lot w/ coverage / Carport
* 521 - Has it unimproved

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.

164

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>14</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>07</u> Day <u>14</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brian Hof Street or Other Mailing Address 630 N Cherry 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) Michael Todd & Diane M. Brown Street or Other Mailing Address 628 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input 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)

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?

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
621 N Cherry 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

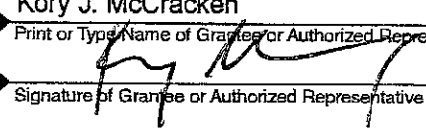
20 Legal Description
Lots Seven (7), Eight (8) and Nine (9), Block Two (2), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	100	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	\$	100	00

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

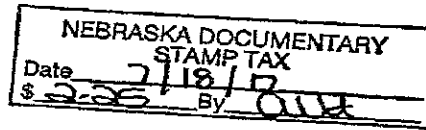
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

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 **7/14/17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>18</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data <u>BK 2007, Pg 1510</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 18 day of July A.D., 2017 at 12:30 o'clock PM. Recorded in Book 2017 on Page 1510
Deborah County Clerk
\$10.00 Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



JOINT TENANCY WARRANTY DEED

Brian Hof, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Michael Todd Brown and Diane M. Brown, husband and wife, as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8) and Nine (9), Block Two (2), Radcliff'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;

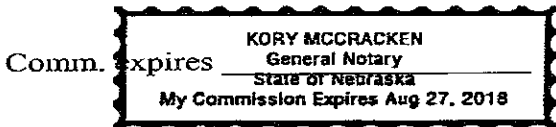
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed July 14, 2017.

Brian Hof

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 14, 2017, by Brian Hof, a single person.



Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/08/2017
Inspected By: DL Inspection Date: 03/08/2017

Record : 1 of: 1

Parcel ID #: 000139800	Map #: 4371-00-0-10025-006-0000
HOF, BRIAN J	Situs : 636 N CHERRY ST
630 NORTH CHERRY STREET	Legal : LOTS 7 & 8 BLOCK 6 LEDUC'S ADDITION
RED CLOUD, NE	RED CLOUD
68970-0000	

LOT INFORMATION

Neighborhood : 200 RED CLOUD	Value Method: SF
Lot Width : 100	# of Units : 14200
Lot Depth : 142	Unit Value : 0.09
Topography : Amenities	Adjustments :
Street Access :	Lot Value : 1,255
Utilities :	

PHYSICAL INFORMATION

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

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$13,260
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$12,005
Land Value	\$1,255
FINAL ESTIMATE OF VALUE	\$13,260
Value per Square Foot	
Current Total Assessed Value for Parcel # 000139800	\$13,260

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: 08/08/2017

Record : 1 of: 1

Parcel ID #: 000139800	Map #: 4371-00-0-10025-006-0000
HOF, BRIAN J	Situs : 636 N CHERRY ST
630 NORTH CHERRY STREET	Legal : LOTS 7 & 8 BLOCK 6 LEDUC'S ADDITION
RED CLOUD, NE	RED CLOUD
68970-0000	

COST APPROACH - Values By Marshall & Swift

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

	DESCRIPTION	Square feet	Base SF Cost	Total Cost
BASIC STRUCTURE COST		x		= 0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
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>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
DET GAR AVERAGE CONC	960	18.39	32%	12,005 *

TOTAL REPLACEMENT COST NEW x =

Depreciation	:	Total	Physical	Functional	Economic
Less Depreciation/Plus Appreciation :					
Improvement Value					\$0
Land Value					\$1,255
Lump Sums					12,005 *
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$13,260
Value per Square Foot					

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-1510

DATE OF SALE 7-14-2017

LEGAL DESCRIPTION Lots 7,8,9 Block 2 Redcliffs Addition Red Cloud

LOCATION ID PARCEL(S) 000148600

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 621 N Chernyst.

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	940	4250	5190
2015	940	4250	5190
2016	940	4250	5190
2017	940	8385	9325

SELLING PRICE 100.00 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 91-0002 | HOUSE QUALITY | HOUSE CONDITION | DATE OF CONSTRUCTION

MOBILE HOME Detached Garage / Fair
Carport / Fair
CPD

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1521

PAGES _____

GRANTEE MASTER NAME # Cottonwood Wind

10711 PARCEL # / FILING NUMBER 00175500/67025 - 26-4-10

Land Holdings LLC

New - 001715502/67026 - 26-4-10

13096

DOC STAMPS 54.00

tax/lien _____

SALES FILE # 165

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 24 000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-14-2017

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 Split w/ 001715500 to New 001715502
5 Acres

Real Estate Transfer Statement

165

• 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. 7 Day 14 Yr. 17		Mo. 7 Day 14 Yr. 17	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) BP & S FARMS, L.L.C.				Grantee's Name (Buyer) COTTONWOOD WIND LAND HOLDINGS, L.L.C.mpany			
Street or Other Mailing Address 8857 Highmark Lane				Street or Other Mailing Address 3000 El Camino Real, 5 Palo Alto, Suite 700			
City Lincoln		State NE		Zip Code 68526		City Palo Alto	
						State CA	
						Zip Code 94306	
Phone Number (402) 421-4609				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes No Yes 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 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 electrical substation 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?

\$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 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

Stephen M. Hall
3000 El Camino Real, 5 Palo Alto, Suite 700
Palo Alto, CA 94306

20 Legal Description

Tract of land located in the SE¼ of 26-4N-10W of the 6th P.M., Webster County, NE, described as follows: Beginning at the E¼ corner of said Section 26; thence S 88°00'02" W along the N line of said SE¼, 466.77'; thence S 0° 58' 34" E, 466.76'; thence N 88° 00' 01" E, 466.76' to the E line of said SE¼; thence N 0° 58' 34" W along said E line, 466.76' to the POB, containing 5 acres and including 0.35 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	22	\$ 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.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 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

Print or Type Name of Grantee or Authorized Representative: Leota Algrim / Stewart Title Guaranty Phone Number: 713-5617053

Signature of Grantee or Authorized Representative: [Signature] Title: Escrow Officer Date: 7-14-17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 7 Day 18 Yr. 17	\$ 54.00	BK2017, Pg 1521-1524

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 18 day of July A.D., 2017 at 4:17 o'clock PM M. Recorded in Book 2017 on Page 1521-1527
Deb Klingenberg County Clerk
\$ 28.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

RETURN TO:

Cottonwood Wind Land Holdings, LLC
Attn.: Lauren Hartwell
3000 El Camino Real
5 Palo Alto Square, Suite 700
Palo Alto, CA 94306-2122

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-18-17
\$ 54.00 By BB

WARRANTY DEED
(with right of reentry)

BP & S FARMS, L.L.C., a Nebraska Limited Liability Company, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to COTTONWOOD WIND LAND HOLDINGS, LLC, a Delaware Limited Liability Company, Grantee, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

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

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

If Grantee, or Grantee's successors or assigns, ceases using the Property as an electrical substation facility for a wind energy generation project (the "**Intended Use**"), then all right, title and interest in the Property hereby conveyed to Grantee, shall, at the option of Grantor, or Grantor's heirs, successors or assigns, be conveyed to Grantor, or Grantor's heirs, successors, or assigns, by Grantee, or its successor or assign in ownership of the Property, at no cost to Grantor, or Grantor's heirs, successors or assigns.

For the purpose of this Warranty Deed and in regards to the conveyance of the Property to Grantee, Grantee and Grantor acknowledge and agree that "cessation" of use of the Property for the Intended Use shall mean cessation of use of all electrical substation facilities on the Property for a period of twelve (12) consecutive months; provided, however, such twelve (12) month period shall be tolled for up to an additional twelve (12) months as long as such cessation of use of all electrical substation facilities is due to:

- (i) events of Force Majeure and Grantee, or Grantee's successors or assigns, is diligently pursuing the repair and reactivation of such facilities;
- (ii) the expiration of all power purchase agreements theretofore served by the electrical substation facilities on the Property and Grantee, or Grantee's successors or assigns, is actively pursuing entry into new power purchase agreements for the facilities on the Property; or
- (iii) the loss of all transmission or interconnection capabilities theretofore available to the facilities on the Property and Grantee, or Grantee's successors or assigns, is actively pursuing alternate transmission or interconnection capability.

In the event that the Property is conveyed back to Grantor at Grantor's option, as provided hereinabove, Grantor acknowledges and agrees that any improvements installed or constructed on the Property shall be and remain the sole and exclusive property of Grantee, or Grantee's successors or assigns, and, prior to any such conveyance, Grantee, or Grantee's successor or assigns, shall:

- (i) remove all improvements installed or constructed on the Property;
- (ii) restore, to the extent required by any applicable ordinance of Webster County,

Nebraska, or other law or regulation of the State of Nebraska or the United States, the subsurface of the Property, but in any event Grantee, or Grantee's successors or assigns, shall restore such subsurface as is reasonably practicable to its original condition as of the date of this Warranty Deed to a depth of four (4) feet below the surface of the Property; and

(iii) restore the surface of the Property as is reasonably practicable to its original condition as the same existed as of the date of this Warranty Deed.

In the event Grantee fails to commence operations to remove the improvements and restore the Property to its original condition within six (6) months of "cessation" of the Intended Use of the Property, then, at the option of Grantor, Grantor may take title to the Property (as set forth above), and remove such improvements and properly restore the surface of the Property in conformity herewith, and Grantee, or Grantee's successors or assigns, hereby agrees to pay unto Grantor the full cost and expense of the removal of the improvements and the restoration of the surface.

Grantor covenants with Grantee that Grantor is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record that are specifically disclosed by the Owner Policy of Title Insurance obtained by Grantee in connection with this conveyance, has legal power and lawful authority to convey the same; and warrants and will defend the title to the real estate against the lawful claims of all persons.

[Signatures on following pages.]

EXECUTED: 7/12, 2017

BP&S Farms, L.L.C.,
a Nebraska limited liability company

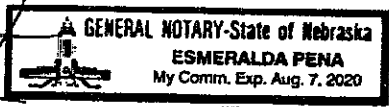
By: Gregory K. Barnason
Gregory K. Barnason, Member

STATE OF Nebraska)
) ss
COUNTY OF Lawrence)

On 12th, July, 2017 before me, a Notary Public, personally appeared Gregory K. Barnason, as Member of BP&S Farms, L.L.C., a Nebraska limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Handwritten Signature]
Notary Public



[Signatures continued on following page.]

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 08/07/2017

Parcel # : 001715502
 Current Owner : BP&S FARMS, LLC
 8857 HIMARK LANE
 LINCOLN, NE 68526-0000

Map # : 4133-26-4-0-0-67026
 Tax District : 185
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : A TRACT OF LAND CONTAINING 5.0 ACRES 0.35 ACRES OF ROW

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		<u>4.65</u>	2,705	<u>12,580</u>	<u>12,580</u>
					Dry Use Totals :	4.65		12,580	12,580
ROAD	COUNTY ROAD	ROAD	ROAD	No		<u>0.35</u>	0	<u>0</u>	<u>0</u>
					Road Use Totals :	0.35		0	0
					Parcel Totals :	<u>5.00</u>		<u>12,580</u>	<u>12,580</u>

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 08/07/2017

Parcel # : 001715500
 Current Owner : BP&S FARMS, LLC
 8857 HIMARK LANE
 LINCOLN, NE 68526-0000

Map # : 4133-26-4-0-0-67025
 Tax District : 185
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : SE1/4 EXCEPT A 5 AC TR IN S1/2 26-4-10 & EXCEPT A 5 AC TR IN N1/2 26-4-10

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 DRY		1D	No		25.88	2,705	70,005	70,005
2669	HOLDREGE SILT LOAM, 1-3% SLPE DRY		1D	No		30.96	2,705	83,745	83,745
4147	HOLDREGE SOILS, 3-7% SLOPES, DRY		3D	No		22.68	2,265	51,370	51,370
2521	COLY-HOBBS SILT LOAMS, 0-30% DRY		4D	No		9.86	2,190	21,595	21,595
3852	GEARY-HOBBS SOILS DRY		4D	No		0.52	2,190	1,140	1,140
3864	HASTINGS SILT LOAM, 0-1% SLOP DRY		1D1	No		3.12	2,705	8,440	8,440
Dry Use Totals :						93.02		236,295	236,295
4147	HOLDREGE SOILS, 3-7% SLOPES, GRAS	GRAS	3G	No		13.02	1,425	18,555	18,555
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS	GRAS	4G	No		18.60	1,425	26,505	26,505
3852	GEARY-HOBBS SOILS GRAS	GRAS	4G	No		17.55	1,425	25,010	25,010
3864	HASTINGS SILT LOAM, 0-1% SLOP GRAS	GRAS	1G1	No		1.51	1,425	2,150	2,150
2669	HOLDREGE SILT LOAM, 1-3% SLPE GRAS	GRAS	1G	No		2.27	1,425	3,235	3,235
2668	HOLDREGE SILT LOAM, 1-3% SLOP GRAS	GRAS	1G	No		2.33	1,425	3,320	3,320
Grass Use Totals :						55.28		78,775	78,775
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.61	0	0	0
Road Use Totals :						3.61		0	0
Parcel Totals :						151.91		315,070	315,070

Split w/ parent 001715500 + New 001715502

BOOK-PAGE

2017-1521

DATE OF SALE

7-14-2017

LEGAL DESCRIPTION

A Tract of Land located in SE 1/4 26-4-10

LOCATION ID PARCEL(S)

001715502 (New)

ASSESSOR LOCATION

Rural

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	248 765		248 765
2015	348 750		348 750
2016	321 150		321 150
2017	315 070		315 070

SELLING PRICE

24,000

521

ADJUSTMENT

ASSESSOR

ADJUSTMENT

ADJUSTED

SELLING PRICE

SCHOOL BASE #

185- 91-0074

HOUSE QUALITY

NA

HOUSE CONDITION

NA

DATE OF CONSTRUCTION

MOBILE HOME

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 <i>Parent 3.12</i>	1D1 E	1D1 P	1D1 G	1G1 <i>1.51</i>	1G1	1G1	1G1
1D <i>56.84</i> <i>New 4.65</i>	1D E	1D P	1D G	1G <i>4.60</i>	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D <i>22.68</i>	3D E	3D P	3D G	3G <i>13.02</i>	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D <i>10.38</i>	4D E	4D P	4D G	4G <i>36.15</i>	4G	4G	4G
TOTAL <i>93.02</i> <i>4.65</i>	TOTAL	TOTAL	TOTAL	TOTAL <i>55.28</i>	TOTAL	TOTAL	TOTAL

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

NON-AG ACRES	
	ACRES
ROADS <i>Parent 3.61</i> <i>New 0.35</i>	
FARM SITE	
HOME SITES	
OTHER	
WRP	
RECREATION	
TOTAL <i>3.61</i>	TOTAL <i>5.0</i>

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1545

PAGES _____

GRANTEE MASTER NAME # Elaine Bartels

PARCEL # / FILING NUMBER 002001300 / 169345 3-11

Trustee, Elaine Bartels Rev. Trust #12561

DOC STAMPS Exempt

tax/lien _____

SALES FILE # 1166

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 110

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-18-2017

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 Elaine L. Bartels, Trustee

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.

166

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>08</u> Day <u>18</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>18</u> Yr. <u>2017</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald D. & Elaine L. Bartels Street or Other Mailing Address PO Box 538 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2633 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Elaine L. Bartels, Tee-Elaine L. Bartels Revocable Trust Street or Other Mailing Address PO Box 538 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2633 Email Address				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

(A) Status	(B) Property Type	(C)
<input 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 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 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 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? _____

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 Property
 Webster County, NE

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 the Northeast Quarter (N1/2NE1/4) of Section Seven (7), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 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 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.

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

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title Date 7-19-17

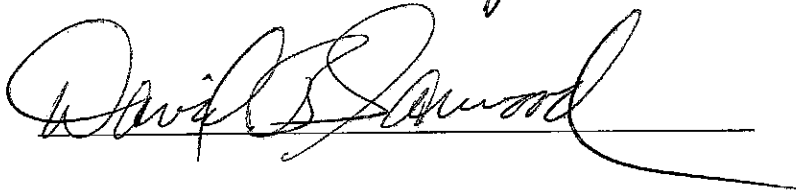
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>19</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 19</u>	28 Recording Data <u>BK2017, Pg 1545</u>

CERTIFICATE OF EXEMPTION

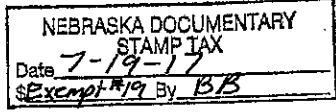
The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 76-902 (19) and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

REASON FOR EXEMPTION: Grantor(s) are Trustee(s) of a revocable trust for benefit of Grantor(s).

Dated this 19 day of July, 2017.

A handwritten signature in cursive script, appearing to read "David B. Garwood", is written over a horizontal line. The signature is fluid and extends slightly below the line.

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 19 day
of July A.D., 2017 at 10:45
o'clock A M. Recorded in Book 207
on Page 1545
Deb Klingenberg County Clerk
BB Deputy
Ind 10.00 Comp BB Assessor BB Carded BB



WARRANTY DEED

Donald D. Bartels and Elaine L. Bartels, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, convey to Elaine L. Bartels, Trustee of the Elaine L. Bartels Revocable Trust under agreement dated November 17, 2010, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half of the Northeast Quarter (N½NE¼) of Section Seven (7), Township Three (3), North, Range Eleven (11), West of the. 6th P.M., 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 easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

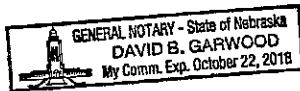
Executed July 18th, 2017

Donald D. Bartels
Donald D. Bartels

Elaine L. Bartels
Elaine L. Bartels

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 18th, 2017, by Donald D. Bartels and Elaine L. Bartels, husband and wife.



David B. Garwood
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-11687

PAGES _____

GRANTEE MASTER NAME # Gary E. + Marcia Olson

PARCEL # / FILING NUMBER 000 145500

11687

DOC STAMPS 6.75

tax/lien _____

SALES FILE # 168

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

TAX DISTRICT 65

TOTAL SALE PRICE 2,500

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-24-2017

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 Paid 2500 - Value 11450
House / Coverage RC + - Salv. + GDL

Real Estate Transfer Statement

168

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 WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>24</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>07</u> Day <u>24</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ivan & Patti Jorgensen Street or Other Mailing Address 842 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number (402) 257-7142 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gary E. & Marcia L. Olson Street or Other Mailing Address PO Box 415 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"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty		

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input 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? _____

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
**42 N Seward St
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Twenty (20) and Twenty-one (21), Block Six (6), Garber's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 2,500.00
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.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 2,500.00

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

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

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

Attorney
 Signature of Grantee or Authorized Representative Title Date **7/24/17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>07</u> Day <u>24</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>6.75</u>	28 Recording Data <u>2017</u> <u>1687</u>

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

Book 2017, Pg 1687

State of Nebraska) ss.
County of Webster)
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24th day
of July, A.D., 2017, at 4:25
o'clock PM. Recorded in Book 2017
on Page 1687
Deb Nindenberg County Clerk
10/20/17 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-24-17
\$ 6.75 By Liz

JOINT TENANCY WARRANTY DEED

Ivan Jorgensen and Patti Jorgensen, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Gary E. Olson and Marcia L. Olson, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty (20) and Twenty-one (21), Block Six (6), Garber's Addition to Red Cloud, Webster County, Nebraska.

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

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

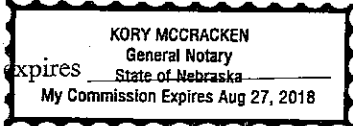
Executed July 24, 2017.

Patti Jorgensen
Patti Jorgensen

Ivan Jorgensen
Ivan Jorgensen

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 24, 2017, by Ivan Jorgensen and Patti Jorgensen, 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: 08/01/2017
Inspected By: CJ Inspection Date: 10/11/2016

Record : 1 of: 1

Parcel ID #: 000145500 Map # : 4491-00-0-10030-006-0000
OLSON, GARY & MARCIA Situs :42 N SEWARD ST
Legal :LOTS 20 & 21 BLOCK 6 GARBER'S ADDITION
PO BOX 415 RED CLOUD
RED CLOUD, NE 68970-0000

LOT INFORMATION

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

PHYSICAL INFORMATION

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

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$11,450
Estimate of Value (Using Market Approach)
Estimate of Value (Using Model)
Model # and Description
Calculations 0 x 0

FINAL ESTIMATE

Improvement Value \$10,825
Land Value \$625
FINAL ESTIMATE OF VALUE \$11,450
Value per Square Foot
Current Total Assessed Value for Parcel # 000145500 \$11,450

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: 08/01/2017

Record : 1 of: 1

Parcel ID #: 000145500

Map # : 4491-00-0-10030-006-0000

OLSON, GARY & MARCIA

Situs :42 N SEWARD ST

Legal :LOTS 20 & 21 BLOCK 6 GARBER'S ADDITION
RED CLOUD

PO BOX 415

RED CLOUD, NE

68970-0000

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000

Manual Date : 06/13

Cost Factor :0.95

	<u>DESCRIPTION</u>	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			x	= 0

<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
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>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
DET GAR FAIR CONC	325	16.20	42%	3,055 *
CONCRETE DRIVE/LOW	900	4.00	52%	1,730 *
YARD SHED/LOW/24SQ	1	100.00	0%	100 *
DET GAR FAIR DIRT	846	12.11	42%	5,940 *

TOTAL REPLACEMENT COST NEW			x	=
----------------------------	--	--	---	---

Depreciation :	Total	Physical	Functional	Economic
Less Depreciation/Plus Appreciation :				

Improvement Value	\$0
Land Value	\$625
Lump Sums	10,825 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$11,450
Value per Square Foot	

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

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-1687

DATE OF SALE 7-24-2017

LEGAL DESCRIPTION Lots 20 & 21 Block 6 Garbers Addition to Red Cloud

LOCATION ID PARCEL(S) 000145500

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 42 N Seward St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	625	10750	11375
2015	625	10750	11375
2016	625	10825	11450
2017	625	10825	11450

SELLING PRICE 2500 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 65 - 91-002 | HOUSE QUALITY | HOUSE CONDITION | DATE OF CONSTRUCTION

MOBILE HOME NA GDL / RCH

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1677

PAGES _____

GRANTEE MASTER NAME # Heather Harris

PARCEL # / FILING NUMBER 800116800 /

31730

DOC STAMPS Exempt #3

tax/lien _____

SALES FILE # 167

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 6-20-2017

DEED TYPE PCD

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 Red Cloud - Commercial -
Max gave int. to Heather

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.

167

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>06</u> Day <u>20</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>06</u> Day <u>20</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Max Vavricka Street or Other Mailing Address 1215 Rd Q City Red Cloud State NE Zip Code 68970 Phone Number (308) 470-0129 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Heather Harris Street or Other Mailing Address 317 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3335 Email Address			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No							

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<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"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input 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) <u>assignment</u>
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Trustee to Beneficiary	

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
**317 N Webster St
Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Seven (7) and Eight (8), Block Twenty-six (26), 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	\$	
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 3

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

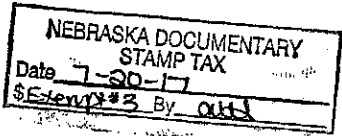
[Signature] Attorney **7/20/17**
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>7</u> Day <u>20</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt #3	28 Recording Data BK 2017, Pg 11677	For Dept. Use Only
---	---	---	--------------------

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 20 day of July, A.D., 2017, at 2:05 o'clock P.M. Recorded in Book 207 on Page 1127
John Ungenberger County Clerk
\$10.00
Ind ___ Comp ___ Assessor ___ Carded ___



QUITCLAIM DEED

Max Vavricka, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Heather Harris, a single person, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7) and Eight (8), Block Twenty-six (26), Original Town of Red Cloud, Webster County, Nebraska.

Executed June 20, 2017.

Max Vavricka

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 20, 2017, by Max Vavricka, a single person.

Comm. expires

Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1691

PAGES _____

GRANTEE MASTER NAME # Ryan Lammers

PARCEL # / FILING NUMBER 601801200/67350 2-1-11

Kelly A.
#13097

DOC STAMPS _____

tax/lien _____

SALES FILE # 169

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____

SUBURBAN RC

Appraised type / FARM

TAX DISTRICT 45

TOTAL SALE PRICE 135,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-25-2017

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

Done as Ag Sale Home + 18 Acres

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.

169

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. 7 Day 25 Yr. 2017		Mo. 7 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) Kelly J. Oberlechner				Grantee's Name (Buyer) Ryan J. Lammers and Kelly A. Lammers			
Street or Other Mailing Address 725 N Maple				Street or Other Mailing Address 1139 Hwy 136			
City Amsworth		State NE		City Red Cloud		State NE	
Zip Code 68970				Zip Code 68970			
Phone Number		Phone Number (402) 746-4623		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 type="checkbox"/> Unimproved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<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?
\$135,000

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 Rhynalds Auction & Real No

18 Address of Property
1139 Hwy 136
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
County Surveyor's Lot Two (2) in the Northwest Quarter (NW¼) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed out of said Lot 2 by deeds recorded in Book 70, Page 179, Book 80, Page 1103, Book 86, Page 335, Book 86, Page 842, Book 90, Page 287, And EXCEPT tract conveyed to the State of Nebraska for highway by Deed recorded in Book 25, Page 340.

21 If agricultural, list total number of acres 18.1+-

22 Total purchase price, including any liabilities assumed	\$	135,000.00
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)	\$	135,000.00

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 Ryan J. Lammers (402) 746-4623
Print or Type Name of Grantee or Authorized Representative Phone Number
Ryan J. Lammers 7/25/2017
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 26 Yr. 17	27 Value of Stamp or Exempt Number \$ 303.75	28 Recording Data BK2017, Pg 1691-1692	

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 26 day of July A.D., 2017, at 10:15 o'clock A M. Recorded in Book 2217 on Page 1691-1692
Deb Klingenberg County Clerk
\$16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-26-17
\$303.75 By BB

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

WARRANTY DEED


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

County Surveyor's Lot Two (2) in the Northwest Quarter (NW¹/₄) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed out of said Lot 2 by deeds recorded in Book 70, Page 179, Book 80, Page 1103, Book 86, Page 335, Book 86, Page 842, Book 90, Page 287, And EXCEPT tract conveyed to the State of Nebraska for highway by Deed recorded in Book 25, Page 340.

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

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

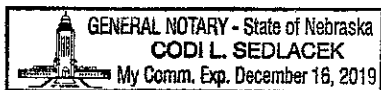
Executed July 19, 2017.



Kelly J. Oberlechner

STATE OF NEBRASKA)
) ss.
COUNTY OF ~~ADAMS~~ Brown)

The foregoing instrument was acknowledged before me on July 19th, 2017 by Kelly J. Oberlechner, a single person.



Codi L Sedlacek
Notary Public

My commission expires: 12/16/19

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 08/03/2017

Record: 1 of: 1

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

Parcel ID #: 001801200

Map # : 4491-2-2-0-0-67350

LAMMERS, RYAN J. & KELLY A.

Situs : 1139 HWY 136

Legal : PT LOT 2 IN NW1/4 LESS 57.5' X 100'
LESS 200' X 115' 2-1-11

1139 HWY 136

RED CLOUD, NE

68970-

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1917 / 100
Quality	: 30 - Average	Effective Age	:
Condition	: 35 - Average +	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: 1-1/2-St-Unfin 87% One-Story 13%		
Exterior Wall	: 100% SIDING		
Floor Area	: 1599		
Basement Area	: 1386		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 3		
Baths	: 1.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 5		

RESIDENCE VALUATION SUMMARY

Improvement Value	\$67,770
Lump Sums	\$17,095 *
Lump Sums Description : SUB RC	
FINAL ESTIMATE OF VALUE.....	\$84,865

FARM VALUATION SUMMARY

Residence Value	\$84,865
Outbuilding Value	
Agland Value	\$62,545
Total Value	\$147,410

Current Total Assessed Value for Parcel # 001801200	\$147,410
---	-----------

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

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

Date of Print: 08/03/2017

Record : 1 of: 1

Parcel ID #: 001801200	Map #	: 4491-2-2-0-0-67350
LAMMERS, RYAN J. & KELLY A.	Situs	:1139 HWY 136
1139 HWY 136	Legal	:PT LOT 2 IN NW1/4 LESS 57.5' X 100'
RED CLOUD, NE		LESS 200' X 115' 2-1-11
		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		1,599	x	82.84	= 132,461
<u>ADJUSTMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING					
SUBFLOOR					
HEATING & COOLING		1,599	2.01	2.01	3,214
PLUMBING Base is: 9 (under base)		4	1176.67	(2.80)	(4,477)
BASEMENT COST		1,386	15.58	13.51	21,601
PARTITION FINISH		693	27.76	12.03	19,238
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST		1599	x	107.59	= 172,036

<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
SINGLE 1/S FIRE PL	1	2519.64		2,520
DET GAR GOOD CONC	780	21.54	22%	13,105 *
CONCRETE DRIVE/GOOD	360	4.23	22%	1,190 *
DET GAR AVERAGE CONC	224	18.39	32%	2,800 *
PORCH W/ROOF & STEPS	264	21.87		5,775
WOOD DECK	180	15.72		2,830
NO VALUE BARN	1		0%	*

TOTAL REPLACEMENT COST NEW		1599	x	114.55	= 183,160
----------------------------	--	------	---	--------	-----------

Depreciation	: 63% Total	63% Physical	Functional	Economic	
					Less Depreciation/Plus Appreciation : (115,390)

Improvement Value	\$67,770
Lump Sums SUB RC	17,095 *
Outbuilding Value	
Land Value	\$62,545
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$147,410
Value per Acre	\$8,140

BOOK-PAGE 2017-1691

DATE OF SALE 7-25-2017

LEGAL DESCRIPTION County Survey Lot 2 NW 1/4 2-1-11

LOCATION ID PARCEL(S) 001801200

ASSESSOR LOCATION Rural

ADDRESS OF PROPERTY 1139 Hwy 1316

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	28788	74640	103428
2015	39915	43940	113855
2016	39915	83675	123590
2017	62545	84865	147410

SELLING PRICE <u>135,000</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
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SCHOOL BASE # 45 91-0002 HOUSE QUALITY 30 HOUSE CONDITION 35 DATE OF CONSTRUCTION 1917

MOBILE HOME NA

BOOK-PAGE

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

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 08/03/2017

Parcel # : 001801200
 Current Owner : LAMMERS, RYAN J. & KELLY A.
 1139 HWY 136
 RED CLOUD, NE 68970-

Map # : 4491-2-2-0-0-67350
 Tax District : 45
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : PT LOT 2 IN NW1/4 LESS 57.5' X 100' LESS 200' X 115' 2-1-11

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	GRAS	1G	No		1.34	1,425	1,910	1,910
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		0.46	1,425	655	655
Grass Use Totals :						1.80		2,565	2,565
HOM1SUB	HOME SITE 1ST ACRE, SUBURBAN	HOME	HOM1SU	No		1.00	10,000	10,000	10,000
Home Use Totals :						1.00		10,000	10,000
8869B	BOSTWICK, HORD SILT LOAM, 0-1 IRRG		1AB	No		12.21	2,810	34,310	34,310
2521	COLY-HOBBS SILT LOAMS, 0-30% IRRG		4A	No		2.09	4,740	9,905	9,905
Irrg Use Totals :						14.30		44,215	44,215
BLD1SUB	BUILDING SITE 1ST ACRE, SUBUR SITE		BLD1SU	No		1.00	5,765	5,765	5,765
Site Use Totals :						1.00		5,765	5,765
Parcel Totals :						18.10		62,545	62,545

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1769 # PAGES _____ GRANTEE MASTER NAME # Dennis J. Hansen
 PARCEL # / FILING NUMBER 0020140/69870 32-3-11 # 13098
00201421/69880 32-3-11
 DOC STAMPS Exempt 020 tax/lien _____
 SALES FILE # 170 # 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 115+45

TOTAL SALE PRICE _____
 521 ADJUSTMENTS \$ _____
 ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO
 SALES DATE 7-27-2017
 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 Ag land given to grandson from
Grandparent. - need Death Certificate
for Richard Hansen
Attorney contacted 8-3-2017

Real Estate Transfer Statement

170

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>27</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>07</u> Day <u>27</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis J. Hansen, Successor Trustee and His Successors in Trust. Under the Andrew Hansen Revocable Trust, Dated August 11, 1981 Street or Other Mailing Address 873 Road K City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4202 Email Address dhansen@gpcom.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dennis J. Hansen Street or Other Mailing Address 873 Road K City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4202 Email Address dhansen@gpcom.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 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, Bill of Sale, Cemetery, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Personal Rep., Quit Claim, Sheriff, Trust/Trustee, Warranty, 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: Auction, Court Decree, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, 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
 Brothers and Sisters
 Ex-spouse
 Family Corp., Partnership, or LLC
 Grandparents and Grandchild
 Parents and Child
 Self
 Spouse
 Step-parent and Step-child
 Other _____

14 What is the current market value of the real property?
\$1,340,115

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

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

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

18 Address of Property

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Dennis J. Hansen, 873 Road K, Red Cloud, NE 68970

20 Legal Description
East Half (E1/2) of Section Thirty-Two (32), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

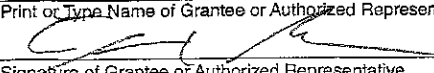
21 If agricultural, list total number of acres 320

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 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

Jonathan L. Grob (402) 341-3070
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney 7/31/2017
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>2017 Jul 31 10:33 AM</u> Ex020 Book 2017 Page 1769	27 Value of Stamp or Exempt Number	28 Recording Data

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

IN THE COUNTY COURT OF WEBSTER COUNTY, NEBRASKA.

IN THE MATTER OF THE ESTATE

OF

ANDREW HANSEN,

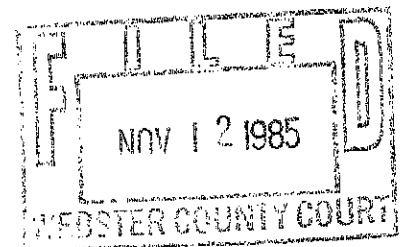
Deceased.

No. 2948

PETITION FOR DETERMINATION
OF INHERITANCE TAX

PETITIONER STATES:

1. Name of Decedent: Andrew Hansen.
Decedent died testate.
Date of Death: November 16, 1984.
Domicile at Date of Death: Red Cloud, Webster County, Nebraska.
2. The Petitioner is the son of Decedent of the Decedent and has a legal interest in the property involved in the Determination of Inheritance Tax herein.
3. Decedent did not during lifetime convey any property in trust or otherwise in contemplation of death or intended to take effect in possession or enjoyment after death, and neither your Petitioner nor any others persons became entitled to any property by reason of the death of the Decedent except as alleged herein.
4. The Inheritance Tax Worksheet dated November 12, 1985 including the attached schedules states the clear market value of all assets of the Decedent, the proper deductions and correct computation of the Nebraska Inheritance Tax, which should be determined and assessed as stated therein, and the worksheet with attached schedules, if any, and inventory, if so designated, are incorporated herein by this reference.
5. Petitioner does hereby agree to pay the full inheritance tax.
6. The County Attorney of each county in which the property described in this Petition is located has executed a Waiver of Notice upon him to show cause,



ESTATE OF ANDREW HANSEN

Schedule G - Transfers During Decedent's Life *

Item Number	Description	Market Value at Date of Death
1.	The East Half (E1/2) of Section 32; the Southwest Quarter (SW1/4) of Section 21; the Northeast Quarter (NE1/4) of Section 31; all in Township 3 North, Range 11, West of the 6th P.M., Webster County, Nebraska.	\$228,000.00
2.	An undivided one-half interest in the West Half of the Southeast Quarter (W1/2SE1/4) of Section 21, Township 3 North, Range 11, West of the 6th P.M., Webster County, Nebraska.	9,000.00
3.	The Southeast Quarter (SE1/4) of Section 5, Township 2 North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.	54,400.00
4.	Lots Sixteen (16), Seventeen (17) and Eighteen (18), Block 4, Garber's Addition to the City of Red Cloud, Webster County, Nebraska.	28,500.00
FAIR MARKET VALUE AT DATE OF DEATH - SCHEDULE TOTAL		\$319,900.00



Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/31/17
\$ Ex020 By BB

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 31 day
of July A.D., 2017, at 10:33
o'clock AM. Recorded in Book 2017
on Page 1769

Nebr. K. Hinguliza

County Clerk

Fee: \$10.00 By: BB Deputy
Electronically Recorded

After recording, please return to: Jonathan L. Grob, McGrath North Mullin & Kratz, PC LLO, First National Tower, Suite 3700, 1601 Dodge Street, Omaha, NE 68102 (402) 341-3070 Fax (402) 341-0216

WARRANTY DEED

DENNIS J. HANSEN, Successor Trustee and His Successors in Trust, Under the **ANDREW HANSEN REVOCABLE TRUST**, Dated August 11, 1981, and Any Amendments Thereto ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby conveys to **DENNIS J. HANSEN** ("Grantee"), the following described real estate in Webster County, Nebraska:

East Half (E1/2) of Section Thirty-Two (32), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Grantor covenants with the Grantee that Grantor:

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

Executed: July 27th, 2017.

GRANTOR:

Dennis J. Hansen
DENNIS J. HANSEN, Trustee

STATE OF NEBRASKA)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on July 27th, 2017, by **DENNIS J. HANSEN**, Successor Trustee of the **ANDREW HANSEN REVOCABLE TRUST**, Dated August 11, 1981, and Any Amendments Thereto.

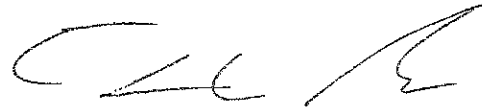
GENERAL NOTARY - State of Nebraska
ASHLEY WARE
My Comm. Exp. March 28, 2021

Ashley Ware
NOTARY PUBLIC

CERTIFICATE OF EXEMPTION

The undersigned certifies that the transfer of the property legally described as the real estate in Webster County, Nebraska is made under such circumstances as to come within Neb. Rev. Stat. § 76-902(20) and the undersigned further certifies that the undersigned will maintain documentary evidence supporting the exemption and that this evidence shall be available for inspection at any time by the Department of Revenue.

Dated this 31st day of July, 2017.



Jonathan L. Grob
Attorney

*NOTE: EXEMPTION PARAGRAPHS 1, 3, 6, 10, 13, 17, 18, 20, 21 AND 22 UNDER SECTION 76-902 ARE NOT VALID DECLARATIONS FOR THE CERTIFICATE OF EXEMPTION.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1786 # PAGES _____ GRANTEE MASTER NAME # Robert H. +
 PARCEL # / FILING NUMBER 001409900 _____

J. Rene A. D'Amico
Trustee

DOC STAMPS Exempt 5b tax/lien _____

SALES FILE # 171 # 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 5

TOTAL SALE PRICE _____

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-22-2017

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 Just Added middle initials to
Trustees - no money

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. 171

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>22</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>06</u> Day <u>22</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert H. & Irene A. Ohmstede, Trustee Street or Other Mailing Address 126 Bently Pl City Post Falls State ID Zip Code 83854		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert H. & Irene A. Ohmstede, Trustee Street or Other Mailing Address City Post Falls State ID Zip Code 83854	
Phone Number		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		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 type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate -- Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> 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"/> Distribution	<input type="checkbox"/> Foreclosure	<input checked="" type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Other (Explain) _____	

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse		
	<input 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?
300,000

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

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
Robert H. Ohmstede, Trustee
126 Bently Pl
Post Falls, ID 83854

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

20 Legal Description
The Northwest Quarter of Section 24, Township 1, Range 10, Webster County, Nebraska

21 If agricultural, list total number of acres 160

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 49, 5b

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

sign here

ROBERT H. OHMSTEDE
 Print or Type Name of Grantee or Authorized Representative

Robert H. Ohmstede
 Signature of Grantee or Authorized Representative

Trustee
 Title

Phone Number 6122/17
 Date 6/22/17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>1</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK2017, Pg 1786</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 August A.D., 2017, at 10:35 o'clock A. M. Recorded in Book 2017 on Page 1786
Deborah Klingebarger County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-1-17
\$ Exempt #56 By BB

EXEMPT #19

QUITCLAIM DEED

ROBERT H. OHMSTEDE and IRENE A. OHMSTEDE, acting as TRUSTEES of the ROBERT AND IRENE OHMSTEDE LIVING TRUST, do hereby grant for valuable consideration to ROBERT H. OHMSTEDE and IRENE A. OHMSTEDE, TRUSTEES, or their successor in interest, of the OHMSTEDE FAMILY TRANSFER TRUST, under agreement dated June 22, 2017, all of their REAL PROPERTY interest now held or hereafter acquired in the following described real property:

The Northwest Quarter of Section 24, Township 1,
Range 10, Webster County, Nebraska.

To have and hold the said REAL PROPERTY as TRUSTEE. The TRUSTEE is ROBERT H. OHNSTEDE and IRENE A. OHMSTEDE. The address of the grantee Trust is 126 Bentley Place, Post Falls, Idaho 83854.

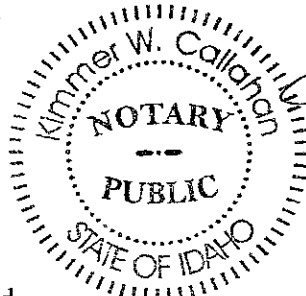
Dated this 22nd day of JULY, in the year 2017.

Robert H. Ohmstede
ROBERT H. OHMSTEDE, TRUSTEE

Irene A. Ohmstede
IRENE A. OHMSTEDE, TRUSTEE

STATE OF IDAHO
COUNTY OF KOOTENAI

On this 22 day of June, in the year 2017, before me, a Notary Public in and for the State of Idaho, personally appeared ROBERT H. OHMSTEDE and IRENE A. OHMSTEDE, known or identified to me to be the person(s) who subscribed his/her/their name(s) to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their capacity as TRUSTEE. WITNESS my hand and official seal.



[Signature]
Notary Public for Idaho
Comm. Exp.: 1/14/21

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1771 # PAGES _____ GRANTEE MASTER NAME # Margaret + Gordon
 11407 PARCEL # / FILING NUMBER 000704600 / 23330 Inavale Wales
new 000704600 _____
 DOC STAMPS 2.25 tax/lien _____
 SALES FILE # 172 # 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 <u>Inavale</u>

TAX DISTRICT 45
 TOTAL SALE PRICE \$4.00
 521 ADJUSTMENTS \$ _____
 ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO
 SALES DATE 7-31-2017
 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 BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL

COMMENTS Empty Lot Split - 8lots 4each

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.

172

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>7</u> Day <u>31</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>7</u> Day <u>19</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marvin Webber, Leslie Webber and Siglinde Webber Street or Other Mailing Address 402 Maine Ave City Inavale State NE Zip Code 68952 Phone Number 746-2563 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Margaret Wales and Gordon Wales Street or Other Mailing Address 318 Maine Ave City Inavale State NE Zip Code 68952 Phone Number 402-746-5105 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input 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"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<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?
33000

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
Lots

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
Lots Five (5), Six (6), Seven (7) and Eight (8), Block Seven (7), Village of Inavale, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	4100
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)	\$	4100

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 *Margaret Wales*
 Print or Type Name of Grantee or Authorized Representative
Margaret Wales
 Signature of Grantee or Authorized Representative

Grantee
 Title
 (402) 746-5105
 Phone Number
 7/31/2017
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data BK2017, Pg 1771-1772

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of July A.D., 2017, at 11:00 o'clock A M. Recorded in Book 2017 on Page 1771-1772
Deb Klingenberg County Clerk
BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-31-17
\$ 2.25 By BB

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

JOINT TENANCY WARRANTY DEED

Leslie Webber and Siglinde Webber, husband and wife, and Marvin Webber, a single person, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Margaret Wales and Gordon Wales, wife and husband, 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 Five (5), Six (6), Seven (7) and Eight (8), Block Seven (7), Village of Inavale, Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantees that Grantors:

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

Executed July 19, 2017.

Marvin Webber
Marvin Webber

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 19, 2017 by Marvin Webber, a single person.

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

Teresa L. Theobald
Notary Public

(Signature)

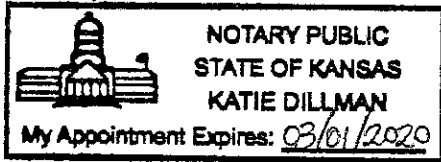
 Leslie Webber

(Signature)

 Siglinde Webber

STATE OF Kansas)
) ss.
 COUNTY OF Johnson)

The foregoing instrument was acknowledged before me on July 10,
 2017 by Leslie Webber and Siglinde Webber, husband and wife.



(Signature)

 Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/07/2017
Inspected By: SK Inspection Date: 10/25/2007

Record : 1 of: 1

Parcel ID #: 000704600 Map # : 4369-00-0-60005-070-0000

WEBBER, MARVIN -LE Situs :LINCOLN ST 300 BLK
402 MAINE AVENUE Legal :LOTS 1, 2, 3, 4, BLOCK 7
INAVALE, NE 68952-9802

LOT INFORMATION

Neighborhood : 705 INAVALE/NO HOME SITE	Value Method: SF
Lot Width : 140	# of Units : 14000
Lot Depth : 100	Unit Value : 0.02
Topography : LEVEL Amenities	Adjustments :
Street Access : NO ST./NO ALLEY	Lot Value : 330
Utilities : NONE	

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)	\$330
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	\$330
FINAL ESTIMATE OF VALUE	\$330
Value per Square Foot	
Current Total Assessed Value for Parcel # 000704600	\$330

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: 08/07/2017

Record : 1 of: 1

Parcel ID #: 000704600 Map # : 4369-00-0-60005-070-0000

WEBBER, MARVIN -LE

Situs : LINCOLN ST 300 BLK

Legal : LOTS 1, 2, 3, 4, BLOCK 7

402 MAINE AVENUE

INAVALE, NE

68952-9802

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

ADJUSTMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 0	Base			
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				

ADJUSTED STRUCTURE COST

x

=

IMPROVEMENTS

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

TOTAL REPLACEMENT COST NEW

x

=

Depreciation	Total	Physical	Functional	Economic
		Less Depreciation/Plus Appreciation :		

Improvement Value	\$0
Land Value	\$330
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$330
Value per Square Foot	

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

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 08/07/2017

Record : 1 of: 1

Inspected By: Inspection Date:

Parcel ID #: 000704601 Map # : 4369-00-0-60005-07-23331

WALES, GORDON & MARGARET Situs :LINCOLN ST 300 BLOCK
318 MAINE AVENUE Legal :LOTS 5, 6, 7, 8, BLOCK 7
INAVALE, NE 68952-8006

LOT INFORMATION

Neighborhood :	705 INAVALE/NO HOME SITE		
Lot Width :	140	Value Method:	SF
Lot Depth :	100	# of Units :	14000
Topography :	LEVEL	Amenities	
Street Access :	NO. ST./NO ALLEY	Unit Value :	0.02
Utilities :	NONE	Adjustments :	
		Lot Value :	330

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)	\$330
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	\$330
FINAL ESTIMATE OF VALUE	\$330
Value per Square Foot	
Current Total Assessed Value for Parcel # 000704601	\$330

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: 08/07/2017

Record : 1 of: 1

Parcel ID #: 000704601 Map # : 4369-00-0-60005-07-23331

WALES, GORDON & MARGARET
318 MAINE AVENUE
INAVALE, NE 68952-8006

Situs : LINCOLN ST 300 BLOCK
Legal : LOTS 5, 6, 7, 8, BLOCK 7

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

ADJUSTMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 0	Base			
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				

ADJUSTED STRUCTURE COST

x =

IMPROVEMENTS

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

TOTAL REPLACEMENT COST NEW

x =

Depreciation :	Total	Physical	Functional	Economic
		Less Depreciation/Plus Appreciation :		

Improvement Value	\$0
Land Value	\$330
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$330
Value per Square Foot	

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

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS split / empty lot

BOOK-PAGE 2017-1771

DATE OF SALE 7-31-2017

LEGAL DESCRIPTION Lots 5, 6, 7, 8, Block 7

LOCATION ID PARCEL(S) New 000704601 + parent # 7046

ASSESSOR LOCATION Inavale

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
<u>704601</u>			
<u>2017</u>	<u>330</u>		<u>330</u>
<u>7046</u>			
<u>2014</u>	<u>665</u>		<u>665</u>
<u>2015</u>	<u>665</u>		<u>665</u>
<u>2016</u>	<u>660</u>		<u>660</u>
<u>2017</u>	<u>330</u>		<u>330</u>

SELLING PRICE 4.00 521 ADJUSTMENT — ASSESSOR ADJUSTMENT — ADJUSTED SELLING PRICE —

SCHOOL BASE # 45 91-002 HOUSE QUALITY _____ HOUSE CONDITION _____ DATE OF CONSTRUCTION _____

MOBILE HOME NAB

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1776

PAGES _____

GRANTEE MASTER NAME # Lisa Feese Burns

12/6/ PARCEL # / FINING NUMBER 002304300 / 72195 31-2-12

+ Mark S. Feese
CO-Trustees of Sandra
M. Feese Trust

DOC STAMPS Exempt #19

tax/lien _____

SALES FILE # 173

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 55

TOTAL SALE PRICE \$ 1.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-27-2017

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 Revocable Trust - Trustees

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.

173

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>27</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>07</u> Day <u>27</u> Yr. <u>2017</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sandra M. Feese Street or Other Mailing Address 3010 Clarion Circle City Minnetonka State MN Zip Code 55343 Phone Number (952) 941-3346 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address 102 - 19th Avenue N City Hopkins State MN Zip Code 55343 Phone Number (952) 941-3346 Email Address				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <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 <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	(C) <input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> 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 checked="" 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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input checked="" 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.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input 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 checked="" 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? \$756,849	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 18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Lisa Feese Burns & Mark S. Feese, Co-Trustees of the Sandra M. Feese Trust 102 19th Avenue N Hopkins, MN 55343
--	--

20 Legal Description
The Southwest Quarter (SW¼) of Section Thirty-one (31), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

21 If agricultural, list total number of acres 160.5

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 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	Henry C. Schenker Print or Type Name of Grantee or Authorized Representative	(308) 425-6273 Phone Number
	<i>Henry C. Schenker</i> Signature of Grantee or Authorized Representative	Attorney Date <u>7/31/2017</u>

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 19</u>	28 Recording Data <u>BK2017, Pg 1776</u>

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

5. LISA FEESE BURNS and MARK S. FEESE, CO-TRUSTEES OF THE SANDRA M. FEESE TRUST

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 31 day of July, A.D., 2017, at 11:10 o'clock A. M. Recorded in Book 207 on Page 1776
Neb. Klingenberg County Clerk
10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-31-17
\$ Exempt By BB

When recording is completed return to:

DUNCAN, WALKER, SCHENKER &
DAAKE, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

WARRANTY DEED

SANDRA M. FEESE, a single person, Grantor, whether one or more,

in consideration of One and no/100 — (\$1.00) — Dollar and Other Valuable Consideration, receipt of which is hereby acknowledged, conveys to

LISA FEESE BURNS and MARK S. FEESE, CO-TRUSTEES OF THE SANDRA M. FEESE TRUST, Grantee, whether one or more,

the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The Southwest Quarter (SW¹/₄) of Section Thirty-one (31), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska; and

The Northwest Quarter (NW¹/₄) of Section Eighteen (18), Township Two (2), North, Range Thirteen (13), West of the 6th P.M. in Franklin County, Nebraska.

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

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

Executed: July 27, 2017.

Sandra M. Feese.

STATE OF MINNESOTA)
HENNEPIN COUNTY) ss.

The foregoing instrument was acknowledged before me on July 27, 2017 by Sandra M. Feese, a single person.

JOHN D. CULBERT
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2018

Notary Public.



Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

SECTION 1

Grantor of Instrument and Trust

Sandra M. Feese, Sandra M. Feese Trust

Grantee of Instrument (Trustee)

Lisa Feese Burns and Mark S. Feese, Co-Trustees of the Sandra M. Feese Trust

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Lisa Feese Burns	Daughter
Lori Feese Brustad	Daughter
Mark S. Feese	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

Henry C. Schenker

Title

Attorney

Date

7/31/2017

**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 2017-1777

PAGES _____

GRANTEE MASTER NAME # Sandra M. Feese

PARCEL #/
FILING NUMBER 0023043

13099

DOC STAMPS Exempt 20

tax/lien _____

SALES FILE # 174

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 55

TOTAL SALE PRICE _____

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-27-2017

DEED TYPE Trustees Deed of Distr.

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 Trustee to Benef. - filed in wrong order this should have been filed first.

Real Estate Transfer Statement

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>27</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>07</u> Day <u>27</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lisa Feese Burn, Trustee of the James K. Feese Trust Street or Other Mailing Address 3775 Kiping Avenue City Minneapolis State MN Zip Code 55416 Phone Number (647) 254-1934 612-554-9837 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sandra M. Feese Street or Other Mailing Address 6010 Clarion Circle City Minnetonka State MN Zip Code 55343 Phone Number (952) 941-3346 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed 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?
\$756,849

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
Sandra M. Feese
6010 Clarion Circle
Minnetonka, ME 55343

18a No address assigned 18b Vacant land

20 Legal Description
The Southwest Quarter (SW¼) of Section Thirty-one (31), Township Two (2), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

21 If agricultural, list total number of acres 160.5

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 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.

Henry C. Schenker (308) 425-6273
 Print or Type Name of Grantee or Authorized Representative Phone Number
Henry C. Schenker Attorney Date **7/31/2017**
 Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	28 Recording Data <u>BK2017, Pg 1777</u>

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1785

PAGES 2

GRANTEE MASTER NAME # 11184

PARCEL # / FILING NUMBER 000129600 / 36190

DOC STAMPS 0 Exempt 5A

tax/lien _____

SALES FILE # 175

PAGES _____

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

TAX DISTRICT 65

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ 0

ASSESSOR ADJUSTMENTS \$ 0

REVIEW CODE NO

SALES DATE 7-11-2017

DEED TYPE QCD

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

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

COMMENTS Termination of JT

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.

175

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>07</u> Day <u>11</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>07</u> Day <u>11</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Billy R. & Christina Wilson Street or Other Mailing Address 906 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number (402) 460-6675 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Christina Wilson Street or Other Mailing Address 906 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number (402) 460-6675 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"/> 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 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) terminated JT

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?
\$50,000

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
**906 N Cedar St
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Fifteen (15), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 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.

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

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title
 Date 7-31-17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2017, Pg 1785</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 31 day
of July A.D., 2017 at 11:35
o'clock A M. Recorded in Book 2017
on Page 1785
Dee Klingenberg County Clerk
\$ 10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-31-17
\$ Exempt By BB

QUITCLAIM DEED

Christina Wilson and Billy R. Wilson, wife and husband, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00), termination of joint tenancy and other valuable consideration, quitclaim and convey to Christina Wilson, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Fifteen (15), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

Executed July 11, 2017.

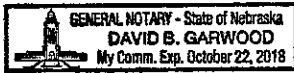
Billy R. Wilson

Christina Wilson
Christina Wilson

By Celine Richards-Zlomke
Celine Richards-Zlomke
His Attorney in Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 11, 2017, by Christina Wilson.



David B. Garwood
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster ss.

The foregoing instrument was acknowledged before me on July 27th, 2017, by Celine Richards-Zlomke as Attorney in Fact for Billy R. Wilson.

Comm. expires 12-1-2020

Kathleen J. Muhlbach
Notary Public

