

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1787 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Mitch + Edit W  
 PARCEL # / FILING NUMBER 001506800 / 65185 34-2-10 Watson  
000895200 / 27010 \_\_\_\_\_ 11178

DOC STAMPS 22.50 tax/lien \_\_\_\_\_

SALES FILE # 176 # PAGES \_\_\_\_\_

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

TAX DISTRICT 45

TOTAL SALE PRICE 10,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-1-2017

DEED TYPE JTWD

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

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

COMMENTS Amboys

# 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.

176

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>1</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>1</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Krista K. Henderson</b> Street or Other Mailing Address <b>1220 Highway 136</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Mitch A. and Edith J. Watson</b> Street or Other Mailing Address <b>703 Road 1625</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-2520</b>			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Email Address <b>NA</b>				Email Address <b>NA</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$12,645**

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

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

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

18 Address of Property  
**1630 Road GH and 704 Road 1600, Red Cloud, NE**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See attached**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

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

**Edith J. Watson**  
Print or Type Name of Grantee or Authorized Representative

**Edith J. Watson**  
Signature of Grantee or Authorized Representative

**Grantee**  
Title

**402-746-2520**  
Phone Number

**8-1-2017**  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>1</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data <u>BK2017, Pg 1787</u>	

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of August A.D., 2017, at 3:52 o'clock P. M. Recorded in Book 2017 on Page 1787  
Deb Klingenberg County Clerk  
510.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 8-1-17  
\$ 22.50 By BB

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

JOINT TENANCY WARRANTY DEED

Krista K. Henderson, a single person, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantees, Mitch A. Watson and Edith J. Watson, husband and wife convey to Grantees, as joint tenants and not tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Two (2), Village of Amboy, Webster County, Nebraska, and

A tract of land in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Thirty-four (34), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, commencing at a point 30 feet north of the Northwest Corner of Block Two (2), Village of Amboy, Webster County, Nebraska, extending East 125 feet, thence North 92 ½ feet, thence West 125 feet, thence South 92 ½ to the point of Beginning, subject to One-fourth (1/4) of the expense of maintaining and repairing the septic tank and leaching field described in the Easement as set forth in Book 69 at Page 117 of the real estate records of Webster County, Nebraska.

Also a one-fourth (1/4) interest in a well together with pump and pressure tank located in a Sixty (60) feet street shown on the map of Amboy directly East of Lot Eleven (11) in Block Two (2), Amboy, Webster County, Nebraska.

Grantor covenants, jointly and severally, with Grantee that Grantor:

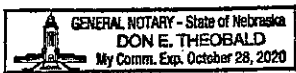
- (1) Is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August 1, 2017.

Krista K. Henderson  
Krista K. Henderson

STATE OF NEBRASKA, COUNTY OF WEBSTER )ss.

The foregoing instrument was acknowledged before me on August 1, 2017 by Krista K. Henderson, a single person.



Don E. Theobald  
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 08/22/2017  
Inspected By: TS    Inspection Date: 12/03/2014

Record : 1 of: 1

Parcel ID #: 000895200	Map #	: 4243-00-0-80005-002-0000
WATSON, MITCH A & EDITH J		
	Situs	:1630 RD GH
703 RD 1625	Legal	:LOTS 6-10 & 17-20 & W125' OF ROAD N OF
RED CLOUD, NE		LOT 6 BLK 2 AMBOY VILLAGE (PLEASANT HILL)
68970-0000		

LOT INFORMATION

Neighborhood : 800 AMBOY VILLAGE W/ HOME SITE	Value Method: SF
Lot Width : 1	# of Units : 29275
Lot Depth : 29275	Unit Value : 0.07
Topography : LEVEL                      Amenities	Adjustments :
Street Access : GRAVEL	Lot Value : 2,065
Utilities : WELL, SEP, ELEC, PRO	

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1900/117
Quality : 30 - Average	Effective Age :
Condition : 10 - Poor	Remodel Date :
Arch Type :	Remodel Type :
Style : One-Story 100%	
Exterior Wall : 100% SIDING	
Floor Area : 1,036	
Basement Area : 544	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms :	
Baths : 1.0	
Heat Type : 100% WARM & COOLED	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 5	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$10,420
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations                      0 x 0	

FINAL ESTIMATE

Improvement Value .....	\$8,355
Land Value .....	\$2,065
FINAL ESTIMATE OF VALUE .....	\$10,420
Value per Square Foot .....	8

Current Total Assessed Value for Parcel # 000895200 .....	\$10,420
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DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.



WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 08/22/2017  
Inspected By: TS Inspection Date: 10/10/2014

Record : 1 of: 1

Parcel ID #: 001506800	Map # : 4373-34-3-0-0-65185
WATSON, MITCH A & EDITH J	Situs : 704 RD 1600
703 RD 1625	Legal : 125' X 92 1/2' IN SE1/4SW1/4 34-2-10
RED CLOUD, NE	68970-0000

LOT INFORMATION

Neighborhood : 800 AMBOY VILLAGE W/ HOME SITE	Value Method: SF
Lot Width : 11761.2	# of Units : 11761.2
Lot Depth : 1	Unit Value : 0.17
Topography : Amenities	Adjustments :
Street Access :	Lot Value : 1,955
Utilities :	

PHYSICAL INFORMATION

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

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$2,225
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value .....	\$270
Land Value .....	\$1,955
FINAL ESTIMATE OF VALUE .....	\$2,225
Value per Square Foot .....	
Current Total Assessed Value for Parcel # 001506800 .....	\$2,225

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: 08/22/2017

Record : 1 of: 1

Parcel ID #: 001506800	Map # : 4373-34-3-0-0-65185
WATSON, MITCH A & EDITH J	Situs : 704 RD 1600
703 RD 1625	Legal : 125' X 92 1/2' IN SE1/4SW1/4 34-2-10
RED CLOUD, NE	68970-0000

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			x	= 0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 0	Base			
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST			x	=
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
RURAL SALV HOUSE	712	0.38	0%	270 *

TOTAL REPLACEMENT COST NEW x =

Depreciation :	Total	Physical	Functional	Economic
Less Depreciation/Plus Appreciation :				
Improvement Value .....				\$0
Land Value .....				\$1,955
Lump Sums				270 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....				\$2,225
Value per Square Foot .....				

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 08/22/2017  
Inspected By: TS Inspection Date: 10/10/2014

Record : 1 of: 1

Parcel ID #:	001506800	Map #	: 4373-34-3-0-0-65185
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703 RD 1625		Legal	: 125' X 92 1/2' IN SE1/4SW1/4 34-2-10
RED CLOUD, NE	68970-0000		

LOT INFORMATION

Neighborhood :	800 AMBOY VILLAGE W/ HOME SITE	Value Method:	SF
Lot Width :	11761.2	# of Units :	11761.2
Lot Depth :	1	Unit Value :	0.17
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	1,955
Utilities :			

PHYSICAL INFORMATION

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

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$2,225
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value .....	\$270
Land Value .....	\$1,955
FINAL ESTIMATE OF VALUE .....	\$2,225
Value per Square Foot .....	

Current Total Assessed Value for Parcel # 001506800 .....	\$2,225
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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: 08/22/2017

Record : 1 of: 1

Parcel ID #: 001506800	Map #: 4373-34-3-0-0-65185
WATSON, MITCH A & EDITH J	Situs : 704 RD 1600
703 RD 1625	Legal : 125' X 92 1/2' IN SE1/4SW1/4 34-2-10
RED CLOUD, NE	68970-0000

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			x	= 0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 0	Base			
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST			x	=
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
RURAL SALV HOUSE	712	0.38	0%	270 *

TOTAL REPLACEMENT COST NEW x =

Depreciation	:	Total	Physical	Functional	Economic
Less Depreciation/Plus Appreciation :					
Improvement Value					\$0
Land Value					\$1,955
Lump Sums					270 *
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$2,225
Value per Square Foot					

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-1787

DATE OF SALE 8-1-2017

LEGAL DESCRIPTION

LOCATION ID PARCEL(S) 061506800 + 000895200

ASSESSOR LOCATION Rural

ADDRESS OF PROPERTY 1630 Road GH  
+ 704 Road 1600

YEAR	LAND	IMPROVEMENTS	TOTAL
<u>0615068</u>			
2014	1955	670	2625
2015	1955	270	2225
2016	1955	270	2225
2017	1955	270	2225
<u>000895200</u>			
2014	2065	17540	19605
2015	2065	8355	10420
2016	2065	8355	10420
2017	2065	8355	10420

SELLING PRICE 10,000

521  
ADJUSTMENT

ASSESSOR  
ADJUSTMENT

ADJUSTED  
SELLING PRICE

SCHOOL BASE #

HOUSE QUALITY 30

HOUSE CONDITION 10

DATE OF CONSTRUCTION

MOBILE HOME

N/A

8952

8952

8952

1908

# WEBSTER COUNTY ASSESSOR

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)



DATE: 8/22/2017

SELLER: KRISTA K. HENDERSON  
1220 HIGHWAY 136  
RED CLOUD, NE 68970

BUYER: MITCH A. & EDITH J. WATSON  
703 ROAD 1625  
RED CLOUD, NE 68970

## RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 001506800 & 000895200 BOOK /PAGE: 2017-1787 DATE OF SALE: 8/1/2017  
LEGAL DESCRIPTION: LOTS 67891017181920 BLOCK 2. A TRACT OF LAND SE1/4SW1/4 34-2-10 AND 1/4 INTEREST IN WELL

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. \*If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

- 1 What was the total purchase price? \$ 10,000 Yes / No
- If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
*If the property is a rental property and produces income, what rent has been charged for it in* \$ \_\_\_\_\_  
4 *each of the past five years?* \_\_\_\_\_
- 5 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1797-1798 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # John Green, Trustee

PARCEL # / FILING NUMBER 002511400/73625 4-12, 002511600/73635 281 Rd X  
002511500/73630 4-12, 002511900/73660 Bladen

DOC STAMPS 0- Exempt #4 tax/lien \_\_\_\_\_

SALES FILE # 177 # PAGES \_\_\_\_\_

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
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PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	<u>4000 AGRICULTURAL</u>	9000 EXEMPT	9500 GAME & PARKS			
						RURAL RESIDENTIAL _____		
						SUBURBAN _____		

TAX DISTRICT 125

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 6-27-2017

DEED TYPE LOD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
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	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Revocable Trust - John Green As Trustee

# Real Estate Transfer Statement

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>27</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>06</u> Day <u>27</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>John Green</b> Street or Other Mailing Address <b>281 Road S</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>(402) 746-0435</b> Email Address <b>N/A</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>See attached</b> Street or Other Mailing Address <b>281 Road S</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>(402) 746-0435</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N/A</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$1,604,200**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**John Green, Trustee**  
**281 Road X**  
**Bladen, NE 68928**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See attached**

21 If agricultural, list total number of acres 710.73

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

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

<p><b>Michael C. Klein</b>                  Print or Type Name of Grantee or Authorized Representative</p> <p><i>[Signature]</i>                  Signature of Grantee or Authorized Representative</p>	<p><b>(308) 995-4458</b>                  Phone Number</p> <p><b>8/1/17</b>                  Date</p>
<p><b>Grantor's Attorney</b></p> <p>_____                  Title</p>	

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>04</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 4</u>	28 Recording Data <u>BW2017, Pg 1797-1798</u>

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

6. Grantee's Name - John Green, Trustee of the John Green Revocable Trust Agreement dated March 30, 2017

20. Legal Description

X West Half (W ½) of the Southeast Quarter (SE ¼) of Section One (1), Township Three (3) North, Range Thirteen (13) West of the 6<sup>th</sup> P.M., Franklin County, Nebraska;

and

X Southwest Quarter (SW ¼) of Section One (1), Township Three (3) North, Range Thirteen (13) West of the 6<sup>th</sup> P.M., Franklin County, Nebraska;

and

Northeast Quarter (NE ¼) of Section Twenty (20), Township Four (4) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

002511400

and

East Half (E ½) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Four (4) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

002511500

and

West Half (W ½) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Four (4) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

002511600

and

Northeast Quarter (NE ¼) Plus 4 acres in West Half (W ½) of the Southwest Quarter (SW ¼) of Section Twenty-One (21), Section Four (4) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

002511900

Blw2017, Pg 1797

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 4<sup>th</sup> day of Aug A.D., 2017, at 10:30 o'clock A.M. Recorded in Book 2017 on Page 1797-1798  
Delora Klungenbergs County Clerk  
16:00 DLP Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 8/4/2017  
\$ Exempt #4 By DLP

Return address: Michael C. Klein, P.O. Box 133, Holdrege, NE 68949

### WARRANTY DEED

John Green, Grantor, whether one or more, in consideration of One Dollar and Other Good and Valuable Consideration, receipt of which is hereby acknowledged, conveys to John Green, Trustee of the John Green Revocable Trust Agreement dated March 30, 2017, Grantee, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section One (1), Township Three (3) North, Range Thirteen (13) West of the 6<sup>th</sup> P.M., Franklin County, Nebraska;

and

Southwest Quarter (SW 1/4) of Section One (1), Township Three (3) North, Range Thirteen (13) West of the 6<sup>th</sup> P.M., Franklin County, Nebraska;

and

Northeast Quarter (NE 1/4) of Section Twenty (20), Township Four (4) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

and

East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Four (4) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

and

West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Four (4) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

and

Northeast Quarter (NE ¼) Plus 4 acres in West Half (W ½) of the Southwest Quarter (SW ¼) of Section Twenty-One (21), Section Four (4) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Grantor covenants with the Grantee that Grantor:

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

Executed this 27 <sup>JUNE</sup> day of ~~April~~, 2017.

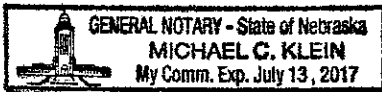
John R. Green  
John Green

STATE OF NEBRASKA; COUNTY OF KEARNEY ss.

The foregoing instrument was acknowledged before me on this 27 day of ~~April~~, 2017, by John Green.

JUNE

Michael C. Klein  
Notary Public





COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1804

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Craig Lockhart

PARCEL # / FILING NUMBER 060103300/30200

# 12886

DOC STAMPS 2.25

tax/lien \_\_\_\_\_

SALES FILE # 178

# PAGES \_\_\_\_\_

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

TAX DISTRICT 65

TOTAL SALE PRICE 400.00

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-2-2017

DEED TYPE WD

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

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

COMMENTS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Real Estate Transfer Statement

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

178

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. 08 Day 02 Yr. 2017		Mo. 08 Day 02 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Daniel Lygrisse				Grantee's Name (Buyer) Craig Lockhart			
Street or Other Mailing Address 341 N Franklin St				Street or Other Mailing Address 426 N Elm St			
City Red Cloud		State NE		City Red Cloud		State NE	
Phone Number (402) 746-4123		Zip Code 68970		City Red Cloud		Zip Code 68970	
Email Address				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				Email Address		Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

**8 Type of Deed**

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

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

Yes  No

**10 Type of Transfer**

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

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

Yes  No

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

Yes  No

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

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

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

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

Yes  No \$ \_\_\_\_\_ %

**16 Does this conveyance divide a current parcel of land?**

Yes  No

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

Yes  No

**18 Address of Property**

406 N Webster St  
Red Cloud, NE 68970

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

same as Grantee

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

**20 Legal Description**

Lot Eleven (11), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska.

**21 If agricultural, list total number of acres** \_\_\_\_\_

<b>22</b> Total purchase price, including any liabilities assumed .....	\$ 400.00
<b>23</b> Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23) .....	\$ 400.00

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

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

**sign here**

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

Signature of Grantee or Authorized Representative: *David B. Garwood*

Attorney: \_\_\_\_\_ Title: \_\_\_\_\_

Phone Number: (402) 746-3613

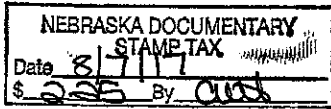
Date: 8-2-2017

**Register of Deed's Use Only**

<b>26</b> Date Deed Recorded	<b>27</b> Value of Stamp or Exempt Number	<b>28</b> Recording Data	<b>For Dept. Use Only</b>
Mo. 8 Day 7 Yr. 17	\$ 2.25	BK 2017 Pg 1804	

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

State of Nebraska } ss.  
County of Webster }  
Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of August A.D., 2017, at 3:18 o'clock P.M., Recorded in Book 2017 on Page 1804  
Deborah Berger County Clerk  
\$10.00 Deputy  
and Comp Assessor Carded



**WARRANTY DEED**

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

Lot Eleven (11), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska.

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

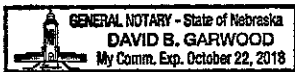
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Executed August 2, 2017.

Daniel Lygrisse

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on August 9, 2017, by Daniel Lygrisse, a single person.



Comm. expires 10-22-2018

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE  
COMMERCIAL DATA SHEET

Date of Print: 08/22/2017

Record: 1 of: 1

Inspected By: CJ Inspection Date: 10/19/2016

Parcel ID # : 000103300

Map # : 4371-0-0-10005-4-0000

LOCKHART, CRAIG

Business Name :

426 N ELM STREET

Situs : 406 N WEBSTER ST

RED CLOUD, NE

68970-

Legal : LOT 11 BLOCK 4 ORIGINAL TOWN  
RED CLOUD

LOT INFORMATION

Neighborhood : 205 RED CLOUD COMMERCIAL

Lot Width : 25

Lot Depth : 117.3

Topography : LEVEL Amenities

Street Access : BRICK

Utilities : ALL

Value Method: SF

# of Units : 2932.5

Unit Value : 0.17

Adjustments :

Lot Value : 500

COST APPROACH DATA - Values By Marshall & Swift

Appraisal Zone : 1000

Manual Date : 06/13

Cost Factor : 0.95

Total Number of Buildings : 1

Total Number of Sections : 1

Total Area.....	1,491
Total Building Replacement Cost New.....	\$37,260
Total Refinement Replacement Cost New.....	\$3,080
Total Replacement Cost New.....	\$40,340
Total Accrued Depreciation..... 70%	(\$28,235)
Total Replacement Cost New Less Physical and Functional Depreciation.....	\$12,105
Economic Depreciation for Neighborhood 205 .....	100%
Total Replacement Cost New Less Depreciation.....	\$0
Total Lump Sums.....	\$0
Total Land Value.....	\$500
FINAL ESTIMATE OF VALUE USING THE COST APPROACH.....	\$500
Value per Unit.....	\$0.00
Value per Square Foot.....	\$0.34

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$500
Estimate of Value (Using Income Approach) .....	

FINAL ESTIMATE

Improvement Value .....	\$0
Land Value .....	\$500
FINAL ESTIMATE OF VALUE .....	\$500

Current Total Assessed Value for Parcel # 000103300 ..... \$500



WEBSTER COUNTY ASSESSOR'S OFFICE  
 COMMERCIAL DATA SHEET - REFINEMENTS COST DATA  
 Date of Print: 08/22/2017

Parcel ID # : 000103300

Map # : 4371-0-0-10005-4-0000

LOCKHART, CRAIG

Business Name :

426 N ELM STREET

Situs : 406 N WEBSTER ST

RED CLOUD, NE

68970-

Legal : LOT 11 BLOCK 4 ORIGINAL TOWN  
 RED CLOUD

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

Bldg #	Code	Description	Year	# Units	\$/Unit	RCN	Depr %	Value
1	CAN	CANOPY, ROOF/SLAB		126	24.46	3,080	70%	925

COMMERCIAL SALES FILE

PAGE 1

PARCEL(S) 000133300

BOOK-PAGE 2017-

DATE OF SALE 8-2-2017

SALE PRICE 400

SPLIT

PROPERTY USE No Value Building

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	500		500
2015	500		500
2016	500		500
2017	500		500

COMMENTS

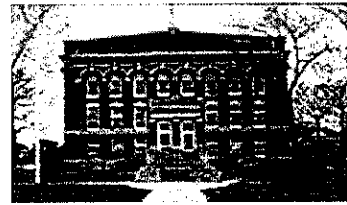
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# WEBSTER COUNTY ASSESSOR

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 8/22/2017

SELLER: DANIEL LYGRISSE  
341 N FRANKLIN ST.  
RED CLOUD, NE 68970

BUYER: CRAIG LOCKHART  
426 N ELM STREET  
RED CLOUD, NE 68970

RE: COMMERCIAL PROPERTY SALES VERIFICATION

PARCEL ID: 103300 BOOK /PAGE: 2017-1804 DATE OF SALE: 8/2/2017  
LEGAL DESCRIPTION: LOT 11, BLOCK 4 ORIGINAL TOWN OF RED CLOUD, NE

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. If we do not hear from you within 15 days, we will be calling for the information. Thank you in advance for your cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What was the total purchase  
1 price? \$ 400 Yes / No

If No explain: \_\_\_\_\_

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):

Equipment Furniture Grain / Crops Inventory Machinery Supplies Vehicles Other (please explain):

3 What is the dollar value of the personal property that was it included in the purchase price? \$ \_\_\_\_\_

4 Will you continue to use this property for Commercial use? Yes / No

If No explain: \_\_\_\_\_

5 If this property produces income, what rent has been charged for it in each of the past five years? \$ \_\_\_\_\_

6 What expenses have been incurred in each of the past five years? \$ \_\_\_\_\_

7 How long was the property on the market? \_\_\_\_\_

CONTINUED ON BACK



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1805

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Tyler + Tara Vance

PARCEL # / FILING NUMBER 002304900/71620 SW1/4 2-2-12

#10561

New - 002304902/71621

DOC STAMPS Exempt 5A

tax/lien

SALES FILE # 179

# PAGES \_\_\_\_\_

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

TAX DISTRICT 115

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-1-2017

DEED TYPE WD

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

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

COMMENTS Parent to child

# Real Estate Transfer Statement

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

179

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

1 County Name <b>Webster</b>		2 County Number Select County & County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>8</b> Day <b>1</b> Yr. <b>2017</b>		4 Date of Deed Mo. _____ Day _____ Yr. _____	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Larry and Bonna Vance</b> Street or Other Mailing Address <b>516 Rd m</b> City <b>Ina Dale</b> State <b>NE</b> Zip Code <b>68952</b> Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Tyler and Tara Vance</b> Street or Other Mailing Address <b>PO Box 21</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address _____			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property \_\_\_\_\_

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**A tract in the SW 1/4 of 2-2-12 commencing at the SW corner of said SW 1/4 section, thence East 1,235 ft to the point of beginning, thence North 430 ft, thence East 360 ft, thence South 430 ft thence West 360 ft to the point of beginning**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

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

**sign here**

Print or Type Name of Grantee or Authorized Representative: **Tyler J Vance** Phone Number: \_\_\_\_\_

Signature of Grantee or Authorized Representative: *Tyler J Vance* Title: \_\_\_\_\_ Date: **8-8-17**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>8</b> Day <b>8</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt 5a</b>	28 Recording Data <b>BK 2017 Pg 1805</b>	

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

State of Nebraska } ss.  
County of Webster } Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 23 day  
of August A.D., 2017, at 9:55  
o'clock A.M. Recorded in Book 5017  
on Page 1805  
Dob Klingenberg County Clerk  
\$10.00 alt Deputy  
ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 8/2/17  
\$ exempt By alt

WARRANTY DEED

LARRY J. VANCE AND BONNA VANCE, husband and wife, grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, TYLER J. VANCE AND TARA L. VANCE, husband and wife,, conveys to GRANTEES, as joint tenants and not tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A TRACT IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWO (2), TOWNSHIP TWO (2) NORTH, RANGE TWELVE (12), WEST OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA, COMMENCING AT THE SOUTHWEST (SW) CORNER OF SAID SOUTHWEST (SW ¼) SECTION, THENCE EAST 1,235 FEET TO THE POINT OF BEGINNING, THENCE NORTH 430 FEET, THENCE EAST 360 FEET, THENCE SOUTH 430 FEET, THENCE WEST 360 FEET TO THE POINT OF BEGINNING;

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

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

Executed: August ,2017

Larry J. Vance  
Larry J. Vance

Bonna Vance  
Bonna Vance

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on August 8<sup>th</sup>, 2017, by Larry J and Bonna Vance, husband and wife.

ABBEY HARIG  
State of Nebraska-General Notary  
My Commission Expires  
September 28, 2020

Abbey Harig  
Notary Public

My commission expires: September 28, 2020

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1806

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Margaret Wales

PARCEL # / FILING NUMBER 000125300135750

# 13101

DOC STAMPS 20.25

tax/lien

SALES FILE # 180

# PAGES \_\_\_\_\_

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

TAX DISTRICT 65

TOTAL SALE PRICE 8500.00

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-8-2017

DEED TYPE WD

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

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

180

• 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>08</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>07</u> Day <u>31</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>David Groff</b> Street or Other Mailing Address <b>509 W Missouri Ave</b> City <b>Phoenix</b> State <b>AZ</b> Zip Code <b>85013</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Margaret Wales</b> Street or Other Mailing Address <b>318 Maine Ave</b> City <b>Inavale</b> State <b>NE</b> Zip Code <b>68952</b> Phone Number <b>(402) 746-5105</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$8,500**

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

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

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

18 Address of Property  
**841 N Webster  
 Red Cloud, NE 68970**

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Margaret Wales  
 318 Maine Ave  
 Inavale, NE 68952**

20 Legal Description  
**Lots One(1), Two(2), Three(3), Four(4), except the South One Foot(S 1') of said Lot Four(4), Block Nine (9), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed .....	\$ 8,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	\$ 8,500.00

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

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

**sign here**

**Bridget Daehling** (402) 746-2242  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*Bridget Daehling* Real Estate Associate Broker 08/08/2017  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>8</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>20.25</u>	28 Recording Data <b>BR2017, Pg 1806</b>

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









RESIDENTIAL SALES FILE

PAGE 1 COMMENTS

BOOK-PAGE 2017-180.6 DATE OF SALE 8-8-2017

LEGAL DESCRIPTION Lots 1-3 + North 24' Lot 4 Block 9 Smith + Moores Addition Red Cloud

LOCATION ID PARCEL(S) 000125300/35750

ASSESSOR LOCATION Red cloud ADDRESS OF PROPERTY 841 N Webster

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	1240	15260	16500
2015	1240	15260	16500
2016	1240	14590	15830
2017	1240	16035	17275

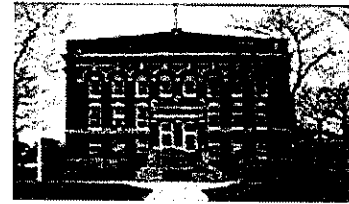
SELLING PRICE 8,500.00 521 ADJUSTMENT ASSESSOR ADJUSTMENT ADJUSTED SELLING PRICE

SCHOOL BASE # 65 HOUSE QUALITY 30 HOUSE CONDITION 20 DATE OF CONSTRUCTION 1910

MOBILE HOME NA

**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 8/22/2017

SELLER: DAVID GROFF  
509 W MISSOURI AVENUE  
PHOENIX, AZ 85013  
BUYER: MARGARET WALES  
318 MAINE AVENUE  
INAVALE, NE 68952

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 125300 BOOK /PAGE: 2017-1806 DATE OF SALE: 8/8/2017  
LEGAL DESCRIPTION: LOTS 1,2,3,4 ESCEPT THE SOUTH 1 FOOT OF LOT 4, BLOCK 9, SMITH AND MOORES ADDITION TO RED CLOUD

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. \*If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

1 What was the total purchase price? \$ 8500.00 Yes / No

If No explain: \_\_\_\_\_

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):

Appliances Furniture Other (please explain):

3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_

*If the property is a rental property and produces income, what rent has been charged for it in* \$ \_\_\_\_\_

4 *each of the past five years?* \_\_\_\_\_

5 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_

6 How long was the property on the market? \_\_\_\_\_

7 Were any changes made to the property either before or after the sale? Yes / No

(Example: Remodeling Renovations Additions Repairs Demolition)

If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1890

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Dusty + Amanda Wolf

PARCEL # / FILING NUMBER 11071 / 61290

DOC STAMPS Exempt #2

tax/lien

SALES FILE # 181

# PAGES \_\_\_\_\_

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

TAX DISTRICT 5

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 6-7-2016

DEED TYPE OLD-

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

COMMENTS Corrective Document

# Real Estate Transfer Statement

181

• 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 <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <b>06</b> Day <b>07</b> Yr. <b>2016</b>	4 Date of Deed Mo. <b>07</b> Day <b>11</b> Yr. <b>2017</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Flying V, LLC</b> Street or Other Mailing Address <b>401 N Webster St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Dusty &amp; Amanda Wulf</b> Street or Other Mailing Address <b>1040 Rd 2100</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

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

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

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

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

**18 Address of Property**  
**1040 Rd 2100**  
**Guide Rock, NE 68942**

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

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

**20 Legal Description**  
**see attached**

**21 If agricultural, list total number of acres** 6.56

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

**25 If this transfer is exempt from the documentary stamp tax, list the exemption number** 4

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

**sign here**

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

*[Signature]* Attorney  
 Signature of Grantee or Authorized Representative Title Date **8/9/17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>9</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK2017, Pg 1890-1891</u>

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

A parcel of land located in the Southwest Quarter (SW¼) of Section Sixteen (16), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said Section 16; thence N01°18'38"W (assumed bearing) on the West line of said Southwest Quarter, a distance of 2011.04 feet to the point of beginning; thence continuing N01°18'38"W on said West line, a distance of 637.00 feet to the Northwest corner of the Southwest Quarter of said Section 16; thence S89°45'50"E on the North line of said Southwest Quarter, a distance of 280.00 feet; thence S00°18'38"E, a distance of 50.00 feet; thence N85°59'26"E, a distance of 358.57 feet; thence S00°18'37"E, a distance of 207.00 feet; thence S25°26'26"W, a distance of 67.14 feet to the beginning of a curve concave to the Southeast having a radius of 1265.00 feet subtended by a central angle of 08°47'09"; thence along said curve, the chord of which bears S49°22'24"W, a distance of 193.79 feet, an arc distance of 193.98 feet (193.79 feet chord distance); thence S74°05'52"W, a distance of 241.98 feet; thence S39°57'22"W, a distance of 149.87 feet; thence S69°54'49"W, a distance of 104.07 feet to the East right of way line of a public road; thence S89°41'21"W, a distance of 33.00 feet to the point of beginning, containing 6.56 acres, more or less.

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of August A.D., 2017, at 2:05 o'clock P. M. Recorded in Book 2017 on Page 1890-1891  
Deb Klingenberg County Clerk  
516.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 8-9-17  
\$ Exempt By BB

QUITCLAIM DEED

Flying V, LLC, a Nebraska limited liability company, 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 Dusty Wulf and Amanda Wulf, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A parcel of land located in the Southwest Quarter (SW¼) of Section Sixteen (16), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:  
Commencing at the Southwest corner of said Section 16; thence N01°18'38"W (assumed bearing) on the West line of said Southwest Quarter, a distance of 2011.04 feet to the point of beginning; thence continuing N01°18'38"W on said West line, a distance of 637.00 feet to the Northwest corner of the Southwest Quarter of said Section 16; thence S89°45'50"E on the North line of said Southwest Quarter, a distance of 280.00 feet; thence S00°18'38"E, a distance of 50.00 feet; thence N85°59'26"E, a distance of 358.57 feet; thence S00°18'37"E, a distance of 207.00 feet; thence S25°26'26"W, a distance of 67.14 feet to the beginning of a curve concave to the Southeast having a radius of 1265.00 feet subtended by a central angle of 08°47'09"; thence along said curve, the chord of which bears S49°22'24"W, a distance of 193.79 feet, an arc distance of 193.98 feet (193.79 feet chord distance); thence S74°05'52"W, a distance of 241.98 feet; thence S39°57'22"W, a distance of 149.87 feet; thence S69°54'49"W, a distance of 104.07 feet to the East right of way line of a public road; thence S89°41'21"W, a distance of 33.00 feet to the point of beginning, containing 6.56 acres, more or less.

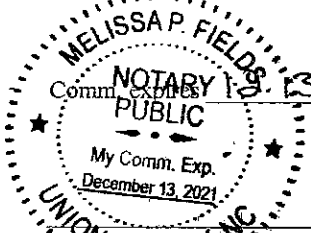
Executed ~~June~~ <sup>July</sup> 11, 2017.

Flying V, LLC

Scott Vogler  
Scott Vogler, Manager, a/k/a  
Scott P. Vogler, Manager

STATE OF NE, COUNTY OF Union ) ss.

The foregoing instrument was acknowledged before me on ~~June~~ <sup>July</sup> 11, 2017, by Scott Vogler, Manager, on behalf of Flying V, LLC, a Nebraska limited liability company.



Melissa P Fields  
Notary Public

**STATEMENT OF AUTHORITY**

Pursuant to the Nebraska  
Uniform Limited Liability Company Act § 21-127

- 1. The name of the limited liability company (Company) is: Flying V, LLC. The street and mailing addresses of the Company's designated office is: 401 N Webster St, Red Cloud, NE 68970.
- 2. The Officer(s) or Member(s) **authorized** and **required** to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Company, or enter transactions on behalf of, or otherwise act for or bind, the Company, are:

Scott Vogler, Manager.

- 3. The undersigned are duly authorized to sign this Statement of Authority and understand that this Statement will be filed in the office of the Nebraska Secretary of State and a copy in the real estate records of Webster County, Nebraska.

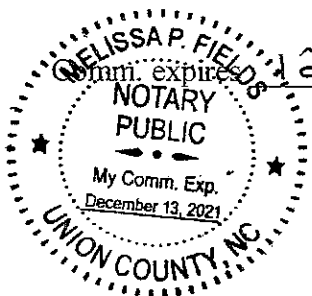
Executed <sup>July</sup> June 11, 2017.

Flying V, LLC

Scott Vogler  
Scott Vogler, Sole Member and Manager

STATE OF NE, COUNTY OF Union ) ss.

The foregoing instrument was acknowledged before me on <sup>July</sup> June 11, 2017, by Scott Vogler, Sole Member and Manager, on behalf of Flying V, LLC, a Nebraska limited liability company.



12-13-21

Melissa P. Field  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1921

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Anissa Castor +

PARCEL # / FILING NUMBER 000118300/42080

Alek Saucedo  
# 13102

DOC STAMPS 119.25

tax/lien

SALES FILE # 182

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 65

TOTAL SALE PRICE 53,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-11-2017

DEED TYPE JTWD

SALE QUAL

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

LOCATION CODE

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

COMMENTS

Previous owners started to Remodel - New owners Plan on more Remodeling



# Real Estate Transfer Statement

182

• 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>11</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>07</u> Day <u>31</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Darlene Cesko</b> Street or Other Mailing Address <b>1212 West Lyons #48</b> City <b>Laramie</b> State <b>WY</b> Zip Code <b>82072</b> Phone Number <b>(307) 760-1422</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Anissa Castor &amp; Alek Saucedo</b> Street or Other Mailing Address <b>525 N Franklin St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(469) 595-3066</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

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

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

14 What is the current market value of the real property? <b>\$53,000</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property <b>525 N Franklin St Red Cloud, NE 68970</b>		19 Name and Address of Person to Whom the Tax Statement Should be Sent
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land	

20 Legal Description  
**Lots Four(4), Five(5), Six(6), Block One(1), Subdivision of Annex Lot Twelve (12), City of Red Cloud, Webster County, Nebraska**

21 If agricultural, list total number of acres \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed .....	22	\$ 53,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 53,000.00

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

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

sign here	Anissa Castor	(469) 595-3066
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	<i>Anissa Castor</i>	8-11-2017
	Buyer	Date
	_____	_____
	Signature of Grantee or Authorized Representative	Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>14</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>119.25</u>	28 Recording Data <b>Book 2017, Pg 1921</b>

Book 2017, Pg 1921

State of Nebraska } ss.  
County of Webster } Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 14<sup>th</sup> day  
of August A.D., 2017 at 10:25  
o'clock P. M. Recorded in Book 2017  
on Page 1921  
Deb Klingenberg County Clerk  
10:00 Deputy  
Ind.      Comp.      Assessor      Cared     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 8-14-17  
\$ 114.25 By LIZ

**JOINT TENANCY WARRANTY DEED**

Darlene Cesko, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Anissa Castor, a single person, and Alek Saucedo, a single person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4), Five (5) and Six (6), Block One (1), Subdivision of Annex Lot Twelve (12), City of Red Cloud, Webster County, Nebraska.

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

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

Executed July 31, 2017.

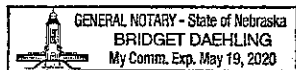
Darlene Cesko  
Darlene Cesko

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July 31, 2017, by Darlene Cesko, a single person.

Comm. expires May 19, 2020

Bridget Daehling  
Notary Public



WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 08/23/2017

Record : 1 of: 1

Inspected By: CJ Inspection Date: 09/06/2016

Parcel ID #: 000168300 Map # : 4491-00-0-10115-001-0000

CASTOR, ANISSA & SAUCEDA, ALEK Situs :525 N FRANKLIN ST  
525 N FRANKLIN ST Legal :LOT 4-6 BLOCK 1 SUBDIVISION ANNEX LOT  
RED CLOUD, NE 68970- 12 RED CLOUD

LOT INFORMATION

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

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1949/68
Quality :	30 - Average	Effective Age :	
Condition :	20 - Fair	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% VINYL		
Floor Area :	1,413		
Basement Area :	0		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	3		
Baths :	1.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$17,120
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value .....	\$16,180
Land Value .....	\$940
FINAL ESTIMATE OF VALUE .....	\$17,120
Value per Square Foot .....	11
Current Total Assessed Value for Parcel # 000168300 .....	\$17,120

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



RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-1921

DATE OF SALE 8-11-2017

LEGAL DESCRIPTION Lot 4-6 Block 1 subdivision Annex Lot 12 Red Cloud.

LOCATION ID PARCEL(S) 000168300

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 525 N Franklin st.

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	940	12800	13740
2015	940	12800	13740
2016	940	15180	16120
2017	940	16180	17120

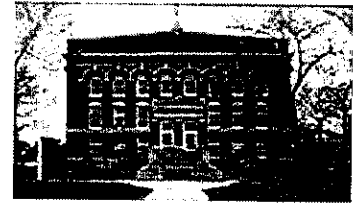
SELLING PRICE <u>53,000</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
-----------------------------	-------------------	------------------------	---------------------------

SCHOOL BASE # 91-0002 HOUSE QUALITY 30 HOUSE CONDITION 20 DATE OF CONSTRUCTION 1949

MOBILE HOME NA

# WEBSTER COUNTY ASSESSOR

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 8/23/2017

SELLER: DARLENE CESKO  
1272 WEST LYONS #48  
LARAMIE, WY 82072

BUYER: ANISSA CASTOR & ALEK SAUCEDA  
525 N FRANKLIN ST  
RED CLOUD, NE 68970

## **RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 168300 BOOK/PAGE: 2017-1921 DATE OF SALE: 8/11/2017  
LEGAL DESCRIPTION: LOTS 4, 5,6, BLOCK 1, SUBDIVISION OF ANNEX LOT 12, CITY OF RED CLOUD

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. **\*If we do not hear from you within 15 days we will calling for the information.** Thank you in advance for you cooperation.

**(Please circle the Yes or No answer on the questions where appropriate.)**

What was the total purchase

1 price? \$ \$ 53,000.00 Yes / No

If No explain: \_\_\_\_\_

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):

Appliances Furniture Other (please explain):

3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_

*If the property is a rental property and produces income, what rent has been charged for it in* \$ \_\_\_\_\_

4 *each of the past five years?* \_\_\_\_\_

5 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_

6 How long was the property on the market? \_\_\_\_\_

7 Were any changes made to the property either before or after the sale? Yes / No

(Example: Remodeling Renovations Additions Repairs Demolition)

If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1939 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Larry J. Kosse +

PARCEL # / FILING NUMBER 001905200/168325 2-11 002300000/71595 2-12 LuAnn M. Kosse  
002302100/71835 2-12 \_\_\_\_\_ #12397

DOC STAMPS Except #20 tax/lien

SALES FILE # 183 # PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 115

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-9-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Trustees Back to Self

# Real Estate Transfer Statement

183

• 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 <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>08</b> Day <b>09</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>08</b> Day <b>09</b> Yr. <b>2017</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Larry J. Kosse and LuAnn M. Kosse, Trustees of the Larry J. Kosse and LuAnn M. Kosse Living Trust, dtd. 10.19.11</b> Street or Other Mailing Address <b>P.O. Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8678</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Larry J. Kosse and LuAnn M. Kosse</b> Street or Other Mailing Address <b>P.O. Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8678</b> is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

18a  No address assigned    18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Larry J. Kosse and LuAnn M. Kosse**  
**P.O. Box 74**  
**Campbell, NE 68932**

20 Legal Description  
**SW4 6-2-11, W2 1-2-12, E2SW4, E2S2S2NW4 12-2-12, ALL IN WEBSTER CO., NE**  
*001905200 002300000 2302100*

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

**JAMES T. BLAZEK**  
Print or Type Name of Grantee or Authorized Representative

**ATTORNEY**  
Title

**(402) 496-3432**  
Phone Number

**8.9.2017**  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>08</b> Day <b>14</b> Yr. <b>2017</b>	27 Value of Stamp or Exempt Number \$ <b>exempt #20</b>	28 Recording Data <b>BL2017, B, 1939</b>





COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1940

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # L+L Kasse Farms

PARCEL # / FILING NUMBER 001905200

00230000

LLC

002302100

#13103

DOC STAMPS — 0 —

tax/lien

SALES FILE # 184

# PAGES \_\_\_\_\_

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

TAX DISTRICT 115

TOTAL SALE PRICE \_\_\_\_\_

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-9-2017

DEED TYPE WD

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

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

COMMENTS self Transfer to LLC

# Real Estate Transfer Statement

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

184

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Larry J. Kosse and LuAnn M. Kosse</b> Street or Other Mailing Address <b>P.O. Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8678</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>L &amp; L Kosse Farms, LLC</b> Street or Other Mailing Address <b>P.O. Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8678</b> Email Address				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

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

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

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

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

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

18 Address of Property 18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>L &amp; L Kosse Farms, LLC</b> <b>P.O. Box 74</b> <b>Campbell, NE 68932</b>	
--	--	--	--

20 Legal Description  
**SW4 6-2-11, W2 1-2-12, E2SW4, E2S2S2NW4 12-2-12, ALL IN WEBSTER CO., NE**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

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

<b>sign here</b>	Print or Type Name of Grantee or Authorized Representative <b>JAMES T. BLAZEK</b>	(402) 496-3432 Phone Number
	Signature of Grantee or Authorized Representative <i>[Signature]</i>	ATTORNEY 8.9.2017 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>14</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5B</u>	28 Recording Data <u>Bhadm. Pg 1940</u>

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 08/14/17  
\$ Ex05b By BB

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 14 day  
of August A.D., 2017, at 11:33  
o'clock AM. Recorded in Book 2017  
on Page 1940

County Clerk

Fee: \$10.00 By: BB Deputy  
Electronically Recorded

**WARRANTY DEED**

LARRY J. KOSSE AND LUANN M. KOSSE, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from L & L KOSSE FARMS, L.L.C., a Nebraska Limited Liability Company, GRANTEE, convey to Grantee, the following described real estate:

**The Southwest Quarter (SW¼) of Section Six (6), Township Two (2) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska AND**

**The West Half (W½) of Section One (1), Township Two (2), Range Twelve (12), Webster County, Nebraska AND**

**The East Half of the Southwest Quarter (E½SW¼) and the East Half of the South Half of the South Half of the Northwest Quarter (E½S½S½NW¼) of Section Twelve (12), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.**

GRANTORS covenant, jointly and severally (if more than one), with GRANTEES that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 14 day of August, 2017.

LARRY J. KOSSE, Grantor

LUANN M. KOSSE, Grantor

STATE OF NEBRASKA )  
COUNTY OF Douglas ) ss.

The foregoing instrument was acknowledged before me on this 14 day of August, 2017, by LARRY J. KOSSE and LUANN M. KOSSE, Grantors.

Notary Public

GENERAL NOTARY - State of Nebraska  
JAMES T. BLAZEK  
My Comm. Exp. February 26, 2021

Return to:  
James T. Blazek  
BLAZEK & GREGG, P.C., L.L.O.  
11580 West Dodge Road  
Omaha, Nebraska 68154  
(402) 496-3432

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1941 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Larry J. + LuAnn M.

PARCEL # / FILING NUMBER 002212700/71585<sup>35</sup> 1-12 Kasse

002210900/71430<sup>26</sup> 1-12 # 12397

DOC STAMPS ~~0~~ tax/lien \_\_\_\_\_

SALES FILE # 185 # PAGES \_\_\_\_\_

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

TAX DISTRICT 45

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-9-2017

DEED TYPE WD

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

COMMENTS Transfer from Trustees to Self

# Real Estate Transfer Statement

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

185

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 08 Day 09 Yr. 2017		4 Date of Deed Mo. 08 Day 09 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Larry J. Kosse and LuAnn M. Kosse, Trustees of the Larry J. Kosse and LuAnn M. Kosse Living Trust, dtd. 10.19.11 Street or Other Mailing Address P.O. Box 74 City Campbell State NE Zip Code 68932 Phone Number (402) 756-8678 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Larry J. Kosse and LuAnn M. Kosse Street or Other Mailing Address P.O. Box 74 City Campbell State NE Zip Code 68932 Phone Number (402) 756-8678 Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Larry J. Kosse and LuAnn M. Kosse  
P.O. Box 74  
Campbell, NE 68932

18a  No address assigned    18b  Vacant land

20 Legal Description  
S2SE4 SEC 26, NE4 SEC 35, ALL IN TOWNSHIP 1 NORTH, RANGE 12 WEST OF THE 6TH P.M., WEBSTER CO., NE

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

**JAMES T. BLAZEK** (402) 496-3432  
Print or Type Name of Grantee or Authorized Representative Phone Number

**ATTORNEY** 8.9.2017  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. 08 Day 14 Yr. 2017	27 Value of Stamp or Exempt Number \$ Exempt # 20	28 Recording Data 2017, Pg 1941	For Dept. Use Only
---	--	------------------------------------	--------------------

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 08/14/17  
\$ Ex020 By BB

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of August A.D., 2017, at 11:33 o'clock AM. Recorded in Book 2017 on Page 1941

County Clerk  
Fee: \$10.00 By: BB Deputy  
Electronically Recorded

**WARRANTY DEED**

LARRY J. KOSSE and LUANN M. KOSSE, Trustees of the LARRY J. KOSSE AND LUANN M. KOSSE LIVING TRUST, and any amendments thereto, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from LARRY J. KOSSE and LUANN M. KOSSE, husband and wife, GRANTEEES, convey to Grantees, the following described real estate:

**The South Half of the Southeast Quarter (S½SE¼), of Section Twenty-six (26), and the Northeast Quarter (NE¼) of Section Thirty-five (35), all in Township One (1) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.**

GRANTORS covenant, jointly and severally (if more than one), with GRANTEEES that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 9 day of August, 2017.

LARRY J. KOSSE, Trustee of the Larry J. Kosse and LuAnn M. Kosse Living Trust, Grantor

LUANN M. KOSSE, Trustee of the Larry J. Kosse and LuAnn M. Kosse Living Trust, Grantor

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me on this 9 day of August 2017 by LARRY J. KOSSE AND LUANN M. KOSSE, Trustees, Grantors

Notary Public

GENERAL NOTARY - State of Nebraska  
JAMES T. BLAZEK  
My Comm. Exp. February 26, 2021

Return to:  
James T. Blazek  
BLAZEK & GREGG, P.C., L.L.O.  
11580 West Dodge Road  
Omaha, Nebraska 68154  
(402) 496-3432

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1942

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # L+L Kosse Farms, LLC

PARCEL # / FILING NUMBER 00 2212900

00 2210900

# 13103

DOC STAMPS \_\_\_\_\_

tax/lien

SALES FILE # 186

# PAGES \_\_\_\_\_

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

TAX DISTRICT 45

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-9-2017

DEED TYPE WD

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

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

COMMENTS Transfer from self to LLC



# Real Estate Transfer Statement

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

186

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Larry J. Kosse and LuAnn M. Kosse</b> Street or Other Mailing Address <b>P.O. Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8678</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>L &amp; L Kosse Farms, LLC</b> Street or Other Mailing Address <b>P.O. Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8678</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

18a  No address assigned    18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**L & L Kosse Farms, LLC**  
**P.O. Box 74**  
**Campbell, NE 68932**

20 Legal Description  
**S2SE4 SEC 26, NE4 SEC 35, ALL IN TOWNSHIP 1 NORTH, RANGE 12 WEST OF THE 6TH P.M., WEBSTER COUNTY, NE**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

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

**JAMES T. BLAZEK** (402) 496-3432  
Print or Type Name of Grantee or Authorized Representative Phone Number

**ATTORNEY** 8.9.2017  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>14</u> Yr. <u>2014</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5b</u>	28 Recording Data <u>Bk 2017, Pg 1942</u>

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 08/14/17  
\$ Ex05b By BB

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of August A.D., 2017, at 11:33 o'clock AM. Recorded in Book 2017 on Page 1942

*Debra K. Hingst*  
County Clerk

Fee: \$10.00 By: BB Deputy  
Electronically Recorded

**WARRANTY DEED**

LARRY J. KOSSE and LUANN M. KOSSE, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from L & L KOSSE FARMS, L.L.C., A Nebraska Limited Liability Company, GRANTEE, convey to Grantee, the following described real estate:

**The South Half of the Southeast Quarter (S½SE¼), of Section Twenty-six (26), and the Northeast Quarter (NE¼) of Section Thirty-five (35), all in Township One (1) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.**

GRANTORS covenant, jointly and severally (if more than one), with GRANTEES that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 9 day of August, 2017.

*Larry J. Kosse*  
LARRY J. KOSSE, Grantor

*Luann M. Kosse*  
LUANN M. KOSSE, Grantor

STATE OF NEBRASKA )  
COUNTY OF Douglas ) ss.

The foregoing instrument was acknowledged before me on this 9 day of August 2017 by LARRY J. KOSSE AND LUANN M. KOSSE, Grantors.

*[Signature]*  
Notary Public

GENERAL NOTARY - State of Nebraska  
JAMES T. BLAZEK  
My Comm. Exp. February 26, 2021

Return to:  
James T. Blazek  
BLAZEK & GREGG, P.C., L.L.O.  
11580 West Dodge Road  
Omaha, Nebraska 68154  
(402) 496-3432

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1943

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Larry J. + Lu Ann<sup>m</sup> Kesse

PARCEL # / FILING NUMBER 001900560/68315 2-11

# 12397

DOC STAMPS ~~0~~

tax/lien \_\_\_\_\_

SALES FILE # 187

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ \_\_\_\_\_

LESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-9-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Transfer Trustee to Self

# Real Estate Transfer Statement

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

187

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Larry J. Kosse and LuAnn M. Kosse, Trustees of the Larry J. Kosse and LuAnn M. Kosse Living Trust, dtd. 10.19.11</b> Street or Other Mailing Address <b>PO Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8678</b> Email Address				5 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Larry J. Kosse and LuAnn M. Kosse</b> Street or Other Mailing Address <b>P.O. Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8678</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Larry J. Kosse and LuAnn M. Kosse**  
**P.O. Box 74**  
**Campbell, NE 68932**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**NW4 6-2-11, E2 OF THE COUNTY ROAD RUNNING NORTH AND SOUTH ADJACENT TO THE NW4 6-2-11 WEST OF THE 6TH P.M., WEBSTER CO., NE**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

**JAMES T. BLAZEK** (402) 496-3432  
Print or Type Name of Grantor or Authorized Representative Phone Number

**ATTORNEY** 8.9.2017  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>14</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	28 Recording Data <u>BW2017 Pg 1943</u>

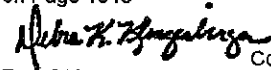
Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 08/14/17  
\$ Ex020 By BB

Bk 2017, Pg 1943

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 14 day  
of August A.D., 2017, at 11:33  
o'clock AM. Recorded in Book 2017  
on Page 1943



Debra K. Hengstenberg County Clerk  
Fee: \$10.00 By: BB Deputy  
Electronically Recorded

### WARRANTY DEED

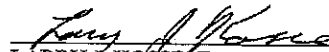
LARRY J. KOSSE and LUANN M. KOSSE, Trustees of the LARRY J. KOSSE AND LUANN M. KOSSE LIVING TRUST, dated October 19, 2011, and any amendments thereto, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from LARRY J. KOSSE and LUANN M. KOSSE, husband and wife, GRANTEES, convey to Grantees, the following described real estate:

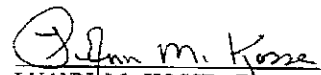
The Northwest Quarter (NW $\frac{1}{4}$ ) of Section Six (6), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska AND

The East Half of the County Road running North and South adjacent to the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Six (6), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

GRANTORS covenant, jointly and severally (if more than one), with GRANTEES that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 9 day of August, 2017.

  
LARRY J. KOSSE, Trustee of the Larry J. Kosse  
and LuAnn M. Kosse Living Trust, dtd. 10.19.11,  
Grantor

  
LUANN M. KOSSE, Trustee of the Larry J.  
Kosse and LuAnn M. Kosse Living Trust, dtd. 10.19.11,  
Grantor

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1944

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # L+L Kosse Farms,

PARCEL # / FILING NUMBER 001900500/68315

LLC  
# 13103

DOC STAMPS ~~0~~

tax/lien

SALES FILE # 188

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 45

TOTAL SALE PRICE \_\_\_\_\_

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-9-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS

Transfer from self to LLC

# Real Estate Transfer Statement

188

• 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Larry J. Kosse and LuAnn M. Kosse</b> Street or Other Mailing Address <b>P.O. Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8678</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>L &amp; L Kosse Farms, LLC</b> Street or Other Mailing Address <b>P.O. Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8678</b> Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**L & L Kosse Farms, LLC**  
**P.O. Box 74**  
**Campbell, NE 68932**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**NW4 6-2-11, E2 OF THE COUNTY ROAD RUNNING NORTH AND SOUTH ADJACENT TO THE NW4 6-2-11, ALL IN WEBSTER CO., NE**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

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

**JAMES T. BLAZEK** (402) 496-3432  
Print or Type Name of Grantee or Authorized Representative Phone Number

**ATTORNEY** 8.9.2017  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>14</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 5b</u>	28 Recording Data <u>Bk 2017, Pg 1944</u>

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 08/14/17  
\$ Ex05b By BB

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 14 day  
of August A.D., 2017, at 11:33  
o'clock AM. Recorded in Book 2017  
on Page 1944

County Clerk

Fee: \$10.00 By: BB Deputy  
Electronically Recorded

**WARRANTY DEED**

LARRY J. KOSSE AND LUANN M. KOSSE, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from L & L KOSSE FARMS, L.L.C., a Nebraska Limited Liability Company, GRANTEE, convey to Grantee, the following described real estate:

**The Northwest Quarter (NW¼) of Section Six (6), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska AND**

**The East Half of the County Road running North and South adjacent to the Northwest Quarter (NW¼) of Section Six (6), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.**

GRANTORS covenant, jointly and severally (if more than one), with GRANTEES that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 9 day of August, 2017.

LARRY J. KOSSE, Grantor

LUANN M. KOSSE, Grantor

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Dodge )

The foregoing instrument was acknowledged before me on this 9 day of August, 2017,  
by LARRY J. KOSSE and LUANN M. KOSSE, Grantors.

Notary Public

GENERAL NOTARY - State of Nebraska  
JAMES T. BLAZEK  
My Comm. Exp. February 26, 2021

Return to:  
James T. Blazek  
BLAZEK & GREGG, P.C., L.L.O.  
11580 West Dodge Road  
Omaha, Nebraska 68154  
(402) 496-3432



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1945 # PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Larry J. + LuAnn M.

PARCEL # / FILING NUMBER 002514400 / 73875 4-12

Kasse

002203200 / 71215 1-12

# 12397

DOC STAMPS ~~0~~ tax/lien

SALES FILE # 189 # PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45+125

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-9-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

# Real Estate Transfer Statement

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

189

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Larry J. Kosse and LuAnn M. Kosse, Trustees of the Larry J. Kosse and LuAnn M. Kosse Living Trust, dtd. 10.19.11</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Larry J. Kosse and LuAnn M. Kosse</b>	
Street or Other Mailing Address <b>P.O. Box 74</b>		Street or Other Mailing Address <b>P.O. Box 74</b>	
City <b>Campbell</b>	State <b>NE</b>	Zip Code <b>68932</b>	City <b>Campbell</b>
			State <b>NE</b>
			Zip Code <b>68932</b>
Phone Number <b>(402) 756-8678</b>	Phone Number <b>(402) 756-8678</b>	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Larry J. Kosse and LuAnn M. Kosse  
P.O. Box 74  
Campbell, NE 68932**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**E2NE4 31-4-12, SW4 14-1-12, ALL IN WEBSTER CO., NE**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

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

**sign here**

**JAMES T. BLAZEK** (402) 496-3432  
Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* ATTORNEY 8.9.2017  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>14</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BLW2017, Pg 1945</u>

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 08/14/17  
\$ Ex020 By BB

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of August A.D., 2017, at 11:33 o'clock AM. Recorded in Book 2017 on Page 1945

*Debra K. Hengeling*  
County Clerk  
Fee: \$10.00 By: BB Deputy  
Electronically Recorded

**WARRANTY DEED**

LARRY J. KOSSE and LUANN M. KOSSE, Trustees of the LARRY J. KOSSE AND LUANN M. KOSSE LIVING TRUST, dated October 19, 2011, and any amendments thereto, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from LARRY J. KOSSE and LUANN M. KOSSE, husband and wife, GRANTEES, convey to Grantees, the following described real estate:

The East Half of the Northeast Quarter (E½NE¼) of Section Thirty-one (31), Township Four (4) North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska. AND

The Southwest Quarter (SW¼) of Section Fourteen (14), Township One (1) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

GRANTORS covenant, jointly and severally (if more than one), with GRANTEES that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 9 day of August, 2017.

*Larry J. Kosse*  
LARRY J. KOSSE, Trustee of the Larry J. Kosse and LuAnn M. Kosse Living Trust, dtd. 10.19.11, Grantor

*LuAnn M. Kosse*  
LUANN M. KOSSE, Trustee of the Larry J. Kosse and LuAnn M. Kosse Living Trust, dtd. 10.19.11, Grantor

STATE OF NEBRASKA )  
COUNTY OF Douglas ) ss.

The foregoing instrument was acknowledged before me on this 9 day of August 2017 by LARRY J. KOSSE AND LUANN M. KOSSE, Trustees, Grantors.

*[Signature]*  
Notary Public  
GENERAL NOTARY - State of Nebraska  
JAMES T. BLAZEK  
My Comm. Exp. February 26, 2021

Return to:  
James T. Blazek  
BLAZEK & GREGG, P.C., L.L.O.  
11580 West Dodge Road  
Omaha, Nebraska 68154  
(402) 496-3432

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1946

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # LHL KOSSE FARMS, LLC

PARCEL # / FILING NUMBER 002203200

002514400

# 13103

DOC STAMPS ~~5~~

tax/lien

SALES FILE # 190

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45 + 125

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-9-2017

DEED TYPE WD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	NO	MOBILE
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CODE

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

LOCATION CODE

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

Transfer from Self to LLC

# Real Estate Transfer Statement

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

190

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>09</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Larry J. Kosse and LuAnn M. Kosse</b> Street or Other Mailing Address <b>P.O. Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8678</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>L &amp; L Kosse Farms, LLC</b> Street or Other Mailing Address <b>P.O. Box 74</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 756-8678</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**L & L Kosse Farms, LLC**  
**P.O. Box 74**  
**Campbell, NE 68932**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**E2NE4 31-4-12, SW4 14-1-12, ALL IN WEBSTER CO., NE**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

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

**sign here**

**JAMES T. BLAZEK** (402) 496-3432  
Print or Type Name of Grantee or Authorized Representative Phone Number

**ATTORNEY** 8.9.2017  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>08</u> Day <u>14</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5b</u>	28 Recording Data <u>B/W 2017 Pg 1946</u>	For Dept. Use Only
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COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1947

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Francis X Ray +

PARCEL # / FILING NUMBER 000120000135220

Jodie L. Nichols

#13104

DOC STAMPS Exempt #13

tax/lien

SALES FILE # 191

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 65

TOTAL SALE PRICE 21,600

S21 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-31-2017

DEED TYPE Real Estate Contract

SALE QUAL

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

LOCATION CODE

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

COMMENTS Real Estate Contract Current Value - 11,185

# 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.

191

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

1 County Name		2 County Number <u>Select County &amp; County Number</u>		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>7</u> Day <u>31</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Brandon D. Young</b> Street or Other Mailing Address <b>442 North Franklin St.</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-4081</b> Email Address <b>NA</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Francis X. Ray and Jodie L. Nichols</b> Street or Other Mailing Address <b>502 North Elm St.</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 257-7098</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address <b>NA</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$11,185**

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

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

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

18 Address of Property  
**502 North Elm Street Red Cloud, NE 68970**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**Lots Sixteen (16), Seventeen (17), and the South Half (S<sup>1</sup>/<sub>2</sub>) of Lot Eighteen (18), Block Two (2), Richardson's Addition to Red Cloud, Webster County, Nebraska**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed .....	22	\$ 21,600.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 21,600.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 13

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

<b>sign here</b>	Print or Type Name of Grantee or Authorized Representative <b>FRANCIS X. RAY</b>	Signature of Grantee or Authorized Representative 	Title <b>Grantee</b>	Phone Number <b>402-257-7350</b>
				Date <b>July 31, 2017</b>

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>14</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt #13</b>	28 Recording Data <b>BK 2017, Pg 1947</b>

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











RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-1947

DATE OF SALE 7-31-2017

LEGAL DESCRIPTION Lots 16, 17, + S 1/2 Lot 18, Block 2 Richardson's Addition to Red Cloud

LOCATION ID PARCEL(S) 000120000

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 502 North Elm Street

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	785	16750	17535
2015	785	16750	17535
2016	785	10,400	-11,185
2017	785	10,400	11,185

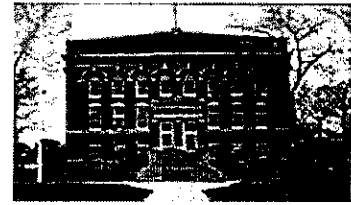
SELLING PRICE <u>21,600.00</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
--------------------------------	-------------------	------------------------	---------------------------

SCHOOL BASE # 91-002      HOUSE QUALITY 30      HOUSE CONDITION 20      DATE OF CONSTRUCTION 1890

MOBILE HOME NA

**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 8/24/2017

SELLER: BRANDON D. YOUNG  
442 NORTH FRANKLIN ST.  
RED CLOUD, NE 68970

BUYER: FRANCES X. RAY AND JODIE L. NICHOLS  
502 NORTH ELM ST.  
RED CLOUD, NE 68970

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 120000 BOOK/PAGE: 2017-1947 DATE OF SALE: 7/31/2017  
LEGAL DESCRIPTION: LOTS 16,17, S 1/2 LOT 18, BLOCK 2, RICHARDSON'S ADDITION TO RED CLOUD, NE

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. \*If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What was the total purchase price? \$ \$ 21,600.00 Yes / No

If No explain: \_\_\_\_\_

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):

3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
If the property is a rental property and produces income, what rent has been charged for it in \$ \_\_\_\_\_  
4 each of the past five years? \_\_\_\_\_

5 What expenses have been incurred in each of the past five years? \$ \_\_\_\_\_

6 How long was the property on the market? \_\_\_\_\_

7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1950

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Juan C. + Lindsay A.

PARCEL # / FILING NUMBER 000133600/36570

Gomez

# 13105

DOC STAMPS 148.75

tax/lien

SALES FILE # 192

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL \_\_\_\_\_

SUBURBAN \_\_\_\_\_

TAX DISTRICT 65

TOTAL SALE PRICE 75,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-15-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

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

192

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. 8 Day 15 Yr. 2017		Mo. 8 Day 14 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Allen L. Fisbeck and Debra S. Olson Fisbeck				Grantee's Name (Buyer) Juan C. Gomez and Lindsay A. Gomez			
Street or Other Mailing Address 210 W 6th Ave Apt 1				Street or Other Mailing Address 1006 N Webster St			
City Red Cloud		State NE		City Red Cloud		State NE	
Zip Code 68970				Zip Code 68970			
Phone Number (402) 984-3429		Phone Number 402-984-9147		Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

\$75,000

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

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes Southern Title, LLC  No

18 Address of Property

1006 N Webster St  
Red Cloud, NE 68970

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

Grantee

18a  No address assigned 18b  Vacant land

20 Legal Description

Lots Twenty-three (23) and Twenty-four (24), Block Twenty-one (21), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	75,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	75,000.00

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

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

**sign here**

Juan C Gomez  
Print or Type Name of Grantee or Authorized Representative

Juan C Gomez  
Signature of Grantee or Authorized Representative

Grantee

402-984-9147  
Phone Number

8/15/2017  
Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 8 Day 15 Yr. 17	\$ 168.75	BK2017, Pg 1950	



State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of August A.D., 2017, at 9:05 o'clock P.M. Recorded in Book 2017 on Page 1950  
Deb Klingenberg County Clerk  
10.00 BB Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 8-15-17  
\$ 168.75 By BB

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

WARRANTY DEED

Allen L. Fisbeck and Debra S. Fisbeck, formerly Debra S. Olson, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Juan C. Gomez and Lindsay A. Gomez, 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 Twenty-three (23) and Twenty-four (24), Block Twenty-one (21), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska

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

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

Executed August 14, 2017.

Allen L. Fisbeck  
Allen L. Fisbeck

Debra S. Fisbeck  
Debra S. Fisbeck

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF WEBSTER         )

The foregoing instrument was acknowledged before me on August 14, 2017 by Allen L. Fisbeck and Debra S. Fisbeck, formerly Debra S. Olson, husband and wife.

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

Teresa L. Theobald  
Notary Public

My commission expires: 8/27/2017

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 08/24/2017  
Inspected By: CJ    Inspection Date: 08/08/2016

Record : 1 of: 1

Parcel ID #: 000133600	Map # : 4371-00-0-10020-021-0000
GOMEZ, JUAN C. & LINDSAY A. 1006 N WEBSTER ST. RED CLOUD, NE                      68970-	Situs : 1006 N WEBSTER ST Legal : LOTS 23 & 24 BLOCK 21 SMITH & MOORE'S ADDITION RED CLOUD

LOT INFORMATION

Neighborhood :	200 RED CLOUD		
Lot Width :	50	Value Method:	SF
Lot Depth :	117.3	# of Units :	5865
Topography :	Amenities	Unit Value :	0.09
Street Access :		Adjustments :	
Utilities :		Lot Value :	520

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1902/115
Quality	: 30 - Average	Effective Age	:
Condition	: 35 - Average +	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: 1-1/2-St-Fin 55% One-Story 45%		
Exterior Wall	: 100% VINYL		
Floor Area	: 1,692		
Basement Area	: 200		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 3		
Baths	: 2.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 8		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$53,820
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations                      0 x 0	

FINAL ESTIMATE

Improvement Value .....	\$53,300
Land Value .....	\$520
FINAL ESTIMATE OF VALUE .....	\$53,820
Value per Square Foot .....	32
Current Total Assessed Value for Parcel # 000133600 .....	\$53,820

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



BOOK-PAGE 2017-1950

DATE OF SALE 8-15-2017

LEGAL DESCRIPTION Lots 23+24 Block 21 Smith + Moore's Addition to Red Cloud

LOCATION ID PARCEL(S) 000133600

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 1006 N Webster St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	520	45170	45690
2015	520	45170	45690
2016	520	53300	53820
2017	520	53300	53820

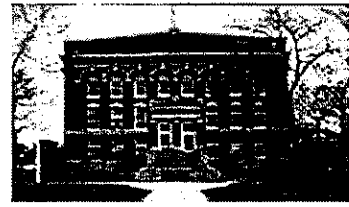
SELLING PRICE <u>75,000</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
-----------------------------	-------------------	------------------------	---------------------------

SCHOOL BASE # 91-002      HOUSE QUALITY 30      HOUSE CONDITION 35      DATE OF CONSTRUCTION 1902

MOBILE HOME N/A

# WEBSTER COUNTY ASSESSOR

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 8/24/2017

SELLER: ALLEN AND DEBRA FISBECK

210 W 6TH AVE. APT. 1  
RED CLOUD, NE 68970

BUYER: JUAN C. AND LINDSAY A. GOMEZ

1006 N WEBSTER ST  
RED CLOUD, NE 68970

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 133600 BOOK/PAGE: 2017-1950 DATE OF SALE: 8/24/2017  
LEGAL DESCRIPTION: LOTS 23, 24, BLOCK 21 SMITH AND MOORES ADDITION TO RED CLOUD

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. **\*If we do not hear from you within 15 days we will calling for the information.** Thank you in advance for you cooperation.

**(Please circle the Yes or No answer on the questions where appropriate.)**

What was the total purchase

1 price? \$ \$ 75,000.00 Yes / No

If No explain: \_\_\_\_\_

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):

Appliances Furniture Other (please explain):

3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_

*If the property is a rental property and produces income, what rent has been charged for it in* \$ \_\_\_\_\_

4 *each of the past five years?* \_\_\_\_\_

5 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_

6 How long was the property on the market? \_\_\_\_\_

7 Were any changes made to the property either before or after the sale? Yes / No

(Example: Remodeling Renovations Additions Repairs Demolition)

If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1982

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # PG Kohmetscher

PARCEL # / FILING NUMBER 001800501/67305 1-11 001313600/63385  
29-4-9

FARM, LLC  
# 13107

DOC STAMPS Exempt # 56

~~tax/lien~~ 000147100/38490 RC

002653105/38490.03 <sup>65</sup>

SALES FILE # 193

# PAGES \_\_\_\_\_

NEIGHBORHOOD #	1	100	105	200	<u>205</u>	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	<u>1005</u>
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	<u>2000</u>	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 45

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-11-2017

DEED TYPE WD

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

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

COMMENTS Self to LLC (fund)

# 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.

193

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>11</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>8</u> Day <u>11</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>SEE ATTACHED</b> Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>PGK KOHMETSCHER FARM, L.L.C.</b> Street or Other Mailing Address <b>2040 HIGHWAY 4</b>			
City		State		City		State	
				<b>BLUE HILL</b>		<b>NE</b>	
Zip Code				Zip Code		<b>68930</b>	
Phone Number				Phone Number <b>(402) 756-4151</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address <b>UNKNOWN</b>			

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

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

**8 Type of Deed**

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

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

Yes  No

**10 Type of Transfer**

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

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

Yes  No

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

Yes  No

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

Yes  No

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

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

**\$469,170**

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

Yes  No  \$ \_\_\_\_\_ %

**16 Does this conveyance divide a current parcel of land?**

Yes  No

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

Yes  No

**18 Address of Property**

**WEBSTER COUNTY, NEBRASKA**

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

**PG KOHMETSCHER FARM, L.L.C.  
C/O GARY & PAULA KOHMETSCHER  
2040 HIGHWAY 4  
BLUE HILL, NE 68930**

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

**20 Legal Description**

**SEE ATTACHED**

**21 If agricultural, list total number of acres** N/A

<b>22</b> Total purchase price, including any liabilities assumed	\$	1,00
<b>23</b> Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0,00
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1,00

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

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

**MATTHEW D. BAACK** (402) 834-3300  
Print or Type Name of Grantee or Authorized Representative Phone Number

**sign here** *[Signature]* ATTORNEY AT LAW  
Signature of Grantee or Authorized Representative Title Date 2/4/17

<b>Register of Deed's Use Only</b>		<b>For Dept. Use Only</b>
<b>26</b> Date Deed Recorded Mo. <u>8</u> Day <u>16</u> Yr. <u>17</u>	<b>27</b> Value of Stamp or Exempt Number \$ <u>Exempt # 56</u>	<b>28</b> Recording Data <u>BK2017, Pg 1982-1983</u>

ATTACHMENT TO 521 REAL ESTATE TRANSFER STATEMENT – WEBSTER COUNTY, NEBRASKA:

5. **Grantor's Name, Address and Telephone:**

Gary J. Kohmetscher, a/k/a Gary Kohmetscher, and  
Paula K. Kohmetscher, a/k/a Paula Kohmetscher  
2040 Highway 4  
Blue Hill, NE 68930  
402-756-4151  
Email unknown

20. **Legal Description:**

✓ A tract of land located in Annex Lot Sixteen (16) of the City of Red Cloud (part of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M.), Webster County, Nebraska; more particularly described as follows and assuming the west line of said SW $\frac{1}{4}$  N 00°00'00" E. Commencing at the SW corner of said Section 1; thence N 88°21'14" E 468.83 feet on the Section line to a point, said point being the SE corner of a tract of land owned by the State of Nebraska (N.D.O.R.); thence N 01°16'22" W 614.07 feet (614.03 feet recorded) to the NE corner of said State of Nebraska's tract and the True Point of Beginning; thence S 88°21'14" W 369.75 feet to a point on the easterly R.O.W. line of U.S. Highway #281, said point also being the NW corner of the State of Nebraska's tract; thence N 00°02'34" W 77.30 feet on said R.O.W. line to a point on the southerly line of Block 13 of Kaley & Jackson's Addition to Red Cloud; thence N 88°21'14" E 369.75 feet on the south line of Kaley & Jackson's Addition to Red Cloud; thence S 00°02'34" E 77.30 feet to True Point of Beginning; and

All of Blocks Thirteen (13) and Fourteen (14), the Vacated Alleys in said Blocks Thirteen (13) and Fourteen (14), and the Vacated street between Blocks Thirteen (13) and Fourteen (14); all in Kaley & Jackson's Addition to Red Cloud, Webster County, Nebraska; EXCEPT that part deeded to the State of Nebraska recorded in Webster County Deed Book 29, Page 228.

✓ Lots Ten (10), Eleven (11), and Twelve (12), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska.

All the portion of the Burlington Northern and Santa Fe Railroad Company's (formally Chicago, Burlington & Quincy Railroad Company) right-of-way upon, over and across: Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-nine (29), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

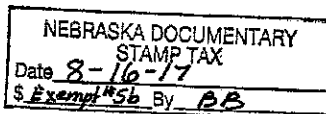
✓ The Southeast Quarter (SE $\frac{1}{4}$ ) and County Surveyor Lot Two (2) in the Northeast Quarter (NE $\frac{1}{4}$ ) all in Section Twenty-Nine (29), Township Four (4) North, Range Nine (9), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

✓ Lots Eight (8) and Nine (9), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska.



State of Nebraska } ss.  
 County of Webster }

Entered on the  
 numerical index and filed for record in the  
 Clerk's office of said county this 16 day  
 of August, A.D., 2017, at 9:20  
 o'clock A. M. Recorded in Book 2017  
 on Page 1982-1983  
Deb Klingenberg County Clerk  
316.00 Deputy  
 Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



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

## WARRANTY DEED

GARY J. KOHMETSCHER a/k/a GARY KOHMETSCHER and PAULA K. KOHMETSCHER a/k/a PAULA KOHMETSCHER, husband and wife, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, whether one or more, conveys to Grantee, PG KOHMETSCHER FARM, L.L.C., a Nebraska Limited Liability Company, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

A tract of land located in Annex Lot Sixteen (16) of the City of Red Cloud (part of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6<sup>th</sup> P.M.), Webster County, Nebraska; more particularly described as follows and assuming the west line of said SW $\frac{1}{4}$  N 00°00'00" E. Commencing at the SW corner of said Section 1; thence N 88°21'14" E 468.83 feet on the Section line to a point, said point being the SE corner of a tract of land owned by the State of Nebraska (N.D.O.R.); thence N 01°16'22" W 614.07 feet (614.03 feet recorded) to the NE corner of said State of Nebraska's tract and the True Point of Beginning; thence S 88°21'14" W 369.75 feet to a point on the easterly R.O.W. line of U.S. Highway #281, said point also being the NW corner of the State of Nebraska's tract; thence N 00°02'34" W 77.30 feet on said R.O.W. line to a point on the southerly line of Block 13 of Kaley & Jackson's Addition to Red Cloud; thence N 88°21'14" E 369.75 feet on the south line of Kaley & Jackson's Addition to Red Cloud; thence S 00°02'34" E 77.30 feet to True Point of Beginning; and

All of Blocks Thirteen (13) and Fourteen (14), the Vacated Alleys in said Blocks Thirteen (13) and Fourteen (14), and the Vacated street between Blocks Thirteen (13) and Fourteen (14); all in Kaley & Jackson's Addition to Red Cloud, Webster County, Nebraska; EXCEPT that part deeded to the State of Nebraska recorded in Webster County Deed Book 29, Page 228; and

Lots Ten (10), Eleven (11), and Twelve (12), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska; and

All the portion of the Burlington Northern and Santa Fe Railroad Company's (formally Chicago, Burlington & Quincy Railroad Company) right-of-way upon, over and across: Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-nine (29), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

The Southeast Quarter (SE $\frac{1}{4}$ ) and County Surveyor Lot Two (2) in the Northeast Quarter (NE $\frac{1}{4}$ ) all in Section Twenty-Nine (29), Township Four (4) North, Range Nine (9), West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

Lots Eight (8) and Nine (9), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska.

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

EXECUTED: August 11, 2017.

[Signature]  
GARY J. KOHMETSCHER, Grantor

[Signature]  
PAULA K. KOHMETSCHER, Grantor

State of Nebraska )  
                                  ) ss.  
County of Adams )

The foregoing instrument was acknowledged before me on the 11<sup>th</sup> day of Aug, 2017, by GARY J. KOHMETSCHER and PAULA K. KOHMETSCHER, husband and wife, GRANTOR.



[Signature]  
MATTHEW D. BAACK, Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1988

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Max L. Wharton

PARCEL # / FILING NUMBER 001601800 / 45335 3-10

Linda S. Wharton

Life Estate.

#13106

DOC STAMPS ~~0~~

tax/lien

SALES FILE # 194

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 130

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-4-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Life Estate - to: Shawn M. Wharton, Jeffrey A. Wharton & Bradley J. Wharton

# Real Estate Transfer Statement

194

• 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 <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>4</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>8</u> Day <u>4</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Max L Wharton (aka Max Leroy Wharton) &amp; Linda S Wharton</b> Street or Other Mailing Address <b>(aka Linda Sue Wharton); 11380 S. Pawnee Ave.</b> City <b>Glenvil</b> State <b>NE</b> Zip Code <b>68941</b> Phone Number <b>(402) 771-2592</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Shawn M Wharton, Jeffrey A Wharton &amp; Bradley J Wharton,</b> Street or Other Mailing Address <b>Ttees of Max L Wharton &amp; Linda S Wharton Irr Tr dtd 8.4.17</b> City <b>Glenvil</b> State <b>NE</b> Zip Code <b>68941</b> Phone Number <b>(402) 771-2592</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
**\$277,600**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Max & Linda Wharton**  
**11380 S. Pawnee Ave.**  
**Glenvil, NE 68941**

18a  No address assigned 18b  Vacant land

20 Legal Description  
 The Southeast Quarter (SE¼) of Section Five (5), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.  
 SUBJECT TO a life estate reserved by Max L. Wharton and Linda S. Wharton.

21 If agricultural, list total number of acres 160

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

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

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

**James T. Blazek** (402) 496-3432  
 Print or Type Name of Grantee or Authorized Representative Phone Number

**Attorney**  
 Signature of Grantee or Authorized Representative Title Date  
**8/7/2017**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ <b>2017 Aug 16 01:33 PM</b>	27 Value of Stamp or Exempt Number <b>Ex05a Book 2017 Page 1988</b>	28 Recording Data

**sign here**

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 08/16/17  
\$ Ex05a By BB

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of August A.D., 2017, at 01:33 o'clock PM. Recorded in Book 2017 on Pages 1988-1989.

County Clerk

Fee: \$16.00 By: BB Deputy  
Electronically Recorded

**WARRANTY DEED**

MAX L. WHARTON (aka Max Leroy Wharton) AND LINDA S. WHARTON (aka Linda Sue Wharton), husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from Shawn M. Wharton, Jeffrey A. Wharton and Bradley J. Wharton, Trustees of the MAX L. WHARTON AND LINDA S. WHARTON IRREVOCABLE TRUST dated August 4, 2017, GRANTEES, convey to Grantees, the following described real estate:

**EXHIBIT A**

GRANTORS covenant, jointly and severally (if more than one), with GRANTEES that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 4 day of August, 2017.

MAX L. WHARTON, Grantor

LINDA S. WHARTON, Grantor

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Adams )

The foregoing instrument was acknowledged before me on this 4 day of August, 2017, by MAX L. WHARTON and LINDA S. WHARTON, Grantors.

GENERAL NOTARY - State of Nebraska  
JAMES T. BLAZEK  
My Comm. Exp. February 26, 2021

Return to:  
James T. Blazek  
BLAZEK & GREGG, P.C., L.L.O.  
11580 West Dodge Road  
Omaha, Nebraska 68154  
(402) 496-3432

**EXHIBIT A**

**The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Five (5), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.**

**SUBJECT TO a life estate reserved by Max L. Wharton and Linda S. Wharton.**

Return to:  
James T. Blazek  
BLAZEK & GREGG, P.C., L.L.O.  
11580 West Dodge Road  
Omaha, Nebraska 68154  
(402) 496-3432



# Certificate of Exemption – Deeds to Trustees

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

## SECTION 1

Grantor of Instrument and Trust

Max L. Wharton and Linda S. Wharton

Grantee of Instrument (Trustee)

Shawn M. Wharton, Jeffrey A. Wharton, and Bradley J. Wharton

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Shawn M. Wharton	child
Jeffrey A. Wharton	child
Bradley J. Wharton	child

## SECTION 2

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

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

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

**SECTION 3**

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

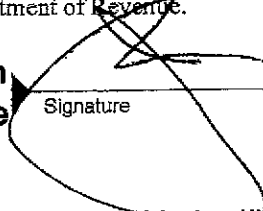
I further certify that documentation of the trust that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

**sign  
here**

Signature

Title

Date



Attorney

8/7/17

**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.**



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1994-1995 # PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Haldine + Lyra Johnson lifeEstate

PARCEL # / FILING NUMBER 002104600 / 70670

002104700 / 70675

DOC STAMPS Exempt #19 tax/lien

SALES FILE # 195 # PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 105

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-16-2017

DEED TYPE WD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS Life Estate for Haldine + Lyra Johnson + Cotrustees  
also: Co-Trustees; Amy Johnson, Kimberly Steen, Carla Greisen + Libby Crockett

# Real Estate Transfer Statement

195

• 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>16</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>8</u> Day <u>16</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Haldine P. Johnson and Lyra M. Johnson</b> Street or Other Mailing Address <b>474 39 Road</b> City <b>Minden</b> State <b>NE</b> Zip Code <b>68959</b> Phone Number <b>(402) 756-0766</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>See Attachment</b> Street or Other Mailing Address <b>474 39 Rd.</b> City <b>Minden</b> State <b>NE</b> Zip Code <b>68959</b> Phone Number <b>(402) 756-0766</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>			

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

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

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

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

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

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No **Reserving Life Estate Interest**

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

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

14 What is the current market value of the real property?  
**\$586,115**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Haldine P. Johnson and Lyra M. Johnson**  
**474 39 Rd.**  
**Minden, NE 68959**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**See Attachment**

21 If agricultural, list total number of acres 319.72±

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 19

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

**Haldine P. Johnson or Lyra M. Johnson** (402) 756-0766  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
**Lyra M. Johnson** Grantee  
 Signature of Grantee or Authorized Representative Title  
**Haldine P. Johnson** Date  
**8/16/2017**

<b>Register of Deed's Use Only</b>		<b>For Dept. Use Only</b>
26 Date Deed Recorded Mo. <u>08</u> Day <u>16</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 19</u>	28 Recording Data <u>Blw 2017, Pg 1994-1995</u>

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

ATTACHMENT TO  
REAL ESTATE  
TRANSFER STATEMENT

6. Grantees:

**Amy J. Johnson-Campagna, Kimberly A. Steen, Carla M. Greisen and Libby D. Crockett, Cotrustees of the Haldine P. Johnson and Lyra M. Johnson Irrevocable Trust dated August 16, 2017;  
c/o Kimberly Ann Steen**

251 39th Road  
Upland, NE 68981  
(308) 830-1355

**Haldine P. Johnson and Lyra M. Johnson (reserving a life estate interest)**  
474 39 Road  
Minden, NE 68959  
(402) 756-0766

20. Legal Description:

**The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Four (4) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT, a tract of real estate more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section Twenty-seven (27), Township Four (4) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska; thence South 895 feet; thence West 155 feet to the point of beginning; thence West a distance of 90 feet; thence South at a right angle a distance of 137 feet; thence East at a right angle a distance of 90 feet; thence North a distance of 137 feet to the point of beginning (said "My Antonia" house exception containing approximately 1.6 acres, more or less); and**

**The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.**

Bb2017. B 1995

STATE OF NEBRASKA    }  
                                  } ss:  
COUNTY OF BUFFALO    }

The foregoing instrument was acknowledged before me on August 16, 2017, by **Haldine P. Johnson** and **Lyra M. Johnson**, husband and wife.



  
\_\_\_\_\_  
Notary Public

ATTACHMENT TO  
CERTIFICATE OF EXEMPTION - DEEDS TO TRUSTEES

**Grantee of Instrument (Trustee)**

Amy J. Johnson-Campagna, Kimberly A. Steen, Carla M. Greisen and Libby D. Crockett, Cotrustees  
of the Haldine P. Johnson and Lyra M. Johnson Irrevocable Trust dated August 16, 2017



# Certificate of Exemption – Deeds to Trustees

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

## SECTION 1

Grantor of Instrument and Trust

Haldine P. Johnson and Lyra M. Johnson

Grantee of Instrument (Trustee)

(Please see attachment)

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Amy J. Johnson-Campagna	Child
Kimberly A. Steen	Child
Carla M. Greisen	Child
Libby D. Crockett	Child

## SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? .....

YES  NO

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

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

**SECTION 3**

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

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

sign  
here

*Lynn M. Johnson* *John Johnson* *Grantors*  
Signature Title

*8/16/17*  
Date

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

[www.revenue.ne.gov/PAD](http://www.revenue.ne.gov/PAD) or 402-471-5984

COVER PAGE PROPERTY TRANSFER

C/O Gerald Toepfer  
Heritage Farms

BOOK & PAGE 2017-2000

# PAGES Combine GRantee MASTER NAME # Heritage

PARCEL #/  
FILING NUMBER 00170470/66350 +

00171490/66985  
00171490/66980 +

001706100/66425 +

001711600/66755 +

001713300/66875 +

# 10866

DOC STAMPS 001715600/67035 +

001718000/67190 +  
tax/lien

001716500/67090 +

196 SALES FILE # 001716100/67065 +

# PAGES 001714600/66955 +

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 185

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 4-20-2017

DEED TYPE WD

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

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

COMMENTS Gerald + Susan Toepfer, et al to Heritage Farms



# Real Estate Transfer Statement

196

• 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>20</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>04</u> Day <u>20</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Gerald &amp; Susan Toepfer, et al.</b> Street or Other Mailing Address <b>1659 Rd Z</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Heritage Farms, c/o Gerald Toepfer</b> Street or Other Mailing Address <b>1659 Rd Z</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$4,000,057**

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

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

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

18 Address of Property  
**Rural Property**  
**Webster County, Nebraska**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**see attached**

21 If agricultural, list total number of acres 1400

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

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

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

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

*David B. Garwood*  
 Signature of Grantee or Authorized Representative

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Attorney

(402) 746-3613  
 Phone Number

8-18-2017  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>18</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 5b</u>	28 Recording Data <u>BK2017, Pg 2000-2004</u>

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Eight (8), Township Four (4) ✓  
North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; 0017047/66350  
AND

The Northeast Quarter (NE $\frac{1}{4}$ ) of Section Ten (10), Township Four (4) 001706100/66425  
North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;  
EXCEPT a tract more particularly described as follows: Commencing at Gerald + wife Done  
the Northwest Corner said Northeast Quarter (NE $\frac{1}{4}$ ) and the Place of Exception  
Beginning; thence N89°04'07"E (assumed bearing) along the north line said  
Northeast Quarter (NE $\frac{1}{4}$ ) a distance of 660.00 feet; thence S00°55'53"E  
perpendicular to the north line said Northeast Quarter (NE $\frac{1}{4}$ ) a distance of  
155.00 feet; thence S56°24'02"W a distance of 475.00 feet; thence  
S89°04'07"W parallel with the north line of said Northeast Quarter (NE $\frac{1}{4}$ ) a  
distance of 249.37 feet to the west line of said Northeast Quarter (NE $\frac{1}{4}$ );  
thence N02°25'52"W along said west line a distance of 411.53 feet to the  
Place of Beginning containing 5.01 acres of which 0.61 acres contained in  
the north 40.00 feet thereof is presently being used as a public road; AND

Lot Three (3) in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Sixteen (16), 001711600/66155  
Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster  
County, Nebraska; AND

The North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-  
one (21), Township Four (4) North, Range Ten (10), West of the 6th P.M., 001713300/66875  
Webster County, Nebraska; AND

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-three (23), Township Four 001714600/66955  
(4) North, Range Ten (10), West of the 6th P.M., Webster County,  
Nebraska; AND

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-four (24), Township 001714900/66920  
Four (4) North, Range Ten (10), West of the 6th P.M., Webster County,  
Nebraska; AND

The Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-six (26), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND *001715200/67010*

The North Half (N $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND *001715600/67035*

The Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND *001716100/67045*

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-eight (28), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT the West 871.2 feet of the North 666.6 feet thereof; AND *001714500/67090*  
*Except Marlys Schmidt*  
*001714500*

The Northwest Quarter (NW $\frac{1}{4}$ ) of Section Thirty-four (34), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska. *001718000/67190*

BK2017, Pg 2000

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of August A.D., 20 17, at 3:45 o'clock P. M. Recorded in Book 2017 on Page 2000-2004  
Dr. b. Klingenberg County Clerk  
34.00 BB Deputy  
Ind.      Comp.      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 8-18-17  
\$ 34.00 By BB

**WARRANTY DEED**

Gerald Toepfer and Susan Toepfer, husband and wife; Kevin Toepfer and Lora Toepfer, husband and wife; Eileen Moser, a single person; Carolyn Willicott and Robert E. Willicott, Jr., wife and husband; Amanda Toepfer Novak and Clarence Novak, wife and husband; Jeffrey Toepfer, a single person; Kerrie Toepfer Catchpool and Greg Catchpool, wife and husband; Bradley Toepfer and Ashley Toepfer, husband and wife; Annette Moser Lintz and Doug Lintz, wife and husband; Charissa Willicott, a single person; and Robert Willicott III; GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to HERITAGE FARMS, a Nebraska partnership, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All that part of the Southwest Quarter (SW¼) of Section Twenty-one (21), Township Five (5) North, Range Ten (10), West of the 6th P.M., Adams County, Nebraska, lying West of the railroad right-of-way; AND

The Northeast Quarter (NE¼) of Section Twenty-seven (27), Township Six (6) North, Range Eleven (11), West of the 6th P.M., Adams County, Nebraska; AND

The Southwest Quarter (SW¼) of Section Eight (8), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northeast Quarter (NE¼) of Section Ten (10), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; EXCEPT a tract more particularly described as follows: Commencing at the Northwest Corner said Northeast Quarter (NE¼) and the Place of Beginning; thence N89°04'07"E (assumed bearing) along the north line said Northeast Quarter (NE¼) a distance of 660.00 feet; thence S00°55'53"E perpendicular to the north line said Northeast Quarter (NE¼) a distance of 155.00 feet; thence S56°24'02"W a distance of 475.00 feet; thence S89°04'07"W parallel with the north line of said Northeast Quarter (NE¼) a distance of 249.37 feet to the west line of said Northeast Quarter (NE¼); thence N02°25'52"W along said west line a distance of 411.53 feet to the Place of Beginning containing 5.01 acres of which 0.61 acres contained in the north 40.00 feet thereof is presently being used as a public road; AND

Lot Three (3) in the Southwest Quarter (SW¼) of Section Sixteen (16), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The North Half (N½) of the Northwest Quarter (NW¼) of Section Twenty-one (21), Township Four (4) North, Range Ten (10), West of the 6th P.M.,

Webster County, Nebraska; AND

The Southeast Quarter (SE¼) of Section Twenty-three (23), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW¼) of Section Twenty-four (24), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW¼) of Section Twenty-six (26), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The North Half (N½) of the Northeast Quarter (NE¼) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

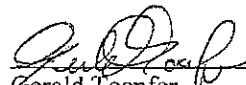
The Southwest Quarter (SW¼) of Section Twenty-eight (28), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT the West 871.2 feet of the North 666.6 feet thereof; AND

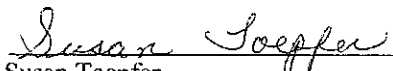
The Northwest Quarter (NW¼) of Section Thirty-four (34), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

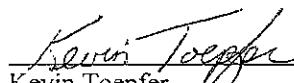
GRANTORS covenant with the GRANTEE that GRANTORS:

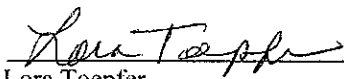
- (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads, railroad right-of-ways and highways, and easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against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

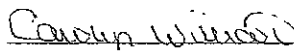
Executed April 20<sup>th</sup>, 2017.


  
Gerald Toepfer

  
Susan Toepfer

  
Kevin Toepfer

  
Lora Toepfer

  
Carolyn Willicott

  
Robert E. Willicott, Jr.

Amanda Toepfer Novak  
Amanda Toepfer Novak

Clarence Novak  
Clarence Novak

Kerrie Toepfer Catchpool  
Kerrie Toepfer Catchpool

Greg Catchpool  
Greg Catchpool

Bradley Toepfer  
Bradley Toepfer

Ashley Toepfer  
Ashley Toepfer

Annette Moser Lintz  
Annette Moser Lintz

Doug Lintz  
Doug Lintz

Jeffrey Toepfer  
Jeffrey Toepfer

Robert Willicott III  
Robert Willicott III

Eileen Moser  
Eileen Moser

Charissa Willicott  
Charissa Willicott

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on ~~April~~ <sup>May</sup> 27, 2017, by Gerald Toepfer and Susan Toepfer, husband and wife.

Comm. expires 8/24/18

Kim Poplau  
Notary Public

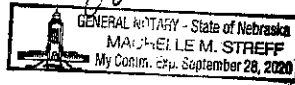


STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on ~~April~~ <sup>May</sup> 12, 2017, by Kevin Toepfer and Lora Toepfer, husband and wife.

Comm. expires 9/28/2020

Madelin M. Steff  
Notary Public

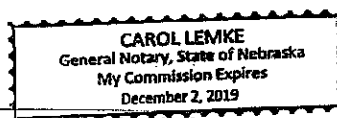


STATE OF Nebraska, COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on ~~April~~ <sup>May</sup> 9<sup>th</sup>, 2017, by Eileen Moser, a single person.

Comm. expires 12/2/2019

Carol Lemke  
Notary Public



STATE OF NEBRASKA, COUNTY OF Adams ) ss.

The foregoing instrument was acknowledged before me on <sup>July</sup> April 13<sup>th</sup>, 2017, by Carolyn Willicott and Robert E. Willicott, Jr., wife and husband.

State of Nebraska - General Notary  
JAMES R. DYKEMAN  
My Commission Expires  
February 22, 2018

Comm. expires \_\_\_\_\_

[Signature]  
Notary Public

STATE OF Nebraska, COUNTY OF Butter ) ss.

The foregoing instrument was acknowledged before me on <sup>May</sup> April 23, 2017, by Amanda Toepfer Novak and Clarence Novak, wife and husband.

GENERAL NOTARY - State of Nebraska  
PAMELA L. SCHMID  
My Comm. Exp. March 20, 2021

Comm. expires March 20, 2021

Pamela L. Schmid  
Notary Public

STATE OF NEBRASKA, COUNTY OF Adams ) ss.

The foregoing instrument was acknowledged before me on <sup>May</sup> April 30, 2017, by Jeffrey Toepfer, a single person.

Comm. expires May 7, 2018

Verona F. Anderson  
Notary Public

GENERAL NOTARY - State of Nebraska  
VERONA F. ANDERSON  
My Comm. Exp. May 7, 2018

STATE OF NEBRASKA, COUNTY OF ADAMS ) ss.

The foregoing instrument was acknowledged before me on <sup>MAY</sup> April 9, 2017, by Kerrie Toepfer Catchpool and Greg Catchpool, wife and husband.

General Notary - State of Nebraska  
DANIEL J. CLASSEN  
My Comm. Exp. Sept. 30, 2017.

Comm. expires SEP 30, 2017

[Signature]  
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on <sup>Nov</sup> April 1st, 2017, by Bradley Toepfer and Ashley Toepfer, husband and wife.

GENERAL NOTARY - State of Nebraska  
MACHELLE M. STREFF  
My Comm. Exp. September 28, 2020

Comm. expires 9/28/2020

Machelle M. Streff  
Notary Public

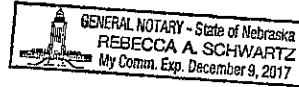
State of Nebraska - General Notary  
REBECCA SCHRECKENGOST  
My Commission Expires  
7/4/2020  
Garwood & Cracken, Lawyers  
401 North Webster Street, Red Cloud, NE 68970

Rebecca Schreckengost  
PI/Fax (402) 746-3613  
Page 4 of 5 pages  
DAVE/PA/2001/HERITAGE.FRM/HERITAGE.WD.4/5/17

STATE OF NEBRASKA, COUNTY OF Buttalo ) ss.

The foregoing instrument was acknowledged before me on ~~April~~ <sup>June</sup> 6<sup>th</sup>, 2017, by Annette Moser Lintz and Doug Lintz, wife and husband.

Comm. expires 12-9-17 Rebecca A. Schwartz  
Notary Public



STATE OF TEXAS, COUNTY OF Brazoria ) ss.

The foregoing instrument was acknowledged before me on April 20<sup>th</sup>, 2017, by Charissa Willicott, a single person.

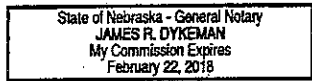
Comm. expires July 26, 2017 Marco Antonio Garcia  
Notary Public



STATE OF NEBRASKA, COUNTY OF Adams ) ss.

The foregoing instrument was acknowledged before me on ~~April~~ <sup>July</sup> 13<sup>th</sup>, 2017, by Robert Willicott III.

Comm. expires \_\_\_\_\_ James R. Dykeman  
Notary Public





COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2005 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Eugene A. +

PARCEL # / FILING NUMBER 001201100/61815 4-3-9 Marilyn K.

DOC STAMPS Exempt #4 tax/lien \_\_\_\_\_

SALES FILE # 197 # PAGES \_\_\_\_\_

Svoboda (LE)

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

TAX DISTRICT 180

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-18-17

DEED TYPE Corrective QCD (for 2010-539)

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

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

COMMENTS Previous Deed were tenants in common - Corrected to married individual  
also; Deed says Reflects Back to 2010 when originally filed



# Real Estate Transfer Statement

FORM 521

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

197

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. 8 Day 18 Yr. 17	Mo. 8 Day 18 Yr. 17

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Eugene A. Svoboda and Marilyn K. Svoboda		Grantee's Name (Buyer) Joseph E. Svoboda	
Street or Other Mailing Address 2809 Road AA		Street or Other Mailing Address 2428 Road 2800	
City Deweese	State NE	City Deweese	State NE
Zip Code 68934		Zip Code 68934	
Phone Number (402) 756-7371		Phone Number	is the grantee a 501(c)(3) organization? If Yes, is the grantee a 609(a) foundation?
Email Address n/a		Email Address n/a	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

\$246,330

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

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes  No

18 Address of Property

Rural Webster County, Nebraska

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

Eugene Svoboda  
2809 Road AA  
Deweese, Nebraska 68934

18a  No address assigned 18b  Vacant land

20 Legal Description

NE 1/4 4-3-9, Webster County, Nebraska.

21 If agricultural, list total number of acres

160

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

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

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

X **Joseph E Svoboda**  
Print or Type Name of Grantee or Authorized Representative

**Joseph E Svoboda**  
Signature of Grantee or Authorized Representative

Grantee

Phone Number  
8-20-17

Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 8 Day 21 Yr. 17	\$ Exempt #4	BK 2017, Pg 2005	

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

BK 2017, Pg 2005

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 August A.D., 2017, at 9:25 o'clock A. M. Recorded in Book 2017 on Page 2005-2006.  
Sullivan Shoemaker County Clerk  
316.00 Deputy  
Ind \_\_\_ Corp \_\_\_ Assessor \_\_\_ Cared \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 8/21/17  
\$ exempt By AWJ

Return to: Sullivan Shoemaker P.C., L.L.C.; Attn: Adam D. Pavelka; P. O. Box 309, Hastings, Nebraska 68902

**CORRECTIVE QUITCLAIM DEED**

**THIS DEED REPLACES THE DEED FILED ON April 26, 2010 IN BOOK 10 OF RECORD, ON PAGE 539, and shall be made nunc pro tunc, effective on April 26, 2010.**

EUGENE A. SVOBODA AND MARILYN K. SVOBODA, Husband and Wife, GRANTORS (whether one or more), in consideration of Love and Affection, quitclaims to GRANTEE (whether one or more), JOSEPH E. SVOBODA, a married individual, the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201):

Northeast ¼ of Section 4, Township 3 North, Range 9 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except those portions thereof conveyed to the State of Nebraska by deeds recorded in Book 27, Page 268 and Book 61, Page 412 in the office of the Register of Deeds of Webster County, Nebraska.

Subject, however, to the Joint Life Estates of the Grantors.

Executed: August 18, 2017.

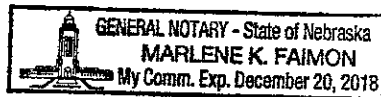
Eugene A. SvoBoda  
EUGENE A. SVOBODA

Marilyn K. SvoBoda  
MARILYN K. SVOBODA

BK 2017, Pg 2005A

STATE OF NEBRASKA )  
 )ss:  
COUNTY OF Nebraska )

The foregoing instrument was acknowledged before me on the 20 day of August, 20 17, by EUGENE A. SVOBODA AND MARILYN K. SVOBODA, Husband and Wife, GRANTORS.



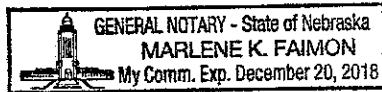
Marlene K. Faimon  
Notary Public

**THIS CORRECTIVE DEED WAS APPROVED AND CONSENTED TO BY:**

Joseph E. Svobeda  
JOSEPH E. SVOBODA

STATE OF NEBRASKA )  
 )ss:  
COUNTY OF Nebraska )

The foregoing instrument was acknowledged before me on the 20 day of August, 20 17, by JOSEPH E. SVOBODA, a married individual.

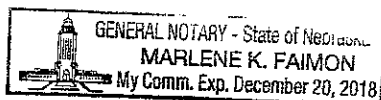


Marlene K. Faimon  
Notary Public

Donna M. Svobeda  
DONNA M. SVOBODA

STATE OF NEBRASKA )  
 )ss:  
COUNTY OF Nebraska )

The foregoing instrument was acknowledged before me on the 20 day of August, 20 17, by DONNA M. SVOBODA, a married individual.



Marlene K. Faimon  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2007

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # James B. + Marilyn L.

PARCEL # / FILING NUMBER 002207500/7/130

9-1-12

Hersh  
# 13108

DOC STAMPS Exempt #20

tax/lien

SALES FILE # 198

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 55

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-10-2017

DEED TYPE WD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS (Living Trust) Trustees to Self

# Real Estate Transfer Statement

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

198

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>10</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>08</u> Day <u>10</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>James B. Hersh and Marilynn L. Hersh, Trustees of the</b> Street or Other Mailing Address <u>1802 Davista Lane</u> <b>James B. Hersh and Marilynn L. Hersh Living Trust, dtd.</b> City <u>11.5.2014; Lexington</u> State <u>NE</u> Zip Code <u>68850</u> Phone Number <u>(308) 324-6108</u> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>James B. Hersh and Marilynn L. Hersh</b> Street or Other Mailing Address <u>1802 Davista Lane</u> City <u>Lexington</u> State <u>NE</u> Zip Code <u>68850</u> Phone Number <u>(308) 324-6108</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$218,145**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**James B. and Marilynn L. Hersh**  
**1802 Davista Lane**  
**Lexington, NE 68850**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**E2NW4 9-1-12, WEST OF THE 6TH P.M., WEBSTER CO., NE**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

**JAMES T. BLAZEK** (402) 496-3432  
 Print or Type Name of Grantee or Authorized Representative Phone Number

**ATTORNEY** 8.17.2017  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>21</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	28 Recording Data <u>BW 2017, Pg 2007</u>





COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2008

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # James B + Marilynn

PARCEL # / FILING NUMBER 0022075/71130

9-1-12

L. Persh (LE)

W/Trustees # 13109

Brian + Beth

DOC STAMPS Exempt # 19

tax/lien

SALES FILE # 199

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 55

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-11-2017

DEED TYPE WD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS Self to Life Estate + Trustees for DRR Trust

# 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.

199

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>11</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>08</u> Day <u>11</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>James B. Hersh and Marilynn L. Hersh</b> Street or Other Mailing Address <b>1802 DAVISTA LANE</b> City <b>Lexington</b> State <b>NE</b> Zip Code <b>68850</b> Phone Number <b>(308) 324-6108</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Brian L. Hersh &amp; Beth L. Hersh-Goslin, Trustees of the James B. Hersh and Marilynn L. Hersh Irrevocable Trust, dtd. 8.4.17</b> Street or Other Mailing Address <b>1802 DAVISTA LANE</b> City <b>Lexington</b> State <b>NE</b> Zip Code <b>68850</b> Phone Number <b>(308) 324-6108</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>L.E. reserved for James B. and Marilynn L. Hersh</b>	
--	--	---	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$218,145**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**James B. and Marilynn L. Hersh  
1802 Davista Lane  
Lexington, NE 68850**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**E2NW4 9-1-12, WEST OF THE 6TH P.M., WEBSTER CO., NE**

21 If agricultural, list total number of acres \_\_\_\_\_

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **19**

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

**JAMES T. BLAZEK** (402) 496-3432  
Print or Type Name of Grantee or Authorized Representative Phone Number

**ATTORNEY** 8.17.2017  
Signature of Grantee or Authorized Representative Title Date

sign here

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>21</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number <b>\$ Exempt 19</b>	28 Recording Data <b>BW 2017, Pg 2008</b>

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 08/21/17  
\$ Ex019 By BB

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of August A.D., 2017, at 09:45 o'clock AM. Recorded in Book 2017 on Page 2008

*Debra K. Hingst*  
County Clerk  
Fee: \$10.00 By: BB Deputy  
Electronically Recorded

**WARRANTY DEED**

JAMES B. HERSH and MARILYNN L. HERSH, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from BRIAN L. HERSH and BETH L. HERSH-GOSLIN, Trustees of the JAMES B. HERSH and MARILYNN L. HERSH Irrevocable Trust dated August 4, 2017, GRANTEES, convey to Grantees, the following described real estate:

**The East Half of the Northwest Quarter (E½NW¼) of Section Nine (9), Township One (1) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.**

**\*Reserving a life estate for James B. Hersh and Marilynn L. Hersh.**

GRANTORS covenant, jointly and severally (if more than one), with GRANTEE that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 11<sup>th</sup> day of August, 2017

*James B. Hersh*  
JAMES B. HERSH, Grantor

*Marilynn L. Hersh*  
MARILYNN L. HERSH, Grantor

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Dawson )

The foregoing instrument was acknowledged before me on this 11<sup>th</sup> day of August, 2017, by JAMES B. HERSH and MARILYNN L. HERSH, Grantors.

*Jennifer L. Shubert*  
Notary Public



Return to:  
James T. Blazek  
BLAZEK & GREGG, P.C., L.L.O.  
11580 West Dodge Road  
Omaha, Nebraska 68154  
(402) 496-3432

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2045

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Jeffrey L. +

PARCEL # / FILING NUMBER 001901100/68390

11-2-11

Terri M. Olson  
#13110

DOC STAMPS Exempt 05A

tax/lien

SALES FILE # 200

# PAGES \_\_\_\_\_

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

TAX DISTRICT 45

TOTAL SALE PRICE ~~10~~

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-16-2017

DEED TYPE QCD

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

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

COMMENTS Donald + Ruth Olson gave their 1/2 interest to Jeffrey + Terri Olson

# 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.

200

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>16</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>08</u> Day <u>16</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Donald D. and Ruth E. Olson</b> Street or Other Mailing Address <b>1003 E Street</b> City <b>Utica</b> State <b>NE</b> Zip Code <b>68456</b> Phone Number <b>(402) 534-2059</b> Email Address <b>drolson@windstream.net</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>See attachment</b> Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	
---	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No Grantor's retained a joint life estate

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

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

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

14 What is the current market value of the real property?  
**\$256,260**

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

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

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

18 Address of Property  
**Rural Webster County, Nebraska**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Jeffery Olson  
3705 Wendell Drive  
Hastings, NE 68901**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**Undivided one-half interest in the Northwest Quarter (NW/4) of Section Eleven (11), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, lying west of the center line of Crooked Creek as now located.**

21 If agricultural, list total number of acres 1/2 of 142 acres

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

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

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

**sign here** **Donald D. Olson** (402) 534-2059  
Print or Type Name of Grantee or Authorized Representative Phone Number  
*Donald D. Olson* Owner 08/16/17  
Signature of Grantee or Authorized Representative Title Date

**Register of Deed's Use Only**

**For Dept. Use Only**

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. _____ Day _____ Yr. <b>2017 Aug 22 01:25 PM Ex05a Book 2017 Page 2045</b>		

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 08/22/17  
\$ Ex05a By BB

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 22 day  
of August A.D., 2017, at 01:25  
o'clock PM. Recorded in Book 2017  
on Page 2045

County Clerk

Fee: \$10.00 By: BB Deputy  
Electronically Recorded

After recording, return to: Charles W. Hastings, DUNMIRE, FISHER, HASTINGS, & PAULEY, PO Box 1044, Hastings NE 68902-1044

QUITCLAIM DEED

**DONALD D. OLSON and RUTH E. OLSON**, husband and wife, GRANTORS,  
owners of an undivided one-half interest in the real estate described below (Real Estate), in  
consideration of love and affection, convey to GRANTEES, **JEFFREY L. OLSON and TERI  
M. OLSON**, husband and wife, as joint tenants and not as tenants in common, all of their  
undivided interest in the following described Real Estate (as defined in Neb. Rev. Stat. §76-201),  
reserving however unto the Grantors and each of them a life estate and the life use thereof:

All that part of the Northwest Quarter (NW/4) of Section Eleven (11), Township Two (2) North,  
Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, lying west of the center line  
of Crooked Creek as now located.

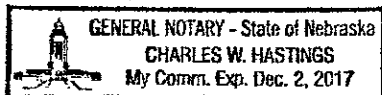
Executed: 8/16, 2017.

Donald D. Olson

Ruth E. Olson

STATE OF NEBRASKA    )  
  ) ss:  
COUNTY OF ADAMS    )

The foregoing instrument was acknowledged before me on 8/16, 2017 by  
DONALD D. OLSON and RUTH E. OLSON, husband and wife.



Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2046

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Don + Betty Schmidt

PARCEL # / FILING NUMBER 000120800/35310

10172

(New) 000120801/35311

DOC STAMPS 2.25

tax/lien \_\_\_\_\_

SALES FILE # 201

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 65

TOTAL SALE PRICE 750.00

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-2-2017

DEED TYPE JTWD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Split lots - S 1/2 Lot 4 + and all of Lot 5 Block 1 Smith + Moore's Addition to Red Cloud, Webster Co.

# 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.

201

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>02</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>02</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>FMH, LLC</b> Street or Other Mailing Address <b>PO Box 291</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Don &amp; Betty Schmidt</b> Street or Other Mailing Address <b>637 N Elm St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

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 South Half (S1/2) of Lot Four (4) and all of Lot Five (5), Block One (1), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	\$	750.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	750.00

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

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

**sign here** **Kory J. McCracken**  
Print or Type Name of Grantee or Authorized Representative  
Signature of Grantee or Authorized Representative \_\_\_\_\_ Title **Attorney**  
Phone Number **(402) 746-3613**  
Date **8/22/17**

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>08</u> Day <u>22</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number <b>\$ 2.25</b>	28 Recording Data <b>BLW 2017 Pg 2046</b>	For Dept. Use Only
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BLW2017, Pg 2046

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 22<sup>nd</sup> day of Aug A.D., 2017, at 3:20 o'clock P.M. Recorded in Book 2017 on Page 2046  
Debra Klugeboer County Clerk  
10.00 Debra Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 8/22/17  
\$ 2.25 By DAW

**JOINT TENANCY WARRANTY DEED**

FMH, L.L.C., a limited liability company organized and existing under the laws of the State of Nebraska, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Don Schmidt and Betty Schmidt, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Four (4) and all of Lot Five (5), Block One (1), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed <sup>August</sup> ~~July~~ 2, 2017.

FMH, L.L.C.

By John F. McGuire \_\_\_\_\_ By Phil L. Hansen \_\_\_\_\_  
John F. McGuire, Member                      Phil L. Hansen, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on <sup>August</sup> ~~January~~ 2, 2017, by John F. McGuire and Phil L. Hansen, Members, on behalf of FMH, L.L.C., a Nebraska limited liability company.

Comm. expires 

Mary Hunt  
Notary Public

RESIDENTIAL SALES FILE

PAGE 1 COMMENTS

BOOK-PAGE 2017-2046 DATE OF SALE 8-2-2017

LEGAL DESCRIPTION <sup>#1208</sup> Now - ALL Lots 6-9 + N 12'6 Lot 10 Block 1 Smith + Moores Addition Red Cloud  
#120801 S 1/2 Lot 4 + ALL Lot 5 Block 1 Smith + Moores Addition to Red Cloud

LOCATION ID PARCEL(S) 000120800 + 000120801

ASSESSOR LOCATION Red Cloud ADDRESS OF PROPERTY 637 North Elm street

YEAR	LAND	IMPROVEMENTS	TOTAL
000120801			
2017	470		470
000120800	1410	77695	79105

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
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SCHOOL BASE # \_\_\_\_\_ HOUSE QUALITY \_\_\_\_\_ HOUSE CONDITION \_\_\_\_\_ DATE OF CONSTRUCTION \_\_\_\_\_

MOBILE HOME \_\_\_\_\_





WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 09/07/2017  
Inspected By: CJ Inspection Date: 08/01/2016

Record : 1 of: 1

Parcel ID #: 000120800	Map # : 4371-00-0-10020-001-0000
MCGUIRE, JOHN % FMH, LLC PO BOX 291 RED CLOUD, NE 68970-0000	Situs : 617 N ELM ST Legal : ALL LOTS 6-9 & NORTH 12'6 LOT 10 BLOCK 1

LOT INFORMATION

Neighborhood : 200 RED CLOUD		Value Method: SF
Lot Width : 142		# of Units : 15975
Lot Depth : 112.5		Unit Value : 0.09
Topography : Amenities		Adjustments :
Street Access :		Lot Value : 1,410
Utilities :		

PHYSICAL INFORMATION

Type : 3 - Duplex	Year Built/Age : 2007/10
Quality : 20 - Fair	Effective Age :
Condition : 35 - Average +	Remodel Date :
Arch Type :	Remodel Type :
Style : One Story 100%	
Exterior Wall : 100% SIDING	
Floor Area : 2,400	
Basement Area : 1,008	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 4	
Baths : 4.0	
Heat Type : 100% WARM & COOLED	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 16	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$79,105
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value .....	\$77,695
Land Value .....	\$1,410
FINAL ESTIMATE OF VALUE .....	\$79,105
Value per Square Foot .....	32

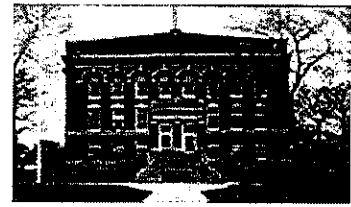
Current Total Assessed Value for Parcel # 000120800 .....	\$79,105
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DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.



**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 9/7/2017

SELLER: FMH, LLC  
PO BOX 291  
RED CLOUD, NE 68970  
BUYER: DON & BETTY SCHMIDT  
637 N ELM STREET  
RED CLOUD, NE 68970

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 000120800&000120801 BOOK/PAGE: 2017-2046 DATE OF SALE: 8/2/2017  
LEGAL DESCRIPTION: THE S1/2 OF LOT 4 AND ALL OF LOT 5, BLOCK 1, SMITH AND MOORES ADDITION TO RED CLOUD

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. **\*If we do not hear from you within 15 days we will calling for the information.** Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

- What was the total purchase price? \$ \$ 750.00 Yes / No
- If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
*If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?* \$ \_\_\_\_\_
- 4 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2049

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Adam Uetter

PARCEL # / FILING NUMBER 000 147700 / 38540

# 13111

DOC STAMPS 123.75

tax/lien \_\_\_\_\_

SALES FILE # 202

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 65

TOTAL SALE PRICE 55,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-28-2017

DEED TYPE WD

SALE QUAL

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

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_



# Real Estate Transfer Statement

202

• 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>28</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>8</u> Day <u>28</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Donald R. Bartlett and Sharon M. Bartlett</b> Street or Other Mailing Address <b>2900 Monroe Court</b> City <b>Plattsmouth</b> State <b>NE</b> Zip Code <b>68048</b> Phone Number Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Adam Vetter</b> Street or Other Mailing Address <b>546 N Elm St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$55,000**

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

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

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

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

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**Lots One (1) and Two (2), Block Two (2), and the North 4 feet of a vacated alley, all in Moore's Addition to the City of Red Cloud, Webster County, Nebraska**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	\$ 55,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 55,000.00

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.

**Adam Vetter**  
 Print or Type Name of Grantee or Authorized Representative

**Adam Vetter**  
 Signature of Grantee or Authorized Representative

**Grantee**  
 Title

Phone Number **812/2017**  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>08</b> Day <b>28</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>123.75</b>	28 Recording Data <b>2017 Pg 2049</b>

BOOK 2017, Pg 2049

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 28<sup>th</sup> day of August A.D., 2017, at 11:40 o'clock P.M. Recorded in Book 2017 on Page 2049  
Deb Klingenberg County Clerk  
10.00 AL2 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 8-28-17  
\$ 133.75 By AL2

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

WARRANTY DEED

Donald R. Bartlett and Sharon M. Bartlett, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Adam Vetter, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Two (2), and the North 4 feet of a vacated alley, all in Moore's Addition to the City of Red Cloud, Webster County, Nebraska

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

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

Executed August 28, 2017.

*Donald R. Bartlett*  
Donald R. Bartlett

*Sharon M. Bartlett*  
Sharon M. Bartlett

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on August , 2017 by Donald R. Bartlett and Sharon M. Bartlett, husband and wife.

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

*Bridget Daehling*  
Notary Public

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-2049

DATE OF SALE 8-28-2017

LEGAL DESCRIPTION Lots 1-2 Block 2 + N 4' of Vacated Alley Moore's Addition RC.

LOCATION ID PARCEL(S) 0001477

ASSESSOR LOCATION Red Cloud ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	625	24205	24830
2015	625	24205	24830
2016	625	22345	22970
2017	625	35475	36100

SELLING PRICE 55,000 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 91-002 - 65 HOUSE QUALITY 30 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1900

MOBILE HOME NA

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 09/05/2017  
Inspected By: CJ Inspection Date: 08/09/2016

Record : 1 of: 1

Parcel ID #: 000147700 Map # : 4371-00-0-10040-002-0000

VETTER, ADAM Situs :546 N ELM ST  
546 N ELM ST Legal :LOTS 1-2 BLOCK 2 & N 4'OF VACATED  
RED CLOUD, NE 68970- ALLEY MOORES ADDITION RED CLOUD

LOT INFORMATION

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

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1900/117
Quality :	30 - Average	Effective Age :	
Condition :	30 - Average	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% HARDBOARD		
Floor Area :	1,008		
Basement Area :	1,008		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	1.5		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	7		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$36,100
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value .....	\$35,475
Land Value .....	\$625
FINAL ESTIMATE OF VALUE .....	\$36,100
Value per Square Foot .....	35

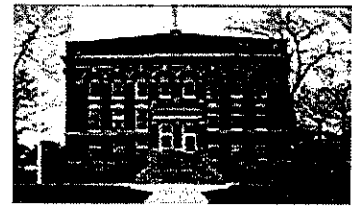
Current Total Assessed Value for Parcel # 000147700 .....	\$36,100
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DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.



**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 9/5/2017

SELLER: DONALD & SHARON BARTLETT  
8900 MONROE COURT  
PLATTSMOUTH, NE 68048  
BUYER: ADAM VETTER  
546 N ELM ST.  
RED CLOUD, NE 68970

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 147700 BOOK/PAGE: 2017-2049 DATE OF SALE: 8/28/2017  
LEGAL DESCRIPTION: LOTS 1-2, BLOCK 2 AND THE N 4' OF A VACATED ALLEY, ALL IN MOORE'S ADDITION TO RED CLOUD

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. \*If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What was the total purchase

1 price? \$ \$ 55,000.00 Yes / No

If No explain: \_\_\_\_\_

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):

Appliances Furniture Other (please explain):

3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_

*If the property is a rental property and produces income, what rent has been charged for it in* \$ \_\_\_\_\_

4 *each of the past five years?* \_\_\_\_\_

5 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_

6 How long was the property on the market? \_\_\_\_\_

7 Were any changes made to the property either before or after the sale? Yes / No

(Example: Remodeling Renovations Additions Repairs Demolition)

If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2077

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME: Priscilla Hollingshead

PARCEL # / FILING NUMBER 002313900 / 72300 34-2-12

Pamela Hollingshead

(New#) 002313901 / 72301 34-2-12

+ Christy Crafton

DOC STAMPS 31.50 tax/lien \_\_\_\_\_

# 13112

SALES FILE # 203 # PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL \_\_\_\_\_

SUBURBAN Invale

TAX DISTRICT 45

TOTAL SALE PRICE 14,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-11-2017

DEED TYPE JTWD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Split - Family giving interest to Family: Priscilla + Pamela<sup>v3</sup> Hollingshead + Christy<sup>v3</sup> Crafton

# Real Estate Transfer Statement

203

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	
WEBSTER - 91				Mo. 07 Day 11 Yr. 2017		Mo. 08 Day 14 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Roger D. & Marjorie Wilson				Grantee's Name (Buyer) Priscilla Hollingshead, Pamela Hollingshead & Christy Crafton			
Street or Other Mailing Address 1202 E 1st				Street or Other Mailing Address 620 N Elm St			
City McCook		State NE		Zip Code 69001		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number (308) 345-3652				Phone Number (402) 746-3987		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

Yes  No

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

Yes  No

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

Yes  No

Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other Cousins

Brothers and Sisters  Grandparents and Grandchild  Spouse

Ex-spouse  Parents and Child  Step-parent and Step-child

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

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

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes Adam Pavelka  No

18 Address of Property

609 Michigan Avenue  
Inavale, NE 68952

18a  No address assigned 18b  Vacant land

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

Priscilla Hollingshead  
620 N Elm St  
Red Cloud, NE 68970

20 Legal Description

see attached

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed .....	22	\$ 14,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 14,000.00

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

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

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

*David B. Garwood*  
Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613  
Phone Number

8-30-17  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 8 Day 30 Yr. 17	\$ 31.50	BK2017, Pg 2077



An undivided one-sixth (1/6th) interest in a tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

BK2017, Pg 2077

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 2017, at 2:55 o'clock P. M. Recorded in Book 2017 on Page 2077  
Deb Klingenberg County Clerk  
10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 8-30-17  
\$ 31.50 By BB

**JOINT TENANCY WARRANTY DEED**

Roger Duane Wilson and Marjorie Wilson, husband and wife, GRANTOR, in consideration of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00) receipt of which is hereby acknowledged, convey to Priscilla Hollingshead, Pamela Sue Hollingshead and Christy A. Crafton, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth (1/6th) interest in a tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

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 August 14<sup>th</sup>, 2017.

Roger Duane Wilson      Marjorie Wilson  
Roger Duane Wilson      Marjorie Wilson

STATE OF NEBRASKA, COUNTY OF Red Willow ) ss.

The foregoing instrument was acknowledged before me on August 14<sup>th</sup>, 2017, by Roger Duane Wilson and Marjorie Wilson, husband and wife.

Comm. expires July 5, 2020      Steven K Rasmusen  
Notary Public

State of Nebraska - General Notary  
STEVEN K RASMUSEN  
My Commission Expires  
July 5, 2020

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 2017, at 2:57 o'clock P. M. Recorded in Book 2017 on Page 2078  
Deb Klingenberg County Clerk  
310.00 BB Deputy  
Ind      Comp      Assessor      Carded     

EASEMENT FOR WATER LINE

This agreement made and entered into this 14<sup>th</sup> day of August, 2017, by and between Roger Duane Wilson and Marjorie Wilson, husband and wife, GRANTORS, and Priscilla Hollingshead, Pamela Sue Hollingshead and Christy A. Crafton, GRANTEES, WITNESSETH:

WHEREAS GRANTORS are now the owners of the following described real estate, to wit:

TRACT 1: An undivided one-sixth (1/6th) interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska;

AND WHEREAS upon closing of the sale of TRACT 2 to GRANTEES, GRANTEES will be the owners of the following described real estate, to wit:

TRACT 2: A tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

AND WHEREAS There is now an underground pipeline for water from the WATER METER on TRACT 2 running thence South along the West side of the County Road located on the East side of the properties to a point in TRACT 1; and thence East across the County Road;

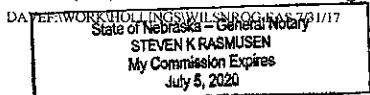
NOW THIS INDENTURE WITNESSETH that in consideration of the sum of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, GRANTORS hereby grant and convey for the purposes above set forth, full and free right and passage over, under and across TRACT 1 to use, maintain, repair and replace said underground water pipeline; PROVIDED however that this easement will terminate if said pipeline is abandoned or no longer used for the above purposes. GRANTEES agree to reimburse GRANTORS for any crop loss, repair washouts and settling, return the soil as close to it's original condition as is reasonably possible, and repair any fences damaged as a result of such work. This Agreement shall be binding upon the heirs, successors and assigns of the Parties.

Roger Duane Wilson Marjorie Wilson  
Roger Duane Wilson Marjorie Wilson

STATE OF NEBRASKA, COUNTY OF Red Willow ) ss.

The foregoing instrument was acknowledged before me on August 14<sup>th</sup>, 2017, by Roger Duane Wilson and Marjorie Wilson, husband and wife.

Comm. expires July 5, 2020 Steven K Rasmussen  
Notary Public



# Real Estate Transfer Statement

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

201

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>11</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>10</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>First Nebraska Trust Co, Ttee-James B. Burden Rev. Trust</b> Street or Other Mailing Address <b>%Robin Smith, PO Box 81667</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68501</b> Phone Number <b>(402) 477-2200</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Priscilla Hollingshead, Pamela Hollingshead &amp; Christy Crafton</b> Street or Other Mailing Address <b>620 N Elm St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3987</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

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

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

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

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

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

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

**14 What is the current market value of the real property?** \_\_\_\_\_

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

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

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

**18 Address of Property**  
**609 Michigan Avenue**  
**Inavate, NE 68952**

**19 Name and Address of Person to Whom the Tax Statement Should be Sent**  
**Priscilla Hollingshead**  
**620 N Elm St**  
**Red Cloud, NE 68970**

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

**20 Legal Description**  
**see attached**

**21 If agricultural, list total number of acres** \_\_\_\_\_

<b>22 Total purchase price, including any liabilities assumed</b> .....	22	\$	14,000.00
<b>23 Was non-real property included in the purchase?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
<b>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</b> .....	24	\$	14,000.00

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

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

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

*David B. Garwood* Attorney  
 Signature of Grantee or Authorized Representative Title  
 Date **8-30-17**

**Register of Deed's Use Only**

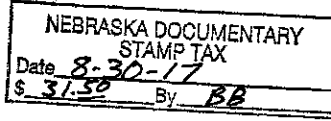
26 Date Deed Recorded Mo. <u>8</u> Day <u>30</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>31.50</u>	28 Recording Data <b>BR2017, Pg 2079</b>
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For Dept. Use Only

An undivided one-sixth (1/6th) interest in a tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 2017, at 3:05 o'clock P. M. Recorded in Book 2017 on Page 2079  
Deb Klingenberg County Clerk  
10.00 BB Deputy  
Ind Comp Assessor Carded



**TRUSTEE'S JOINT TENANCY WARRANTY DEED**

FIRST NEBRASKA TRUST COMPANY, Trustee of the James B. Burden Revocable Trust, GRANTOR, in consideration of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00), receipt of which is hereby acknowledged, conveys to Priscilla Hollingshead, Pamela Sue Hollingshead and Christy A. Crafton, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth (1/6th) interest in a tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

GRANTOR covenants 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 August 10, 2017.

FIRST NEBRASKA TRUST COMPANY,

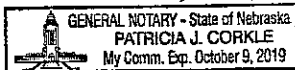
By Robin Smith  
Robin Smith, Vice President and Trust Officer

STATE OF NEBRASKA, COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me on August 10, 2017, by Robin Smith, Vice President and Trust Officer, on behalf of First Nebraska Trust Company, Trustee of The James B. Burden Revocable Trust.

Comm. expires October 9, 2019

Patricia J. Corkle  
Notary Public



State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 2017, at 3:07 o'clock P. M. Recorded in Book 2017 on Page 2080  
Debi Klingenberg County Clerk  
610.00 BB Deputy  
Ind      Comp      Assessor      Carded     

EASEMENT FOR WATER LINE

This agreement made and entered into this 7 day of August, 2017, by and between FIRST NEBRASKA TRUST COMPANY, Trustee of the James B. Burden Revocable Trust, GRANTOR, and Priscilla Hollingshead, Pamela Sue Hollingshead and Christy A. Crafton, GRANTEES, WITNESSETH:

WHEREAS GRANTOR is now the owner of the following described real estate, to wit:

TRACT 1: An undivided one-sixth (1/6th) interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska;

AND WHEREAS upon closing of the sale of TRACT 2 to GRANTEES, GRANTEES will be the owners of the following described real estate, to wit:

TRACT 2: A tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

AND WHEREAS There is now an underground pipeline for water from the WATER METER on TRACT 2 running thence South along the West side of the County Road located on the East side of the properties to a point in TRACT 1; and thence East across the County Road;

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, GRANTOR hereby grants and conveys for the purposes above set forth, full and free right and passage over, under and across TRACT 1 to use, maintain, repair and replace said underground water pipeline; PROVIDED however that this easement will terminate if said pipeline is abandoned or no longer used for the above purposes. GRANTEES agree to reimburse GRANTOR for any crop loss, repair washouts and settling, return the soil as close to it's original condition as is reasonably possible, and repair any fences damaged as a result of such work. This Agreement shall be binding upon the heirs, successors and assigns of the Parties.

FIRST NEBRASKA TRUST COMPANY,

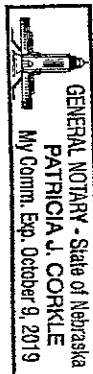
By Robin Smith  
Robin Smith, Vice President and Trust Officer

STATE OF NEBRASKA, COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me on August 7, 2017, by Robin Smith, Vice President and Trust Officer, on behalf of First Nebraska Trust Company, Trustee of The James B. Burden Revocable Trust.

Comm. expires October 9, 2019

Patricia J. Corbkle  
Notary Public



# Real Estate Transfer Statement

205

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 07 Day 11 Yr. 2017		Mo. 08 Day 11 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Jack D. & Anne Wilson				Grantee's Name (Buyer) Priscilla Hollingshead, Pamela Hollingshead & Christy Crafton			
Street or Other Mailing Address 824 Arlene Avenue				Street or Other Mailing Address 620 N Elm St			
City Papillion		State NE		City Red Cloud		State NE	
Zip Code 68046				Zip Code 68970			
Phone Number (402) 305-2564				Phone Number (402) 746-3987		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
609 Michigan Avenue  
Inavale, NE 68952

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Priscilla Mollingshead  
620 N Elm St  
Red Cloud, NE 68970

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 .....	\$ 14,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	\$ 14,000.00

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

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

David B. Garwood  
 Print or Type Name of Grantor or Authorized Representative

*David B. Garwood*  
 Signature of Grantor or Authorized Representative

Attorney

(402) 746-3613  
 Phone Number

8-30-17  
 Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 8 Day 30 Yr. 17	\$ 31.50	BK2017, Pg 2081	



An undivided one-sixth (1/6th) interest in a tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 2017, at 3:35 o'clock P. M. Recorded in Book 2017 on Page 2081  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 8-30-17  
\$ 36.50 By BB

**JOINT TENANCY WARRANTY DEED**

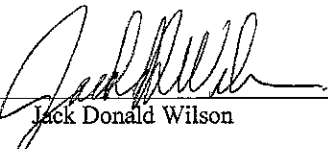
Jack Donald Wilson and Anne Wilson, husband and wife, GRANTOR, in consideration of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00) receipt of which is hereby acknowledged, convey to Priscilla Hollingshead, Pamela Sue Hollingshead and Christy A. Crafton, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

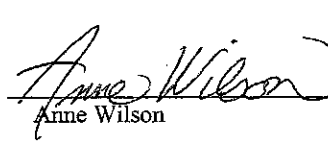
An undivided one-sixth (1/6th) interest in a tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

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 August 11, 2017.

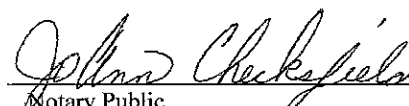
  
\_\_\_\_\_  
Jack Donald Wilson

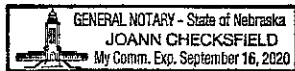
  
\_\_\_\_\_  
Anne Wilson

STATE OF NEBRASKA, COUNTY OF Sarpy ) ss.

The foregoing instrument was acknowledged before me on August 11<sup>th</sup>, 2017, by Jack Donald Wilson and Anne Wilson, husband and wife.

Comm. expires 9-16-20

  
\_\_\_\_\_  
Notary Public



# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **206**  
 • 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <b>07</b> Day <b>11</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>08</b> Day <b>11</b> Yr. <b>2017</b>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>David P. Burden</b> Street or Other Mailing Address <b>2720 S 24th St</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68502</b> Phone Number <b>(402) 430-3301</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Priscilla Hollingshead, Pamela Hollingshead &amp; Christy Crafton</b> Street or Other Mailing Address <b>620 N Elm St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3987</b> Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**609 Michigan Avenue  
 Inavale, NE 68952**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Priscilla Hollingshead  
 620 N Elm St  
 Red Cloud, NE 68970**

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 .....	\$ 14,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	\$ 14,000.00

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

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

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

*David B. Garwood*  
 Signature of Grantee or Authorized Representative

**Attorney**  
 Title

(402) 746-3613  
 Phone Number

**8-30-17**  
 Date

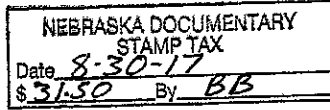
**Register of Deed's Use Only**

26 Date Deed Recorded Mo. <b>8</b> Day <b>30</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>31.50</b>	28 Recording Data <b>BK2017, Pg 2083</b>	For Dept. Use Only
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An undivided one-sixth (1/6th) interest in a tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 2017, at 3:45 o'clock P. M. Recorded in Book 2017 on Page 2083  
Deb Klingshenger County Clerk  
\$10.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



JOINT TENANCY WARRANTY DEED

David P. Burden, husband of Gianene Prentice, GRANTOR, in consideration of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00), receipt of which is hereby acknowledged, convey to Priscilla Hollingshead, Pamela Sue Hollingshead and Christy A. Crafton, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth (1/6th) interest in a tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

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 August 11, 2017.

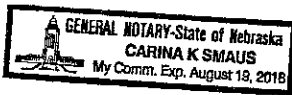
David P. Burden  
David P. Burden

STATE OF NEBRASKA, COUNTY OF LANCASTER ) ss.

The foregoing instrument was acknowledged before me on August 11, 2017, by David P. Burden.

Comm. expires Aug 19, 2018

Carina K Smaus  
Notary Public



State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 20 17, at 3:40 o'clock P. M. Recorded in Book 2017 on Page 2082  
Deb Klingenberg County Clerk  
40.00 BB Deputy  
Ind      Comp      Assessor      Carded     

**EASEMENT FOR WATER LINE**

This agreement made and entered into this 17<sup>th</sup> day of August, 2017, by and between Jack Donald Wilson and Anne Wilson, husband and wife, GRANTORS, and Priscilla Hollingshead, Pamela Sue Hollingshead and Christy A. Crafton, GRANTEES, WITNESSETH:

WHEREAS GRANTORS are now the owners of the following described real estate, to wit:

TRACT 1: An undivided one-sixth (1/6th) interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska;

AND WHEREAS upon closing of the sale of TRACT 2 to GRANTEES, GRANTEES will be the owners of the following described real estate, to wit:

TRACT 2: A tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

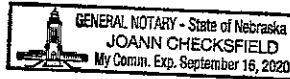
AND WHEREAS There is now an underground pipeline for water from the WATER METER on TRACT 2 running thence South along the West side of the County Road located on the East side of the properties to a point in TRACT 1; and thence East across the County Road;

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, GRANTORS hereby grant and convey for the purposes above set forth, full and free right and passage over, under and across TRACT 1 to use, maintain, repair and replace said underground water pipeline; PROVIDED however that this easement will terminate if said pipeline is abandoned or no longer used for the above purposes. GRANTEES agree to reimburse GRANTORS for any crop loss, repair washouts and settling, return the soil as close to it's original condition as is reasonably possible, and repair any fences damaged as a result of such work. This Agreement shall be binding upon the heirs, successors and assigns of the Parties.

[Signature]  
Jack Donald Wilson

[Signature]  
Anne Wilson

STATE OF NEBRASKA, COUNTY OF Sarpy ) ss.



The foregoing instrument was acknowledged before me on August 11<sup>th</sup>, 2017, by Jack Donald Wilson and Anne Wilson, husband and wife.

Comm. expires 9-16-20

[Signature]  
Notary Public

# Real Estate Transfer Statement

207

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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <b>07</b> Day <b>11</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>08</b> Day <b>11</b> Yr. <b>2017</b>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Gianene Prentice</b> Street or Other Mailing Address <b>2720 S 24th St</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68502</b> Phone Number <b>(402) 430-3301</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Priscilla Hollingshead, Pamela Hollingshead &amp; Christy Crafton</b> Street or Other Mailing Address <b>620 N Elm St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3987</b> Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property  
**609 Michigan Avenue  
 Inavale, NE 68952**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Priscilla Hollingshead  
 620 N Elm St  
 Red Cloud, NE 68970**

18a  No address assigned 18b  Vacant land

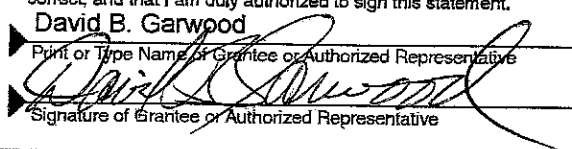
20 Legal Description  
**see attached**

21 If agricultural, list total number of acres \_\_\_\_\_

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **4**

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

**David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney **8-30-17**  
 Signature of Grantee or Authorized Representative Title Date

**Register of Deed's Use Only**

26 Date Deed Recorded Mo. <b>8</b> Day <b>30</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt #4</b>	28 Recording Data <b>BK2017, Pg 2085</b>	For Dept. Use Only
---	---	---	--------------------

The North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.; together with any interest in the Waterline serving this property, and any easement for such Waterline.



BK2017, Pg 2084

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 2017, at 3:50 o'clock P.M. Recorded in Book 2017 on Page 2084  
Deb Klingsberger County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

**EASEMENT FOR WATER LINE**

This agreement made and entered into this 11<sup>th</sup> day of August, 2017, by and between David P. Burden, GRANTOR, and Priscilla Hollingshead, Pamela Sue Hollingshead and Christy A. Crafton, GRANTEES, WITNESSETH:

WHEREAS GRANTOR is now the owner of the following described real estate, to wit:

TRACT 1: An undivided one-sixth (1/6th) interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska;

AND WHEREAS upon closing of the sale of TRACT 2 to GRANTEES, GRANTEES will be the owners of the following described real estate, to wit:

TRACT 2: A tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

AND WHEREAS There is now an underground pipeline for water from the WATER METER on TRACT 2 running thence South along the West side of the County Road located on the East side of the properties to a point in TRACT 1; and thence East across the County Road;

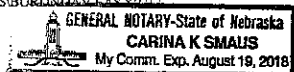
NOW THIS INDENTURE WITNESSETH that in consideration of the sum of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, GRANTOR hereby grants and conveys for the purposes above set forth, full and free right and passage over, under and across TRACT 1 to use, maintain, repair and replace said underground water pipeline; PROVIDED however that this easement will terminate if said pipeline is abandoned or no longer used for the above purposes. GRANTEES agree to reimburse GRANTOR for any crop loss, repair washouts and settling, return the soil as close to it's original condition as is reasonably possible, and repair any fences damaged as a result of such work. This Agreement shall be binding upon the heirs, successors and assigns of the Parties.

David P. Burden  
David P. Burden

STATE OF NEBRASKA, COUNTY OF Lincoln ) ss.

The foregoing instrument was acknowledged before me on August 11, 2017, by David P. Burden.

Comm. expires Aug 19, 2018 Carina K Smaus  
Notary Public

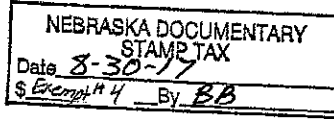


State of Nebraska } ss.  
County of Webster }

BK2017, Pg 2085

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 20 17, at 3:55 o'clock P. M. Recorded in Book 2017 on Page 2085

Deb Klingsberger County Clerk  
\$10.00 BB Deputy  
Ind  Comp  Assessor  Carded



**JOINT TENANCY QUITCLAIM DEED**

Gianene Prentice, wife of David P. Burden. GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00), and other valuable consideration, quitclaims and conveys to Priscilla Hollingshead, Pamela Sue Hollingshead and Christy A. Crafton, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.; together with any interest in the Waterline serving this property, and any easement for such Waterline.

Executed August 11, 2017.

Gianene Prentice  
Gianene Prentice

STATE OF NEBRASKA, COUNTY OF LANCASTER ) ss.

The foregoing instrument was acknowledged before me on August 11, 2017, by Gianene Prentice.

Comm. expires Aug 19, 2018

Carina K Smaus  
Notary Public



# Real Estate Transfer Statement

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

211

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <b>07</b> Day <b>11</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>08</b> Day <b>15</b> Yr. <b>2017</b>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Estate of Robert J. Christy, %Michael Christy, PR</b> Street or Other Mailing Address <b>2626 Ellis</b> City <b>Bellingham</b> State <b>WA</b> Zip Code <b>98225</b> Phone Number <b>(360) 734-2815</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Priscilla Hollingshead, Pamela Hollingshead &amp; Christy Crafton</b> Street or Other Mailing Address <b>620 N Elm St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3987</b> Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**609 Michigan Avenue  
 Inavale, NE 68952**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Priscilla Hollingshead  
 620 N Elm St  
 Red Cloud, NE 68970**

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	\$	14,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	14,000.00

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

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

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

*David B. Garwood*  
 Signature of Grantee or Authorized Representative

**David B. Garwood**  
 Title

**Attorney**

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

**8-30-17**  
 Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <b>9</b> Day <b>11</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>31.50</b>	28 Recording Data <b>BK2017, Pg 2131</b>	For Dept. Use Only
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An undivided one-sixth (1/6th) interest in a tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

State of Nebraska } ss.  
County of Webster } Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 11 day  
of September, A.D., 2017, at 9:54  
o'clock A.M. Recorded in Book 287  
on Page 2131  
Dea. K. J. Koenig County Clerk  
\$10.00 alt Deputy  
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 9/11/17  
\$ 31.50 By alt

**PERSONAL REPRESENTATIVE'S  
JOINT TENANCY WARRANTY DEED**

Michael Christy, Executor/Personal Representative of the Estate of Robert J. Christy, Deceased, in consideration of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00) received from GRANTEES, Priscilla Hollingshead, Pamela Sue Hollingshead and Christy A. Crafton as joint tenants, conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth (1/6th) interest in a tract of land located in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, BEING THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, OF WHICH 0.44 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD R.O.W.

subject to easements and restrictions of record.

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

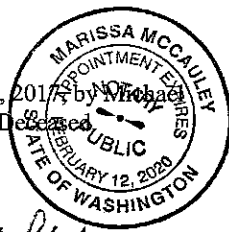
Executed August 15, 2017.

ESTATE OF ROBERT J. CHRISTY, DECEASED.

By: Michael Christy  
Michael Christy, Personal Representative/Executor

STATE OF WASHINGTON, COUNTY OF Whatcom ) ss.

The foregoing instrument was acknowledged before me on August 15, 2017, by Robert J. Christy, Personal Representative/Executor of the Estate of Robert J. Christy, Deceased.



Comm. expires 2-12-20

Marissa McCauley  
Notary Public MARISSA MCCAULEY

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1919 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # \_\_\_\_\_

PARCEL #/  
FILING NUMBER 002303500/79025 22-2-12

002101800/790265 11-4-11

DOC STAMPS \_\_\_\_\_ tax/lien \_\_\_\_\_

SALES FILE # \_\_\_\_\_ # PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45+105

TOTAL SALE PRICE \_\_\_\_\_

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 6-20-2017

DEED TYPE Death Certificate

SALE QUAL

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

LOCATION CODE

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

COMMENTS Death Certificate - Lee R Cohn

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

DATE OF ISSUANCE

7/11/2017

LINCOLN, NEBRASKA

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



STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

17 08588

CERTIFICATE OF DEATH

Form containing fields for decedent information, cause of death, medical examiner details, and registrar information. Includes sections for 'To be completed by: FUNERAL DIRECTOR', 'To be completed by: CERTIFIER', and 'To be completed by: MEDICAL CERTIFIER ONLY'.

0093895

LEGAL DESCRIPTION:

N $\frac{1}{2}$ NW $\frac{1}{4}$  22-2-12

SW $\frac{1}{4}$  & LOT 1 IN NW $\frac{1}{4}$  11-4-11

State of Nebraska } ss.  
County of Webster } Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 11<sup>th</sup> day  
of August A.D., 2017, at 1:30  
o'clock P. M. Recorded in Books 2017  
on Page 1919-1920  
Deborah Berger County Clerk  
16.00 Deputy  
Ind. \_\_\_ Comp. \_\_\_ Assessor \_\_\_ Cared \_\_\_



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1902 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # \_\_\_\_\_

PARCEL # / FILING NUMBER 002014200/69880 32-3-11

DOC STAMPS \_\_\_\_\_ tax/lien \_\_\_\_\_

SALES FILE # \_\_\_\_\_ # PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45 AG-Trust

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE DOD- 16-17-17

DEED TYPE Death Certificate

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

LOCATION CODE

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

COMMENTS Death Certificate to Remove Richard J. Hansen

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 10 day  
of August A.D., 2017, at 1:55  
o'clock P M. Recorded in Book 2017  
on Page 1902-1903  
Deb Klingsenberg County Clerk  
\$10.00 BS Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

**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

**TITLE OF DOCUMENT: CERTIFIED DEATH CERTIFICATE FOR DEEDS**

- Transfer on Death Deed
- Life Estate
- Joint Tenancy
- Other

**DEED RECORDED:**

December 3, 1984  
DATE

Instrument No. 84-1161  
RECORDING INFORMATION

**GRANTOR:**

Richard J. Hansen, (Deceased person's name)

**GRANTEE(S):**

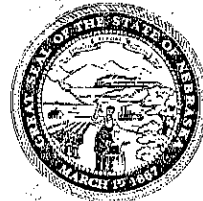
Dennis J. Hansen, Successor Trustee, and His Successors in Trust, Under the Andrew Hansen Revocable Trust

**FULL & COMPLETE 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.

(Include Legal Description Above or Attach Legal Description on Page 2)

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



DATE OF ISSUANCE

7/13/2017

LINCOLN, NEBRASKA

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

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

17 08884

CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Richard James Hansen			2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) June 17, 2017		
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Red Cloud, Nebraska			5a. AGE - Last Birthday (Yrs.) 87		5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.		
5c. UNDER 1 DAY			6. DATE OF BIRTH (Mo., Day, Yr.) October 25, 1929				
7. SOCIAL SECURITY NUMBER			8a. PLACE OF DEATH <input type="checkbox"/> HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA <input type="checkbox"/> OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input checked="" type="checkbox"/> Other (Specify) ASSISTED LIVING				
8b. FACILITY-NAME (If not institution, give street and number) Cherry Corner Estates			8c. CITY OR TOWN OF DEATH (Include Zip Code) Red Cloud 68970				
8d. COUNTY OF DEATH Webster			9a. RESIDENCE-STATE Nebraska				
9b. COUNTY Webster			9c. CITY OR TOWN Red Cloud				
9d. STREET AND NUMBER 971 Road 900			9e. APT. NO.		9f. ZIP CODE 68970		
9g. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> Widowed				
10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name. Irene Faye Tupper			11. FATHER'S NAME (First, Middle, Last, Suffix) Andrew Hansen				
11. MOTHER'S NAME (First, Middle, Maiden Surname) Emma Harris			13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No				
14a. INFORMANT-NAME Dennis Hansen			14b. RELATIONSHIP TO DECEDENT Son				
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE Dayre Williams		16b. LICENSE NO. 0918		16c. DATE (Mo., Day, Yr.) June 21, 2017	
15d. CEMETERY, CREMATORY OR OTHER LOCATION Red Cloud Cemetery		CITY / TOWN Red Cloud		STATE Nebraska		17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonsen-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska	
17b. Zip Code 68970		18. PART I. Enter the chain of events—diseases, injuries, or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.					
IMMEDIATE CAUSE (Final disease or condition resulting in death) a) Respiratory Arrest						APPROXIMATE INTERVAL onset to death Immediate	
DUE TO, OR AS A CONSEQUENCE OF: b) Pulmonary Mass						onset to death: 2 Months	
DUE TO, OR AS A CONSEQUENCE OF: c)						onset to death	
DUE TO, OR AS A CONSEQUENCE OF: d)						onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I. Chronic Kidney Disease, Hypertension, Anemia						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO		22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY		22c. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify)	
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED					
22f. LOCATION OF INJURY - STREET & NUMBER, APT.NO.		CITY/TOWN		STATE		ZIP CODE	
23a. DATE OF DEATH (Mo., Day, Yr.) June 17, 2017		23b. DATE SIGNED (Mo., Day, Yr.) June 29, 2017		23c. TIME OF DEATH 03:48 PM		24a. DATE SIGNED (Mo., Day, Yr.)	
24b. TIME OF DEATH		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD			
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input checked="" type="checkbox"/> UNKNOWN		25a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		25b. WAS CONSENT GRANTED? Not Applicable if 25a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO			
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Lisa L. Murphy, PA, 721 W 8th, Red Cloud, Nebraska, 68970							
28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) July 13, 2017			

To be completed/verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

To be completed by: CORPSE REFERENCE or COUNTY ATTORNEY ONLY

0094735