## COVER PAGE PROPERTY TRANSFER

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ALES FILE #	16	19	# PAGES					
ORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	, 710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ERTY CLASS	1000	2000	4000	9000	9500		ONIO AL DECIDENTIAL	<del></del>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
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## Nebraska Department of REVENUE

Form No. 96-259-2008 2-2016 Rev. Supersed

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

149

FORM **521** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number 2017 \_ Day \_\_1 WEBSTER - 91 Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) VSL Red Cloud, LLC Heritage of Red Cloud, Inc. Street or Other Mailing Address 20220 Harney St. Street or Other Mailing Address 20220 Harney St. Zip Code 68022 State NE City Elkhorn State Zip Code 68022 NE Elkhorn No √ No Phone Number (402) 895-3932 Is the grantee a 501(c)(3) organization? Phone Number (402) 895-3**932** If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Mobile Home Single Family State Assessed ✓ Improved Industrial Mineral Interests-Nonproducing Unimproved Agricultural Mineral Interests-Producing Multi-Family Exempt ☐ IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other\_ 8 Type of Deed Conservator Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Cemetery Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Trustee to Beneficiary Auction Easement **√** Gift Life Estate Sale Satisfaction of Contract Other (Explain) √ No Court Decree Grantor Trust Partition Yes Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ☐ No 7 Yes ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Yes Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **V** № 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes √ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property VSL Red Cloud, LLC 636 North Locust St., Red Cloud, NE 68970 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 00:00 22 Total purchase price, including any liabilities assumed ...... 22 0.00 23 23 Was non-real property included in the purchase? 🗸 Yes 🗀 No (If Yes, enter dollar amount and attach itemized list.) 0100 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. (402) 895-3932 Glenn A. Van Ekeren Phone Number Grantee or Authorized Representative sign President Date Title ethorized Representative here For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date 2017 Jun 28 02:17 PM Ex025 Book 2017 Page 1363 Day . Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

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

### 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.

	WEDDAGINA DO CUMENTA DV	Bk 2017, Pg 136						
	NEBRASKA DOCUMENTARY STAMP TAX							
	Date: 06/28/17	State of Nebraska ss. County of Webster						
	\$ Ex025 By BB	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						
		Webra K. Hangalusa County Clerk						
. Constant		Fee: \$16.00 By: BB Deputy Electronically Recorded						
To the second se								
RETURN TO: C	uristina M. Fink, Esq., McGill, Gotsdiner, Workman & Lepp, P.C., L.L.O., Space Above Reserved for Recording Inc	. 11404 W. Dodge Rd., Ste 500, Omaha, NE 68154-2584						
GENERAL WARRANTY DEED								
GRANTEE Schedule	_	EV. STAT. § 76-201) as described in						
GRANTOF	covenants with GRANTEE that GRANTOR:							
(1)	is lawfully seised of such real estate an encumbrances, subject to restrictions, cover	nd that it is free from all liens and nants and easements of record;						
(2)	has legal power and lawful authority to conv	rey the same;						
(3)	warrants and will defend title to the real e persons.							
Executed on this 5 day of 101, 2017, to be effective as of July 1, 2017.								
		E HERITAGE OF RED CLOUD, INC.						
	By:	D. Vetter, President						
STATE OF	NEBRASKA )							
J,,,, = J,	) ss.							

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

Notary Public

GENERAL NOTARY - State of Nebraska DIANE M. WILSON My Comm. Exp. Dec. 30, 2017

COUNTY OF DOUGLAS

### Schedule A

#### LEGAL DESCRIPTION

#### Tract No. 1:

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## COVER PAGE PROPERTY TRANSFER

BOOK & PAG	<u> 2017-</u>	-13la5-13	366 #PAGE	s	_ GR	ANTEE MASTER NAME #	City o	it Red C
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	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
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	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 COLIRSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
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# Nebraska Department of REVENUE

## **Real Estate Transfer Statement**

50

FORM **521** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Ma.\_ 06 <sub>Day</sub> \_ 28 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) City of Red Cloud, Board of Public Trust Webster Co. Sheriff Department Street or Other Mailing Address 641 N Cedar St Street or Other Mailing Address 540 N Webster St City Red Cloud State Zip Code 68970 City Red Cloud 68970 Phone Number (402) 746-2722 Phone Number (402) 746-2215 is the grantee a 501(c)(3) organization? es If Yes, is the grantee a 509(a) foundation? **Email Address** 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt OLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition √ Sheriff Other Bill of Sale Corrective 7 Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution 7 Foreclosure Irrevocable Trust Revocable Trust Transfer on Death ✓ Auction Life Estate Sale Trustee to Beneficiary Yes √ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes □ No. √ Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Other Brothers and Sisters Grandparents and Grandchild 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? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1005 N Webster St same as Grantee Red Cloud, NE 68970 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 839,06 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) | 23 0,00 839106 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Name of, Grantee or Authorized Representative Phone Number sian Attorney Title here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number Day **29** Pa 1365-1366

NEBRASKA DOCUMENTARY STAMP TAX Date 6:29-17 \$Exempt to 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:

BK2017, Pg 1366

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 Webshand this 28 day of 540c, 2017.	TROY R. SCHMITZ Sheriff of Webster County, Nebraska
STATE OF NEBRASKA )	
COUNTY OF WEBSTER ) ss.	
On the 28 day of	d County, being the same person who signed deed
WITNESS, my hand and official seal the da	te and year written last above.
(seal)	Clerk of Webster County District Court

0 800K & PAGE	<u>2017</u>	<u> 137 [</u>	# PAGES		_ GR.	ANTEE MASTER NAME #	Kiml	1. Lindqu
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	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
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	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
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	BLUE HILL	BLADEN	COWLES					
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## **Real Estate Transfer Statement**

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

151

FORM 521

The de	ed will not be recorded	unless this stateme	nt is signed and items 1-25 are acc				
1 County Name	2 County Number	<del></del> 1	3 Date of Sale/Transfer	4 Date of Deed	<i>2</i> 717		
	BSTER - 91		MO. Day 2. 1 H				
5 Grantor's Name, Address, and T Grantor's Name (Seller)	elephone (Please Print)		6 Grantee's Name, Address, and Tele Grantee's Name (Buyer)	pnone (Please Print)			
Kim N. Lindgren, PR Bel	ty Ann Lindgren Est	tate	See Attached				
Street or Other Mailing Address PO Box 32			Street or Other Mailing Address				
City Campbell	State NE	Zip Code 68932	City	State	Zip Code		
Phone Number (402) 469-4818			If Yes, is t	intee a 501(c)(3) organiza the grantee a 509(a) found			
Email Address unavailable			Email Address				
7 Property Classification Number	r. Check one box in catego		if property is also a mobile home.				
(A) Status		·	B) Property Type		(C)		
Unimproved Multi	i-Family 🔽 Agr	ustrial foultural creational	Mineral Interests-Nonproducing  Mineral Interests-Producing	State Assessed Exempt	Mobile Home		
8 Type of Deed Conservat Bill of Sale Corrective Cemetery Death Cer	or tificate – Transfer on Death	Easement Le	and Contract/Merno Partition  passe Personal Rep.  ineral Quit Claim	Sheriff	Other		
9 Was the property purchased as part of an IRS like-kind exchang (I.R.C. § 1031 Exchange)		Distribution Fored	closure	Trus	nsfer on Death stee to Beneficiary er (Explain)		
11 Was ownership transferred in full  Yes No		<u> </u>	12 Was real estate purch	<u> </u>	· · · · ·		
13 Was the transfer between relative	s, or if to a trustee, are the t	rustor and beneficiary rel	atives? (If Yes, check the appropriate box	.)			
	unt or Uncle to Niece or Nep	= ' ' '	Partnership, or LLC Self	Other	***************************************		
=	rothers and Sisters	= :	and Grandchild Spouse				
	k-spouse	✓ Parents and C	15 Was the mortgage assumed? (If Yes	and Step-child	tornet vete \		
14 What is the current market value	or the real property?		Yes V No \$	s, state the amount and in	terest rate.)		
16 Does this conveyance divide a cu	rrent parcel of land?		17 Was transfer through a real estate a of the agent or title company contact	agent or a title company?	(If Yes, include the name		
18 Address of Property			19 Name and Address of Person to Wh	om the Tax Statement Sh	ould be Sent		
Webster County, Ne	braska		Grantee				
18a No address assigned	18b Vacant land						
20 Legal Description		-					
See Attached		•					
21 If agricultural, list total number of	acres n/a						
22 Total purchase price, includi	ng any liabilities assumed	d	• • • • • • • • • • • • • • • • • • • •	22 \$	1,00		
23 Was non-real property include	led in the purchase?	Yes 🔽 No (if Yes, e	enter dollar amount and attach itemize	ed list.) 23 \$			
24 Adjusted purchase price paid	•	•		24	1,00		
25 If this transfer is exempt from	the documentary stamp	tax, list the exemption	n number <u>76-902(15)</u>				
Under penaltie correct, and that I am	s of law, I declare that I have duly authorized to sign this s	ve examined this statem	ent and that it is, to the best of my knowl	edge and belief, true, con			
Matthew D. Ba			· _ · · · ·		(402) 834-3300		
sign Print or type Name-o	f Grantes or Authorized Rep	resentative	Attorney		Phone Number		
	or Authorized Representativ	re	Title		Date 2//7		
	Regi	ster of Deed's Use O	nly	T	For Dept. Use Only		
26 Date Deed Recorded	27 Value of Stamp or E	Exempt Number	28 Recording Data		-		
Mo. 6 Day 29 Yr. /	7 \$ Exemp	FF 15	BK2017, Pg 1377				
Nebraska Department of Revenue	•		~	Authorized by Neb. Re-	v. Stat. §§ 76-214, 77-1327(2)		

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

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

Southwest Quarter (SW  $^{1}$ 4) of Section Twenty-Three (23), Township Four (4) North, Range Twelve (12) West of the  $6^{th}$  P.M., Webster County, Nebraska.

BK2017, Pg 1377

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., 20 J.7, at 2 J.O. o'clock P. M. Recorded in Book 2017 on Page 13 J.O. Deb Klingenberger County Clerk, 310.00 BB. Deputy ind \_\_Comp\_\_Assessor \_\_Carded \_\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-29-17
\$ Exempt #15 By B.K

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

Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Twenty-Three (23), Township Four (4) North, Range Twelve (12) West of the  $6^{th}$  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.

STATE OF NEBRASKA ) : ss. COUNTY OF ADAMS )

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

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

Notary Public

## COVER PAGE PROPERTY TRANSFER

PARCEL#/ FILING NUMBER		02001	177000				Truste	. Lora
A)						_	Mae	Premer
DOC STAMPS	-0	) _	-	tax/lien		<del></del>	Rev. T	rust
SALES FILE#	16	2	- # PAGE:			_	Rev. T	11641
EIGHBORHOOD#								
LIGITEON TOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	. RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500	ļ		
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	) BH
TAX DISTRICT	185	_						
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1 ADJUSTMENTS	\$							
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R ADJUSTMENTS :	NO							
SALES DATE_	6-	15201	7					
DEED TYPE_	Q	CD/						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	RMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
Cul	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Exen	not SA	Rel	ease of	lien -	- Samil	1 to for	mly_
		<b>A</b>					}	4

# Nebraska Department of REVENUE

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

152

FORM **521** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number 1 County Name 2017 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brent M. Permer, Trustee of the Lora Mae Premer Rev Tr Grantor's Name (Seller) Rockland R. Prémer and Tracia J. Premer Street or Other Mailing Address Other Mailing Address Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Telephone Number Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mineral Interests-Nonproducing ✓ Improved Mobile Home Single Family Industrial State Assessed Agricultural Mineral Interests-Producing Exempt Unimproved Multi-Family IOLL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other\_ Conservator Corrective Personal Rep. Trust/Trustee Bill of Sale Easement Lease Warranty ✓ Quit Claim Death Certificate - Transfer on Death Executor Mineral Cemetery Was the property purchased as part of an IRS like-kind exchange? (LR.C. § 1031 Exchange) Inrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death Trustee to Beneficiary Auction Easement Gift Life Estate Sale ✓ Other (Explain) release of lien Exchange Partition Satisfaction of Contract Yes **√** No Court Decree Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended √ Yes **√** Yes □No ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No 16 Does this conveyance divide a current parcel of land Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No Yes 18 Address of Property 2404 Noval 1625 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee Bluettill, NE 68930 18a No address assigned 20 Legal Description See Attached 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? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 rect, and that I am duly authorized to sign this statement. Hawes SCYOW Closer Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Recording Data Mo. 6 Day 29 Yr. 17 Pg 1378-1379 Nebraska Department of Revenue

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 6<sup>th</sup> 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

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 6<sup>th</sup> 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.

170 2001

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
SExempt Sa 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 6<sup>th</sup> 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

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:

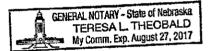
A tract of land in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, described as follows: Commencing at a point on the South line of said Section, 744 feet West of the Southeast 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

STATE OF NEBRASKA )
) ss.
COUNTY OF WEBSTER )

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



Notary Public Shubbald

STATE OF NEBRASKA )
) ss.
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me this 25 day of June, 2017, by Tracia J. Premer, known to me personally or who has produced satisfactory evidence of identification to me.

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

Notary Public

BK 2015, Pg 2406

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 Nebraska | M. Recorded in Sock 2015 on Page 2000 | M. Recorded in County Clerk | M. Comp. Assessor | Carded | M. Comp. Assessor | M. Comp.

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 6<sup>th</sup> 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 6<sup>th</sup> 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.

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.

Low M. Cramoc

Transfer of property will be upon receipt of payment.

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.

## COVER PAGE PROPERTY TRANSFER

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BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL		YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL	CODE		2	3	4	5			
BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL		USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
	LOCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
COMMENTS			BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL



## Real Estate Transfer Statement

**FORM** 

521 To be filed with the Register of Deeds.
 Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo.\_ 6 WEBSTER - 91 Day Day \_ Mo 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Plowshare, LLC 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. Street or Other Mailing Address 5709 Hay Meadow Ridge Zip Code 68767 Zip Code **68901** State NE City Pierce City Hastings Phone Number Is the grantee a 501(c)(3) organization? Yes ₩ No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status ✓ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Mineral Interests-Producing Exempt Agricultural Unimproved Multi-Family Recreational Commercial Sheriff Other Distribution Partition 8 Type of Deed Land Contract/Memo ✓ Trust/Trustee Personal Rep. Bill of Sale Corrective Easement Lease Quit Claim Warranty Mineral Cemetery Death Certificate - Transfer on Death Executor 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Distribution Irrevocable Trust Transfer on Death 10 Type of Transfer Foreclosure Revocable Trust ✓ Sale Trustee to Beneficiary Auction Easement Life Estate Partition Satisfaction of Contract Other (Explain) Yes ₩ No Court Decree Exchange Grantor Trust 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ☐ No Yes ✓ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Chris Esch Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 2404 Rd 1625, Blue Hill, NE 68930 Grantee 18a No address assigned 18b Vacant land 20 Legal Description See Attachment 21 if agricultural, list total number of agres 215,000,00 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 215,000,00 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. (402) 463-6673 Laurie L. Hawes Phone Number Escrow Closer 6-23-2017 Title Date For Dept. Use Only Register of Deed's Use Only

Mo. 6 Day 29 Yr. 17

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

\$ *4183.75* 

28 Recording Data

#### Exhibit A

#### Parcel A

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE% SW%) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows:
Beginning at the Southeast corner of the Southwest Quarter (SW%) of

Beginning at the Southeast corner of the Southwest Quarter (SW%) 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 (SE%) of said Southwest Quarter (SW%), a distance of 1318.22 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE% SW%); thence S89°56'14"W on the North line of said Southeast Ouarter of the Southwest Quarter (SE% SW%), 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 (SE% SW%); 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 (SE% SW%) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of Premer Subdivision as platted in the Southeast Quarter of the Southwest Quarter (SE% SW%) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> 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

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

Book Q, Page 292, a distance of 166.56 feet to the Southeast corner of

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 Premer 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 (SE% SW%) 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 Premer Subdivision as platted in the Southeast Quarter of the Southwest Quarter (SE% SW%) of Section Three (3), Township Four (4) North, Range Ten (10) West of the  $6^{\rm th}$ 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 (SE% SW%) 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 (SE% SW%) 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 (SE% SW%), a distance of 253.00 feet to the Southeast corner of a tract of land recorded in Deed Book 2004, Page 1889; thence NOI°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 Premer 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 (SE% SW%) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows:

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State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 3.7 day of AD., 20.7 at 3.70 o'clock. P. M. Recorded in Book 20.7 on Page 1380-1383

Och Kirocheren County Clerk

28.00 BB Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date <u>ゆ-</u> ユター/フ \$ 433. ZS By *ISB* 

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: 6/2l , 2017.

A HULLING BRENT M. PREMER, TRUSPEE

STATE OF NEBRASKA

COUNTY OF ILLUCE ) SS:

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

2/8t- June, 2017

Notary Public

My commission expires: Nowlaber of 1019

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

BK2017, Pg \$ 1381

#### Exhibit A

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#### Parcel D

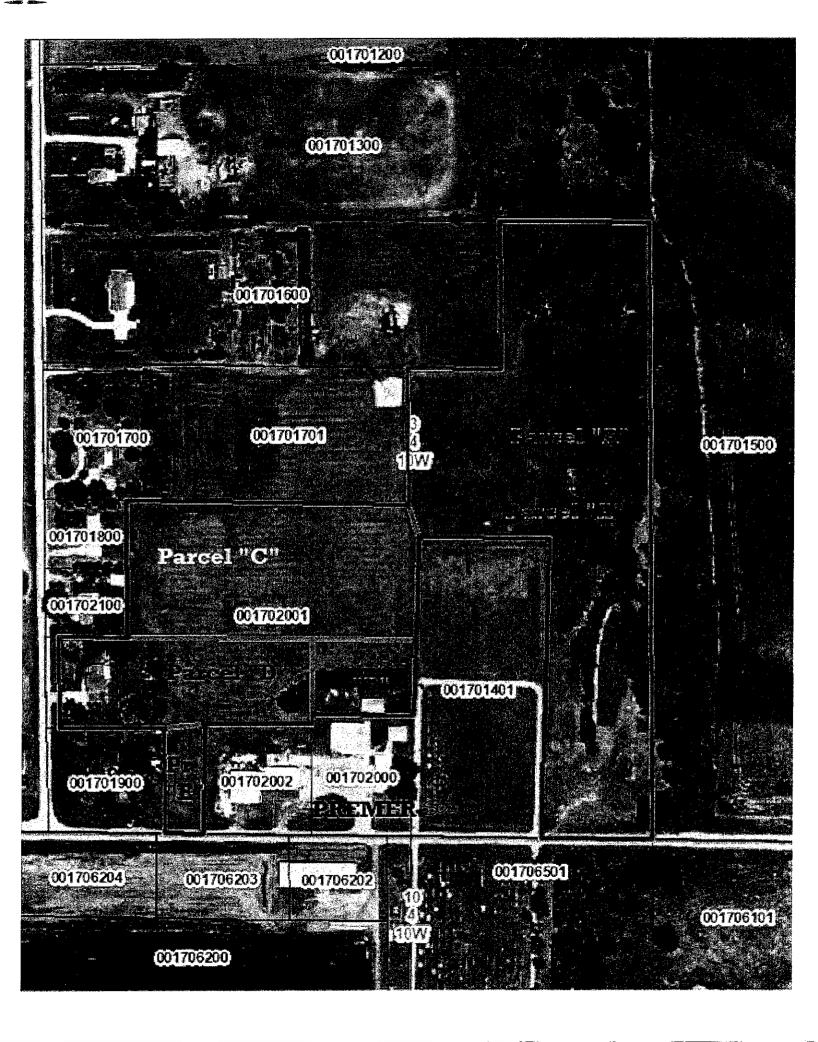
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#### BOOK-PAGE

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	ЗА КЕ	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	<b>1</b> A1 V P	<b>1</b> A1 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	ЗА КР	3A R P	3A S P	3A V P	3A U P
4A1 P	4A1 B P	4A1 F P	4A1 K P	4A1 R P	4A1 S P	4A1 V P	4A1 U P

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	Cua	1#10	-			_		
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SALES FILE #	154		# PAGES	5				
NEIGHBORHOOD #	1	100	105	200	205	300	305	460
i	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
į	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1905
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	inavale/ no home site	Inavāle Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		PURAL REPORT	
ļ	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TOTAL SALE PRICE_	41.00	)						
ESSOR ADJUSTIMENTS <u>\$</u>	5							
REVIEW CODE	NO							
SALES DATE_	6-16	'e-201	7					
DEED TYPE _	$\omega$	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOT TO BE USED	RMS LENGTH / NOT VALID FOR			
LOCATION CODE	BH BLUE HILL	BLA BLADEN	cow	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
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**FORM** 

Real Estate Transfer Statement

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

521

	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Paul E. Kral, a single person	Grantee's Name (Buyer) Paul E. Kral, Trustee of the Paul E. Kral Trust
Street or Other Mailing Address 806 W Seward Street	Street or Other Mailing Address 806 W Seward Street
City State Zip Code	City State Zip Code
Blue Hill NE 68930 Phone Number 1 100 357 20010	
Email Address	Phone Number Is the grantee a 501(c)(3) organization? Yes No No If Yes, is the grantee a 509(a) foundation? Yes No Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.
(A) Status (E	) Property Type (C)
✓ Improved     ✓ Single Family     Industrial       ☐ Unimproved     Multi-Family     Agricultural	Mineral Interests-Nonproducing     ☐ State Assessed     ☐ Mobile Home       Mineral Interests-Producing     ☐ Exempt
IOLL	
Bill of Sale Corrective Easement Le	nd Contract/Memo         Partition         Sheriff         Other           ase         Personal Rep.         Trust/Trustee           neral         Quit Claim         Warranty
	losure Irrevocable Trust
part of an IRS like-kind exchange?   Auction   Easement   Gift	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)  Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
	Partnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse	and Grandchild Spouse
14 What is the current market value of the real property?	hild Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$102,590	Yes V 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 пате of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
506 W. Seward Street Blue Hill, NE 68930	Paul E. Kral, Trustee of the Paul E. Kral Trust 506 W. Seward Street
18a No address assigned 18b Vacant land	Blue Hill, NE 68930
20 Legal Description	
See Attached	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed \$1 + Contribut	ionto. Revocable. Trust 22 \$ 1,00
	nter dollar amount and attach itemized list.) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ontribution to Kerceable Trist 24 \$ 1100
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.  Henry C. Schenker	nt and that it is, to the best of my knowledge and belief, true, complete, and (308) 425-6273
Sign Print or Type Name of Grantee or Authorized Representative	Attorney Phone Number
Score of Children	Title Date Date
Register of Deed's Use Or	ly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 6 Day 29 Yr. 17 \$ Exempt # 19	BR2017, Pg 1397-1398  Authorized by Neb Rev Stat. \$\$ 76-214, 77-1327(2)
Nebraska Department of Revenue	<ul> <li>Authorized by Neh Bey Stat 88 /6-214 77-1327(2)</li> </ul>

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 21 day of Date A.D., 20 1.7, at 3:15 o'clock M. Recorded in Book 201 on Page 1397-378 Deb. Kling enberger. County Clerk 16:00 Assessor. Carded

When recording is complete return to: Duncan, Walker, Schenker & Daake, P.C., L.L.O. P. O. Box 207 Franklin, NE 68939 NEBRASKA DOCUMENTAHY
STAMP TAX
Date 6-29-17
\$ Exempt # 19 By BB

#### WARRANTY DEED

PAUL E. 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

PAUL E. 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. 1/2) 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 I, 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 1/2 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:

- 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: June 16, 2017.

Paul E Kral

BK2017, Pg 1398

STATE OF NEBRASKA	}
COUNTY OF FRANKLIN	) ss. )
The foregoing was ack	nowledged before me on June 16, 2017 by Paul E. Kral, a single person.
A	Henry C. Schenker
GENERAL NOTARY - State of HENRY C. SCHE My Contra. Exp. June 1	Notary Public.



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

SE	CTION 1					
Grantor of Instrument and Trust						
Paul E. Kral						
Grantee of Instrument (Trustee) Paul E. Kral	· · ·					
NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR					
	RELATIONSHIP TO GRANTOR					
Michelle Altice	Daughter					
Timothy Kral	Son					
Terry Kral	Son					
Thomas Kral	Son					
SEC	CTION 2					
Does a trust document exist which sets forth the grantor, the trust of the real property transfer?	ustee, the beneficiaries, and a description  XYES NO					
Check the exemption that would apply if the transfer was n	nade 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.					
_	, correct, modify, or supplement a deed previously recorded, but					
Deeds without actual consideration between: husband and marriage); or parent and child.	d wife; ex-spouses (conveying property acquired or held during the					
member of that family, related to one another within the fo spouses. No consideration is given other than the issuance the family members or the return of the stock to the corpor in dissolution of the interest in the partnership or LLCs. T	limited liability company (LLC). All the shares of stock of the need by members of a family, or a trust created for the benefit of a purth degree of kindred according to the rules of civil law, and their of stock of the corporation or interest in the partnership or LLC to ration in partial or complete liquidation of the corporation or deeds to qualify for the exemption for family corporations, partnerships, we corporation or partnership and not in the name of the individual					
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 corpor of the subsidiary's stock.	ration for no consideration other than the cancellation or surrender					
Cemetery deeds.						
Mineral deeds.						
Deeds executed pursuant to court decrees.						
	sequent or precedent, a restriction, or any other contingent interest.					
Y*************************************	re conveying to devisees or heirs property passing by testate or					
Deeds transferring property located within the boundaries of American residing on an Indian Reservation in Nebraska.	of an Indian Reservation where the grantor or grantee is a Native					
Deeds which convey property held in the name of any partner partner in the partnership or member of the LLC, or to his or	nership or LLC, which is not a family partnership or LLC, to any or her spouse.					
Easements.	·					



# **Certificate of Exemption – Deeds to Trustees**

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

SEC	TION 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
SEC <sup>*</sup>	TION 2
Does a trust document exist which sets forth the grantor, the trust of the real property transfer?  Check the exemption that would apply if the transfer was me	XYES □NO
Deeds to property transferred by or to the U.S., the State of	
<del></del>	correct, modify, or supplement a deed previously recorded, but
Deeds without actual consideration between: husband and marriage); or parent and child.	wife; ex-spouses (conveying property acquired or held during the
corporation or interest in the partnership or LLC are owner member of that family, related to one another within the four spouses. No consideration is given other than the issuance of the family members or the return of the stock to the corporar in dissolution of the interest in the partnership or LLCs. To	imited liability company (LLC). All the shares of stock of the ed by members of a family, or a trust created for the benefit of a urth degree of kindred according to the rules of civil law, and their of stock of the corporation or interest in the partnership or LLC to ation in partial or complete liquidation of the corporation or deeds equalify for the exemption for family corporations, partnerships, a corporation or partnership and not in the name of the individual
Deeds of partition.	
Deeds made pursuant to mergers, consolidation, sales, or a merger or consolidation filed with the Secretary of State. A c the documentary stamp tax exemption is granted.	transfers of the assets of a corporation pursuant to the plans of copy of this plan must be presented to the register of deeds before
Deeds made by a subsidiary corporation to its parent corpora of the subsidiary's stock.	ation for no consideration other than the cancellation or surrender
Cemetery deeds.	
☐ Mineral deeds.	
Deeds executed pursuant to court decrees.	
	equent or precedent, a restriction, or any other contingent interest.
	e conveying to devisees or heirs property passing by testate or
Deeds transferring property located within the boundaries of American residing on an Indian Reservation in Nebraska.	f an Indian Reservation where the grantor or grantee is a Native
Deeds which convey property held in the name of any partner partner in the partnership or member of the LLC, or to his or	ership or LLC, which is not a family partnership or LLC, to any r her spouse.
Easements.	



# **Certificate of Exemption – Deeds to Trustees**

Page 2

### **SECTION 3**

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

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

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		1405	# PAGE		•	ANTEE MASTER NAME #	. Michae	4B.+
PARCEL#/ FILING NUMBER	2 D	025001Q	0/7341	<u>5 13-4</u>	-12	_	Linda	.L.
						-	Mil	er
			-	. 0		-		
DOC STAMPS		,	-	tax/lien		-		
SALES FILE #			# PAGES	5	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
:	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
!	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITÉ	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			
L	195	-		·			SUBURBAN	
TAX DISTRICT	100							
TOTAL SALE PRICE	<u> </u>	<del>-</del>						
521 ADJUSTMENTS	\$							
ASSESSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE_	6-1	3-201°	7					
DEED TYPE_	W.	<u> </u>						
SALE QUAL	YES	ADJUSTED	Subchngd	(NO)	MOBILE			
CODE	1	2	3	4	5			
İ	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	RO5	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Exer	nott	5A-	Addi	ng Hu	Shand	to De	ed
_					J			
	·			·				

# Nebraska Department of REVENUE

Nebraska Department of Revenue

# **Real Estate Transfer Statement**

155

FORM **521** 

· If additional space is needed, add an attachment and identify the Item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 6 Day 13 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) MICHAEL B MILLER & LINDA L MILLER LINDA L LUKAŚ a/k/a LINDA L MILLER & MICHAEL B MILLE Street or Other Mailing Address 1240 S ADAMS CENTRAL AVE Street or Other Mailing Address 1240 S ADAMS CENTRAL AVE Zip Code 68901 State State NE Zip Code 68901 HASTINGS HASTINGS Phone Number Is the grantee a 501(c)(3) organization? Phone Number Yes ✓ No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercia Recreational Land Contract/Memo 8 Type of Deed Conservator Distribution Partition Sheriff Other Bill of Sale Corrective Easement Lesse Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Executor Oult Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Life Estate Sale Trustee to Beneficiary ☐ Yes V No Court Decree Satisfaction of Contract Other (Explain) it tenants Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No. ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other. Brothers and Sisters Grandparents and Grandchild ✓ Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$559,255 Yes **✓** No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No 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 0.00 23 Was non-real property included in the purchase? Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and ect, and that I am duly authorized to sign this statement. /Jennifer Fleischer (402) 762-3524 Phone Number Attorney Title here Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Becorded 28 Recording Data <sub>Day</sub>30

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

BK2017, Pg 1405

State of Nebraska County of Webster Entered on the Entered on the Entered on the Clerk's office of said county this 30 day of June AD., 2017 at 11:55 o'clock A M. Recorded in Book 2017 on Page 1405 on Page 150 below Engenherse County Clerk 170.00 BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-30-17
\$Exempt 45a 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  $6^{TH}$  P.M., WEBSTER COUNTY, NEBRASKA.

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

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

Executed: 6-13-17

LINDA LOUISÉ LUKAS MILLER, Grantor

a/k/a LINDA L. MILLER

STATE OF NEBRASKA

)SS.

COUNTY OF

)

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

GENERAL NOTARY-State of Nebraska SUSAN K ANDERSON My Comm. Exp. June 28, 2019 Notary Public

# **COVER PAGE PROPERTY TRANSFER**

BOOK & PAG	<u> 2017</u>	-1416	# PAGE		GF	RANTEE MASTER NAME	Mavis	st Krish
PARCEL# FILING NUMBE	00012:	3400/	3556O				Kenned	'cl
						_		13090
POC STAMP	0		_	A		_		
DOC STAMPS	·	-(0	_	tax/lien		-		
SALES FILE #	<u>'/_</u>	<u> </u>	_ # PAGE	s	<b>-</b>			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITI	COWLES  E COMMERCIAL/NO  SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
i	1	,					SUBURBAN	· .
TAX DISTRICT	<u> </u>							
TOTAL SALE PRICE	3,20	50						
521 ADJUSTMENTS	\$		· · · · · · · · · · · · · · · · · · ·					
SSESSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE_	6-30	0-201 UD	7					
DEED TYPE_	JTL	ND						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			· · · · · · · · · · · · · · · · · · ·
LOCATION CODE	вн	BLA -	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
		1	I	I	<u>1</u>		I	
COMMENTS_							<u> </u>	
-								



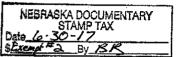
Real Estate Transfer Statement

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

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. 906 Day 30 Yr. 2017 Mo. 90 Day 25 Yr. 2017					
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 State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970					
Phone Number	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   \( \sqrt{N} \)					
Email Address	If Yes, is the grantee a 509(a) foundation? Yes N Email Address					
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.					
(A) Status (B)	Property Type (C)					
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home					
Unimproved Multi-Family Agricultural I	Mineral Interests-Producing Exempt					
	d Contract/Memo Partition Sheriff Other					
Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee					
Cernetery Death Certificate - Transfer on Death Executor Mine	Angel Band Park					
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Yes V No Court Decree Exchange Granton  11 Was ownership transferred in full? (If No, explain the division.)	☐ Life Estate					
√ Yes	Yes					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relati	· · · · · · · · · · · · · · · · · · ·					
Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., Pa						
☐ Brothers and Sisters ☐ Grandparents at	<u> </u>					
Ex-spouse Parents and Chi	— · · · · · · · · · · · · · · · · · · ·					
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
16 Does this conveyance divide a current parcel of land?	Yes No \$%  17 Was transfer through a real estate agent or a title company? (If Yes, include the name					
Yes V No	of the agent or title company contact.) Yes No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
714 N Elm St Red Cloud, NE 68970	same as Grantee					
18a No address assigned 18b Vacant land						
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						
23 Was non-real property included in the purchase? 🔲 Yes 🖳 No (If Yes, ent						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						
25 If this transfer is exempt from the documentary stamp tax, list the exemption number						
	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					
Sign Print or Type Name of Grantee or Authorized Representative	Attorney 6.126/17					
	tile (120/17)					
Register of Deed's Use Only	For Dept. Use Only					
	28 Recording Data					
Mo. 6 Day 30 Yr. 17 \$ Exempt # 2	BK2017, Pa 1416					
lebraska Department of Revenue	Authorized by Neb, Rev. Stat. §§ 76-214, 77-1327(2)					

BK2017, Pg 1416

State of Nebraska ) se County of Webster)	S. Entered on the
numerical index and fill Clerk's office of said co of Scale A.D.,	ed for record in the punty this 30 day 20 / 7 at / 23
o'clock_P_M. Reco	orded in Book 2200/ County Clerk
Ind _ Comp _ Asse	SorCarded



### 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 27, 2017.

THE CITY OF RED CLOUD, BOARD OF PUBLIC TRUST

Gary Meyer, President

Beverly Meyer, Segretar

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July 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

KORY MCCRACKEN
General Notary
State of Nebraska

Notary Publ

BOOK-PAGE 2017—	14/6 DATE OF SALE 21 N151 LOT 22 B1	6:30-2017 lock 5 Sm. 7h + Moore	S
LOCATION ID PARCEL(S)	0/23400/35560	2	
ASSESSOR LOCATION RO		ADDRESS OF PROPERTY	
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	500	6585	7085
2015	500	Le585	7085
2016	510	50 les	5565
2017	500	50les	5565
SELLING PRICE 2250	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
CCHOOL BASE # 65		OUSE QUALITY 30 HOUSE CONDITION	10 DATE OF CONSTRUCTION 1894

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

Date of Print: 07/19/2017 Record: 1 of:

Inspected By: CJ Inspection Date: 09/23/2016

Parcel ID #: 000123400 Map # : 4371-00-0-10020-005-0000

KENNEDY, TRAVIS & KRISTY Situs :714 N ELM ST

Legal :LOT 21 & NORTH 15' LOT 22 BLOCK 5

205 E 7TH STREET SMITH & MOORE'S ADDITION RED CLOUD

RED CLOUD, NE 68970-

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width 40 : Value Method: SF Lot Depth 142 # of Units : 5680 Topography : Amenities Unit Value : 0.09

Street Access :

Utilities Lot Value : 500

PHYSICAL INFORMATION

Adjustments:

: 1 - Single Family Type Year Built/Age : 1894/123

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

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

: 648 Floor Area 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  $0 \times 0$ 

FINAL ESTIMATE

Improvement Value ..... \$5,065 Land Value ..... \$500 FINAL ESTIMATE OF VALUE \$5,565 Value per Square Foot ..... 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

Parcel ID #: 000123400

Map # : 4371-00-0-10020-005-0000

KENNEDY, TRAVIS & KRISTY

Situs :714 N ELM ST

Legal :LOT 21 & NORTH 15' LOT 22 BLOCK 5

205 E 7TH STREET

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

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

TOTAL REPLACEM	ENT (	COST 1	1EM		_	648	x	97.73 =	63,330
Depreciation	:	92%	Total	92%	Physical Less Depre		tional lus Appre		(58, 265)
Improvement Val Land Value Lump Sums									\$5,065 \$500
nddp suds ESTIMATE OF VAI Value per Squan					•				\$5,565 \$8.00

# COVER PAGE PROPERTY TRANSFER

1	TAMPS	832.5	50	-	tax/lien			124	-
1 100 100 100 100 100 100 100 100 100 1		10-7		- # PAGES			-		
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**Real Estate Transfer Statement FORM** 521 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 1 County Name WEBSTER - 91 Day 💉 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buver Leland Otto Erickson and Susan Lee Erickson Anita E. Spencer and Roger Spencer Street or Other Mailing Address 167 Rd. N Street or Other Mailing Address PO Box 141 Zip Code 68940 City Funk State NE City Campbell Zip Code 68932 NË Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (308) 263-2091 Phone Number (402) 746-3732 Yes **√** No Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Agricultural Mineral Interests-Producing Multi-Family Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Tesement Lease Personal Ren Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Ouit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange 10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death Gift Life Estate Sale Easement Trustee to Beneficiary (I.R.C. § 1031 Exchange) ☐ Yes Grantor Trust Partition Satisfaction of Contract Other (Explain) ✓ No Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No √ Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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.) \$370,000 Yes **✓** No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Leiand and Susan Erickson 167 Rd. N 18a ✓ No address assigned Campbell, NE 68932 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 agres 370.000!00 22 Total purchase price, including any liabilities assumed . . . . . . 22 23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 23 370,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Randall Alexander (402) 879-4751

Day <u>5</u> Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. s 96-269-2008 Rev. 7-2014

Signature of

sign

26 Date Deed Recorded

Print or Type Name of Grantee or Authorized Representative

rantee of Authorized Red

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

For Dept. Use Only

Attorney at Law

Register of Deed's Use Only

Stamp or Exempt Number

Title

Recording Data

State of Nebraska Sc. County of Webster Entered on the numerical index and filed for record in the Olerk's office of said county this 2 day of 3 day AD, 2017, at 11:00 o'clock A M. Recorded in Book 2017 on Page 1/137

Deb Klasenbeeger County Clerk

Indi Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Return to:

# JOINT TENANCY WARRANTY DEED

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

Executed: (MUTC) 27

My Comm. Exp. August 18, 2017

-BB Deputy

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  $6^{\rm th}$  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:

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

ANITA E. SPENCER STREET	ROGER SPENCER
State of Nebraska )	
County of Baffalo ) SS.	
The foregoing instrument was 2744 day of <u>Tune</u> 2017, SPENCER, wife and husband.	acknowledged before me on the by ANITA E. SPENCER and ROGER
GENERAL NOTARY - State of Nebraska	Notary Public

Ah 6.8.17

# 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

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

Map #

4369-6-1-0-0-71720

Tax District

50

Neighborhood

Greenbelt Area/Date

1 NO

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		· · · · · · · · · · · · · · · · · · ·
3852	GEARY-HOBBS SOILS	DRY	4D	No		1.92	•	55,245	55,245
3561	HOBBS SILT LOAM, OCCASIONALLY	Z DRY	2D1	No		35.24	2,190	4,205	4,205
2671	HOLDREGE SILT LOAM, 3-7% SLOP		3D1	No		3.29	2,435	85,810	85,810
2668	HOLDREGE SILT LOAM, 1-3% SLOP		1D	No			2,265	7,450	7,450
2667	HOLDREGE SILT LOAM, 0-1% SLOP		1D	No		4.56	2,705	12,335	12,335
2521	COLY-HOBBS SILT LOAMS, 0-30%		4D	No		0.19	2,705	515	515
	,	2212	110			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					
3852	GEARY-HOBBS SOILS	GRAS	4G			3.56	1,425	5,075	5,075
3561	HOBBS SILT LOAM, OCCASIONALLY		2G1	No No		10.16	1,425	14,480	14,480
2675	HOLDREGE SILT LOAM, 3 TO 7% S		2G1 2G	No		27.19	1,425	38,745	38,745
2521	COLY-HOBBS SILT LOAMS, 0-30%		2G 4G	No		0.07	1,425	100	100
	out house star house, 0-30%	GIAS	46	No	_	0.40	1,425	<u> 570</u>	<u> 570</u>
				•	Grass Use Totals	: 41.38		58,970	58,970
3561	HOBBS SILT LOAM, OCCASIONALLY	IRRG	2A1	No		14.26			
3852	GEARY-HOBBS SOILS	IRRG	4A	No			4,930	70,300	70,300
					Two Hatal	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	_	
					Road Use Totals :		0	0	0
		ė.		•	. dia obe locata	3,43		0	0
				I	= Parcel Totals :	149.95		345.000	
				•		149.95		345,000	345,000

SELLING PRICE	370,000	521 ADJUSTMENT		ASSESSOR ADJUSTMENT		F	DIUSTED LLING PRICE
SCHOOL BASE #	50 - 91-6	2002	HOUSE QUALITY		HOUSE CONDITION	A THE RESIDENCE OF THE PARTY OF	DATE OF CONSTRUCTION

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
ЗА Е	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	<b>1</b> A 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	ZA1 S P	2A1 V P	2A1 U P
2A P	2A B P	2A F P	2A K P	2A R P	2A S P	2A V P	2A U P
3A1 P	3A1 B P	3A1 F P	3A1 K P	3A1 R P	3A1 S P	3A1 V P	3A1 U P
3A P	3A B P	3A F P	ЗА КР	3A R P	3A S P	3A V P	3A U P
4A1 P	4A1 B P	4A1 F P	4A1 K P	4A1 R P	4A1 S P	4A1 V P	4A1 U P

# **COVER PAGE PROPERTY TRANSFER**

BOOK & PAGE	<u> 2017-</u>	1436 Car	# PAGE	s	_ GI	RANTEE MASTER NAME	Lonnie	Kort
PARCEL#/ FILING NUMBER		√32270	m) }/8330	¥322	7)8340.	+ 20022	) 6945D	
	835	0	<u> </u>				# 130	92
DOC STAMPS	Exemp	+	_	tax/lien	·	_		
SALES FILE #	158		_ #PAGE	5	-			
NÉIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN 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	1013	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	
į				, <u> </u>	<b>4</b> , 11, 14, 11, 11, 11		SUBURBAN	
TAX DISTRICT	X195+	-110(Ac	1)					
TOTAL SALE PRICE			رد					
•				•				
521 ADJUSTMENTS	\$							
ASSESSOR ADJUSTMENTS	\$				·			
REVIEW CODE	NO							
SALES DATE_	le-16	-17						
DEED TYPE_	QC.	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	155	ADJUSTED	SUBCHNOD		MOBILE			
	1 USABILITY	2 AS ADJUSTED	3 SUBCHANGED	SALE NOT TO BE USED	5 ARMS LENGTH / NOT			
<u> </u>	OSABILITI	A3 A5303125	SOBOLIANOED		VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
(	BLUE HILL AND	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Comm	- Res	-Aq	- Carr	ie Kort	- qiving	ell he	
	Intere	25 + 10	Lonn	/~	Dissolu	tion		<del></del>
						7		

# Real Estate Transfer Statement

**FORM** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo. 6 Day WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) LONNIE R KORT & CARRIE J KORT Grantee's Name (Buyer) LONNIE R KORT Street or Other Mailing Address
413 NORTHEAST RAILWAY STREET Street or Other Mailing Address 413 NORTHEAST RAILWAY STREET Zip Code 68930 Zip Code 68930 BLUE HILL BLUE HILL V No V No Is the grantee a 501(c)(3) organization? Phone Number Phone Number Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ☐ Improved Single Family Mineral Interests-Producing Exempt Multi-Family ✓ Adricultural ✓ Unimproved Becreational IOLL Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchang (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer -kind exchange Life Estate Trustee to Beneficiary Gift Auction Fasement Satisfaction of Contract Other (Explain) Grantor Trust Partition Yes ✓ No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes ✓ Yes □ No □ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Family Corp., Partnership, or LLC Other\_ ✓ Yes Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$267,130 Yes V No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property LONNIE R KORT 413 NORTHEAST RAILWAY STREET BLUE HILL, NE 68930 18a No address assigned 185 Vacant land 20 Legal Description SEE ATTACHED 21 If agricultural, list total number of acres 0.00 22 22 Total purchase price, including any liabilities assumed ..... 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0010 24 59 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 ct, and that I am duly authorized to sign this sta (402) 762-3524 NNIFER FLEISCHER Phone Number sian ATTORNEY Date Title here Register of Deed's Use Only For Dept. Use Only

Nebraska Department of Revenue

<u>5</u> Day

26 Date Deed

28 Recording Data
BK2017, Po 1436-1437
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

28 Recording Data

Value of Stamp or Exempt Number

## 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 6<sup>TH</sup> 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 RECODED IN BOOK 79, PAGE 24.

State of Nebraska ) County of Webster)	Cition on man
numerical index and fi Clerk's office of said of of A.D.	ounty this 2 day
o'clock A. M. Recon Page 1436-14.	orded in Bookelell 32 mer County Clerk
*/6.00 indCompAss	38 Deputy

NEBRASKA DOCUMENTARY STAMP TAX Date\_7-5-17 \$ Exempt#5aBy\_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 6<sup>TH</sup> 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 RECODED 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 R. KORT, Grantor

CARRIE J. KORT, Grantor

BK2017, Pg 1437

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 \_

\_, 201′

GENERAL NOTARY - State of Nebraska JERRI KNAPPLE

My Comm. Exp. July 23, 2020

# COVER PAGE PROPERTY TRANSFER

FILING NUMBER	COUSE	06700	620	•		-		
			-	<del> </del>		_		978
DOC STAMPS	<u>2.25</u>		_	tax/lien		_		
SALES FILE #	159	7	# PAGE	S	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL (COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	inavale/ no home site	Inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
;	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	GAMÉ & PARKS		RURAL RESIDENTIAL	· <del></del>
	147							
TAX DISTRICT_	17 <u>0</u>	~~						
TOTAL SALÉ PRICE	_500	<u></u>						
21 ADJUSTMENTS S	<b>5</b>							
OR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE_	7-1-	2017						
DEED TYPE_	<u> Q</u> C	$\overline{Q}$						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA )	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_								

# Nebraska Department of REVENUE

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

**FORM** 521

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster Select County & County Number	Mo. 7 Day 1 Yr. 2017 Mo. 7 Day 1 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Grantor's Name (Seller) Rose Royd Tammy Boud	Village of Dladen
Street or Other Mailing Address	Street or Other Mailing Address 211 North Main
City State Zip Code 68938	City Bladen State NE 68938
Phone Number	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   No   1402 756 1369   If Yes, is the grantee a 509(a) foundation?   Yes   No
Email Address	Email Address bladenclerk @ atmc. net
7 Property Classification Number. Check one box in categories A and B. Check C	
	B) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt  ☐ Mobile Home
Unimproved Multi-Family Agricultural    OLL   Commercial Recreational	Mineral Interests-Producing Exempt
	and Contract/Memo Partition Sheriff Other
	ease Personal Rep. Trust/Trustee
Cemetery Death Certificate - Transfer on Death Executor M	fineral Quit Claim Warranty
ant of an ISS file-kind exchange?	closure irrevocable Trust Revocable Trust Transfer on Death
(I.R.C. § 1031 Exchange)	☐ Life Estate Sale ☐ Trustee to Beneficiary
Yes No Court Decree Exchange Gran	itor Trust Partition Satisfaction of Contract Other (Explain)
Yes NoNo	Yes No Clearing lot
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	
	Partnership, or LLC Self Other
	s and Grandchild : U Spouse
Ex-spouse Parents and C	Child Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
14 What is the current market value of the real property?	Yes No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes 🗵 No	of the agent or title company contact.) Yes
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
\$ 117 South Thorne Street	
18a No address assigned 18b Vacant land	
20 Legal Description	
Lots I and 2, Block 18, Original T	own of Bladen, Webster Co. NE
2013 1 4411 ) 7 3	,
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? Tyes No (If Yes,	1. 2.12
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemptic	
Under penalties of law, I declare that I have examined this statem	n number
CONSCI AND INSTITATION SUMPLICED TO STORE WAS SECURITION.	en number ent 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.  Village of Bladen	ent and that it is, to the best of my knowledge and belief, true, complete, and 402,756,1369
Village of Bladen Print of Type Nathe of Grantee or Authorized Representative	ent and that it is, to the best of my knowledge and belief, true, complete, and  402.756.7369  Phone Number
Sign Village of Bladen Print of Type Narthe of Grantee or Authorized Representative  Village of Bladen Print of Type Narthe of Grantee or Authorized Representative  Village of Bladen Print of Type Narthe of Grantee or Authorized Representative	on number
Village of Bladen Print of Type Nathe of Grantee or Authorized Representative	ent and that it is, to the best of my knowledge and belief, true, complete, and  402756/369  Phone Number  Title  Date
Signature of Grantee or Authorized Representative  No long Thomas  Signature of Grantee or Authorized Representative  Register of Deed's Use C	Phone Number  Title  Date  For Dept. Use Only
Nillage of Bladen Print of Type Narhe of Grantee or Authorized Representative  Note:  Signature of Grantee or Authorized Representative  Register of Deed's Use Of Date Deed Recorded  27 Value of Stamp or Exempt Number	Phone Number  Title  Date
Signature of Grantee or Authorized Representative  No long Thomas  Signature of Grantee or Authorized Representative  Register of Deed's Use C	Phone Number  Title  Date  For Dept. Use Only

		BK2017, Pg
State of Nebraska 1 ss.		0.00.713
County of Webster	Entered on the	
numerical index and filed Clerk's office of said coun of A.D., 20. o'clock P.M. Record on Page 1430	ty thisday	
Deb Klingenberg	മ്മൂ County Clerk	NEBRASKA DOCUMENTARY
IndCompAssesso	r Carded	Date 7-6-17 B a.a.s By BR
	QUIT	CLAIM DEED
	consideration of FIVE HUNDRED DOLLA	Village of Bladen, a Nebraska municipal corporation
	Lots One (1) and Two (2), Block Eig Webster County, Nebraska.	chteen (18), Original Town of Bladen,
	Executed July 1, 2017.	
	Rose Marie Boyd	Tammy Boyd
	STATE OF NEBRASKA, COUNTY OF WE	EBSTER ) ss.
DEBRA JO THAYER General Notary State of Nebraska My Commission Expir		vledged before me on July 1, 2017, by
April 22, 2020.	Comm. expires April 22, 2020	Notary Public Thouse
	STATE OF Vebraska, COUNTY OF U	
	Tammy Boyd, a single person.	ledged before me on Tuly 1, 2017, by
	Comm. expires April 22, 2020	Notary Public Prayer

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

# WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record: 1 of: 1

Adjustments:

Date of Print: 07/31/2017

Inspected By: TS Inspection Date: 10/09/2007

Parcel ID #: 000506700 Map # : 4131-00-0-30005-018-0620

VILLAGE OF BLADEN

Situs :117 S THORNE ST

Legal :LOTS 1-2 BLK 18 BLADEN ORIGINAL TOWN

PO BOX 37

BLADEN, NE 68928-0000

### LOT INFORMATION

Neighborhood : 400 BLADEN

13762 Lot Width : Value Method: SFLot Depth : # of Units : 13762 Topography : LEVEL Amenities Unit Value : 0.13

Street Access : BLACKTOP

Utilities : NONE Lot Value : 1,815

### PHYSICAL INFORMATION

: N/A Type 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  $0 \times 0$ 

### FINAL ESTIMATE

improvement Value	
and Value	\$1,815
PINAL ESTIMATE OF VALUE	\$2,290
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 - COST APPROACH DATA Date of Print: 07/31/2017 Record: 1 of: 1 Parcel ID #: 000506700 Map # : 4131-00-0-30005-018-0620 Situs VILLAGE OF BLADEN :117 S THORNE ST Legal :LOTS 1-2 BLK 18 BLADEN ORIGINAL TOWN PO BOX 37 BLADEN, NE 68928-0000 COST APPROACH - Values By Marshall & Swift Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor :0.95 DESCRIPTION <u>Square feet</u> Base SF Cost Total Cost BASIC STRUCTURE COST x **ADJUSTMENTS** Units Unit Cost Area Adj Total Cost ROOFING SUBFLOOR HEATING & COOLING PLUMBING Base is: 0 Base BASEMENT COST 0.00 PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH ADJUSTED STRUCTURE COST x **IMPROVEMENTS** Units Unit Cost Depr Total Cost NO GARAGE 1248 0.38 0% 475 \* BLADEN SALV HOUSE

Depreciation	:	Total	Physical	Functional	Economic	
			Less Depred	ciation/Plus Apprec	iation :	
Improvement Va	alue					\$0
-						\$0 \$1,815
-						•

BOOK-PAGE 2017	DATE OF SALE	7-1-2017	
LEGAL DESCRIPTION	-S 1+2 Block 18	Bladen NE	
	06566700		
ASSESSOR LOCATION B	iden	ADDRESS OF PROPERTY	
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	1415	475	2290
2015	1815	475	2290
2016	1815	475	2290
2017	1815	475	2290
	521		
SELLING PRICE 50	ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 140	-61-8123	OUSE QUALITY HOUSE CONDITION	DATE OF CONSTRUCTION
MOBILE HOME	- Bladen Sa	Iv. House	

# **COVER PAGE PROPERTY TRANSFER**

PARCEL#/ FILING NUMBER	000 (	016300	[1820	<u>D</u>		-	#13	093
DOC STAMPS	78.75	5		tax/lien		-		
SALES FILE#	160	<u></u>	# PAGES					
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURA	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	
E	مے د					l	SUBURBAN	
TAX DISTRICT_	21164							
OTAL SALE PRICE_	34 <i>50</i>	0						
21 ADJUSTMENTS <u>Ś</u>	<u> </u>							
PR ADJUSTMENTS \$	i							
REVIEW CODE	NO							
SALES DATE_	1-7	-2017						
DEED TYPE_	Jtu	7 <i>D</i>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	/ ı )	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED /	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL



# **Real Estate Transfer Statement**

160

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	ent is signed and items 1-25 are accurately	completed.					
1 County Name 2 County Number		ate of Deed	2017				
WEBSTER - 91	Mo. 07 Day 07 Yr. 2017 Mo. 07 Day 07 Yr. 2017						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (P Grantee's Name (Buyer)	lease Print)					
Violett Merrill	Jeremy Muhs						
Street or Other Mailing Address 636 N Locust	Street or Other Mailing Address 515 High St						
City State Zip Code Red Cloud NE 68970	Guide Rock	State NE	Zip Code 68942				
Phone Number	Phone Number Is the grantee a 50 (970) 219-7991 If Yes, is the grantee						
Email Address	Email Address						
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.						
	B) Property Type		(C)				
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing St	tate Assessed	Mobile Home				
Unimproved Multi-Family Agricultural IOLL Recreational	Mineral Interests-Producing	xempt					
8 Type of Deed Conservator Distribution	and Contract/Memo Partition Sherif	ff Doth	er				
	ease Personal Rep. Trust/	Trustee					
	closure   Irrevocable Trust   Revocable Trust		er on Death				
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Distribution Gift	Life Estate  Sale	=	to Beneficiary				
	ntor Trust Partition Satisfaction of Co	=	Explain)				
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for se	ame use? (If No, st	ate the intended use.)				
✓ Yes	Yes						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re  ✓ Yes ✓ No  ✓ Aunt or Uncle to Niece or Nephew  ☐ Family Corp.	` ' <del>'</del> ' ' ' '						
	Partnership, or LLC Self sand Grandchild Spouse	Other					
Ex-spouse Parents and	<b>=</b> '	shild					
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the		est rate.)				
\$34,500	☐Yes ✓ No \$		%				
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a t	title company? (If Y	es, include the name				
Yes 🗹 No	of the agent or title company contact.)	es Gary Thompso	on Agency 🔲 No				
18 Address of Property	19 Name and Address of Person to Whom the Tax	x Statement Should	d be Sent				
515 High Street Guide Rock, NE 68942	Jeremy Muhs	<b>.</b>					
	515 High Street	Guide Rock, NE 68942					
18a No address assigned 18b Vacant land 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?  Yes No (If Yes,	enter dollar amount and attach itemized list.)	23 \$	 				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)							
25 if this transfer is exempt from the documentary stamp tax, list the exemption number							
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and it						
Bridget Daehling  Primor Type Name of Grantee or Authorized Representative			(402) 746-2242				
sign Printed right Name of Grantee or Authorized Representative	Associate Real Estate Broker 7-7-20						
here Signature of Grantee okauthorized Representative	Title		ate				
Register of Deed's Use C	nly	Fc	or Dept. Use Only				
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
Mo. <u>O'1</u> Day <u>10</u> Yr. <b>2017</b> \$ 78.75	BD2017, Pg 1464		20 20 21				

BW 2017, Pg 1464

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

# 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 <u>114</u> 7, 2017.

Violet R. Merrill

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

Comm. expires May 19.2000

Notary Public

GENERAL NOTARY - State of Mebrasks
BRIDGET DAEHLING
My Commt. Exp. May 19, 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

Legal :S25' LOT 4 & ALL 5 & 6 BLK 3 GUIDE

Situs

:515 HIGH ST

Adjustments:

515 HIGH STREET ROCK TALBOTS ADDITION

GUIDE ROCK, NE 68942-

LOT INFORMATION

Neighborhood : 100 GUIDE ROCK

Street Access : BLACKTOP

MUHS, JEREMY

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

Legal :S25' LOT 4 & ALL 5 & 6 BLK 3 GUIDE

515 HIGH STREET ROCK TALBOTS ADDITION

GUIDE ROCK, NE 68942-

COST APPROACH - Values By Marshall & Swift

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

	DESCRIPTION			
			OF C	m-+-1
	<u>Square fee</u>			Total Cost
BASIC STRUCTURE COST	1,404	x	78.79	= 110,621
<u>ADJUSTMENTS</u>	Units	Unit Cost	Area Adj	Total Cost
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
IMPROVEMENTS	Units	Unit Cost	Depr	Total Cost
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 REPLACEM	ENT (	COST I	NEW			1404	x	87.76	= 123,215
Depreciation	:	84%	Total	84%	Physical	Func	tional	Econom	ic
					Less Depr	eciation/P	lus Appre	ciation :	(103,500)
Improvement Va	lue	••	<del></del>						\$19,715
Land Value									\$170
Lump Sums									8,345
ESTIMATE OF VA	LUE	(USIN	G THE CO	ST API	PROACH) .				\$28,230
									\$20.00

PAGE 1 COMMENTS			
	- 1464 DATE OF SALE	7-7-2017	
EGAL DESCRIPTION	uth 25' Lot 4 + ALL 5	+6 Block 3 Guide Rock	Talbots Addition G.R.
.OCATION ID PARCEL(S)	6163		
ASSESSOR LOCATION	ruide Rock	ADDRESS OF PROPERTY 515 H	Imph Street
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	170	320le5	32235
2013	170	29540	29710
2017	<u>170</u> 170	21 900 28 060	22070
	, 10	CX 8 UQ 0	20230
-			
SELLING PRICE 34	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	25 650011 HOUSE O	QUALITY 20 HOUSE CONDITION 2	D DATE OF CONSTRUCTION 1967
MOBILE HOME			

### **COVER PAGE PROPERTY TRANSFER**

BOOK & PAGE	2017-	1477	# PAGE	s	GI	RANTEE MASTER NAME	<u>"Jason</u>	M. + Daw
PARCEL#/ FILING NUMBER		61001	1600	7-4-1	1 Bladen	NewT.		Bord
	00051	4600/	1490			_	#	13094
DOC STAMPS	/28.	25	_	tax/lien		_		,
SALES FILE#	161		_ #PAGES	5	<del>-</del>			
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIA	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		DUDAL DECIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	· · · · · · · · · · · · · · · · · · ·
TAX DISTRICT_ TOTAL SALE PRICE_	57,0	900			ı e ş			
21 ADJUSTMENTS <u>\$</u>	\$							
OR ADJUSTMENTS <u>\$</u>	<u> </u>							
REVIEW CODE	NO							
SALES DATE_	630	D-201	7					
DEED TYPE _	WI	<u> </u>						
SALEQUAL	YES	ADJUSTED	Subchngd	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA )	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	$\wedge$		1			<del></del> ,		
COMMENTS	K8 4	- Grey	envelt				•	

# Nebraska Department of REVENUE

### **Real Estate Transfer Statement**

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

161

FORM **521** 

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 6 Day 30 Yr. 2017 Mo. Day Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Selier)	6 Grantee's Name, Address, and Telephone (Please Print)
Tyler J. Vance and Tara L. Vance	Grantee's Name (Buyer) Jason M. Boyd and Dawn D. Boyd
Street or Other Mailing Address	Street or Other Mailing Address 111 W O Street
City Bleden NE (88928 Zip Code	City State Zip Code Bladen NE 6892
Phone Number	Phone Number    Sthe grantee a 501(c)(3) organization?   Yes   V
Email Address n/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	
(A) Status (B	) Property Type (C)
✓ Improved     ✓ Single Family     Industrial     [       ☐ Unimproved     ☐ Multi-Family     ☐ Agricultural     [       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Hon Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Auction  Easement Gift	Inversional Invers
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	utives? (If Yes, check the appropriate box.)
	Partnership, or LLC Self Other and Grandchild Spouse hild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$57,000	
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 nam of the agent or title company contact.) Yes <u>Hastings First Choice</u> N
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
111 West O Street Bladen, NE 68928	Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
See Attached  21 If agricultural, list total number of acres	
	\$ _
22 Total purchase price, including any liabilities assumed	
The second section 1	nter dollar amount and attach itemized list.) 23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	(Manusa)
correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and $764$ – $634$ – $67$
Sign Pript or Type Name of Grantee or Authorized Representative	Phone Number Grantee 6/30/2017
Then, 12 In	Grantee 6/30/2017 Title Date
Register of Deed's Use On	fy For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 7 Day 13 Yr. 17 \$ \28.25	PK2017, 19 1477
Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(

State of Nebraska Ss.  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 10 the AD, 20.17, at 35.50 o'clock A. M. Recorded in Book 2010 on Page 1171  Debtalogor/County Clerk 410.00 Comp Assessor Carded

NEBRASKA DOCUMENTARY

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 (\$160') of a tract described as part of Lots One (1) and Two (2) in the Southeast Quarter (SE1/4) 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.

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.

STATE OF NEBRASKA 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.

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

June 30

Executed

Notary Public

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 (SE½) of Section Seven (7), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> 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.

Map #

4131-07-4-30035-000-1600

Tax District

140

Neighborhood

Greenbelt Area/Date

1 YES

02/19/2002

111 W O STREET BLADEN, NE 68928-

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	1D1G	No		0.93	2,705	3,445	2,515
				D	ry Use Totals :	0.93		3,445	2,515
				P	arcel Totals :	0.93		3,445	2,515

## WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 07/31/2017 Record: 1 of: 1

Inspected By: TS Inspection Date: 10/04/2007

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

BOYD, JASON M. & DAWN D. Situs :111 W 'O' ST

Legal :LOTS 11-13 BLK 1 BLADEN SPENCE &

Adjustments:

111 W O STREET BENNETTS ADDITION

BLADEN, NE 68928-

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

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

BOYD, JASON M. & DAWN D. Situs :111 W 'O' ST

Legal :LOTS 11-13 BLK 1 BLADEN SPENCE &

111 W O STREET BENNETTS ADDITION

BLADEN, NE 68928-

COST APPROACH - Values By Marshall & Swift

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

	•				
	DESC	RIPTION			-
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,636	x	96.27	= 157,498
<u>ADJUSTMENTS</u>		<u>Units</u>	Unit Cost	Area Adj	Total Cost
ROOFING SUBFLOOR		916	(2.39)	(1.34)	(2,192)
HEATING & COOLING		1,636	2.24	2.24	3,665
PLUMBING Base is: 12	(under base)	4	1910	(4.44)	
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		720	21.34	9.39	15,362
ADJUSTED STRUCTURE COST		1636	x	102.12 =	= 167,068
IMPROVEMENTS NO GARAGE		<u>Units</u>	Unit Cost	Depr	Total Cost
DET GAR AVE CONC		528	18.39	32%	6,605 *
CONC DRV/FAIR		870	4.02	42%	2,030 *
SLAB W/ROOF & STEPS		192	30.88		5,930
OPEN SLAB PORCH		64	21.03		1,345
DET GAR AVE CONC CONC DRV/FAIR SLAB W/ROOF & STEPS		870 192	4.02 30.88		5,930

TOTAL REPLACEM						1636	x		= 174,345
Depreciation	:	73%	Total	73%	Physical	Func	tional	Econo	mic
					Less Depr	eciation/P	lus Appre	ciation :	(127,270)
Improvement Va	ılue								\$47,075
									\$47,075 \$1,865
Land Value									. ,
Improvement Va Land Value Lump Sums ESTIMATE OF VA	• • • •	• • • • •	• • • • • • • •						\$1,865

PAGE 1 COMMENTS	2- Parcels		
300K-PAGE 2017-	-1477 DATE OF SALE	6-30-2017	
EGAL DESCRIPTION 516	1-160' Lots 1-2 SE'14	7-4-11 NewTemtory	
OCATION ID PARCEL(S) 5			
ASSESSOR LOCATION ru	raf -Greenbelt/	ADDRESS OF PROPERTY 5161-	N Main Street 700 BlK/5146
516 YEAR	LAND	IMPROVEMENTS	TOTAL
20.14	1960	Ф	1960
2015	2820		2820
2016	2515		2515
2017 5146 2014	25/5		2515
_	1865	22585	24450
2015	1865	22 585	24450
2016	18 les	50 480	52 345
<u> 2017</u>	18 les	55 710	57575
SELLING PRICE 57, 00	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE 5140	) - 01-0123 H	OUSE QUALITY 46 HOUSE CONDITION	36 DATE OF CONSTRUCTION 1905
MOBILE HOME NA	= 5161- Landonly	\	

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

BOOK & PAGE	2017-	-1479	# PAGE	S	GF	ANTEE MASTER NAME #	Travi	s Frase
PARCEL# / FILING NUMBER		1300/10	1210			_	#1.	3095
			-			_		
DOC STAMPS	2251	0	_	tax/lien	·	_		
SALES FILE #	162		_ # PAGES	5	_			
NEIGHBORHOOD #	1	100	1.05	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	1909	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			
	195					l	SUBURBAN	
TAX DISTRICT		し、もって						
TOTAL SALE PRICE	الر) ا	0)000	<u> </u>					
521 ADJUSTMENTS	\$	·						
SESSOR ADJUSTMENTS	\$	<del>.</del>						
REVIEW CODE	NO							
SALES DATE_	7-7	-2017 D						
DEED TYPE_	W	S						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMPAGENTY.		<u> </u>			ı	f.		
COMMENTS_								
-								<del></del>



### Real Estate Transfer Statement



FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 2 County Number 3 Date of Sale/Transfer 1 County Name Mo.\_\_ 7 17 6 7 Day \_ WEBSTER - 91 Day \_ 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Travis Fraser Grantor's Name (Seller) Amy L. Trampe and Rowland Trampe Street or Other Mailing Address 311 W. 11th St. Street or Other Mailing Address 524 N. Wilson St. Zip Code 68845 Zip Code 68930 <sup>City</sup> Kearney City Blue Hill NE Is the grantee a 501(c)(3) organization? **V** No Yes Phone Number (308) 234-9713 If Yes, is the grantee a 509(a) foundation? **₽**No Email Address Email Address na ۱۱۵۰ 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type ✓ Improved State Assessed Mobile Home Single Family Industrial Mineral Interests-Nongroducing Mineral Interests-Producing Unimproved Multi-Family Agricultural Exempt HOLL Commercial Recreational Sheriff Other 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease ✓ Warranty Quit Claim Death Certificate - Transfer on Death Executor Mineral Cemetery Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death Auction Life Estate Sale Trustee to Beneficiary Easement (I.R.C. § 1031 Exchange) Yes ₩ No Partition Satisfaction of Contract Other (Explain) Court Decree TExchange **Grantor Trust** 12 Was real estate purchased for same use? (If No, state the intended use 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$100,000 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Prairie Title Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 524 N. Wilson St., Blue Hill NE 68930 grantee 18b Vacant land 18a No address assigned 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 100.000!00 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 100.000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Travis Fraser 402460 0320 Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative

Grantee

7-7-2017

For Dept. Use Only

Date

Register of Deed's Use Only 26 Date Deed Recorded 28 Recording Data

27 Value of Stamp or Exempt Number

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

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

\_ Day \_

Title

BK2017, Pg 1479

	Brading
State of Nebraska Ss. County of Webster Entered on the	
and filed for record in the	
Clerk's office of said county this 13 day of 100 AD., 2017, at 12:55 o'clock P. M. Recorded in Book 201	₹ <b>.</b> •
o'clock P. M. Recorded in Book See on Page 1479 Oeb Klingerberger County Clerk	-
3/0.00 BB Deputy	NEDDASIVA DOCUMENTA
Ind Comp Assessor Cardeo	NEBRASKA DOCUMENTARY STAMP TAX Date 7 - /3 - / >
	\$235.00 By BB
Return to Travis Fraser, 524Wilson, Blue Hill, NE 68930	
WARRANTY	
AMY L. TRAMPE, FKA AMY L. GL wife and husband, GRANTORS, in consideration and valuable consideration, receipt of which is ITRAVIS FRASER, a single person, GRANTE defined in Neb. Rev. Stat. Section 76-201):	on of One Dollar (\$1.00) and other good
Lot Ten (10), except the No thereof, Donn's Addition to Nebraska, according to the except the West Twenty (W 2 the City of Blue Hill, Nebralley, and except that port Nebraska for road purposes.	Blue Hill, Webster County, recorded plat thereof,  0) feet thereof deeded to aska, for public street or
GRANTORS covenant (jointly and severally, i GRANTORS:  (1) are lawfully seised of such real estate and easements and restrictions of record;  (2) have legal power and lawful authority to c  (3) warrant and will defend title to the real est persons.  Dated:   Dated: , 2017.	that it is free from encumbrances except
AMY L. TRAMPE RO	WLAND TRAMPE
COUNTY OF Buffalo )SS:  The foregoing warranty deed was acknowledge	ed before me on June 29 217
My commission expires:	Mig Notary Public Notary Public
STATE OF NEBRASKA )	A CENEDAL NATARY Seis AND L.
COUNTY OF Buffalo )ss:	GENERAL NOTARY - State of Nebraska PAMELA M ALBERS My Comm. Exp. January 11, 2019
The foregoing warranty deed was acknowledge 2017, by Rowland Trampe.	luh halbers  Notary Public
My commission expires: January 11,	<i></i>
,	GENERAL NOTARY - State of Nebraska PAMELA M ALBERS My Comm. Exp. January 11, 2019

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

Record: 1 of: 1 Date of Print: 08/02/2017

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

: 4133-00-0-20065-000-0000 Parcel ID #: 000341300 Map #

FRASER, TRAVIS Situs :524 N WILLSON ST

Lega1 :S 85' LOT 10 DONN'S ADDITION BLUE HILL

524 N. WILSON ST.

68930-BLUE HILL, NE

LOT INFORMATION

300 BLUE HILL Neighborhood :

Value Method: Lot Width : SF 85 Lot Depth : 257.2 # of Units : 21862 Topography : ROLLING Unit Value : 0.21 Amenities Adjustments :

Street Access : C&G,A,HWY

Lot Value : 4,625 Utilities : ALL

PHYSICAL INFORMATION

: 1 - Single Family Year Built/Age : 1984/33 Type

Quality Effective Age : 30 - Average : 35 - Average + Remodel Date Condition Remodel Type Arch 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

: 100% WARM & COOLED Heat Type

: WOOD SHAKES Roof Type

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  $0 \times 0$ 

FINAL ESTIMATE

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

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

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

Record: 1 of: 1 Date of Print: 08/02/2017

Map # : 4133-00-0-20065-000-0000 Parcel ID #: 000341300

FRASER, TRAVIS

Situs :524 N WILLSON ST Legal :S 85' LOT 10 DONN'S ADDITION BLUE HILL

524 N. WILSON ST.

68930-BLUE HILL, NE

COST APPROACH - Values By Marshall & Swift

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

DESCR	TPTION			
	<u>Square fee</u>	t. Bas	se SF Cost	Total Cost
BASIC STRUCTURE COST	1,931	x	78.00 =	= 150,618
ADJUSTMENTS	Units	Unit Cost	Area Adj	Total Cost
ROOFING	1,931	2.07	2.07	3,997
SUBFLOOR				
HEATING & COOLING	1,931		2.01	•
PLUMBING Base is: 9 (under base)	1	1176.67	(0.58)	(1,120)
BASEMENT COST			4.29	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1931	x	85.79	= 165,660
IMPROVEMENTS	<u>Units</u>	Unit Cost	Depr	Total Cost
BASEMENT GARAGE	437	4.00	0.34	1,750
YARD SHED/AVERAGE	120	2.38	17%	235
CONCRETE PAD/SH2/AVERAGE	45	1.58	17%	60 7
CONCRETE DRIVE	1288	3.84		4,945
GAZEBO/AVERAGE	44	60.04	17%	2,195 ;
BRICK VENEER	96	4.04		390
WOOD DECK	100	18.81		1,880
PORCH W/ROOF & STEPS	12	34.31		410

				240 -		T	+	Econo		
Depreciation	:	34%	Total		Physical Less Depr	rund eciation/P	tional lus Appre		штс	(59,510)
Improvement Va	ilue .									\$115,525
_										\$115,525 \$4,625
Land Value										
Improvement Va Land Value Lump Sums ESTIMATE OF VA										\$4,625

PAGE 1 COMMENTS			
300K-PAGE 2017	— 1479 DATE OF SALE	7-7-2017	
LEGAL DESCRIPTION LOT	10 Except the N	65 feet Donn's Addition	ato BH
	0341300		
	ue Hill	ADDRESS OF PROPERTY 524	NWillson
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	4625	110645	115270
2015	4625	110645	115270
2016	4625	118025	122 .040
2617	4625	118015	122 440
SELLING PRICE	S21 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	95 91-0074 H	OUSE QUALITY 35 HOUSE CONDITION	3544  Date of Construction 1984
MOBILE HOME WA	<b></b> -		

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

PARCEL# / FILING NUMBER	0006	15200/			_	RANTEE MASTER NAME	4	12889
DOC STAMPS	225			tax/lien		<del>-</del> -		<del></del>
SALES FILE #	110-	3	_ #PAGES	5				
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI
	405	500	505	510	<b>S15</b>	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
\	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT_	25							
TOTAL SALE PRICE_	200.	00						
521 ADJUSTMENTS \$								
SSOR ADJUSTMENTS <u>\$</u>								
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 S	SALE NOT TO BE USED A	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH BLUE HILL	BLA BLADEN	COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
COMMENTS	Emp	ty lo	1. 1	1501i				



### Real Estate Transfer Statement

163

FORM

•To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 2017 Mo. \_\_07 WEBSTER - 91 Mo. 07 Day 13 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dallas Duffy Grantor's Name (Seller) Crystal L. Fountaine Street or Other Mailing Address Street or Other Mailing Address PO Box 202 PO Box 162 City Guide Rock Zip Code 68942 Zip Code 68942 Guide Rock NE ΝË Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (402) 257-7257 Phone Number Yes **√**No Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved √ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home √ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt □ IOLL Recreational Commercial 8 Type of Deed Distribution Sheriff Land Contract/Memo Partition Other Bill of Sale Trust/Trustee Corrective Easement Lease Personal Ren Death Certificate - Transfer on Death Mineral Executor Ouit Claim √ Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Forecipsure irrevocable Trust Revocable Trust Transfer on Death Auction Gift Fasement Life Estate √ Sale Trustee to Beneficiary Yes √ No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ☐ No\_ √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other. Brothers and Sisters 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.) ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ☐ Yes No No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 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 200,00 22 Total purchase price, including any liabilities assumed . . . . . . . 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 200100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 or Authorized Representative Phone Number Attorney Title of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data Day

State of Nebraska County of Webster S. Entered on the numerical index and filed for record in the Clerk's office of said county this 1.5 day of 50 km. A.D., 20.17, at 47:15 or Page 1.78 ground in Book 2017 on Page 1.78 ground County Clerk 1.00 S. Deputy Ind Corrip Assessor Carded

#### 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.

KORY MCCRACKEN
General Notary
Commexpires 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 :

Utilities : Lot Value : 65

#### PHYSICAL INFORMATION

Adjustments:

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 Land Value	\$0 \$65
FINAL ESTIMATE OF VALUE	\$65
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 - COST APPROACH DATA

Date of Print: 08/02/2017 Record: 1 of: 1 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 68942-GUIDE ROCK, NE COST APPROACH - Values By Marshall & Swift Cost Factor :0.95 Manual Date : 06/13 Appraisal Zone : 1000 DESCRIPTION Square feet Base SF Cost Total Cost BASIC STRUCTURE COST  $\mathbf{x}$ **ADJUSTMENTS** Units Unit Cost Area Adj Total Cost ROOFING SUBFLOOR HEATING & COOLING PLUMBING Base is: 0 Base 0.00 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH ADJUSTED STRUCTURE COST х **IMPROVEMENTS** Units <u>Unit Cost</u> Depr Total Cost NO GARAGE TOTAL REPLACEMENT COST NEW Depreciation Total Physical Functional Economic Less Depreciation/Plus Appreciation : \$0 Improvement Value ..... Land Value ..... \$65 Lump Sums

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

Value per Square Foot .....

\$65

ESTIMATE OF VALUE (USING THE COST APPROACH)

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

Record: 1 of: 1

Adjustments:

Date of Print: 08/02/2017

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

Map # : 4487-00-0-40020-001-18010 Parcel ID #: 000615200

:540 UNIVERSITY ST Situs FOUNTAINE, CRYSTAL L.

:N3' OF 18 & ALL 19 THRU 21 BLOCK 1 Legal

TALBOTS ADDITION TO GUIDE ROCK

540 UNIVERSITY STREET

68942-GUIDE ROCK, NE

#### LOT INFORMATION

Neighborhood : 100 GUIDE ROCK

Value Method: SF Lot Width : 1.40 # of Units : 9800 Lot Depth : Unit Value : 0.01 Amenities Topography : LEVEL

Street Access : BLACKTOP

Lot Value : 105 Utilities : ALL

#### PHYSICAL INFORMATION

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

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

: One-Story 100% Style Exterior Wall : 100% METAL/STEEL

Floor Area : 1,032 Basement Area :

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

: 2 Bedrooms : 1.0 Baths

: 100% BASEBOARD ELEC Heat Type

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  $0 \times 0$ 

#### 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 Record: 1 of: 1 Date of Print: 08/02/2017 : 4487-00-0-40020-001-18010 Map # Parcel ID #: 000615200 :540 UNIVERSITY ST Situs FOUNTAINE, CRYSTAL L. :N3' OF 18 & ALL 19 THRU 21 BLOCK 1 Legal TALBOTS ADDITION TO GUIDE ROCK 540 UNIVERSITY STREET 68942-GUIDE ROCK, NE COST APPROACH - Values By Marshall & Swift Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor :0.95 DESCRIPTION Square feet Base SF Cost Total Cost x 110.49 = 114,026 1,032 BASIC STRUCTURE COST Units Unit Cost Area Adj Total Cost ADJUSTMENTS

1,032 (1.34) (1.34) (1,383) ROOFING SUBFLOOR (0.49) (506) (12.31) (12,704) (0.49) 1,032 HEATING & COOLING 7 1910 PLUMBING Base is: 12 (under base) 0.00 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH x 96.35 = 99,4331032 ADJUSTED STRUCTURE COST <u>Total Cost</u> <u>Units Unit Cost Depr</u> **IMPROVEMENTS** 440 32.24 0.87 14,185 ATTACHED GARAGE 100 \* 0용 1 100.00 YARD SHED/LOW/96SQ 2,060 50 41.20 SLAB W/ROOF & STEPS 72.71 9,015 124 SOLID WALL PORCH

SOLID WALL PORCH

200 63.02

12,605

TOTAL REPLACEMENT	COST NEW			1032	x	133.04	= 137,300 
Depreciation	87% Total	87%	Physical Less Depr	Func eciation/P	tional lus Appre	Economeciation:	ic (119,450)
Improvement Value	2						\$17,850 \$105 100
Lump Sums ESTIMATE OF VALU! Value per Square	E (USING THE CO	ST API	•				\$18,055 \$17.00

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

PAGE 1 COMMENTS	Split			
BOOK-PAGE 2017	DATE OF SALE	7-13-2017		
LEGAL DESCRIPTION W7	0' Lot 1 + W70' of	V40' Lot 2 Block 1 -	Talbot's Addition GR	
LOCATION ID PARCEL(S)	00615200 (Vai) pare	ent 4152		
ASSESSOR LOCATION G	· ·	ADDRESS OF PROPERTY ##	1520/EmptyCot	
(01525 YEAR	LAND	IMPROVEMENTS	TOTAL	
2017	(a5		65	
6152				
2014	145	12190	12 355	
2015	145	12190	12 355	
2016	165	16575	16 740	
2017	105	17950	18055	<del></del>
SELLING PRICE 207	) 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE	
SCHOOL BASE # B5	65-0011 HOU	SE QUALITY 40 HOUSE CONDITION	30 DATE OF CONSTRUCTION 191	D
MODILE LIGINE				

MOBILE HOME

### COVER PAGE PROPERTY TRANSFER

PARCEL#/ FILING NUMBER		48600	1386	20_			Diane	m. Br
place		•				_	#,	3/00
DOC STAMPS	2.25	<u> </u>	_	tax/lien		_		
SALES FILE#	16	4	# PAGE	:s	_			
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	8LUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		DUDA) DECIDENTAL	
1	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	<del>^</del>
A.							SUBURBAN	<del></del>
TAX DISTRICT_	LOS							
TOTAL SALE PRICE_		.00						
521 ADJUSTMENTS <u>\$</u>								
SOR ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	7-10	4-2017	7					
DEED TYPE	JT	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	вн	BLA	cow	GR	INA	AC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	LAT	w)/(c	cerce a	0.//0	ront			

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.

Lou-	
$\mathbf{\Psi}$	

**FORM** 

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 07 Day 14 Yr. 2017 Mo. 07 Day 14 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)
Brian Hof	Grantee's Name (Buyer) Michael Todd & Diane M. Brown
Street or Other Mailing Address 630 N Cherry St	Street or Other Mailing Address 628 N Franklin St
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No
Email Address	If Yes, is the grantee a 509(a) foundation? Yes No Email Address
7 Property Classification Number. Check one box in categories A and B. Check C is	property is also a mobile home.
/A) O	Property Type (C)
☐ Improved ✓ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee
Cernetery Death Certificate - Transfer on Death Executor Mir	eral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange?   10 Type of Transfer   Distribution   Forect	osure Irrevocable Trust Revocable Trust Transfer on Death
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)    Ves   No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes 7 No Aunt or Uncle to Niece or Nephew Family Corp. F	
Brothers and Sisters Grandparents	
Ex-spouse Parents and Cr	Arrando Pro Company
14 What is the current market value of the real property?	
The service of the service of the local 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?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes \[ \sqrt{No} \] No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
621 N Cherry St	same as Grantee
Red Cloud, NE 68970	Same as Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
Lots Seven (7), Eight (8) and Nine (9), Block Two (2	Radcliff's Addition to Red Cloud Webster County
Nebraska.	), readoning Addition to Ned Cloud, Webster County,
HODI dord.	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, er	* hand
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.  Kory J. McCracken	(100) 710 0010
Print or Type Name of Grantee or Authorized Representative	(402) 746-3613
sign	Attorney Phone Number
	Title Tate That
TICIC 1	DMIN -
Register of Deed's Use On	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 1 Day 18 Yr. 17 \$ 2.35	DK 30D, to 511)
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of seid county this 18 day of 1814 A.D., 20 17 at 1830 or Cook 18 M. Recorded in Book 2017 on Page 1510 County Clerk 1810 00 Assessor Carded 18 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 //, 2017.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. Expires

KORY MCCRACKEN
General Notary
State of Nepraska

My Commission Expires Aug 27, 2018

Notary Public

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

Date of Print: 08/08/2017 Record: 1 of: 1

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

Parcel ID #: 000139800 Map # : 4371-00-0-10025-006-0000

HOF, BRIAN J Situs :636 N CHERRY ST

Legal :LOTS 7 & 8 BLOCK 6 LEDUC'S ADDITION

630 NORTH CHERRY STREET RED CLOUD

RED CLOUD, NE 68970-0000

#### LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width : 100 Value Method: SF
Lot Depth : 142 # of Units : 14200
Topography : Amenities Unit Value : 0.09

Street Access :

Roof Type

Plumbing Fixt :

Utilities : Lot Value : 1,255

#### PHYSICAL INFORMATION

Adjustments :

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

#### 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	

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 Legal :LOTS 7 & 8 BLOCK 6 LEDUC'S ADDITION 630 NORTH CHERRY STREET RED CLOUD 68970-0000 RED CLOUD, NE COST APPROACH - Values By Marshall & Swift Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95 DESCRIPTION Square feet Base SF Cost Total Cost x BASIC STRUCTURE COST **ADJUSTMENTS** Units Unit Cost Area Adj Total Cost ROOFING SUBFLOOR HEATING & COOLING PLUMBING Base is: 0 Base BASEMENT COST 0.00 PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH ADJUSTED STRUCTURE COST x **IMPROVEMENTS** Units Unit Cost Depr Total Cost NO GARAGE DET GAR AVERAGE CONC 960 18.39 32% 12,005 \*

Depreciation	:	Total	Physical	Functional	Economic	
			Less Deprec	ciation/Plus Apprec	ciation :	
Tmprovement Va	alue					\$0
_						\$0 \$1,255
-						

PAGE 1 COMMENTS			
300K-PAGE 201	7-1510 DATE OF SALE	7-14-2017	
LEGAL DESCRIPTION 6	ts 7,8,9 Black 2	Rad Cliffs Aldition Red	Cloud
.OCATION ID PARCEL(S)	DOO 148600		
ASSESSOR LOCATION R	edcloyd	ADDRESS OF PROPERTY (021	N chernyst.
YEAR	LAND	IMPROVEMENTS	TOTAL
2614	940	4250	5190
2015	940	4250	5190
2016	940	4250	5190
2017	940	8385	9325
SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	91-0002	HOUSE QUALITY HOUSE CONDITION	DATE OF CONSTRUCTION
MOBILE HOME	_ Detached &	zorge/Fair	
	- 91-0002 Detached C Carbort/Fa CPD		

BOOK & PAGI	2017-	1521	_ # PAGE	.s <u></u>	_ GF	RANTEE MASTER NAME #	CoHor	wood w
PARCEL#,	00175	500/67	1025 - 8	26-4-1 -26-4	0	_ (	and H	blings L
New-	001719	5502/6	7026 -	-26-4	-10	_	13096	, ,
DOC STAMPS	54.0	0	_	tax/lien		_		
SALES FILE #	:_/6S	5	# PAGE	s	•			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	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 COMMERCIAI	RURAL COMMERCIAL
·	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000e	9500		RURAL RESIDENTIA	L
	RESIDENTIAL	COMMERCIAL (	AGRICULTURAL	<b>ЕХЕМРТ</b>	GAME & PARKS			
[	105					l	SUBURBAN	
TAX DISTRICT	780	22						
TOTAL SALE PRICE	24 /2	<i>0</i> 0	<u></u>					
521 ADJUSTMENTS	\$							
SOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	7-10	4-2017	7					
DEED TYPE_	w	$\overline{\mathcal{D}}$						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED .	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	50117	w/00	171550	oto f	Yew oc	7171550	2	
_	5 Acm	es						
<del></del>								;



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

FORM

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name . Day 14 Mo. 2 Day 14 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) BP & S FARMS, L.L,C COTTONWOOD WIND LAND HOLDINGS, L.L.C.mpany Street or Other Mailing Address 8857 Highmark Lane Street or Other Malling Address 3000 El Camino Real, 5 Palo Alto, Suite 700 Zip Code 94306 City Lincoln Zin Code State City Palo Alto 68526 ΝĖ Phone Number Is the grantee a 501(c)(3) organization? Yes No Phone Number (402) 421-4609 If Yes, is the grantee a 509(a) foundation? Yes No Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type State Assessed Mobile Home Mineral Interests-Nonproducing Industrial [ Improved Single Family Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ✓ Unimproved | Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Personal Rep. Trust/Trustee Corrective Easement Lease Mineral Ouit Claim √ Warranty Cemetery Death Certificate - Transfer on Death Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate √ Sale Trustee to Beneficiary Grantor Trust Partition Satisfaction of Contract Other (Explain) Yes ✓ No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) No electrical substation for a wind project √ Yes ☐ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other\_ Yes Aunt or Uncle to Niece or Nephew Spouse Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$24,000 V No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Ves Stewart Title √ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Stephen M. Hall 3000 El Camino Real, 5 Palo Alto, Sulte 700 Palo Alto, CA 94306 18a No address assigned 18b Vacant land 20 Legal Description Tract of land located in the SE% of 26-4N-10W of the 6th P.M., Webster County, NE, described as follows: Beginning at the E% comer 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 SEIA: 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 24.000!00 22 Total purchase price, including any liabilities assumed ...... 0.0023 Was non-real property included in the purchase? Tyes V No (If Yes, enter dollar amount and attach itemized list.) 24.000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. a Hlarim Print or Type Name of Grantee or Althorized Representative ntee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 26 Date Deed Becorded Day 18 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) State of Nebrasica Scounty of Webster Scounty of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Daly A.D., 20 1 at 4:11 o'clock P. M. Recorded in Book 2017 on Page 1521-1524 Deb Klingenberger County Clerk 28.00 B.D. 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 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**")

17000332350

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,

BK2017, Pg 1523

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:, 2017
BP&S Farms, L.L.C., a Nebraska limited liability company
By: Gregory K. Barnason, Member
STATE OF Laucocter ) ss  COUNTY OF Laucocter )  On 12 <sup>th</sup> Toly , 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 scal.  GENERAL NOTARY-State of Nebraska ESMERALDA PENA My Comm. Exp. Aug. 7, 2020  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

Map #

4133-26-4-0-0-67026

Tax District

185

Neighborhood

1

Greenbelt Area/Date

NO

8857 HIMARK LANE LINCOLN, NE 68526-0000

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

oil Name L	and Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
DLDREGE SILT LOAM, 1-3% SLOP	DRY	1D	No		4.65	2,705	12,580	12,580
				Dry Use Totals :	4.65		12,580	12,580
DUNTY ROAD	ROAD	ROAD	No	_	0.35	0	0	0
				Road Use Totals :	0.35		0	0
					F 00		10.500	12,580
ΣI	LDREGE SILT LOAM, 1-3% SLOP	LDREGE SILT LOAM, 1-3% SLOP DRY	LDREGE SILT LOAM, 1-3% SLOP DRY 1D	LDREGE SILT LOAM, 1-3% SLOP DRY 1D NO UNTY ROAD ROAD NO	LDREGE SILT LOAM, 1-3% SLOP DRY 1D NO	LDREGE SILT LOAM, 1-3% SLOP DRY  1D  NO  4.65  Dry Use Totals: 4.65  UNITY ROAD   DREGE SILT LOAM, 1-3% SLOP DRY	Dry Use Totals : 4.65 2,705 12,580  UNITY ROAD ROAD NO 0.35 0 0  Road Use Totals : 0.35 0	

## WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 08/07/2017

Parcel #

001715500

Current Owner:

BP&S FARMS, LLC

Map #

4133-26-4-0-0-67025

Tax District

185

Neighborhood

1

Greenbelt Area/Date

NO

8857 HIMARK LANE LINCOLN, NE 68526-0000

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 L	and 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	<b>4</b> D	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
				1	Dry Use Totals :	93.02		236,295	236,295
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		13.02	1,425	18,555	18,555
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		18.60	1,425	26,505	26,505
3852	GEARY-HOBBS SOILS	GRAS	4G	No		17.55	1,425	25,010	25,010
3864	HASTINGS SILT LOAM, 0-1% SLOP	GRAS	1G1	No		1.51	1,425	2,150	2,150
2669	HOLDREGE SILT LOAM, 1-3% SLPE		1G	No		2.27	1,425	3,235	3,235
2668	HOLDREGE SILT LOAM, 1-3% SLOF		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	o	0	o
KOPE	0001121 1101				Road Use Totals			0	0
					Parcel Totals :	151.91		315,070	315,070

PAGE 1 COMMENTS	Split w/ parent oc	1715500 + New 00 1715502)	
BOOK-PAGE 2017-	. 152 DATE OF	FSALE 7-14-2017	
LEGAL DESCRIPTION	Tract of Land loca	ted in 5E'14 26-4-10	
LOCATION ID PARCEL(S)	1715502 (New)		
_	ural	ADDRESS OF PROPERTY	
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	248765		248 765
2015	348750		348750
2016	321150		321150
2017	315 070		315070
	1-1-1-1		
<del></del>			
SELLING PRICE 24,00	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
	15-91-0074	HOUSE QUALITY NA HOUSE CONDITION &	DATE OF CONSTRUCTION

MOBILE HOME

4A P TOTAL	4A B P TOTAL	4A F P	4A K P	4A R P	4A S P	4A V P	4A U P
PAGE 4	PARCEL(S)			4			·

#### BOOK-PAGE

	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
Parant, New	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1,3, 2	1D1 E	1D1 P	1D1 G	161 1,51	1G1	<b>1</b> G1	1G1
1056,84 4,65	1D E	1D P	1D G	1G 4.60	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 22.68	3D E	3D P	3D G	3G 13.02	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D /0.38	4D E	4D P	4D G	4G 36.15	4G	4G	4G
73.02 4.85	TOTAL	TOTAL	TOTAL	TOTAL 55.28	TOTAL	TOTAL	TOTAL

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	Parent ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS 3.61 0.35
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	<b>4</b> T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL 3,4 TOTAL 5.0

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

BOOK & PAGE	<u>2017-</u>	1545	# PAGES		_ GF	RANTEE MASTER NAME (	Elaine	Barrels
PARCEL#,		01300/	169345	3-11			Trustee	. Eleine
						_	Bartels	Rev. Trus
DOC STAMPS	Exemo	<del></del>	-	tax/lien		_	#12	561
	1/0/					-	•	
SALES FILE #			_ # PAGES					
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	Bladen residential
	405	500	505	510	515	600	605	61.0
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	110					•		
TOTAL SALE PRICE	شعفين	0-						
521 ADJUSTMENTS	\$							
ASSESSOR ADJUSTMENTS	\$							
REVIEW CÓDE	NO							
SALES DATE_	7-18	-2017						
DEED TYPE_	w:	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Elai	me L. V	Bartels	o. Trus	ilee			
COMMENTS _	- ( <u></u>			/				
-								

# Nebraska Department of REVENUE

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

166

FORM **521** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Selle Grantee's Name (Buyer Elaine L. Bartels, Ttee-Elaine L. Bartels Revocable Trust Donald D. & Elaine L. Bartels Street or Other Mailing Address PO Box 538 Street or Other Mailing Address PO Box 538 City Blue Hill State NE Zip Code 68930 City Blue Hill 68930 Is the grantee a 501(c)(3) organization? Phone Number (402) 756-2633 Phone Number (402) 756-2633 Yes ✓No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home √ Agricultural √ Unimproved Multi-Family Mineral Interests-Producing Exempt ☐ IOLL Recreational Commercial Distribution Partition 8 Type of Deed Land Contract/Memo Conservator Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Life Estate Trustee to Beneficiary Yes Court Decree Exchange Partition Satisfaction of Contract Other (Explain) Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) Yes No. √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other\_ Brothers and Sisters Grandparents and Grandchild √ Spouse Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes √ No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 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 0.00 0.00 23 Was non-real property included in the purchase? Tyes V No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Phone Number Attorney Title Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number Date Deed Recorded

#### 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 <u>19</u> day of <u>July</u>, 2017

BK2017, Pg 1545

State of Nebraska
County of Webster

Rumerical index and filed for record in the
Clerk's office of said county this 17 day
of Tody A.D., 2017 at 0:15
o'clock A.M. Recorded in Book 2017
on Page 1545
Lingerberger County Clerk
10.00 B.D. Deputy
Ind Comp Assessor Carded

#### 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 (N½NE¾) 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 18 15, 2017

Donald D. Bartels

Elaine L. Bartels

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July 1844, 2017, by Donald D. Bartels and Elaine L. Bartels, husband and wife.

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

Notary Public

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

BOOK & PAGE	<u>2011</u>	1681	# PAGES		GR	ANTEE MASTER NAME #	Gary	5. 4 11an
PARCEL#,	SOD 1	45500	_			_		
							1/6	287
			-			=		
DOC STAMPS	16	<i>/</i>	-	tax/lien_		-		
SALES FILE #	10	8	# PAGES					
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAI.	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 COMMÉRCIAL	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			
	2 0	-	-			J	SUBURBAN	<u></u>
TAX DISTRICT	<u>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</u>							
TOTAL SALE PRICE	_250	0						
521 ADJUSTMENTS	\$							
SOR ADJUSTMENTS	\$							
REVIEW CODE								
SALES DATE	7-26	1-2017						
DEED TYPE	)T	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	вн	BLA	cow	GR	INA	/ RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Daid	25	<u> </u>	Value	11450			
	Hous	e/ Coav	cal.	RCH -	Salv. 3	-60C	<i></i>	
	•		U					

# Nebraska Department of REVENUE

## **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 dee	d will not be recorded	d unless this stateme	nt is signed and it	ems 1-25 are accurat	ely completed.	<u> </u>
1 County Name WEB	2 County Number STER - 91		3 Date of Sale/Tran	nsfer , <u>24</u> <sub>Yr.</sub> 2017	Date of Deed  Mo. 07 Day	, <u>24</u> <sub>Yr.</sub> <u>2017</u>
5 Grantor's Name, Address, and Tel	lephone (Please Print)		1 .	, Address, and Telephon	•	
Grantor's Name (Seller) Ivan & Patti Jorgensen			Grantee's Name (B Gary E. & Ma	<sup>Buyer)</sup> arcia L. Olson		
Street or Other Mailing Address 842 N Elm St			Street or Other Ma PO Box 415	iling Address		
City Red Cloud	State NE	Zip Code 68970	Red Cloud		State NE	Zip Code 68970
Phone Number (402) 257-7142 Email Address		<del></del>	Phone Number		i 501 (c)(3) organiza intee a 509(a) four	
			Email Address			
7 Property Classification Number.	Uneck one box in catego			mobile home.		
(A) Status    Improved   Single	Earthy I Inc	iustrial (E	) Property Type	Name of the last o	Tour a	(C)
Unimproved Multi-Fi	amily Ag	ricultural creational	Mineral Interests- Mineral Interests-	` -	State Assessed Exempt	Mobile Home
8 Type of Deed Conservator			ind Contract/Memo	Partition S	neriff	Other
Bill of Sale Corrective Cemetery Death Certific	cate – Transfer on Death	<b>=</b> =	ase	Personal Rep.	ust/Trustee /arranty	<u> </u>
9 Was the property purchased as part of an IRS like-kind exchange?	10 Type of Transfer	Distribution Forec	losure irrevocabl	le Trust Revocable Tru	<del></del>	insfer on Death
(I.R.C. § 1031 Exchange) Yes ✓ No	[_Auction [	Easement Gift Exchange Grant	☐Life Estate or Trust ☐ Partition	e ✓ Sale Satisfaction of	=	stee to Beneficiary ner (Explain)
11 Was ownership transferred in full? (  Yes No		<del></del>	12 W			o, state the intended use.)
13 Was the transfer between relatives,	or if to a trustee are the	tristor and heneficiany rela	, -	<del>-</del>		
	or Uncle to Niece or Nep		Partnership, or LLC	Self	Othe	r
Broti	hers and Sisters	Grandparents	and Grandchild	Spouse	_	
Ex-s	pouse	Parents and C	hild	Step-parent and St	ep-child	
14 What is the current market value of	the real property?			ge assumed? (If Yes, state	the amount and ir	nterest rate.)
16 Does this conveyance divide a curre	ent namel of land?			✓ No \$ ough a real estate agent o	- a title assessment	%
Yes 🗸 No	an parody or juriar			te company contact.)	Yes	(in res, include the name
18 Address of Property 42 N Seward St			19 Name and Addre	ess of Person to Whom the	Tax Statement Sh	nould be Sent
Red Cloud, NE 68970			same as Gr	antee		
18a No address assigned 18l	b Vacant land					
20 Legal Description						
Lots Twenty (20) and Nebraska.	Twenty-one (2	1), Block Six (6	), Garber's A	ddition to Red	Cloud, Web	oster County,
21 If agricultural, list total number of acr	es	_•	<del></del>		T IS	
22 Total purchase price, including	any liabilities assumed	i		• • • • • • • • • • • • • • • • • • • •	22 \$	2,500,00
23 Was non-real property included	in the purchase?	Yes 📝 No (If Yes, et	nter dollar amount a	nd attach itemized list.)	23 S	0,00
24 Adjusted purchase price paid for	or real estate (line 22 m	ninus line 23)		••••••	24	2,500 00
25 If this transfer is exempt from the				•		
	ly authorized to sign this s		nt and that it is, to the	best of my knowledge a	nd belief, true, con	nplete, and (402) 746-3613
	yantee or Authorized Repr	resentative		A44		Phone Number
	Authorized Representative	<u>/</u>	Title	Attorney		7/24/17 Date 1/17
<del></del>	Regis	ster of Deed's Use On	ly		·	For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or E		28 Recording Data	A 11.00		
Mo. 07 Day 44 Yr. 11	\$ 6.75		2017	19 1687	- 11 P. 15 P. 15	D

Book 2017, Pg 1687

State of Nebraska } st County of Webster}	L Entered on the
numerical index and file Clerk's office of said co of LLY A.D.; o'clock Reco	ed for record in the
on Page 1687 Deb Klingenber 10.00 Ind _Comp_Asce	N2_Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-34-17
\$ 6.75 By LLZ

#### 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 Jorgenson

Ivan Jorgensen

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July 2, 4, 2017, by Ivan Jorgensen and Patti Jorgensen, husband and wife.

Comm.

KORY MCCRACKEN
General Notary
pires State of Nebraska

Notary Public

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

Record: 1 of: 1

Adjustments :

Date of Print: 08/01/2017

Inspection Date: 10/11/2016 Inspected By: CJ

: 4491-00-0-10030-006-0000 Parcel ID #: 000145500 Map #

Situs :42 N SEWARD ST OLSON, GARY & MARCIA

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

RED CLOUD

PO BOX 415

68970-0000 RED CLOUD, NE

LOT INFORMATION

200 RED CLOUD Neighborhood :

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

Street Access : PW,B,A,C&G

Lot Value : 625 Utilities : ALL

PHYSICAL INFORMATION

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

 $0 \times 0$ Calculations

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  ${\tt Record}: \quad {\tt 1} \quad {\tt of} \colon \quad {\tt 1}$ Date of Print: 08/01/2017 Map # : 4491-00-0-10030-006-0000 Parcel ID #: 000145500 Situs :42 N SEWARD ST OLSON, GARY & MARCIA :LOTS 20 & 21 BLOCK 6 GARBER'S ADDITION Legal RED CLOUD PO BOX 415 68970-0000 RED CLOUD, NE COST APPROACH - Values By Marshall & Swift Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95 DESCRIPTION Base SF Cost Total Cost <u>Square feet</u> x BASIC STRUCTURE COST Units Unit Cost Area Adj Total Cost ADJUSTMENTS ROOFING SUBFLOOR HEATING & COOLING Base PLUMBING Base is: 0 0.00 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH

ADJUSTED STRUCTURE COST		x		=
IMPROVEMENTS	Units	<u>Unit Cost</u>	Depr	Total Cost
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 *

	Less Denres			
	 	iation/Plus Appred	:lation :	
Improvement Value	 			\$0
Land Value	 			\$625
Lump Sums				10,825

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

PAGE 1 COMMENTS			
BOOK-PAGE 2017-	COST DATE OF SALE	7-24-2017	
LEGAL DESCRIPTION LOF.	5 20+21 Block 6 6	carbers Addition to R	ed Cloud
LOCATION ID PARCEL(S)	000 145500		
ASSESSOR LOCATION R	ed Cleand	ADDRESS OF PROPERTY 42/	N Seward St.
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	625	10750	11 375
2015	625	1675	11 375
2016	625	10625	11 450
2017	625	10825	11 450
			· · · · · · · · · · · · · · · · · · ·
			A
SELLING PRICE 250	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	45 - 91-002 HOL	ISE QUALITY HOUSE CONDITION	DATE OF CONSTRUCTION
мовіле МА	6DL/RCH		

			COV	ER PAGE PRO	PERTY TRAN	ISFER		
BOOK & PAGI	2017	-1677	# PAGE	:5	GF	KANTEE MASTER NAME I	Hathe	er Han
PARCEL#, FILING NUMBER		6800		31730	-			
			_			_		•
DOC STAMPS	Even	カルギョ	- }	tax/lien		_	· · · · · · · · · · · · · · · · · · ·	
SALES FILE #	1/0-	<del>- 7</del> 7	— # PAGE			_		
NEIGHBORHOOD #	<del></del>							
NZIGNOCKTOOD #	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			
I	1 . &						SUBURBAN	
TAX DISTRICT	<u> </u>							
TOTAL SALE PRICE		) —						
521 ADJUSTMENTS	\$							
ASSESSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE_	6-6	20-201						
DEED TYPE_		CD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	/ NO I	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Red	Cloud	-Con	merci	ev-		1	
SOMMENTS_	Max g		o Headh					
_	(	1						

# Nebraska Department of REVENUE

### **Real Estate Transfer Statement**

FORM **521** 

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

	The deed will not be recor	ded unless this stateme	nt is signed and	items 1-25 are accu	irately complete	
1 County Name	2 County Numb		3 Date of Sale/Tr	ansfer	4 Date of Deed	
	WEBSTER - 91			ay 20 Yr. 2017		Day 20 Yr. 2017
	dress, and Telephone (Please Prin	et)		e, Address, and Telep	hone (Please Prin	t)
Grantor's Name (Seller Max Vavricka	)		Grantee's Name Heather Ha	(Buyer) TTIS		
Street or Other Mailing 1215 Rd Q	Address		Street or Other M 317 N Webs	lailing Address ster St	<u> </u>	
City Red Cloud	State NE	Zip Code 68970	City Red Cloud		State NE	Zip Code 68970
Phone Number (308) 470-0129			Phone Number		iee a 501(c)(3) orga	nization? Yes VN
Email Address			(402) 746-33 Email Address	333 If Yes, is the	e grantee a 509(a)	foundation? Yes N
7 Property Classificat	tion Number. Check one box in ca	tegories A and B. Check C	f property is also a	trobile home		
(A) Status			) Property Type			(C)
✓ Improved	Single Family	Industrial	Mineral Interests	s-Nonproducing	State Assess	
Unimproved	Multi-Family	Agricultural	Mineral Interests	· -	Exempt	Widelie Home
☐ IOLL	✓ Commercial	Recreational		-		
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo	Partition	Sheriff	Other
Bill of Sale	Corrective	Easement Le	ase	Personal Rep.	Trust/Trustee	
Cemetery	Death Certificate - Transfer on Dea	ath Executor Mi	neral	✓ Quit Claim	Warranty	
9 Was the property purpart of an IRS like-ki	rchased as 10 Type of Transfe	er Distribution Forec	osure Irrevoca	ble Trust Revocable	Trust	Transfer on Death
(I.R.C. § 1031 Excha	inge) Auction	Easement Gift	Life Esta	ate Sale		Trustee to Beneficiary
Yes 🗸 N			or Trust Partition			Other (Explain) assignment
1 Was ownership transt  ✓ Yes	ferred in full? (If No, explain the divis	ion.)			ed for same use? (	(If No, state the intended use,
				✓ Yes No		
	veen relatives, or if to a trustee, are t	_		· · · · · ·		
Yes ✓ No			artnership, or LLC	∐ Self	c	Other
	Brothers and Sisters	☐ Grandparents		Spouse		
4 184	i Ex-spouse arket value of the real property?	Parents and Ch		Step-parent and		
4 Valiacis the current ma	arket value of the real property?			age assumed? (If Yes, s	state the amount ar	nd interest rate.)
6 Does this conveyance	divide a current parcel of land?		Yes	✓ No \$		%
Yes V	-		of the agent or	irougn a reai estate age title company contact.)	nt or a title compar	ny? (If Yes, include the name
8 Address of Property		<del></del>		ress of Person to Whom		No
317 N Webster St					die lax claterien	sarrand de seur
Red Cloud, NE 689	<del>3</del> 70	:	same as G	rantee		
8a 🔲 No address assi	gned 18b Vacant land					
Legal Description						
Lote Seven (7	) and Fight (8) Block	Twonty six (28)	Original To	um of Dod Cla	المحاملات المريد	- A
Mobrooks	') and Eight (8), Block	TWEITTY-SIX (20),	Original 10	wit of Red Cit	oua, vvebst	er County,
Nebraska.						
i if agricultural, list total	number of acres					
		·				·
2 Total purchase pric	e, including any liabilities assur	ned			22	<u> </u>
3 Was non-real prope	erty included in the purchase?	Yes No (If Yes, en	ter dollar amount	and attach itemized li	ist.)   <b>23</b>   \$	
A Adjusted numbers	price paid for real estate (line 2				\$	0100
			_	• • • • • • • • • • • • • • • • • • • •	24	0,00
	empt from the documentary sta			· · · · · · · · · · · · · · · · · · ·		
Unde correct, and	er <b>penalties of law, I</b> declare that I d that I am duly authorized to sign th	have examined this statemen is statement.	t and that it is, to th	e best of my knowledg	e and belief, true,	complete, and
	McCracken	otalomoni.				(402) 746-3613
Print or Tyr	pe Name of Grantee or Authorized F	epresentative				Phone Number
sign	- 1 / I			Attorney		7/00/14
nere Signature	of Grantee or Authorized Representa	ative T	îtle	-		Date
<del>-</del>	Re	gister of Deed's Use Onl	у	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		For Dept. Use Only
Date Deed Recorded	27 Value of Stamp of		28 Recording Data			
Mo. 7_ Day 20	Yr. LL S Fxer	ot #3	BKOD	17. to 16	77	1
braska Department of Reven rm No. 96-269-2008 2-2016 F	ue Rev. Supersedes 96-269-2008 Rev. 7-2014	1		, , ,	Authorized by Neb.	. Rev. Stat. §§ 76-214, 77-1327(2)
	,					

BK 2017, Pg 1677

State of Nebraska Ss.
County of Webster Entered on the
numerical index and filed for record in the
Clerk's office of said county this Day
of AD, 20 11, at 200
or Page 167
AD, 20 12, at 200
or Page 167
County Clerk
410.00
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, GRANTEES, 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 <u>(</u>), 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

KORY MCCRACKEN General Notary State of Nebraska by Commission Expires Aug 27, 20

Notary Public

	COVER PAGE PROPERT	Y TRANSFER
-1691	#PAGES	GRANTEE MA

			- ,			-	# 130	97
DOC STAMPS			-	tax/lien	***	-		•
SALES FILE#	169	)	# PAGES			-		
GHBORHOOD#					205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	105 GUIDE ROCK COMMERCIAL	200 RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
·	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTX CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
FARM	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	RC
TAX DISTRICT_	45							·
AL SALE PRICE	125 8	000 <u> </u>						
DJUSTMENTS S								
DJUSTMENTS S	š							
REVIEW CODE	NO							
SALES DATE_	7-25	5-201	7					
DEED TYPE_	<u> </u>							
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
ATION CODE	вн	BLA	cow	GR .	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDEROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
<u>_</u>		us A	- C 0 a	1 /200	* 1 *	18 Aev	03	

Real Estate Transfer Statement

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

FORM **521** 

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	· ·
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	A 2017
WEBSTER - 91	<u> </u>	19 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Kelly J. Oberlechner	Ryan J. Lammers and Kelly A. Lammers	•
Street or Other Mailing Address	Street or Other Mailing Address 1139 Hwy 136	
City State Zip Code	City State	Zip Code
Amsworth UE CA210	Réd Cloud NE	68970
Phone Number	Phone Number Is the grantee a 501(c)(3) organize (402) 746-4623 If Yes, is the grantee a 509(a) four	
Email Address n/a	Email Address n/a	<u>, , , , , , , , , , , , , , , , , , , </u>
7 Property Classification Number. Check one box in categories A and B. Check C II		
	Property Type	(C)
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family 🗸 Agricultural	Mineral Interests-Producing Exempt	
OLL Commercial Recreational		
8 Type of Deed Conservator Distribution Lar	d Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea	Anguard d I	
Cemetery Death Certificate – Transfer on Death Executor Min		
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Forecle		insfer on Death
(LR.C. § 1031 Exchange) Auction Easement Gift  Yes V No Court Decree Exchange Granto		stee to Beneficiary ner (Explain)
Yes ✓ No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	rTrust Partition Satisfaction of Contract Ot  12 Was real estate purchased for same use? (If N	
🗸 Yes 🗌 No	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Othe	r
Brothers and Sisters Grandparents a	nd Grandchild Spouse	
Ex-spouse Parents and Ch	ild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
\$135,000	☐ Yes	%
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes Rhynalds.	(If Yes, include the name Auction & Reg \square No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Si	
1139 Hwy 136	Grantees	loaid be delii
Red Cloud, NE 68970	Grantees	
18a No address assigned 18b Vacant land	•	
20 Legal Description		
County Surveyor's Lot Two (2) in the Northwest Quarter (NW1/4) of Section Two	o (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 dee Book 86, Page 842, Book 90, Page 287, And EXCEPT tract conveyed to the S	ds recorded in Book 70, Page 179, Book 80, Page 1103, tate of Nebraska for bighway by Deed recorded in Book :	Book 86, Page 335, 25, Page 340
	ato or representation riighted by beed recorded in book.	50, 1 age 0 10.
21 If agricultural, list total number of acres	:	
AA T. (	\$	125 00000
22 Total purchase price, including any liabilities assumed		135,000,00
23 Was non-real property included in the purchase?  Yes  Mo (If Yes, en	ter dollar amount and attach itemized list.) 23	
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		- Indiana and
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	icano macinis, to me best of my knowledge and belief, true, col	npiete, and
Ryan J. Lammers		(402) 746-4623
Sign Prior Type Name of Grantee or Authorized Representative		Phone Number
	****	7/25/2017
here Signature of Graniee or Authorized Representative	Title	Date
Register of Deed's Use On	·	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
1 - 46 1/1 \$ 2/12 74	0: - 0: - 0 1/0: ····	
Mo Day Yr	BK2017, Pg 1691-1692	v. Stat. §§ 76-214, 77-1327(2)

BK2017, Pg 1691

County of Webster Ss.

County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 2/2 day of Suly A.D., 20.17, at 10:15 o'clock A.M. Recorded in Book 2/21 on Page 1/21-1/22 Och Klingenberger County Clerk 1/6.00 B.Deputy

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 (NW¼) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> 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

BK2017, Pg1692

STATE OF NEBRASKA	) ) ss.
COUNTY OF ADAMS BYOWN	)
The foregoing instrument was J. Oberlechner, a single person.	acknowledged before me on July 19th, 2017 by Kelly
GENERAL NOTARY - State of Nebraska CODI L. SEDLACEK My Comm. Exp. December 16, 2019	Notary Public
My commission expires: 12/110/19	

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

Record: 1 of:

Date of Print: 08/03/2017

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

Map # : 4491-2-2-0-0-67350 Parcel ID #: 001801200

LAMMERS, RYAN J. & KELLY A. Situs :1139 HWY 136

Legal :PT LOT 2 IN NW1/4 LESS 57.5' X 100'

\_1139 HWY 136 LESS 200' X 115' 2-1-11

RED CLOUD, NE 68970-

#### PHYSICAL INFORMATION

Year Built/Age : 1 - Single Family : 1917 / 100 Туре

Quality Effective Age : 30 - Average Condition Remodel Date : 35 - Average + Remodel Type Arch 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

: 3 Bedrooms Baths : 1.0

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

Plumbing Fixt : 5

Improvement Value	\$67,770
Lump Sums	\$17,095
Lump Sums Description : SUB RC	
FINAL ESTIMATE OF VALUE	\$84,865
Residence Value	\$84,865
Residence Value	\$84,865
	\$84,865 \$62,545

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

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

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

Legal :PT LOT 2 IN NW1/4 LESS 57.5' X 100'

1139 HWY 136 LESS 200' X 115' 2-1-11

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

DESCR.	IPTION				
	Square fee	t Ba	se SF Cost	Total Cost	
BASIC STRUCTURE COST	1,599	X	82.84	= 132,461	
ADJUSTMENTS ROOFING	<u>Units</u>	Unit Cost	<u>Area Adj</u>	Total Cost	
SUBFLOOR HEATING & COOLING PLUMBING Base is: 9 (under base) BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	1,599 4 1,386 693	2.01 1176.67 15.58 27.76		(4,477) 21,601	
ADJUSTED STRUCTURE COST	1599	x	107.59	= 172,036	
IMPROVEMENTS NO GARAGE	<u>Units</u>	Unit Cost	Depr	Total Cost	
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		32%	2,000	*
PORCH W/ROOF & STEPS		21.87		5,775	
WOOD DECK NO VALUE BARN	180		08	2,830	*

TOTAL REPLACEMENT	COST	NEW		1599	x	114.55	= 183,160
Depreciation	: 63%	Total	63% Physical Less Der	Func reciation/P	tional lus Appre	Econor	nic (115,390)
Improvement Value							\$67,770 17,095 *
Outbuilding Value				. <b></b>			\$62,545 \$147,410

OOK-PAGE 2017-	Juney Lot 2 NW 14	7-25-2017	
GAL DESCRIPTION COunt	Suncy Lot 2 NW 14	2-1-11	- Constitution of the Cons
	801200		
sessor location $R$	ural	ADDRESS OF PROPERTY 113	9 Huy 136
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	28780	74440	(83 420
2015	3 9 9 15	43940	113 855
2016	39915	83 675	123 590
2017	62545	84 845	147410
LLING PRICE 135	600 S21 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE

MOBILE HOME WA

#### BOOK-PAGE

EQUIP IRRIGATION	EQUIP IRRIGATION	EQUIP IRRIGATION	EQUIP IRRIGATION	EQUIP IRRIGATION	EQUIP IRRIGATION	EQUIP IRRIGATION	EQUIP IRRIGATION
WELL	BOSTWICK	GOTTSCH WASTE WATER	CREEK	REPUBLICAN RIVER	STREAM	WELL / BOSTWICK	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 \$ E	3A1 V E	3A1 U E
3A E	3A B E	3A F E	ЗА КЕ	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	CREP IRRIGATION	CREP IRRIGATION	CREP IRRIGATION	CREP IRRIGATION	CREP IRRIGATION	CREP IRRIGATION	CREP IRRIGATION
WELL	BOSTWICK	GOTTSCH WASTE WATER	CREEK	REPUBLICAN RIVER	STREAM	WELL / BOSTWICK	UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 P	1A1 B P	1A1 F P	1A1 K P	<b>1</b> A1 R P	1A1 S P	1A1 V P	<b>1</b> A1 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	за к Р	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.

Map #

4491-2-2-0-0-67350

Tax District

45

1139 HWY 136

Neighborhood

1

Greenbelt Area/Date

NO

RED CLOUD, NE 68970-

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	<u>655</u>	655
					Grass Use Totals	: 1.80		2,565	2,565
HOM1SUB	HOME SITE 1ST ACRE, SUBURBA	N 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, O	-1 IRRG	1AB	Мо		12.21	2,810	34,310	34,310
2521	COLY-HOBBS SILT LOAMS, 0-30	% IRRG	4A	Ио	_	2.09	4,740	9,905	9,905
					Irrg Use Totals :	14.30		44,215	44,215
BLD1SUB	BUILDING SITE 1ST ACRE, SUE	UR 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**

PARCEL#								•
FILING NUMBE		40/698	0	32-3-	t (	_	# 130	198
	002010	421/67	1880	32-3-	<u>tl</u>	_		
DOC STAMP	Evenio	+ 020	_	tax/lien		_		
SALES FILE	. 17	\ \text{\text{C}'}	# PAGES	s				
EGHBORHOOD:	#		·		<del></del>			
		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	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	RURAŁ COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500		DITOAL DESIDENTIAL	
	RESIDENTIAL	COMMERCIAL (	AGRICULTURAL	EXEMPT	GAME & PARKS		NOTAL RESIDENTIAL	
							SUBURBAN	***
TAX DISTRICT								
		•						
OTAL SALE PRICE	\$							
OTAL SALE PRICE . ADJUSTMENTS	\$							
OTAL SALE PRICE ADJUSTMENTS	s s NO							
OTAL SALE PRICE  ADJUSTMENTS  ADJUSTMENTS  REVIEW CODE	s s NO							
OTAL SALE PRICE ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE	s s NO			No	MOBILE			
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE	s NO M-( W	27-da	017_	NO 4	MOBILE 5			
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL	s NO M-( W	27-20 D ADJUSTED	O / 7 SUBCHNGD	4	5 ARMS LENGTH / NOT VALID FOR			
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL	S NO YES 1 USABIUTY	27-20 ADJUSTED	D / T SUBCHNGD	4	5 grms length / not	<b>RC</b>	ROS	RUR
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	S  NO  YES  1  USABIUTY	ADJUSTED  2 AS ADJUSTED	SUBCHNGD  3 SUBCHANGED	4 SALE NOT TO BE USED	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	S NO YES 1 USABIUTY	ADJUSTED  2 AS ADJUSTED  BLA	SUBCHNGD  3 SUBCHANGED  COW	SALE NOT TO BE USED  GR  GUIDE ROCK	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT INA		İ	{
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	S NO YES 1 USABIUTY	ADJUSTED  2 AS ADJUSTED  BLA	SUBCHNGD  3 SUBCHANGED  COW COWLES	SALE NOT TO BE USED  GR  GUIDE ROCK	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE		ROSEMONT	{
ADJUSTMENTS ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	S NO YES 1 USABIUTY	ADJUSTED  2 AS ADJUSTED  BLA	SUBCHNGD  3 SUBCHANGED  COW COWLES	SALE NOT TO BE USED  GR  GUIDE ROCK	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE		ROSEMONT	{

# Nebraska Department of REVENUE

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

170

FORM **521** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name 2017 Mo. 07 Day Mo. 07 27 Day . WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Grantor's Name (Seller) Dennis J. Hansen, Successor Trustee and His Successors in Dennis J. Hansen Trust. Under the Andrew Hansen Revocable Trust, Dated August 11, 1981 Street or Other Mailing Address Street or Other Mailing Address 873 Road K 873 Road K Zip Code 68970 Red Cloud State NE Zip Code 68970 State NE Red Cloud Phone Number (402) 746-4202 is the grantee a 501(c)(3) organization? **√**No Yes Phone Number (402) 746-4202 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address dhansen@gpcom.net dhansen@gpcom.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home Mineral Interests-Nonproducing State Assessed Improved Single Family Industrial Exempt Agricultural Mineral Interests-Producing Unimproved Multi-Family Recreational IOLL Commercial Sheriff Other\_ ✓ Distribution Land Contract/Memo Partition 8 Type of Deed Conservator Trust/Trustee Bill of Sale Personal Rep Corrective Easement Lease Quit Claim Warranty Death Certificate - Transfer on Death Executor Mineral Cemetery 9 Was the property purchased as part of an IRS like-kind exchange? (I.B.C. § 1031 Exchange) Distribution Foreciosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Life Estate Gift Sale ✓ Trustee to Beneficiary Auction Fasement Other (Explain) Satisfaction of Contract Grantor Trust Partition Yes Court Decree Exchange 12 Was real estate purchased for same use? (If No. state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes ☐ No √ Yes ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Aunt or Uncle to Niece or Nephew √ Yes Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$1,340,115 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Dennis J. Hansen, 873 Road K, Red Cloud, NE 68970 18a / No address assigned 18b Vacant land 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. 320 21 If agricultural, fist total number of acres  $0'_{1}00$ 22 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 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. (402) 341-3070 Jonathan L. Grob Phone Number Print or Type Name of Grantee or Authorized Representative 7/31/2017 Attorney Date Title Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 2017 Jul 31 10:33 AM Ex020 Book 2017 Page 1769

IN THE COUNTY COURT OF WEBSTER COUNTY, NEBRASKA.

THE MATTER OF THE ESTATE

No. 2948

OF

PETITION FOR DETERMINATION OF INHERITANCE TAX

ANDREW HANSEN,

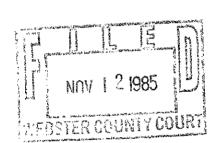
Deceased.

## PETITIONER STATES:

Name of Decedent: Andrew Hansen. Decedent died testate.

Date of Death: November 16, 1984.

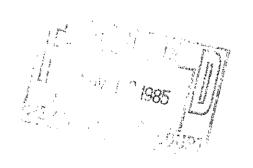
Domicile at Date of Death: Red Cloud, Webster County, Nebraska.



- 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 Petitoner nor any others persons became entitled to any property by reason of the death of the Decedent except as alleged herein.
- 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. Petitoner does hereby agree to pay the full inheritance tax.
- 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,

<b>对表现是有关证明的证据,然后对决定,不是实</b> 证	e 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	<u>.</u>
Computer Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/31/17

\$ Ex020

By BB

Bk 2017, Pg 1769

State of Nebraska ss. County of Webster

on Page 1769

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

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 seised 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.

2017. Executed:

GRANTOR:

DENNIS J. HANSEN,

STATE OF NEBRASKA COUNTY OF Lilebates

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

#### 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 31<sup>st</sup> 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 & PAG	E 2017	1-1786	2 # PAGE	s	_ GF	RANTEE MASTER NAME #	. Röbert	H. +
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	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
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### **Real Estate Transfer Statement**

•To be filed with the Register of Deeds. •Read instructions on reverse side. 17

**FORM** 521

	The deed v	will not be rec	orded unless th	nis statemer			ccurately completed.			
1 County Name	,—	2 County Nun	nber		3 Date of Sale/Tra		4 Date of Deed	22 2017		
	WEBSTER - 91					Mo. 06 Day 22 Yr. 2017 Mo. 06 Day 22 Yr. 2017				
5 Grantor's Name, A		phone (Please P	rint)			· -	lephone (Please Print)			
Grantor's Name (Selle Robert H. & Ire	ne A. Ohmst	ede, Truste	e				stede, Trustee			
Street or Other Mailing 126 Bently Pl	g Address			7.0.1	Street or Other M	alling Address	0	75- 0-1-		
Post Falls		State ID		Zip Code 83854	Post Falls	(7 - 1)	State ID	Zip Code 83854		
Phone Number					Phone Number		rantee a 501(c)(3) organi: s the grantee a 509(a) for			
Email Address					Email Address					
7 Property Classific	ation Number. Ch	neck one box in	categories A and	B. Check C	f property is also a	mobile home.				
(A) Status				(B	) Property Type			(C)		
Improved Unimproved	Single Fa	nily	Industrial Agricultural	[	Mineral Interests Mineral Interests		State Assessed Exempt	Mobile Home		
	Commen	cial	Recreational					<b>_</b>		
8 Type of Deed Bill of Sale	Conservator Corrective		☐ Distrib☐ Easen	=	nd Contract/Memo ase	Partition Personal Rep.	Sheriff Trust/Trustee	Other		
Cemetery	Death Certifica	te Transfer on I	Death Execut	tor Mi	neral	Quit Claim	Warranty			
9 Was the property part of an IRS like-	-kind exchange?	10 Type of Tran	sfer Distributi Easemei	=	losure irrevoça			ransfer on Death rustee to Beneficiary		
(I.R.C. § 1031 Exci	nange) No	Court Dec	=	_	or Trust Partition	<u>=</u>		Other (Explain)		
11 Was ownership tran		<del></del>	<u>_</u>					No, state the intended use.)		
	No					Yes No				
13 Was the transfer be			_	•	=					
✓ Yes		or Uncle to Niece	· =		Partnership, or LLC	Self	☐ Oth	ier		
	Ex-spo	ers and Sisters	=	Granoparents Parents and C	and Grandchild	Step-paren	t and Step-child			
14 What is the current				raterits and O			es, state the amount and	interest rate )		
14 What is the carrent	30000	ic rear property :			Yes	No \$	121A	%		
16 Does this conveyand	<del>- 1</del>	t parcel of land?			17 Was transfer to			? (If Yes, include the name		
18 Address of Property					19 Name and Add	dress of Person to V	/hom the Tax Statement 5			
					Robert H. Ohr	nstede, Trustee	•			
					126Bently PI					
18a V No address as	ssigned 18b	☐ Vacant land			Post Falls, ID	83854				
20 Legal Description The Northwe	est Quarter	of Sectio	n 24, Towr	nship 1, I	Range 10, V	Vebster Co	unty, Nebraska	1		
21 If agricultural, list to	tal number of acre	s_160	•				1 18			
22 Total purchase p	orice, including a	ıny liabilities as	sumed				22	0¦00		
23 Was non-real pro	operty included	in the purchase	e? 🗌 Yes 🔽	No (If Yes, e	nter dollar amoun	t and attach itemiz	zed list.) 23 \$			
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Ų:	nder penalties of and that I am duly AEAT I	law, I declare th	at I have examine	d this stateme	ent and that it is, to t	the best of my know	vledge and belief, true, o	omplete, and		
Print or	Type Name of Gra	entee or Authoriz	ed Representative					Phone Number		
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here Signatu	ire of Grantee or A	uthorized Repres	sentative		Title			Date		
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Nebraska Department of Re	evenue		•			•	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)		

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8 - 1 - 7
\$ Exempt 56 By 13 B

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 22 nd day of JUNE, in the year 2017

ROBERT H. OHMSTEDE, TRUSTEE

IRENE A. OHMSTEDE, TRUSTEE

STATE OF IDAHO

COUNTY OF KOOTENAI

hand and official seal.

Notary Public for Idaho

Comm. Exp.:

14/2

Callahan & Associates, Chtd.
PO Box 2226, Coeur d'Alene, ID 83816

P-208.664.9228 F-208.664.5369

### COVER PAGE PROPERTY TRANSFER

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	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1.000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
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21 ADJUSTMENTS <u>\$</u>								
OR ADJUSTMENTS \$								
REVIEW CODE	NO		<del>-</del> "					
SALES DATE	7-	<u> 31-2017</u>	<u> </u>					
DEED TYPE	7	TWD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			<b>~</b>
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	C	moti	1 /25+	- 50	lj+ -	8Cots	4-ea	ech)

### Real Estate Transfer Statement

**FORM** 

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer County Name 2017 WEBSTER - 91 5 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Margaret Wales and Gordon Wales Marvin Webber, Leslie Webber and Siglinde Webber Street or Other Mailing Address Street or Other Mailing Address Zip Code 68952 State ΝĒ 68952 Inavale Inavale Phone Number is the grantee a 501(c)(3) organization? ✓ No Phone Number If Yes, is the grantee a 509(a) foundation? Email Address n/a 7 Property Classification Number, Check one box in categories A and B. Check C if property Is also a mobile home. (B) Property Type (C) (A) Status Mineral Interests-Nonproducing Industrial State Assessed Mobile Home Improved Single Family Agricultural ✓ Unimproved Mineral Interests-Producing Exempt ่ ไ Multi-Family □ IOLL Recreational Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Lease Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Death Certificate - Transfer on Death Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange Foreclosure Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Transfer on Death Auction Easement Life Estate ✓ Sale Trustee to Beneficiary (I.R.C. § 1031 Exchange) Yes Court Decree Exchange Satisfaction of Contract ✓ No Grantor Trust Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) ✓ Yes ☐ No **₹** Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild ☐ Brothers and Sisters Snouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ☐ Yes **V** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No No Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Lots 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, 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? Tyes No (If Yes, enter dollar amount and attach itemized list.) 23 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and and that I am duly authorized to sign this statement. (402) 746-5105 Phone Number 713] /2017 Grantee Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data

Day 3/

State of Nebraska County of Webster ss.	
County of Webster 355.	
Entered on	the
numerical index and filed for record in	the
Clerk's office of said county this 3/	<b>Jay</b>
of July A.D., 2017 at 11:	00
o'clock A. M. Recorded in Book 2	017
on Page 1771-1772	
Deb Klingerberger County C	erk
16.00 BB Dan	uty
ind Comp Assessor Carded	

NEBRASKA DOCUMENTARY

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:

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

- (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.

July 19,2017. Executed STATE OF NEBRASKA COUNTY OF WEBSTER The foregoing instrument was acknowledged before me on 2017 by Marvin Webber, a single person. GENERAL NOTARY - State of Nebraska

# BK2017, Pg 1772

Leslie Webber	DE Solar	Siglinde Webber
STATE OF COUNTY OF	Kansas Johnson	) ) ss. )
		acknowledged before me on, Webber, husband and wife,
ST/	OTARY PUBLIC ATE OF KANSAS ATIE DILLMAN bires: 03/01/2020	Notary Public Man

# WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 08/07/2017 Record: 1 of: 1

Inspected By: SK Inspection Date: 10/25/2007

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

# LOT INFORMATION

Neighborhood : 705 INAVALE/NO HOME SITE

Lot Width : 140 Value Method: SF
Lot Depth : 100 # of Units : 14000
Topography : LEVEL Amenities Unit Value : 0.02

Street Access : NO ST./NO ALLEY

Utilities : NONE Lot Value : 330

#### PHYSICAL INFORMATION

Adjustments:

: N/A Type 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

# VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ..... \$330

Estimate of Value (Using Market Approach)

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

Model # and Description

Plumbing Fixt :

Calculations  $0 \times 0$ 

## FINAL ESTIMATE

Improvement Value	\$0
and Value	\$330
FINAL ESTIMATE OF VALUE	\$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 - 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 Square feet Base SF Cost Total Cost BASIC STRUCTURE COST x Units Unit Cost Area Adj Total Cost ADJUSTMENTS ROOFING SUBFLOOR HEATING & COOLING PLUMBING Base is: 0 Base BASEMENT COST 0.00 PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH ADJUSTED STRUCTURE COST x **IMPROVEMENTS** Units Unit Cost Depr Total Cost NO GARAGE

Depreciation	:	Total	Physical	Functional ciation/Plus Apprec	
					\$0 \$330

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

# WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Situs

Date of Print: 08/07/2017 Record : 1 of: 1

Inspected By: Inspection Date:

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

WALES, GORDON & MARGARET :LINCOLN ST 300 BLOCK Legal :LOTS 5, 6, 7, 8, BLOCK 7

318 MAINE AVENUE

INAVALE, NE 68952-8006

## LOT INFORMATION

705 INAVALE/NO HOME SITE Neighborhood :

Lot Width : 140 Value Method: SF Lot Depth : 100 # of Units : 14000 Topography : LEVEL Amenities Unit Value : 0.02

Street Access : NO. ST./NO ALLEY

Utilities : NONE Lot Value : 330

## PHYSICAL INFORMATION

Adjustments :

: N/A Type 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  $0 \times 0$ 

# FINAL ESTIMATE

Improvement Value	\$0 \$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

Parcel ID #: 000704601

Map # : 4369-00-0-60005-07-23331

WALES, GORDON & MARGARET

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

COST APPROACH - Values By Marshall & Swift

68952-8006

INAVALE, NE

ADJUSTED STRUCTURE COST

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

DESCRIPTION

Square feet Base SF Cost Total Cost

BASIC STRUCTURE COST x = 0

ADJUSTMENTS Unit Cost Area Adj Total Cost

ROOFING

SUBFLOOR
HEATING & COOLING

PLUMBING Base is: 0 Base
BASEMENT COST 0.00

PARTITION FINISH
RECREATIONAL FINISH

MINIMUM FINISH

IMPROVEMENTS Units Unit Cost Depr Total Cost
NO GARAGE

 $\mathbf{x}$ 

TOTAL REPLACEMENT COST NEW

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

_	Split l'Enpty Lot - 1771 DATE OF SA	ALE 7-31-2017	
LEGAL DESCRIPTION LO	+55, 6,7,8, Block	7	
LOCATION ID PARCEL(S)	ew 000704601 + f	Davent # 7046	
	thavale	ADDRESS OF PROPERTY	
764681	LAND	IMPROVEMENTS	TOTAL
2017	330		330
7046			
2014	lele 5		Ce 65-
2015	665		le 45 - Le 45 -
201b	(ele 0		460
2017	330		339
	I		
SELLING PRICE 4. O	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 45	91-002	HOUSE QUALITY HOUSE CONDITION	DATE OF CONSTRUCTION
MOBILE HOME NA			

# **COVER PAGE PROPERTY TRANSFER**

		17500 [		5 3/-;	5-16	·	TINUNC	S. Fees
		- <u>-</u>	_	h-sad-s-i-i-i-i-i-i-i-i-i-i-i-i-i-i-i-i-i-i-		_	<u>CO-Trus</u>	ees of s
DOC STAMPS	Exemp	of #19		tax/lien			M. Fees	eTrus
	17:	?	_			-		
SALES FILE#			# PAGE:	5				<u> </u>
#EIGHBORHOOD	1	100	105	200	205	300	305	400
(	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADÉN RESIDENTI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
TAX DISTRICT	55					ļ	SUBURBAN	
TAX DISTRICT	55 41.0	0		-		I	SUBURBAN	
•	55 41.0	0				I	SUBURBAN	
OTAL SALE PRICE		0		-		I	SUBURBAN	
DTAL SALE PRICE		0				I	SUBURBAN	
DTAL SALE PRICE  LADJUSTMENTS   RADJUSTMENTS	s NO 7-2	0 7-201	7				SUBURBAN	
DTAL SALE PRICE  L ADJUSTMENTS   R ADJUSTMENTS   REVIEW CODE	s NO		7				SUBURBAN	
DTAL SALE PRICE  L ADJUSTMENTS  REVIEW CODE  SALES DATE  DEED TYPE  SALE QUAL	s NO 7-2		7 SUBCHNGD	No	MOBILE		SUBURBAN	
DTAL SALE PRICE  L ADJUSTMENTS   R ADJUSTMENTS   REVIEW CODE  SALES DATE  DEED TYPE	s NO 7-2 W	D	41,-	NO 4	MOBILE 5		SUBURBAN	
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DTAL SALE PRICE  L ADJUSTMENTS  REVIEW CODE  SALES DATE  DEED TYPE  SALE QUAL  CODE	s NO 7-2 W YES	ADJUSTED  2 AS ADJUSTED	SUBCHNGD 3 SUBCHANGED	SALE NOT TO BE USED	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD		



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 stateme	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 07 Day 27 Yr. 2017 Mo. 07 Day 27 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Selier)	6 Grantee's Name, Address, and Telephone (Please Print)
Sandra M. Feese	Grantee's Name (Buyer) See Attached
Street or Other Mailing Address 3010 Clarion Circle	Street or Other Mailing Address 102 - 19th Avenue N
CityStateZip CodeMinnetonkaMN55343	City State Zip Code Hopkins MN 5534:
Phone Number (952) 941-3346	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   V   N   N   N   N   N   N   N   N   N
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 (E	3) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Hom
✓ Unimproved	Mineral Interests-Producing Exempt
Commercial Recreational	
	and Contract/Memo Partition Sheriff Other
	ineral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange?	closure Irrevocable Trust Revocable Trust Transfer on Death
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
Yes V No Court Decree Exchange Gran  11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use
Yes No	Yes NoNoNo
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)
	Partnership, or LLC Self Other
☐ Ex-spouse ☐ Grandparents	and Grandchild Spouse
14 What is the current market value of the real property?	hild Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$756,849	Yes V No \$ %
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No 18 Address of Property	- 105 <u>W</u> 100
10 Address of Property	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
18a 🗸 No address assigned 18b 🗌 Vacant land	Hopkins, MN 55343
20 Legal Description	
The Southwest Quarter (SW1/4) of Section Thirty-on	e (31), Township Two (2), North, Range Twelve
(12), West of the 6th P.M. in Webster County, Nebr	
21 If agricultural, list total number of acres 160.5	
21 if agricultural, list lotar fidilities of actes	1 16
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes V No (If Yes, e	nter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 19
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
Henry C. Schenker	(308) 425-6273
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Jenus C. Schenker	Attorney //31/2017
here Signature of Graphee or Authorized Representative	Title Date
Register of Deed's Use Or	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number  Mo. 7 Day 3 / yr 17 \$ Fxem of # 19	28 Recording Data
Mo. 7 Day 31 Yr. 17 \$ Exempt # 19 Nebraska Department of Revenue	BK2017, Pg 1776  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2
Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	ABBIOILES BY 1805, 1807, Olde, 93 10-214, 17-1021(2

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

State of Nebraska Scounty of Webster
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 / day
of Dudy A.D., 2017 at 11:10
o'clock A. M. Recorded in Book 2017
on Page 177/a
Deb Klingenberger County Clark
10.00 BB Deputy
IndCompAssessorCarded

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 (SW½) of Section Thirty-one (31), Township Two (2), North, Range Twelve (12), West of the  $6^{th}$  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:

- 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 ) 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, 2016

Notary Public.



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

SEC	TION 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-Tru	stees of the Sandra M. Feese Trust
NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Lisa Feese Burns	Daughter
Lori Feese Brustad	Daughter
Mark S. Feese	Son
SEC	TION 2
Does a trust document exist which sets forth the grantor, the tru of the real property transfer?	· · · · · · · · · · · · · · · · · · ·
Check the exemption that would apply if the transfer was m	ade directly from the grantor to the beneficiaries of the trust.
Deeds to property transferred by or to the U.S., the State of	of Nebraska, or any of their agencies or subdivisions.
Deeds which, without additional consideration, confirm, which do not extend or limit existing title or interest.	correct, modify, or supplement a deed previously recorded, but
Deeds without actual consideration between: husband and marriage); or parent and child.	wife; ex-spouses (conveying property acquired or held during the
corporation or interest in the partnership or LLC are own member of that family, related to one another within the fo spouses. No consideration is given other than the issuance the family members or the return of the stock to the corpor in dissolution of the interest in the partnership or LLCs. The stock is the corporation of the interest in the partnership or LLCs.	limited liability company (LLC). All the shares of stock of the led by members of a family, or a trust created for the benefit of a purth degree of kindred according to the rules of civil law, and their of stock of the corporation or interest in the partnership or LLC to action in partial or complete liquidation of the corporation or deeds to qualify for the exemption for family corporations, partnerships, he corporation or partnership and not in the name of the individual
Deeds of partition.	
	transfers of the assets of a corporation pursuant to the plans of copy of this plan must be presented to the register of deeds before
Deeds made by a subsidiary corporation to its parent corpor of the subsidiary's stock.	ration for no consideration other than the cancellation or surrender
Cemetery deeds.	
Mineral deeds.	
Deeds executed pursuant to court decrees.	
Deeds which release a reversionary interest, a condition sub	sequent or precedent, a restriction, or any other contingent interest.
Deeds of distribution executed by a personal representati intestate succession.	ve conveying to devisees or heirs property passing by testate or
Deeds transferring property located within the boundaries American residing on an Indian Reservation in Nebraska.	of an Indian Reservation where the grantor or grantee is a Native
Deeds which convey property held in the name of any part partner in the partnership or member of the LLC, or to his	mership or LLC, which is not a family partnership or LLC, to any or her spouse.
Easements.	



# **Certificate of Exemption – Deeds to Trustees**

Page 2

# **SECTION 3**

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

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

sign

Signature

<u>/ ( · · ·</u> Citle 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

	•		COV	/ER PAGE PRO	PERTY TRAIN	NSFER		
BOOK & PAG	<u> 2017-</u>	-1777	# PAGI	ES	_ G	RANTEE MASTER NAME	*_Sand	rd". See
PARCEL# FILING NUMBE		3043	_		·	<del></del>		
			<u> </u>			_	1309	7
DOC STAMPS	s Even	ot an	_	tax/lien		<del>_</del>		
SALES FILE #		4	# PAGE	s	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
(	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	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					
	COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500	į	RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL (	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	55							
TOTAL SALE PRICE								
521 ADJUSTMENTS	\$		······································					
ASSESSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE_	7	-27-20 ees Nee						
DEED TYPE_	Trust	ees Dee	d of Di	dr.				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1 USABILITY	2 AS ADJUSTED	3 SUBCHANGED	4 SALE NOT TO BE USED A	5 ARMS LENGTH / NOT			
LOCATION CODE	-				VAUD FOR MEASUREMENT	· · · · · · · · · · · · · · · · · · ·	T.	
	BH BLUE HILL	BLA BLADEN	cow	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
COMMENTS_	Tri	uster	40	Senot.	-41	ed in	n Win	ng
- ?	order	this	shoul	d He	ve b	een s	Filed	
	Livet							•



# Real Estate Transfer Statement

174

FORM **521** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo. 07 Mo. 07 Day 27 Yr. 2017 Day \_\_27 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller). Lisa Feese Burn, Trustee of the James K. Feese Trust Grantee's Name (Buyer) Sandra M. Feese Street or Other Mailing Address 3775 Kiping Avenue Street or Other Mailing Address 6010 Clarion Circle Zip Code 55343 State MN Zip Code 55416 City Minnetonka State MN Minneapolis Phone Number (847) 254-Is the grantee a 501(c)(3) organization? Phone Number (952) 941-3346 Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home √ Unimproved Multi-Family √ Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other ✓ Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep. Mineral Cemetery Death Certificate - Transfer on Death ☐ Executor Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Trustee to Beneficiary Auction ☐ Fasement Giff Sale (I.R.C. § 1031 Exchange) Life Estate Yes Yes Exchange Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☐ No Yes √ Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC **∇** Self Other Brothers and Sisters Grandparents and Grandchild 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.) \$756.849 Yes **√** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Sandra M. Feese 6010 Clarion Circle 18a ✓ No address assigned Minnetonka, ME 55343 18b Vacant land 20 Legal Description 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. 21 If agricultural, list total number of acres 1.00 22 23 Was non-real property included in the purchase? Yes 🗸 No (If Yes, enter dollar amount and attach itemized list.) 23 1,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{20}{100}$ 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 on Type Name of Grantee of Authorized Representative Phone Number Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data Day 3/

Nebraska Department of Revenue

State of Nebraska | Ss.

County of Webster | Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3/ day of 5/2/ AD, 20/7 at 11:15 or clock A. M. Recorded in Book 20/7 on Page 77

Peb Kling enhance County Clerk | Deputy Ind. Comp. Assessor. Carded

When recording is completed, please return to:

Duncan, Walker, Schenker & Daake, P.C., L.L.O. P. O. Box 207 Franklin, NE 68939 NEBRASKA DOCUMENTARY
STAMP TAX
Date 7 - 3/-/-/\$ Except 20 by BB

## TRUSTEE'S DEED OF DISTRIBUTION

LISA FEESE BURNS, Trustee of the JAMES K. FEESE TRUST, Grantor, whether one or more, in consideration of \$1.00 and final distribution of the assets of said trust, does hereby convey to SANDRA M. FEESE, Grantee, the following real estate (as defined in Neb. Rev. Stat. §76-201):

The Southwest Quarter (SW½) 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,

subject to easements and restrictions of record.

The Grantor covenants with the Grantee that said real estate is free from encumbrances and that the Grantor has legal power and lawful authority to convey the same.

Executed this 27th day of July, 2017.

Lisa Feese Burns, Trustee of the James K. Feese

Trust.

STATE OF MINNESOTA ) ss.

The foregoing instrument was acknowledged before me on July 27, 2017 by Lisa Feese

Burns, Trustee of the James K. Feese Trust.

JOHN D. CULBERT

NOTARY PUBLIC-MINNESOTA

My Commission Expires Jan. 31, 2018

Yotary Public.

# COVER PAGE PROPERTY TRANSFER

DOC STAMP:	s O Exer	, ot 5A	_	tax/lien		_		
		7	# PAGE	5		_		
NEIGHBORHOOD #			-		•			
	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDE
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITÉ	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMON COMMERCIAL V
	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 COMME
	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	, <del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>
							SUBURBAN	
TAX DISTRICT	65							
TOTAL SALE PRICE	<u> </u>							-
521 ADJUSTMENTS	\$ <del>0</del>							
SSOR ADJUSTMENTS	· <del>/</del>							
REVIEW CODE	NO							
SALES DATE	7-11-20	7						
DEED TYPE_	QCD_				,			
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO NO	MOBILE			
CODE	1	2	3	(A)	5			
	USABILITY	AS ADJUSTED		SALE NOT TO BE USED A	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	(RC)	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L		20.01.	- ~	2 17				
COMMENTS_	<u>jen</u>	ninati	-V -U	<u>' ~ '</u>				

# Real Estate Transfer Statement •To be filed with the Register of Deeds. •Read instructions on reverse side.) 75 •If additional space is needed, add an attachment and identify the item.

			in accomment and it			
1 County Name		orded unless this statement				
1 County Name	2 County Nui WEBSTER - 91	mber	3 Date of Sale/Trans	ster 11 <sub>Yr.</sub> 2017	Date of Deed	14 2017
E Company No.			<del></del>			ny 11 Yr. 2017
Grantor's Name (Selle	idress, and Telephone (Please F	rint)		Address, and Telephon	e (Please Print)	
Billy R. & Christ			Grantee's Name (Bu Christina Wils	iyer) ON		
Street or Other Mailing 906 N Cedar St			Street or Other Mail	ing Address		
City Red Cloud	State NE	Zip Code 68970	906 N Cedar S   City   Red Cloud	51	State NE	Zip Code
Phone Number		00010	Phone Number	Is the grantee a	501(c)(3) organi	68970 zation? Yes 7 N
(402) 460-6675 Email Address			(402) 460-667	5 If Yes, is the gra	intee a 509(a) fou	indation? Yes N
cmail Address			Email Address			
7 Property Classifica	ition Number. Check one box in	categories A and B. Check C	if property is also a m	nobile home.		
(A) Status		(	3) Property Type			(C)
✓ Improved	✓ Single Family	Industrial	Mineral Interests-N	lenproducing	State Assessed	
Unimproved	Multi-Family	Agricultural	Mineral Interests-P	roducing	=  Exempt	
[] IOLL	Commercial	Recreational	_	-		Ì
8 Type of Deed	Conservator	Distribution L	and Contract/Memo	Partition Sh	neriff	Other
Bill of Sale	Corrective		ease [	Personal Rep.	ust/Trustee	
Cemetery	Death Certificate - Transfer on I	Death Executor N	lineral 🗸	] Quit Claim W	arranty	
9 Was the property pupart of an IRS like-k	irchased as 10 Type of Tran	<b>sfer</b> Distribution Fore	closure Inrevocable	Trust Revocable Tru	st Tr	ansfer on Death
(I.R.C. § 1031 Excha		Easement Gift	Life Estate	Sale	<u></u>	ustee to Beneficiary
Yes 🗸 [			tor Trust Partition			ther (Explain) terminated JT
11 Was ownership trans	ferred in full? (If No, explain the d	ivision.)			or same use? (If I	No, state the intended use.
			} <del></del>	Yes No		······
	ween relatives, or if to a trustee, a	_		<del></del>		
Yes N	<del></del>	. =	Partnership, or LLC	∐ Self	☐ Oth	er
	Brothers and Sisters		and Grandchild	Spouse		
	Ex-spouse	Parents and C		Step-parent and Ste	-	
70 2-7	arket value of the real property?		· — —	e assumed? (If Yes, state	the amount and	interest rate.)
(50, 100				No \$		%
Yes V	e divide a current parcel of land? lo		17 Was transfer throu of the agent or title	ugh a real estate agent or e company contact.)	r a title company? Yes	(If Yes, include the name
18 Address of Property			19 Name and Addres	s of Person to Whom the	Tax Statement S	hould be Sent
906 N Cedar St			same as Gra	ntee		
Red Cloud, NE 68	9/0					
18a 🔲 No address ass	igned 18b 🔲 Vacant land					
C Legal Description			·	- · · · · · · · · · · · · · · · · · · ·		
Lots Twenty-o Smith & Moor	one (21), Twenty-tw re's Addition to Red	o (22), Twenty-thre Cloud, Webster C	ee (23) and Tv ounty, Nebras	venty-four (24) ka.	, Block Fif	teen (15),
	****		······································		<b> </b> \$	_ [
	ce, including any liabilities ass				22	0,00
3 Was non-real prop	erty included in the purchase	? 🗌 Yes 🕡 No (If Yes, e	nter dollar amount an	d attach itemized list.)	23	0,00
4 Adjusted purchase	price paid for real estate (line	e 22 minus line 23)			24 S	0,00
25 If this transfer is ex	cempt from the documentary s	stamp tax, list the exemption	number 5a			
Und	er penalties of law, I declare tha	t I have examined this stateme	nt and that it is, to the b	est of my knowledge ar	id belief, true, co	molete and
correct, an	id that I am duly authorized to sign	n this statement.				
	B. Garwood					(402) 746-3613
sign 📆 📆	be Name of Grantee or Authorized	d Hepresentative		A 44 a a		Phone Number
	10 4 / / / / / / / / / / / / / / / / / /	700		Attomey		1-4-11
nere <sup>7 Signature</sup>	of Grantee or Authorized Represe	entativė	Title			Date '
		Register of Deed's Use Or	dy			For Dept. Use Only
5 Date Deed Recorded		p or Exempt Number	28 Recording Data			
Mo. 7 Day 3/	_Yr. 17 \$ Exen	npt#5a	BK2017 A	9 1785		
braska Department of Rever	nte	<i>*</i>	2.001,19		Ithorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)
rm No. 96-269-2008 2-2016	Rev. Supersedes 96-269-2008 Rev. 7-20		in dealers and for		,	(a)
	Gran	tee—Retain a copy of th	is document for yo	ur 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 3/ day of 50/4 A.D., 20/7, at 11/35 o'clock A.M. Recorded in Book 20/7 on Page 1785

Oeb Kingenberger County Clerk 4/0.00 B.D. Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-3/-/\$ Exempt #5 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, 2017.	Billy R. Wilson
Christina Wilson	By <u>Cure Pahards Hinche</u> Celine Richards-Zlomke His Attorney in Fact
STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.	
The foregoing instrument was acknown	wledged before me on July, 2017, by
Christina Wilson.  SENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2018	Notary Public Murrol
STATE OF NEBRASKA, COUNTY OF ss.	
The foregoing instrument was acknowledged before me on July 2744, 2017, by	

Comm. expires 12-1-2010

Celine Richards-Zlomke as Attorney in Fact for Billy R. Wilson.

Notary Public

GENERAL NOTARY - State of Nebraska
KATHLEEN J MUHLEACH
My Comm. Exp. December 1, 2020

Mullbach