COVER PAGE PROPERTY TRANSFER

BOOK & PAG	E 2017-	1781	# PAGE	s	_ GR	ANTÉE MASTER NAME I	* <u>Mitch</u>	+ Edith
PARCEL# FILING NUMBE		D 6800.	165185	34-2-1	D	_	Watson	
	000895	200/27	010			_		8
DOC STAMPS	<u>aa.</u>	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 SME	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	20,00	4000	9000	9500		RURAL RESIDENTIAL	1
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
	5 1 mm						SUBURBAN	
TAX DISTRICT	45							
TOTAL SALE PRICE	<u> 10, E</u>	<u> </u>						
521 ADJUSTMENTS	\$							
SSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	8-,	1-201	<u>{</u>					
DEED TYPE_	TC	ωD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	Ambai	<u> </u>				<u>l</u> ,		
COMMENTS_	WHILD DOCK)						
_			<u> </u>					
_								

FORM 521

Real Estate Transfer Statement

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

	ent is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer 9 4 Date of Deed Mo. 08 Day
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Krista K. Henderson	Grantee's Name (Buyer) Mitch A. and Edith J. Watson
Street or Other Mailing Address 1220 Highway 136	Street or Other Mailing Address 703 Road 1625
City State Zip Code Red Cloud NE 68970	City State Zip Code
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 746-2520 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address NA	Email Address NA
7 Property Classification Number, Check one box in categories A and B. Check	
	(B) Property Type (C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved Multi-Family Agricultural ☐ IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim ✓ Warranty
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	eclosure Irrevocable Trust Revocable Trust Transfer on Death
✓ Yes	
	., Partnership, or LLC Self Other ts and Grandchild Spouse
\$12.645	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	Grantee
20 Legal Description	Landovice Paris,
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? Yes No (If Yes,	BECHEVE C
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exempti	
Under penalties of law, I declare that I have examined this stater correct, and that I am duly authorized to sign this statement.	nent and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee or Authorized Representative	402 - 746 - 25 2 Phone Number
sign Edith Q. Watarn	Grantee 8-1-2017
here 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 BUD DIT D. 1767
Mo. Nebraska Department of Revenue	

BK2017/Pg 1787

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 I day of August AD, 2017, at \$150.00 clock M. Recorded in Book 2017 Och Klingenberger County Clerk \$10.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8 -/- / P
\$ 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 SW½) 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 92½ feet, thence West 125 feet, thence South 92½ 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 Argust)

, 2017.

Krista K. Henderson

STATE OF NEBRASKA, COUNTY OF WEBSTER

)ss

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

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

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 08/22/2017

Inspected By: TS Inspection Date: 12/03/2014

Parcel ID #: 000895200 Map # : 4243-00-0-80005-002-0000

WATSON, MITCH A & EDITH J Situs :1630 RD GH

:LOTS 6-10 & 17-20 & W125' OF ROAD N OF Legal 703 RD 1625

LOT 6 BLK 2 AMBOY VILLAGE (PLEASANT

Record: 1 of: 1

RED CLOUD, NE 68970-0000 HILL)

LOT INFORMATION

Neighborhood : 800 AMBOY VILLAGE W/ HOME SITE

Lot Width : 1 Value Method: SF Lot Depth : 29275 # of Units : 29275 Topography : LEVEL Amenities Unit Value : 0.07

Street Access : GRAVEL Adjustments:

Utilities : WELL, SEP, ELEC, PRO Lot Value : 2,065

PHYSICAL INFORMATION

: 1 - Single Family Year Built/Age Type : 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

: 100% WARM & COOLED Heat Type

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 0×0

FINAL ESTIMATE

Improvement Value \$8,355 Land Value \$2,065 FINAL ESTIMATE OF VALUE \$10,420 Value per Square Foot Current Total Assessed Value for Parcel # 000895200 \$10,420

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

Legal

:LOTS 6-10 & 17-20 & W125' OF ROAD N OF

703 RD 1625 LOT 6 BLK 2 AMBOY VILLAGE (PLEASANT RED CLOUD, NE 68970-0000 HILL)

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	t Ba	se SF Cost	Total_Cost
BASIC STRUCTURE COST		1,036	x	84.77	= 87,822
<u>ADJUSTMENTS</u> ROOFING SUBFLOOR		Units	Unit Cost	Area Adj	Total Cost
HEATING & COOLING		1,036	2.01	2.01	2,082
PLUMBING Base is: 9	(under base)	4	1176.67	(4.32)	(4,476)
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		544	18.51	9.72	10,070
ADJUSTED STRUCTURE COST		1036	x	92.18	= 95,498
IMPROVEMENTS NO GARAGE		Units	<u>Unit Cost</u>	Depr	Total Cost.
SLAB W/ROOF & STEPS		20	34.31		685
DET GAR FAIR CONC		480	16.20	42%	4,510 *

TOTAL REPLACEMENT COST NEW		1036	x	92.84 =	96,185
Depreciation : 96% Total	96% Physical	Functi	onal	Economi	.c
	Less Depr	eciation/Plu	ıs Appre	ciation :	(92,340)
Improvement Value					\$3,845
Land Value					\$2,065
Lump Sums AMBOY					4,510
ESTIMATE OF VALUE (USING THE COST	APPROACH) .				\$10,420
Value per Square Foot					\$8.00

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record: 1 of: 1

SF

Value Method:

Date of Print: 08/22/2017

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

Parcel ID #: 001506800 Map # : 4373-34-3-0-0-65185

WATSON, MITCH A & EDITH J Situs :704 RD 1600

Legal :125' X 92 1/2' IN SE1/4SW1/4 34-2-10

703 RD 1625

RED CLOUD, NE 68970-0000

LOT INFORMATION

Neighborhood : 800 AMBOY VILLAGE W/ HOME SITE

Lot Width : 11761.2

Lot Depth : 1 # of Units : 11761.2 Topography : Amenities Unit Value : 0.17

Street Access: Adjustments:

Utilities : Lot Value : 1,955

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 :

Reof 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
Jalue per Square Foot	

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

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET - COST APPROACH DATA Date of Print: 08/22/2017 Record: 1 of: 1 Parcel ID #: 001506800 Map # : 4373-34-3-0-0-65185 WATSON, MITCH A & EDITH J Situs :704 RD 1600 :125' X 92 1/2' IN SE1/4SW1/4 34-2-10 Legal 703 RD 1625 RED CLOUD, NE 68970-0000 COST APPROACH - Values By Marshall & Swift Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor: 0.95 DESCRIPTION Square feet Base SF Cost Total Cost BASIC STRUCTURE COST x 0 **ADJUSTMENTS** Units <u> Unit_Cost</u> Area Adj Total Cost ROOFING SUBFLOOR HEATING & COOLING PLUMBING Base is: 0 Base BASEMENT COST 0.00 PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH

ADJUSTED STRUCTURE COST x =

IMPROVEMENTS Units Unit Cost Depr Total Cost
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 Record: 1 of: 1

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

Parcel ID #: 001506800 Map # : 4373-34-3-0-0-65185

WATSON, MITCH A & EDITH J Situs :704 RD 1600

Legal :125' X 92 1/2' IN SE1/4SW1/4 34-2-10

703 RD 1625

RED CLOUD, NE 68970-0000

LOT INFORMATION

Neighborhood: 800 AMBOY VILLAGE W/ HOME SITE

Lot Width : 11761.2 Value Method: SF
Lot Depth : 1 # of Units : 11761.2

Topography : Amenities Unit Value : 0.17

Street Access : Adjustments :

Utilities : Lot Value : 1,955

PHYSICAL INFORMATION

Type : N/A Year Built/Age : Quality : N/A Effective Age : Condition : N/A Remodel Date : 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 Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

improvement Value	
and Value	\$1,955
INAL ESTIMATE OF VALUE	\$2,225
Value per Square Foot	

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

WEBSTER COUNTY ASSESSOR'S OFFICE

RESIDENTIAL DATA SHEET - COST APPROACH DATA Date of Print: 08/22/2017 Record: 1 of: 1 Parcel ID #: 001506800 Map # : 4373-34-3-0-0-65185 WATSON, MITCH A & EDITH J Situs :704 RD 1600 Legal :125' X 92 1/2' IN SE1/4SW1/4 34-2-10 703 RD 1625 RED CLOUD, NE 68970-0000 COST APPROACH - Values By Marshall & Swift Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor :0.95 DESCRIPTION Square feet Base SF Cost Total Cost BASIC STRUCTURE COST x **ADJUSTMENTS** Units Unit Cost Area Adj Total Cost ROOFING SUBFLOOR HEATING & COOLING PLUMBING Base is: 0 Base BASEMENT COST 0.00 PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH ADJUSTED STRUCTURE COST x **IMPROVEMENTS** Units Unit Cost Depr Total Cost NO GARAGE RURAL SALV HOUSE 712 0.38 0% 270 *

Depreciation	:	Total	Physical	Functional	Economic	
			Less Depred	ciation/Plus Apprec	iation :	
Improvement Va	alue					\$0
_						\$0 \$1,955
_						

BOOK-PAGE COMMEN		SALE 8-1-2017			
LEGAL DESCRIPTION					
LOCATION ID PARCEL(S)	05 150 6800 + 000 89520	3			
_	waf	ADDRESS OF PROPERTY 4	ADDRESS OF PROPERTY + 704 Road 1600		
30150(8)	LAND	IMPROVEMENTS	TOTAL		
2015 (BAR 8) 2014 2015 2015 2017	1955	670 270 270	2625 2225 2225		
2017 500895200	1955	270	2225		
2014	2065 2065 2065	17540 8355	19605		
2014	2045	8355 8355	10 420		
SELLING PRICE	DOO 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE		
SCHOOL BASE #		HOUSE QUALITY 30 HOUSE CONDITION 10			
MOBILE HOME NA	+		DATE OF CONSTRUCTION / (CA)		

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk diwebcoassr@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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

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

What was the t	otal purchase				
1 pric	e?	\$.		10,000	Yes / No
If No explai	n:				
2 Was any personal	property included	in the sale price?	Yes / No	Per	sonal Property was (circle all that apply):
Appliances Fur	niture Other (ple	ease explain):			
	a rental property a		s included in the purc se, what rent has been		, , , , , , , , , , , , , , , , , , ,
5 What expenses h	ave been incurred	in each of the past j	five years?	<u> </u>	
6 How long was the	property on the m	arket?			
7 Were any change	s made to the prope	rty either before or	after the sale?	Yes	s/No
(Example: Remo	deling Renovation	ons Additions R	Repairs Demolition)	
If Yes explain:					

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAG	E 2011-	- 1797-1	/76 #PAGES	;	- GF	RANTEE MASTER NAME	<u> John C</u>	reen IN
PARCEL# FILING NUMBER	1002511	1400/134	25 4-12,	00251160	0173635	- -	281 Rd	X ,
	0025116	500/73 <i>63</i> 0	24-12,	002511900	173660	<u> </u>	Bladen	
DOC STAMPS	0- Ex		4	tax/lien				
SALES FILE #	/ 77	7	# PAGES			-		
EIGHBORHOOD#	,		-					
201100741000	1	100	105	200	20 5	300	305	408
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME , SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	125					I	SUSURBAIN	
OTAL SALE PRICE	-0-							
. ADJUSTMENTS	\$							
.ADJUSTMENTS	s							
REVIEW CODE	NO							
SALES DATE	6-27	1-2017						
DEED TYPE_	COD	>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	*	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED) ARMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	ВН	BLA	cow	GR	ina	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Reva	able 7	rrust -	· John	Green	. As Tr	uster	



Real Estate Transfer Statement

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

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

FORM 521

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91 ▼	3 Date of Sale/Transfer 4 Date of Deed Mo. 06 Day 27 Yr. 2017 Mo. 06 Day 27 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
John Green Street or Other Mailing Address	See attached Street or Other Mailing Address
281 Road S	281 Road S
City State Zip Code Bladen NE 68928	City State Zip Code Bladen NE 68928
Phone Number (402) 746-0435	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 746-0435 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address N/A	Email Address N/A
7 Property Classification Number, Check one box in categories A and B. Check C i	
	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
8 Type of Deed Conservator Distribution La. Bill of Sale Corrective Easement Le	id Contract/Memo Partition Sheriff Otherese Personal Rep. Trust/Trustee
	eral Quit Claim Warranty
9 Was the property purchased as 10 Type of Transfer Distribution Forect	osure Irrevocable Trust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Yes V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)
Yes No	✓ Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
	artnership, or LLC Self Other
Brothers and Sisters Grandparents	
Ex-spouse Parents and Cl 14 What is the current market value of the real property?	ild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
• • •	14 Me morgage assumes: (it res, state the amount and interest rate.)
\$1.004.200	Yes No \$
\$1,604,200 16 Does this conveyance divide a current parcel of land?	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 Vo
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16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property	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 19 Name and Address of Person to Whom the Tax Statement Should be Sent John Green, Trustee 281 Road X
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16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 18a No address assigned 18b Vacant land 20 Legal Description See attached 21 If agricultural, list total number of acres 710.73	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 19 Name and Address of Person to Whom the Tax Statement Should be Sent John Green, Trustee 281 Road X
16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 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	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 19 Name and Address of Person to Whom the Tax Statement Should be Sent John Green, Trustee 281 Road X Bladen, NE 68928
16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 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	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 19 Name and Address of Person to Whom the Tax Statement Should be Sent John Green, Trustee 281 Road X Bladen, NE 68928 22 0,00 ter dollar amount and attach itemized list.)
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16 Does this conveyance divide a current parcel of land? ☐ Yes	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 19 Name and Address of Person to Whom the Tax Statement Should be Sent John Green, Trustee 281 Road X Bladen, NE 68928 22 0,00 ter dollar amount and attach itemized list.) 23 0,00 24 0,00
16 Does this conveyance divide a current parcel of land? ☐ Yes	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 19 Name and Address of Person to Whom the Tax Statement Should be Sent John Green, Trustee 281 Road X Bladen, NE 68928 22 0,00 ter dollar amount and attach itemized list.) 23 0,00 anumber 4 It and that it is, to the best of my knowledge and belief, true, complete, and (308) 995-4458
16 Does this conveyance divide a current parcel of land? Yes No No 18 Address of Property 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 23 Was non-real property included in the purchase? Yes No (If Yes, et Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Michael C. Klein Print of Type Name of Grantee or Authorized Representative	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
16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 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 23 Was non-real property included in the purchase? Yes No (If Yes, et al. Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. Michael C. Klein Print or Type Name of Grantee or Authorized Representative	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 19 Name and Address of Person to Whom the Tax Statement Should be Sent John Green, Trustee 281 Road X Bladen, NE 68928 22 0,00 ter dollar amount and attach itemized list.) 23 0,00 24 0,00 number 4 It and that it is, to the best of my knowledge and belief, true, complete, and (308) 995-4458 Phone Number Grantor's Attorney 8/1/17
16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No 18 Address of Property 18a ☑ No address assigned 18b ☐ Vacant land 20 Legal Description See attached 21 If agricultural, list total number of acres	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 19 Name and Address of Person to Whom the Tax Statement Should be Sent John Green, Trustee 281 Road X Bladen, NE 68928 22 0,000 ter dollar amount and attach itemized list.) 23 0,000 24 0,000 number 4 that and that it is, to the best of my knowledge and belief, true, complete, and (308) 995-4458 Phone Number Grantor's Attorney 8/1/17
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16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No 18 Address of Property 18a ☑ No address assigned 18b ☐ Vacant land 20 Legal Description See attached 21 If agricultural, list total number of acres	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 19 Name and Address of Person to Whom the Tax Statement Should be Sent John Green, Trustee 281 Road X Bladen, NE 68928 22 0,000 ter dollar amount and attach itemized list.) 23 0,000 24 0,000 number 4 that and that it is, to the best of my knowledge and belief, true, complete, and (308) 995-4458 Phone Number Grantor's Attorney 8/1/17

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

20. Legal Description

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

and

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

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 6th P.M., Webster County, Nebraska;

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 6th P.M., Webster County, Nebraska; m 25 H 600

and

Northeast Quarter (NE 1/4) Plus 4 acres in West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-One (21), Section Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

BW2017, Pg 1797

State of Nebraska | Se. County of Webster | Entered on the numerical index and filed for record in the Cierk's office of said county this 4+2-day of Aug A.D., 2017, at 10:30 o'clock A.M. Recorded in Book 2017 on Page 1797-1798 | Debre Kungenberser County Clerk 16:00 | Deputy | Local Comp Assessor Carded | Deputy | Local Carded | Deputy | Deputy | Local Carded | Deputy | Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8/4/2017
\$Except # 4/30 | Okac

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 ½) of the Southeast Quarter (SE ¼) of Section One (1), Township Three (3) North, Range Thirteen (13) West of the 6th 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 6th 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 6th P.M., Webster County, Nebraska;

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 6th P.M., Webster County, Nebraska;

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 6th 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 6th P.M., Webster County, Nebraska.

Grantor covenants with the Grantee that Grantor:

- 1. Is lawfully seized of such real estate and that it is free from 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 day of April, 2017.

John R. Green

STATE OF NEBRASKA; COUNTY OF LEARNEYSS.

The foregoing instrument was acknowledged before me on this <u>27</u> day of April, 2017, by John Green.

JUNE

Notary Public Their

A GENERAL NOTARY - State of Nebraska
MICHAEL C. KLEIN
My Comm. Exp. July 13, 2017

COVER PAGE PROPERTY TRANSFER

			_			_	# 128	86
DOC STAMPS	2.25	<u> </u>	_	tax/lien		-		
SALES FILE#	178	?	# PAGES	5	_			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
•	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADÉN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		Dillog preprint	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	Le5	1.00-				i	SUBURBAN	
TAX DISTRICT_		0.00						
TOTAL SALE PRICE_	700	<i>0-00</i>						
Z1. ADJUSTMENTS <u>S</u>								
OR ADJUSTMENTS S	;							
REVIEW CODE	NO							
SALES DATE_	8-2-	2017						
DEED TYPE_	WD	2017						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED		SALE NOT TO BE USED		•		
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

Real Estate Transfer Statement

FORM 521

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

		e is needed, add an attachment and identify the item.	178
Ų	rill not be recorded ur	nless this statement is signed and items 1-25 are accurate	y completed.
1		· · · · · · · · · · · · · · · · · · ·	

	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 08 Day 02 Yr. 2017 Mo. 08 Day 02 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Daniel Lygrisse	Craig Lockhart
Street or Other Mailing Address 341 N Franklin St	Street or Other Mailing Address 426 N Elm St
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970
Phone Number (402) 746-4123	Phone Number Is the grantee a 501 (c)(3) organization? Yes ✓ No
Email Address	If Yes, is the grantee a 509(a) foundation? Yes No Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	
/83 GL 1	N D
✓ Improved Single Family Industrial	Property Lype (C) Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Famity Agricultural	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee
	L. Cl Cl.
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	losure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
☐ Yes ☑ No ☐ Court Decree ☐ Exchange ☐ Grant	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
	✓ Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., F	No. 12 1/2 Co
Ex-spouse Parents and Cl	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	Yes V No \$%
6 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? If Yes, include the name
Yes No	of the agent or title company contact.)
8 Address of Property 406 N Webster St	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Red Cloud, NE 68970	same as Grantee
18a No address assigned 18b Vacant land	
Legal Description	
Lot Eleven (11), Block Four (4), Original Town of Re	d Cloud Mohatas County Naharaha
201 2:01011 (11), Diock 1 out (4), Original Town of Re	d Cloud, Webster County, Nebraska.
† If agricultural, list total number of acres	
72 Total numbers pring including any lightities assumed	\$
22 Total purchase price, including any liabilities assumed	
3 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, en	
4 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this statemen	t 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 of Authorized Representative	(402) 746-3613 Phone Number
sign (Mward	Attorney
nere Signature of Grantee br Authonized Representative	itle Date
Register of Deed's Use Onl	W
D + D + D + I + D + D + D + D + D + D +	Y For Dept. Use Only 28 Recording Data
Mo. 8 Day 7 Yr. 17 \$ 2.25	RX 2017 Pa 1804
braska Department of Revenue rm No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Grantee—Retain a copy of this	
Totali a copy of the	your roomas.

State of Nebraska County of Webster State on the numerical index and filed for record in the Clerk's office of said county this 1 day of Duots A.D., 20 11, at 3:13 o'clock D.M. Recorded in Book 2011 on Page 1801 County Clerk SiO-D County Clerk SiO-D 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 _______, 2017, by Daniel Lygrisse, a single person.

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

Comm. expires 10-22-2018

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET

Date of Print: 08/22/2017

Parcel ID # : 000103300

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

LOCKHART, CRAIG Business Name :

Situs : 406 N WEBSTER ST

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

Record: 1 of:

1

0.17

426 N ELM STREET Legal : LOT 11 BLOCK 4 ORIGINAL TOWN

RED CLOUD, NE 68970-- RED CLOUD

LOT INFORMATION

Neighborhood : 205 RED CLOUD COMMERCIAL

Lot Width : 25 Value Method: SF Lot Depth : 117.3 # of Units : 2932.5

Topography : LEVEL Amenities Unit Value : Street Access : BRICK Adjustments :

Utilities : ALL 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	(\$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...\$9000

Value per Square Foot......\$0.34

VALUATION SUMMARY

Estimate of Value (Using Income Approach)

FINAL ESTIMATE

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

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

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

Date of Print: 08/22/2017

Parcel ID # : 000103300

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

LOCKHART, CRAIG

Business Name :

Situs

: 406 N WEBSTER ST

426 N ELM STREET

RED CLOUD, NE

Legal

: LOT 11 BLOCK 4 ORIGINAL TOWN

RED CLOUD

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

68970-

Bldg	Sect	Odc	Code	Year	Cls	Area	Perim	St/Ht	Base Cost	Perm Adj	HVAC Adj Ht	Adj	Sec RCN	Phys Func	RCNLD
1	1			1900 MERCIAI	C L	1,491 Ext Wall		1 / 12 RICK, C	22.61 COMMON	2.38	0.00 Heat/Cool:	0.00	37,260 Error		11,180
			al: A		Cond:	10 - Poor									

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 :

Situs

: 406 N WEBSTER ST

426 N ELM STREET RED CLOUD, NE

Legal

: LOT 11 BLOCK 4 ORIGINAL TOWN

RED CLOUD

68970-

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

00K-PAGE 2017		DATE OF SALE 8-2-2017	SALE PRICE 400
JT		PROPERTY USE No Value Building	_
YEAR	ŁAND	IMPROVEMENTS	TOTAL
2014	500		500
2015	560		500
2016	500		500
2014 2015 2016 2017	500		500

OMMENTS			

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

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:

8/22/2017

DATE:

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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. If we do not hear from you within 15 days, we will be 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 purch	nase										
1 price?	\$			400	Yes / No						
If No explain:											
2 Was any personal proper	rty included in the sale pric	e?	Yes / No	Persor	nal Property was (circle all that apply):						
Equipment Furniture	Grain / Crops Inventor	y 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:				<u> </u>							
5 If this property produces	s income, what rent has bee	n charged for it	in each of th	e past five y	rears? \$						
6 What expenses have bee	en incurred in each of the pa	ast five years?	\$_	 -							
7 How long was the prope	rty on the market?										

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

PARCEL#/ NG NUMBER		,		SW14-	2-2-12	ANTEE MASTER NAME #	#10	561
	-00230		7/621			<u>.</u>		
OC STAMPS	Exempt	<u>54</u>	-	tax/lien		_		
SALES FILE #	179		# PAGES	·	*******			
BORHOOD#	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 COMMÉRCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
:	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
1	115	., ·				1	333011341	· · · ·
X DISTRICT								
ALE PRICE				-				
USTMENTS	\$			-				
JUSTMENTS	\$			-				
EVIEW CODE	NO							
SALES DATE	8-1-	-2017 D		-				
DEED TYPE	W	D		-				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	2	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
ATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	1							

Real Estate Transfer Statement

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

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

FORM 521

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed	
1 County Name 2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. \$\frac{\frac{1}{3}}{2} \text{ Daty } \frac{1}{2} \text{ Yr. } \frac{2017}{2017} \text{ Mo. } \text{ Mo. } \text{ Date of Deed}	ayYr
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller)	Grantee's Name (Buyer)	
Street or Other Mailing Address	Street or Other Mailing Address	
City State Zip Code	City O \ State	Zip Code
Phone Number	Phone Number Is the grantee a 501 (c)(3) organ If Yes, is the grantee a 509(a) for	
Email Address	Email Address	ondenom: 165 [NO
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.	
(A) Status (B	Property Type	(C)
Improved Single Family Industrial Variable Single Family Industrial Variable Multi-Family Variable Agricultural IOLL Commercial Recreational		d Mobile Home
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Ler Cemetery Death Certificate – Transfer on Death Executor Mile	ase Personal Rep. Trust/Trustee	Other
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	osure Irrevocable Trust Revocable Trust I Life Estate Sale	Transfer on Death Trustee to Beneficiary Other (Explain) f No, state the intended use.)
Yes No	Yes No	···
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self O	ther
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount an	d interest rate.)
atilda a mand of load?	Yes No \$	%
16 Does this conveyance divide a current parcel of land? Yes No	of the agent or title company contact.) Yes	yr (ii res, include the hame
18 Address of Property	19 Name and Address of Person to Whorn the Tax Statement	Should be Sent
18a No address assigned 18b Vacant land		
20 Legal Description A tract in the SW/4 of 2-2-12 Comments Thence East 1, 235 ff to the point of be thence South 4304 thence West 3601+ to the 21 If agricultural, list total number of acres	ncing at the SW Corner of Sai gining thence North 43017, thence we point of beginning	45014 Sedion, e Fasi 360st.
22 Total purchase price, including any liabilities assumed	22 \$	<u> </u>
23 Was non-real property included in the purchase? Yes No (If Yes, et	nter dollar amount and attach itemized list.)	<u> </u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 5	0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.		complete, and
Print or Type Name of Grantee or Authorized Representative		Phone Number
Sign Vance Signature of Grantee of Authorized Representative	Title	<u> 8-8-17</u> Date
Here "		
Register of Deed's Use Or		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data Ry 2017 12 1915	
Mo. 8 Day 8 Yr. 17 \$ Exempt 50 Nebraska Department of Revenue	BK aon, B 1805	Rev. Stat. §§ 76-214, 77-1327(2)

BK 2017, Pg 1805

County of Webster S. Entered on the numerical index and filed for record in the Clerk's office of said county this S. day of S. A.D., 2011 at 9:55 o'clock A. M. Recorded in Book SOLD on Page 100 DO County Clerk 100 DO County C

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8 8 17
\$exempt 50 by OLD

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 6TH P.M., WEBSTER COUNTY, NEBRASKA, COMMENCING AT THE SOUTHWEST (SW) CORNER OF SAID SOUTHWEST (SW ½) 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

STATE OF NEBRASKA)

COUNTY OF WEBSTER)

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

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

Aldocal Superior Public

My commission expires: September 28 2000

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	<u> </u>	- 1800	_ #PAGE	s	. GR	ANTEE MASTER NAME #	<u> </u>	<u>e war</u>
FILING NUMBER	600 123	5300/.	35750			_	# 1310	1
DOC STAMPS	20.2	5	- ·	tax/lien		-		
SALES FILE#	180		# PAGES	s				
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
:	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
;	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
TAX DISTRICT	65						SOURIAN	
TOTAL SALE PRICE	8500	.DO						
-	000			•				
521 ADJUSTMENTS	\$			•				
ESSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	8-8-	: <u>2017</u>)						
DEED TYPE_	WI	>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL



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

FORM 521

	The deed will not be recorde	d unless this stateme	nt is signed and i	tems 1-25 are accurately comple	ted.
1 County Name	2 County Number		3 Date of Sale/Tra		-
E Constanto Name Adding	WEBSTER - 91			-	Day 31 Yr. 2017
Grantor's Name (Seller)	ess, and Telephone (Please Print)		Grantee's Name (E	e, Address, and Telephone (Please Pri Buver)	nt)
David Groff	Id	7000 A	Margaret Wa	alés´	
Street or Other Mailing Ad 509 W Missouri A	idress iV e		Street or Other Ma 318 Maine A	ailing Address VC	
^{City} Phoenix	State AZ	Zip Code 85013	City Inavale	State NE	Zip Code 68952
Phone Number	712	00010	Phone Number	Is the grantee a 501(c)(3) org	ganization? Yes ✓ No
Email Address		····	(402) 746-51 Email Address	U5 If Yes, is the grantee a 509(a) foundation? Yes ✓ No
7 Property Classificatio	n Number. Check one box in categ	gories A and B. Check C	if property is also a	mobile home.	
(A) Status		(B) Property Type	·	(C)
✓ Improved ☐ Unimproved		dustrial [gricultural [Mineral Interests Mineral Interests	· · · =	ssed Mobile Home
IOLL IOLL	Commercial Re	ecreational	_		
=	Conservator Corrective	Distribution La	nd Contract/Memo	Partition Sheriff	Other
	Death Certificate - Transfer on Death	= =	neral	Personal Rep. ☐ Trust/Trustee ☐ Quit Claim ✔ Warranty	
9 Was the property purch part of an IRS like-kind	lexchange? i 🖳 🗀	= =	losure Irrevocab		Transfer on Death
(I.R.C.§ 1031 Exchang ☐ Yes	ge)AuctionCourt Decree	☐ Easement ☐ Gift ☐ Exchange ☐ Grant	Life Estat or Trust Partition	te ✓ Sale Satisfaction of Contract	Trustee to Beneficiary Other (Explain)
11 Was ownership transfer	red in full? (If No, explain the division		12 W	las real estate purchased for same use?	
✓ Yes No		<u> </u>		✓ Yes No	
13 Was the transfer between Yes ✓ No	en relatives, or if to a trustee, are the Aunt or Uncle to Niece or Nep				Osh - ::
[] 163 [] 140	Brothers and Sisters	=	Partnership, or LLC and Grandchild	Self Spouse	Other
	Ex-spouse	Parents and Ci		Step-parent and Step-child	
14 What is the current mark	ket value of the real property?		15 Was the mortga	ige assumed? (If Yes, state the amount a	and interest rate.)
\$8,500			☐ Yes [✓ No \$	%
16 Does this conveyance di Yes No	ivide a current parcel of land?		17 Was transfer thr of the agent or t	ough a real estate agent or a title comparitle company contact.) Yes Gary 7	any? (If Yes, include the name Thompson Agency \square No
18 Address of Property		****	19 Name and Addr	ess of Person to Whom the Tax Stateme	nt Should be Sent
841 N Webster Red Cloud, NE 6897	·o		Margaret Wale		
18a No address assign			318 Maine Ave Inavale, NE 68		
20 Legal Description	1		, , , , , , , , , , , , , , , , , , , ,		
Lots One(1), Tw (9), Smith & Mo 21 If agricultural, list total nu	oore's Addition to Red	(4), except the \$ f Cloud, Webste	South One F er County, Ne	oot(S 1') of said Lot Fo ebraska	ur(4), Block Nine
22 Total purchase price	, including any liabilities assume				8,500,00
				s	0,300,00
	ty included in the purchase?			and attach itemized list.) 23	
24 Adjusted purchase pr	rice paid for real estate (line 22 r	minus line 23)	· · · · · · · · · · · · · · · · · · ·	24	8,500,00
25 If this transfer is exen	mpt from the documentary stamp	tax, list the exemption	number	•	
Under ; correct, and t	penaities of law, I declare that I hat hat I am duly authorized to sign this :	ive examined this statemer statement	nt and that it is, to the	e best of my knowledge and belief, true	, complete, and
Bridget D		olatorione.			(402) 746-2242
sign Print on Type	Name of Gramee or Authorized Rep	resentative	5	-t.t. A	Phone Number
	Grantee or Authorized Representativ			state Associate Broker	08/08/2017
here Signature of	Grantee or Authorized Representativ		Title		Date
26 Date Deed Recorded		ster of Deed's Use On	•		For Dept. Use Only
Mo S Day S	27 Value of Stamp or E	S Number	Recording Data	Pa 1806	
ebraska Department of Revenue			unou!		., eb. Rev. Stat. §§ 76-214, 77-1327(2)
orm No. 96-269-2008 2-2016 Rev	v. Supersedes 96-269-2008 Rev. 7-2014				33 . 5 = 1 11 11 10 [(2)

BK2017,Pg 1806

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Olerk's office of said county this & of August A.D., 2017, at 10 ...M. Recorded in Book <u>≥2</u>£ County Clerk __Deputy Assessor .Carded _ NEBRASKA DOCUMENTARY STAMP TAX Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970 WARRANTY DEED David Martin Groff, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Margaret Wales, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Lots One (1), Two (2), Three (3) and 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 Grantor covenants, jointly and severally, if one or more, 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 , 2017. STATE OF) ss. COUNTY OF The foregoing instrument was acknowledged before me on July , 2017 by David Martin Groff, a single person.

ROSE ANN MEJIA Notary Public - Arizona Maricopa County My Commission Expires November 16, 2018

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 08/22/2017

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

Parcel ID #: 000125300 Map # : 4371-00-0-10020-009-0000

WALES, MARGARET Situs :841 N WEBSTER ST

Legal :LOTS 1-3 & NORTH 24' LOT 4 BLOCK 9

318 MAINE AVENUE SMITH & MOORE'S ADDITION RED CLOUD

INAVALE, NE 68952-

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width 99 :

Lot Depth 142

Topography:

Street Access :

Utilities

Amenities

Value Method:

SF # of Units : 14058

Record: 1 of: 1

Unit Value : 0.09

Adjustments:

Lot Value : 1,240

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1910/107

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

Style : One-Story 56% 1-1/2-St-Fin 44%

Exterior Wall : 100% VINYL Floor Area : 1,252 Basement Area : 1,068

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms Baths : 2.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$17,275

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value \$16,035 Land Value \$1,240 FINAL ESTIMATE OF VALUE \$17,275 Value per Square Foot 13

Current Total Assessed Value for Parcel # 000125300 \$17,275

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

Parcel ID #: 000125300

Map # : 4371-00-0-10020-009-0000

WALES, MARGARET

Situs :841 N WEBSTER ST

Legal :LOTS 1-3 & NORTH 24' LOT 4 BLOCK 9

SMITH & MOORE'S ADDITION RED CLOUD

INAVALE, NE 68952-

COST APPROACH - Values By Marshall & Swift

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

					
	DESCR	IPTION			
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,252	x	77.76	= 97,356
ADJUSTMENTS ROOFING		<u>Units</u>	Unit Cost	Area Adj	Total Cost
SUBFLOOR HEATING & COOLING		1 252	2 01	2 21	0.545
	(under base)	1,252	2.01	2.01	2,517
	(under base)	1	1176.67	(0.89)	(1, 114)
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		1,068	16.42	14.01	17,541
ADJUSTED STRUCTURE COST		1252	x	92.89	= 116,298
IMPROVEMENTS NO GARAGE		<u>Units</u>	Unit Cost	Depr	Total Cost
DET GAR LOW COND		400	8.63	52%	1,655 *
KNEE-WALL PORCH		184		220	10,530
SLAB/NOT ON HOUSE/FAIR		66		42%	250 *
CARPORT/GABLE		240	3.33	32%	1,445 *

Improvement Value	Depreciation	:	90%	Total	90%	Physical	Funct	ional	Econo	mic
Land Value \$1,240						Less Depr	eciation/Pl	us Appre	ciation :	(114,145)
- ~								_		
Lump Sums 3,350	Improvement Va	lue .								\$12,685
										\$12,685 \$1,240
	Land Value				• • • • •					

ADDRESS OF PROPERTY 841 N IMPROVEMENTS 15260 15260 14590	1 Webster TOTAL 16500 16500
15260 15260	16500
15260	
15260	
14 5 92	
1010	15 830
16 035	17275
ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
30 HOUSE CONDITION	DATE OF CONSTRUCTION 1910
	ADJUSTMENT

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

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:

DATE:

8/22/2017

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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

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

What was the total pure	chase			
1 price?	\$	85000	Yes/No	
If No explain:	×			
2 Was any personal property	y included in the sale price?	Yes / No	Personal Property was (circle all	that apply):
Appliances Furniture	Other (please explain):			
	f the personal property that was incl property and produces income, where			
- " -	incurred in each of the past five y	ears? \$		
6 How long was the propert	y on the market?			
7 Were any changes made to	the property either before or after	the sale?	Yes / No	
(Example: Remodeling	Renovations Additions Repair	rs Demolition)		
If Yes explain:				

CONTINUED ON BACK

Dusty + Amarda Worlf COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017-	-1890	# PAGES	s	GR.	ANTEE MASTER NAME#	Dusty	+Aman
PARCEL#/ FILING NUMBER		1612	90			-		
DOC STAMPS	0	-Exempt=	ty.	tax/lien		- -		
SALES FILE#			# PAGES	·				
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	61 5	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500	·	RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	5							
TOTAL SALÉ PRICE	1)						
21 ADJUSTMENTS 3	\$							
OR ADJUSTMENTS S	\$							
REVIEW CODE	NO							
SALES DATE_	(e-	7-2010						
DEED TYPE_	<u> </u>	CD-						
_			SUBCHNGD	NO)	MOBILE			
SALE QUAL	YES	ADJUSTED	0000111100		1			
SALE QUAL				4	5			
Ĺ	YES 1 USABILITY	ADJUSTED 2 AS ADJUSTED	3	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR			
Ĺ	1	2	3	SALE NOT TO BE USED GR	ARMS LENGTH / NOT	RC	ROS	RUR



Real Estate Transfer Statement

FORM

521 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2016 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 11 66% Day 407 Yr. WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer Dusty & Amanda Wulf Flying V, LLC Street or Other Mailing Address 401 N Webster St Street or Other Mailing Address 1040 Rd 2100 Zip Code State NE Red Cloud 68970 NE Guide Rock 68942 Phone Number Phone Number ls the grantee a 501(c)(3) organization? **√**No Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Conservato Partition Sheriff Other Bill of Sale √ Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death ☐ Executor Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Auction Fasement Gift Trustee to Beneficiary Satisfaction of Contract X Other (Explain) Onective A Yes **V** No Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No. **∏** Yes ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate,) ✓ No ŝ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes_ Yes V No **√** No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 1040 Rd 2100 same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description see attached 6.55 21 If agricultural, list total number of agree 0.00 22 0.00 23 Was non-real property included in the purchase? Yes Ves, enter dollar amount and attach itemized list.) 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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. Kory J. McCracken (402) 746-3613 Print or Type Name of Grantet or Authorized Representative Attornev Signature of Grantee o uthorized Beprese Register of Deed's Use Only For Dept, Use Only

27 Value of Stamp or Exempt Number

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.

BK2017, Pg 1890

State of Nebraska) County of Webster, Entered on the numerical index and filed for record in the Clerk's office of said county this -Z, at Δ _ A.D., 20.J M. Recorded in Book ≥22 County Clerk B Deputy Carded.

NEBRASKA DOCUMENTARY

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 (SW1/4) 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 \$49°22'24"W, a distance of 193.79 feet, an arc distance of 193.98 feet (193.79 feet chord distance); thence \$74°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 <u>1]</u>, 2017.

Flying V, LLC

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

. COUNTY OF Unity) ss. STATE OF

McCracken, Lawyers

ter Street, Red Cloud, NE 68970

The foregoing instrument was acknowledged before me on June , 2017, by Scott Vogler, Manager, on behalf of Flying V, LLC, a Nebraska limited liability company.

Comm. Exp.

Phone/Fax: (402) 746-3613

KORY:C:\wp\800\WULF_FLY.QCD 6/30/17

Page 1 of 1 Pages

BK2017, Pg 1891



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.

BOOK & PAGE	2017-	1921	# PAGES	i	GR	ANTEE MASTER NAME#	Anissa	<u>Lastor</u>
PARCEL#/ FILING NUMBER	000118	300/42	080			-	Alek S	Sauceda 32
DOC STAMPS		 25	-	tax/lien		_	- 1310	52
	165		-	tury item		_		
SALES FILE #	180	ζ	# 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	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					İ
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		DUDAL OCCIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		ROKAL RESIDENTIAL	
į	,		 		 	J	SUBURBAN	
TAX DISTRICT	65							
TOTAL SALE PRICE	53, t	000						
•								
521 ADJUSTMENTS	\$							
OR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE_	8-1	11-201	! 7					
DEED TYPE_	7TC	J D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT	(
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Previou	us Dwn	ers Sta	arted =	to Ren	nodel-	New	owners
		DU MON						



Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	31 2017
WEBSTER - 91	Mo. 08 Day 11 Yr. 2017 Mo. 07 Day _	31 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Darlene Cesko	Anissa Castor & Alek Sauceda	
Street or Other Mailing Address	Street or Other Mailing Address 525 N Franklin St	
City Laramie wy 82012	City State NE	Zip Code 68970
Phone Number (307) 760-1422	Phone Number (469) 595-3066 Is the grantee a 501(c)(3) organizati if Yes, is the grantee a 509(a) foundation	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.	
	Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
IOLL Commercial Recreational		
		Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	ase Personal Rep. Trust/Trustee heral Quit Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange? Distribution Forecle part of an IRS like-kind exchange?		sfer on Death
(I.R.C. § 1031 Exchange) Auction Easement Gift		tee to Beneficiary er (Explain)
Yes Yo Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other 12 Was real estate purchased for same use? (If No,	· · · /
✓ Yes	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., P		
Brothers and Sisters Grandparents a		
Ex-spouse Parents and Ch	-	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and inte	erest rate.)
\$53,000	☐ 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? (I of the agent or title company contact.) Yes Gary Thomps	f Yes, include the name oson Agency \square No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	uld be Sent
525 N Franklin St Red Cloud, NE 68970		
18a No address assigned 18b Vacant land	·	
20 Legal Description		
Lots Four(4), Five(5), Six(6), Block One(1), Subdivis	ion of Annex Lot Twelve (12), City of R	ed Cloud,
Webster County, Nebraska	, ,,	•
21 If agricultural, list total number of acres		
27 in agricultural, not state trained of across	1 18	
22 Total purchase price, including any liabilities assumed		53,000 <mark>,</mark> 00
23 Was non-real property included in the purchase? $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	nter dollar amount and attach itemized list.)	<u>_</u>
${\bf 24}$ 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 statemer correct, and that I am duly authorized to sign this statement.	it and that it is, to the best of my knowledge and belief, true, com	piete, and
Anissa Castor		(469) 595-3066
Print or Type Name of Grantee or Authorized Representative	_	Phone Number
sign ansa Carlo	Buyer	8-11-2017
IIEIE	Title	Date
Register of Deed's Use On		For Dept. Use Only
26 Date Deed Recorded, 27 Value of Stamp or Exempt Number \$19.25	Book 2017, Pg 1921	
Mo. Day 11 Yr. 1 III 143		Stat. §§ 76-214, 77-1327(2)

Book 2017, Pg 1921

State of Nebraska County of Webster State on the Entered on the numerical index and filed for record in the Clerk's office of said county this L'Hiday of Hadde A.D., 2017, at 10-35 o'clock H.M. Recorded in Book 2017 on Page 10-35 County Clerk 10-00 County Clerk

NEBRASKA DOCUMENTARY STAMP TAX Date 8-14-17 \$ 119.25 By 612

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 Sauceda, 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 3/, 2017.

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

es 19114 1417020

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

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record: 1 of:

Adjustments:

1

Date of Print: 08/23/2017

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

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

:525 N FRANKLIN ST CASTOR, ANISSA & SAUCEDA, ALEK Situs

Legal :LOT 4-6 BLOCK 1 SUBDIVISION ANNEX LOT

525 N FRANKLIN ST 12 RED CLOUD

RED CLOUD, NE 68970-

LOT INFORMATION

200 RED CLOUD Neighborhood :

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

Street Access :

Utilities Lot Value : 940

PHYSICAL INFORMATION

: 1 - Single Family Year Built/Age : 1949/68 Type

: 30 - Average Quality 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 :

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3 Baths : 1.0

: 100% WARM & COOLED Heat Type

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 0×0

FINAL ESTIMATE

\$16,180 Improvement Value 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.

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

Date of Print: 08/23/2017

Parcel ID #: 000168300

Map # : 4491-00-0-10115-001-0000

CASTOR, ANISSA & SAUCEDA, ALEK

Situs :525 N FRANKLIN ST
Legal :LOT 4-6 BLOCK 1 SUBDIVISION ANNEX LOT
525 N FRANKLIN ST
RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,413	x	78.94	= 111,542
ADJUSTMENTS ROOFING SUBFLOOR		<u> Units</u>	Unit_Cost	Area Adj	Total Cost
HEATING & COOLING PLUMBING Base is: 9 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(under base)	1,413 4	2.01 1176.67	2.01 (3.16) 0.00	• • •
ADJUSTED STRUCTURE COST		1413	x	77.79	= 109,917
IMPROVEMENTS NO GARAGE		Units	Unit Cost	Depr	Total Cost
CONCRETE DRIVE		624	4.12		2,570
SLAB W/ROOF & STEPS		114	25.46		2,900
OPEN SLAB		60	6.60		395
SHED DIRT		240	6.27	32%	1,025 *
CONCRETE PAD		96	1.58	32%	105 *

Depreciation		87% Total	87% Physical	Funa	tional		
	•	O70 TOCAL	4	reciation/P		Econom	(100,730)
Improvement Va	ilue .		· · · · · · · · · · · · · · · · · · ·				\$15,050
Land Value	lue .	· · · · · · · · · · · · · · · · · · ·	••••••		• • • • • • • • • •	· · · · · · · · · · · · · · · · · · ·	\$15,050 \$940
Land Value Lump Sums		• • • • • • • • • • • • • •	••••••••		• • • • • • • • • • • • • • • • • • • •		• •
Land Value Lump Sums ESTIMATE OF VA	LUE ((USING THE CO.			• • • • • • • • • • • • • • • • • • • •		\$940

PAGE 1 COMMENTS 300K-PAGE 2017 -	- 1921 DATE OF SALE	8-11-2017	
LEGAL DESCRIPTION LOT	· 4-6 Block 1 Subdiv	ision Anney Lotiz Red (Youd
OCCUPANT DE LA COMPANION	0/68300		
ASSESSOR LOCATION Rec	LCloud	ADDRESS OF PROPERTY 535	N Franklin st.
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	940	12800	13740
2015	940	12800	13740
2016	940	15180	16120
2017	948	16180	17/20
SELLING PRICE 53, C	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 91-0	<u>602</u> HOU	JSE QUALITY 30 HOUSE CONDITION	20 DATE OF CONSTRUCTION 1949
MOBILE HOME WA			

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

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:

DATE:

8/23/2017

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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

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

What was the total pure	hase		
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):		
	the personal property that was incluproperty and produces income, when?		
5 What expenses have been	incurred in each of the past five ye	ears? \$	
6 How long was the property	on the market?		
7 Were any changes made to	the property either before or after t	the sale?	Yes / No
(Example: Remodeling	Renovations Additions Repair	s Demolition)	
If Yes explain:	<u>-</u>	···	

CONTINUED ON BACK

BOOK & PAGE	2017-	1939	# PAGES		GR/	ANTEE MASTER NAME #	<u>Larry</u>	. Kosse
PARCEL# / FILING NUMBER	2017-	200/6832	5 2-11	<u>0073060</u>	00/71595	2-12	LuAnn	m. Kos
	00 23021	00/71835	2-12			-	#1239	7
DOC STAMPS	Except:	#20		tax/lien_	<i>3</i> 5	-		
SALES FILE #	/83		# PAGES				•	
NEIGHBORHOOD #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BŁADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT	<u></u>				
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
	115					l	SUBURBAN	
TAX DISTRICT						×		
TOTAL SALE PRICE								
521 ADJUSTMENTS	\$.11					
SOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	8-9-0	2017	-					
DEED TYPE	\mathcal{W}	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	as adjustęd	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR			
LOCATION CODE	вн	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Tru	stees	Back	: 405	self			



FORM

Real Estate Transfer Statement To be filed with the Register of Deeds.
 Read Instructions on reverse side. If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1. County Name 08 2017 Mo. 08 Day 09 Mδ. Day . WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Larry J. Kosse and LuAnn M. Kosse Larry J. Kosse and LuAnn M. Kosse, Trustees of the Larry J. Street or Other Mailing Address P.O. Box 74 Street or Other Mailing Address 10 000-11 Kosse and LuAnn M. Kosse Living Trust, dtd. 10.19.11 Zip Code 68932 Zip Code 68932 City Campbell City Campbell State NE Phone Number (402) 756-8678 is the grantee a 501(c)(3) organization? Yes **√** No Phone Number (402) 756-8678 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Exempt ✓ Agricuitu;al Mineral Interests-Producing Multi-Family Unimproved Recreational Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Easement Personal Rep. Trust/Trustee Lease Bill of Sale Corrective Minera Quit Claim ✓ Warranty Executor Death Certificate - Transfer on Death Cemetery Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Foreclosure 10 Type of Transfer ☐ Distribution. Sale Gitt Life Estate ✓ Trustee to Beneficiary Auction Easement Court Decree Partition Satisfaction of Contract Other (Explain) Yes ✓ No Exchange Grantor Trust 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) V Yes ☐ No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 🗹 Self ☐ Other Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew ✓ Yes Grandparents and Grandchild Spouse ☐ Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **₩** Yes ₽No 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 18b Vacant land 2302100 0.00 22 0.00 23 0100 24 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and at jath duly authorized to sign this statement.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX Date: 08/14/17 \$ Ex020 By BB Bk 2017, Pg 1939

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 1939

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 Southwest Quarter (SW'4) of Section Six (6), Township Two (2) North, Range Eleven (11), West of the 6th 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 (E½SW½) and the East Half of the South Half of the South Half of the Northwest Quarter (E½S½S½NW½) of Section Twelve (12), Township Two (2) North, Range Twelve (12) West of the 6th 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 day of LOND, 2017.

LARRY 4. 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

STATE OF NEBRASKA))ss. COUNTY OF (1000))

ay of WOLD 20

Notary Public

GENERAL NOTARY - State of Nobraska
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

BOOK & PAGE	2017	-1940	# PAGES	s	. GR	ANTEE MASTER NAME#		Kosse Farm
PARCEL#/ FILING NUMBER	101982	52.00	_	002300		_		
·	00 2 302	100	"			<u>.</u>	#13103	
DOC STAMPS	-0		-	tax/lien		-	****	
3000,,,,,,,,	104		-	tung nen		_		
SALES FILE#	101		# PAGES	i				
NEIGHBORHOOD#	/ 1 /	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK BESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RÉSIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		DUDAI PECIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
TAX DISTRICT	115					l	SOBORDAIY	
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								
TOTAL SALE PRICE_								
521 ADJUSTMENTS S	5							
SSESSOR ADJUSTMENTS S	\$							
REVIEW CODE	NO							
SALES DATE_	8-	<u>9-201</u> D	7					
DEED TYPE_	WI	<u> </u>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3		5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	!NA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Toan	sfer +	0 660)				



Real Estate Transfer Statement

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

FORM **521**

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and Items 1-25 are accurately completed, 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name Mo. _ 08 08 Day_ Dav WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) L & L Kosse Farms, LLC Grantor's Name (Seller) Larry J. Kosse and LuAnn M. Kosse Street or Other Mailing Address P.O. Box 74 Street or Other Mailing Address P.O. Box 74 Zip Code 68932 City Campbell City Campbell Zíp Code 68932 State NE State NE is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (402) 756-8678 Yes. Phone Number 402) 756-8678 Yas Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status ✓ Improved State Assessed Mobile Home ☐ Industrial Mineral Interests-Nonproducing Single Family Agricultural ☐ Exempt Mineral Interests-Producing Unimproved Multi-Family IOLL Commercial Recreational Distribution Partition Sheriff Other Land Contract/Memo 8 Type of Deed Personal Rep. ☐ Tr⊔st/Trustee ☐ Easement Lease Bill of Sale Corrective Warranty Executor Mineral Quit Claim Death Certificate - Transfer on Death Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as 10 Type of Transfer Distribution Foreclosure part of an IRS like-kind exchange? Sale Auction Easement Gift Life Estate Trustee to Beneficiary (I.R.C. § 1031 Exchange) Satisfaction of Contract Other (Explain) into LLC Court Decree Exchange Grantor Trust Partition Yes ✓ No 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) **V** Yes ∏No ✓ Yes ☐ Nc 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other. √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes No. Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property L & L Kosse Farms, LLC P.O. Box 74 Campbell, NE 68932 18h 🔲 Vacant land 18a 🗹 No address assigned 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 0.00 22 22 Total purchase price, including any liabilities assumed 0.00 23 23 Was non-real property included in the purchase? Yes Wo (If Yes, enter dollar amount and attach itemized list.) 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 58 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 496-3432 BLAZĖK JAMES T Phone Number Name of Grantee or Authorized Representative sign ATTORNEY 8.9.2017 Date Title Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data
BN2011. Pg 1940 Value of Stamp or Exempt Number 26 Date Dead Recorded

Index Computer Assessor	<u>-</u>	
Carded	 - -	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/14/17 \$ Ex05b By BB Bk 2017, Pg 1940

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 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 (SW½) of Section Six (6), Township Two (2) North, Range Eleven (11), West of the 6th 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 (E½SW½) and the East Half of the South Half of the South Half of the Northwest Quarter (E½S½S½NW½) of Section Twelve (12), Township Two (2) North, Range Twelve (12) West of the 6th 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.

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

1			585 ⁻³⁵ /-12 30 ²⁴ /-12			_	#12	397
DOCSTAMPS	-0-	•	_	tax/lien		-		
SALES FILE #	185	5	# PAGES	<u> </u>				
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500		DUDAI DECIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
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TAX DISTRICT_	45							
L SALE PRICE_)						
ADJUSTMENTS <u>s</u>	\$							
ADJUSTMENTS _	\$		·					
REVIEW CODE	NO							
SALES DATE_	8-0	9-201	7					
DEED TYPE_	u	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
	1	2	3	4	5			
CODE		AS ADJUSTED	SUBCHANGEO	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR			
CODE	USABILITY	AS ADJUSTED						
CODE.	USABILITY BH	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR



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

FORM

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name 08 _ Day . Mo. 08 Day __09 2017 Mo. _ WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Larry J. Kosse and LuAnn M. Kosse Larry J. Kosse and LuAnn M. Kosse, Trustees of the Larry J Street or Other Mailing Address 10 10x 44 Kosse and LuAnn M. Kosse Living Trust, dtd. 10.19.11 Street or Othe, P.O. Box 74 eet or Other Mailing Address Zip Code 68932 City Campbell Code 68932 State NE Campbell Phone Number (402) 756-8678 Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 756-8678 If Yes, is the grantee a 509(a) toundation? Yas Email Address Email Address Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status State Assessed Mobile Home Mineral Interests Nonproducing improved Single Family Industriel Unimproved ✓ Agricultural Mineral Interests-Producing Exempt Multi-Family | ioll Recreational Commercial Distribution Land Contract/Memo Partition Sheriff Other_ 8 Type of Deed Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Warranty Quit Claim Mineral Cemetery Death Certificate - Transfer on Death Executor Was the property purchased as part of an IRS like-kind exchang (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure kind exchange? Life Estate Trustee to Beneficiary Auction Easement Gift Sale Grantor Trust Partition Satisfaction of Contract Other (Explain) ✓ No Court Decree Exchange Yes Yes 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No ΠNο √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephaw Family Corp., Partnership, or LLC Other. Soouse Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No. 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Larry J. Kosse and LuAnn M. Kosse P.O. Box 74 Campbell, NE 68932 18b Vacant land 18a 🗸 No address assigned 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 0,00 0,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 if this transfer is exempt from the documentary stamp tax, list the exemption number 20 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 496-3432 JAMES T. BLAZEK Phone Number of Grantee or Authorized Representative Print or Type sign ATTORNEY 8.9.2017 Date Title Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 28 Recording Data Value of Stamp or Exempt Number 26 Date Deed Recorded . Day 14 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Nebraska Department of Revenue

Index Computer Assessor Carded	STAI	OCUMENTARY MPTAX :08/14/17 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 1941 County Clerk Fee: \$10.00 By: BB Deputy Electronically Recorded
	WARRANT	Y DEED	
	LARRY J. KOSSE and LUANN M. KOSSE, Trustees of the TRUST, and any amendments thereto, GRANTORS, in consireceived from LARRY J. KOSSE and LUANN M. KOSSE, h following described real estate:	deration of One Do	llar (\$1.00) and other consideration
	The South Half of the Southeast Quarter (S½S) Northeast Quarter (NE½) of Section Thirty-five (Twelve (12) West of the 6 th P.M., Webster County,	35), all in Townshi	
	GRANTORS covenant, jointly and severally (if more than one), of such real estate and that it is free from encumbrances, except convey the same; and warrants and will defend title to the real estate. EXECUTED this day of, 201	those of record; has	legal power and lawful authority to
	· J	LARRY L'KOSSE, LuAnn M. Kosse Li	7. Tustee of the Larry J. Kosse and
(STATE OF NEBRASKA) ss. COUNTY OF State of New Process The foregoing instrument was acknowledged before LARRY J. KOSSE AND LUANN M. KOSSE, Trustees, Granto	me on this	day of GENERAL NOTARY - State of Netraska JAMES T. BLAZEK My Comm. Exp. February 26, 2021

Notary Public

the in the

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

BOOK & PAGE	2017-	1942	# PAGES	s	_ GR	ANTEE MASTER NAME #	L+L+	Kosse Farms
PARCEL#/ FILING NUMBER	2017- 00 221;	2700	_			_	``	
	002210						#131	03
DOC STAMPS		-	-	tax/lien		_		
	10/	,				-		
SALES FILE # NEIGHBORHOOD #			- # PAGES		•			
NEISHAOM IGOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	REDICTORIAL	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					İ
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500	·	RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
Ī	11,					l	SUBURBAN	
TAX DISTRICT	<u>43</u>							
TOTAL SALE PRICE	()							
521 ADJUSTMENTS	\$							
ESSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	8-9	<i>3017</i> D						
DEED TYPE	W	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	AMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Trai	nsfer t	rom Se	1f to	LLC			



Real Estate Transfer Statement

FORM

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo._08 2017 80 09 Day ٧r WEBSTER - 91 Day . MAG 6 Granise's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) L & L Kosse Farms, LLC Grantor's Name (Seller) Larry J. Kosse and LuAnn M. Kosse Street or Other Mailing Address P.O. Box 74 Street or Other Malling Address P.O. Box 74 City Campbell Zip Code 68932 State Zip Code 68932 Campbell is the grantee a 501(c)(3) organization? Phone Number (402) 756-8678 Phone Number (402) 756-8678 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status State Assessed ☐ Mobile Home Single Family ☐ Industriai Mineral Interests-Nonproducing Unimproved Mineral Interests-Producing Exempt Musi-Family ✓ Agricuftural Commercial Recreational Partition Sheriff ☐ Other Distribution Land Contract/Memo Conservator 8 Type of Deed Lease Personal Rep. ☐ Trust/Trustee Easement Bill of Sale Corrective Quit Claim ✓ Warranty Death Certificate - Transfer on Death Executor Mineral Cemetery Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Transfer on Death Distribution ☐ Irrevocable Trust ☐ Revocable Trust 10 Type of Transfer Foreclosure Gi# Life Estate ∏ Sale Trustee to Beneficiary Auction ☐ Fasement Satisfaction of Contract Other (Explain) Int o LLC Grantor Trust Partition ₽ No Court Decree Exchange Yes Yes 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No. ☐ No. ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other ✓ Yes Grandparents and Grandchild Speuse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ₽ No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 15 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes **₩**o √ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property L & L Kosse Farms, LLC 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 COUNTY, NE 21 If agricultural, list total number of acres 0,00 22 0,00 23 0100 24 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 duty authorized to sign this statement. (402) 496-3432 JAMES T. BLAZÉK
Print or Type Name by Chantes or Authorized Representative Phone Number Print or Type Name ATTORNEY 8.9.2017 sign Date Title rized Representative Signature of G antee or Auth here For Dept. Use Only Register of Deed's Use Only

Day

26 Date Deed Recorded MO. 10 8

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

28 Recording Data

of Stamp or Exempt Number

ndex	NEBRASKA DOCUMENTARY	Bk 2017, Pg 1942
Computer Assessor Carded	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 1942 County Clerk Fee: \$10.00 By: BB Deputy Electronically Recorded
	WARRANTY DEED	
	LARRY J. KOSSE and LUANN M. KOSSE, husband and wife, GRANTOF (\$1.00) and other consideration received from L & L KOSSE FARMS, LL Company, GRANTEE, convey to Grantee, the following described real estate: The South Half of the Southeast Quarter (S½SE½), of Section To Northeast Quarter (NE½) of Section Thirty-five (35), all in To	C., A Nebraska Limited Liability [wenty-six (26), and the wnship One (1) North,
	Range Twelve (12) West of the 6th P.M., Webster County, Nebrask GRANTORS covenant, jointly and severally (if more than one), with GRANTE seized of such real estate and that it is free from encumbrances, except those of authority to convey the same; and warrants and will defend title to the real estapersons. EXECUTED this day of, 2017.	ES that GRANTORS are lawfully record; has legal power and lawful
	LARRY J. KOSSI	E, Grantor
	The foregoing instrument was acknowledged before me on this LARRY J. KOSSE AND LUANN M. KOSSE, Grantors.	day of

Notary Public

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

BOOK & PAGE	2017-1	943	# PAGES	;	GR/	ANTEE MASTER NAME#	Lary	1.+LuAni
PARCEL#/ FILING NUMBER	001900	2500/6	8315 2-	<u>u</u>		ANTEE MASTER NAME#	# /23	97
DOC STAMPS	4			tax/lien				
	10-	7			1.00.00	•		
SALES FILE#	, –	(# PAGES					
EIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADĒN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	000e	9500		DUBAL OCCIDENTAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		KUKAL KESIDEN HAL	
							SUBURBAN	
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TAL SALE PRICE	_)						
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ADJUSTMENTS	₹			•				
ADJUSTMENTS _.	\$							
REVIEW CODE	NO							
SALES DATE	8-9	1-2017						
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DEED TYPE					 1			
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
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CATION SOL	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT	<u> </u>		
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	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
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COMMENTS	1 runs	fer Tru	stee to	selt				

Nebraska Department of REVENUE

Real Estate Transfer Statement

187

FORM **521**

 To be filed with the Register of Deeds.
 Read instructions on reverse side · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and Items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number County Name Mo. _ 08 80 WEBSTER - 91 Mo Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Larry J. Kosse and LuAnn M. Kosse Grantor's Name (Seller) Larry J. Kosse and LuAnn M. Kosse. Trustees of the Larry J.
Street or Citier Mailing Address
Kosse and LuAnn M. Kosse Living Trust, dtd. 10.19.11 Street or Other Mailing Address P.O. Box 74 Zip Code 68932 Campbell City Campbell State NE ^{Code} 68932 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (402) 756-8678 Phone Number (402) 756-8678 Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status ☐ Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Agricultural Mineral Interests-Producing Exempt Unimproved Multi-Family □ JOLL Recreational Distribution Sheriff Other Land Contract/Memo Partition 8 Type of Deed Trust/Trustee i Easement Lease Personal Ben. Bill of Sale ☐ Corrective Minerai ✓ Warranty Executor Cuit Claim Death Certificate - Transfer on Death Cemetery Irrevocable Trust Revocable Trust Was the property purchased as part of an IRS like-kind exchang Distribution Foreclosure Transfer on Death 10 Type of Transfer Trustee to Beneficiary Life Estate Sale Auction Easement ΠGift (I.R.C. § 1031 Exchange) Yes ₩ No Gourt Decree Exchange Granter Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes ☐ No. ∏No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Self Other ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Spouse Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and Interest rate.) Yes ע No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 15 Does this conveyance divide a current parcel of land? of the agent or little company contact.) Yes ☐ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Larry J. Kosse and LuAnn M. Kosse P.O. Box 74 Campbell, NE 68932 18a 🗹 No address assigned 18b 🔲 Vacantiland 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 0!00 0,00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 496-3432 JAMES TEBLAZÉK of Grantee or Authorized Representative Phone Number ATTORNEY 8.9.2017 Date Title Signature of Grantee or thorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data Value of Stamp or Exempt Number BW2017. Pg/943 Day 1

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/14/17 \$ Ex020 By BB Bk 2017, Pg 1943

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 1943

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 (NW¼) of Section Six (6), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska AND

The East Half of the County Road running North and South adjacent to the Northwest Quarter (NW4) of Section Six (6), Township Two (2) North, Range Eleven (11) West of the 6th 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 q day of Aloju 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.

	2017		_ # PAGES		, GR	ANTEE MASTER NAME #		Kosse Fa
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	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
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FORM 521

Real Estate Transfer Statement

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

	nt is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	09 2017
WEBSTER - 91 ✓	Mo. 08 Day 09 Yr. 2017 Mo. 08 Day	y <u>09</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Grantor's Name (Seller) Larry J. Kosse and LuAnn M. Kosse	L & L Kosse Farms, LLC	
Street or Other Mailing Address P.O. Box 74	Street or Other Mailing Address P.O. Box 74	
City State Zip Code Campbell NE 68932	City State Campbell NE	Zip Code 68932
Phone Number (402) 756-8678	Phone Number (402) 756-8678 Is the grantee a 501(c)(3) organize (402) 756-8678 If Yes, is the grantee a 509(a) four	ration? Yes VNo
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
(A) Status (B) Property Type	(C)
☑ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	' Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
OLL Commercial Recreational		
		Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Le ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Mi	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
		ansfer on Death
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer		ustee to Beneficiary
(1110.3 100.1 200.1 100.1		ther (Explain) into LLC
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (if it	vo, state the intended use.)
[v] Yes		
3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
	Partnership, or LLC Self Citie	ėr
	and Grandchild Spouse	•
Ex-spouse Parents and C What is the current market value of the real property?	hild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and	intercet rate \
4 Vyhat is the content market value of the real property?	Yes V No \$	o/.
6 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name
Yes No	of the agent or title company contact.) Yes	
8 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
	L & L Kosse Farms, LLC	•
,	P.O. Box 74	
8a 🗸 No address assigned 18b 🔝 Vacant land	Campbell, NE 68932	
C Legal Description	C NODELL AND COLLET AD IACENT	TO THE NIMA
NW4 6-2-11, E2 OF THE COUNTY ROAD RUNNIN	G NORTH AND SOUTH ADJACENT	IO I TE NVV4
6-2-11, ALL IN WEBSTER CO., NE		
A Marie Colonia de Distriction and a compa		•
1 if agricultural, list total number of acres		
22 Total purchase price, including any llabilities assumed	22	o¦oo
	\$	0,00
23 Was non-real property included in the purchase? 🗌 Yes 🛛 📝 No (If Yes, e	nter dollar amount and attach itemized list.) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0100
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number DB	
Under penalities of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	implete, and
JAMES T-BLAZEK		(402) 496-3432
Print or Type Name of Grantee of Authorized Representative	ATTORNEY	Phone Number 8.9.2017
City of Country of Author of Danas and the	Title	Date
nere		<u> </u>
Register of Deed's Use Or		For Dept. Use Only
6 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data Rh. 2017 P. WIII	
Mc. 08 Day 14 Yr. 2017 & Mumpt 5b	Bh2017, Pg 1944	ov. Smt 88 78-014 77-1997/3\

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/14/17 \$ Ex05b By BB

Bk 2017, Pg 1944

State of Nebraska 1 County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 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 (NW1/4) of Section Six (6), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska AND

The East Half of the County Road running North and South adjacent to the Northwest Ouarter (NW'/4) of Section Six (6), Township Two (2) North, Range Eleven (11) West of the 6th 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 1 day of AMILA STATE OF NEBRASKA)) SS. COUNTY OF The foregoing instrument was acknowledged before me on this by LARRY J. KOSSE and LUANN M. KOSSE, Grantors. GENERAL NOTARY - State of Nebraska JAMES T. BLAZEK otary Public 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

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	405	500	505	510	515	600	605	510
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1.000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
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Real Estate Transfer Statement

FORM

• To be filed with the Register of Deeds. • Read instructions on reverse side • If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number 4 Date of Deed 1 County Name Mo. 08 2017 Day __09 2017 08 WEBSTER - 91 Υc 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantse's Name (Buyer) Larry J. Kosse and LuAnn M. Kosse Grantor's Name (Seller) Larry J. Kosse and LuAnn Makosse, Trustees of the Larry J Street or Other Malling Address P.O. Box 74 Street or Other Malling Address (1) 500 44 Kosse and LuAnn M. Kosse Living Trust, dtd. 10.19.11 Zlp Code 68932 City Campbell Zip Code 68932 city Campbell V No V No Phone Number (402) 756-8678 is the grantee a 501(c)(3) organization? Phone Number (402) 756-8678 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agriculturaí Multi-Family Mineral Interests-Producing Exempt ☐ ЮLL Becreational Commercial Distribution Sheriff Other Land Contract/Memo Partition 8 Type of Deed Conservator Fasement Personal Rep. Trust/Trustee Bill of Sale Corrective ∏ lease Executor ☐ Mineral Quit Claim Warranty Death Certificate - Transfer on Death Cemelery Was the property purchased as part of an IRS like-kind exchange? (*t.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death Auction Train Life Estate Sale Easement ✓ Trustee to Beneficiary Yes ✓ No Partition Court Decree Exchange Grantor Trust Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☐ No ✓ Yes ∏ No. ✓ Yes 13 Was the transfer between relatives, or it to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes ✓ Self Other Grandparents and Grandchild ✓ Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes **√** No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 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 0!00 0,00 23 Was non-real property included in the purchase? 🔲 Yes 🕏 No (If Yes, enter dollar amount and atlach itemized list.) 23 0000 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{20}{100}$ Under penalties of law, I deplare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 496-3432 JAMES T, BLAZÉK Print or Type Name Phone Number Gracies or Authorized Representative sian 8.9.2017 ATTORNEY Date Title Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded BW2017. Day

Nebraska Department of Revenue

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

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NEBRASKA DOCUMENTARY STAMP TAX Date: 08/14/17

Date: 08/14/17 \$ Ex020 By BB Bk 2017, Pg 1945

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

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 (E½NE½) of Section Thirty-one (31), Township Four (4) North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, AND

The Southwest Quarter (SW%) of Section Fourteen (14), Township One (1) North, Range Twelve (12) West of the 6th 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 7 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, Frustee of the Larry J. Kosse and LuAnn M. Kosse Living Trust, dtd. 10.19.11, Grantor

STATE OF NEBRASKA)

SOLDERS ON DECKE

The foregoing instrument was acknowledged before me on this $\underline{\underline{G}}$ by LARRY J. KOSSE AND LUANN M. KOSSE, Trustees, Grantors.

Notary Public

GENERAL NOTARY - State of Mebraska
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

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comments Transfer from Self to UC	



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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	<u> </u>		
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	00 2017		
WEBSTER - 91 ▼		y 09 Yr. 2017		
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Larry J. Kosse and LuAnn M. Kosse	Grantee's Name (Buyer) L & L Kosse Farms, LLC			
Street or Other Malling Address P.O. Box 74	Street or Other Mailing Address P.O. Box 74			
City State Zip Code Campbell NE 68932	City State NE	Zip Code 68932		
Phone Number (402) 756-8678	Phone Number Is the grantee a 501(o)(3) organit (402) 756-8678 If Yes, is the grantee a 509(a) for			
Email Address	Emali Address			
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.			
	Property Type	(C)		
✓ Improved Single Family Industrial ☐ Unimproved Multi-Family ✓ Agricultural ☐ IOLL Commercial Recreational	Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt	d Mobile Home		
	nd Contract/Memo Partition Sheriff	Other		
Bill of Sale Corrective Easement Le	ase Personal Rep. Trust/Trustee			
9 Was the property purchased as part of an IRS like-kind exchange?		ransfer on Death		
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale	rustee to Beneficiary		
	or Trust Partition Satisfaction of Contract CC			
11 Was ownership transferred in full? (If No, explain the division.) Yes NoNo	12 Was real estate purchased for same use? (If	No, state the intended use.)		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)			
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F		ner		
Brothers and Sisters Grandparents: Ex-spouse Parents and Ci	= :			
Ex-spouse [1.1] Parents and Cr	15 Was the mortgage assumed? (If Yes, state the amount and	Interest rate.)		
14 that is the outfort that of the local property.	☐Yes	%		
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name		
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent		
	L & L Kosse Farms, LLC P.O. Box 74			
18a V No address assigned 18b Vacant land	Campbell, NE 68932			
20 Legal Description				
E2NE4 31-4-12, SW4 14-1-12, ALL IN WEBSTER C	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? Yes No (If Yes, enter dollar amount and attach itemized list.)				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)				
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5B			
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, or			
JAMES T. BLAZEK Print or Type Manue of Graptice or Authorized Representative		(402) 496-3432 Phone Number		
sign	ATTORNEY	8.9.2017		
	Title	Date		
Register of Deed's Use On	lv	For Dept. Use Only		
26 Date Deed Recorded 27 Yalue of Stamp or Exempt Number	28 Recording Data			
Mo. 08 pay 14 yr. 2017 \$ exempt #5b	B/N2017. Pa 1946			
Nebraska Decariment of Revenue	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)		

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/14/17 \$ Ex05b By BB Bk 2017, Pg 1946

State of Nebraska 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 1946

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 East Half of the Northeast Quarter (E½NE½) of Section Thirty-one (31), Township Four (4) North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, AND

The Southwest Quarter (SW1/4) of Section Fourteen (14), Township One (1) North, Range Twelve (12) West of the 6th 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.

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

BOOK & PAGE	2017-	-1941	# PAGES	s	. GR	ANTEE MASTER NAME #	Francis	chay +
PARCEL#/ FILING NUMBER		20000/	<i>252</i> 20			_	bdie 2	nichol.
			_	<u> </u>		_	#(31	04
DOC STAMPS	Exemp	ot #13	-	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 RESIDENTI.
•	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	•	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	65						SSECRETAIN	
TOTAL SALE PRICE	21, 1	100						
521 ADJUSTMENTS	\$							
ESSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE_	7-3	1-2017	•					
DEED TYPE_	Real	1-2017 Estate	Contrac	+				
SALE QUAL	YES	ADJUSTED	Subchngd	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	Subchanged	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Real	SStato	Contro	ect Co	irvent'	Value - 1	1/ 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.

FORM 521

ii additionate oparo to morardi add an	· · · · · · · · · · · · · · · · · · ·							
The deed will not be recorded unless this statement								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
Select County & County Number	Mo. 1 Day 2 / Yr. 1 Mo. / Day 2 / Yr. 1							
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seiler)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)							
Brandon D. Young	Francis X. Ray and Jodie L. Nichols							
Street or Other Mailing Address 442 North Franklin St.	Street or Other Mailing Address 502 North Elm St.							
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970							
Phone Number (402) 746-4081	Phone Number Is the grantee a 501(c)(3) organization? Yes No (402) 257-7098 If Yes, is the grantee a 509(a) foundation? Yes No							
Email Address	Email Address NA							
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.							
	Property Type (C)							
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt							
Bill of Sale Corrective Easement Lea								
Cemetery Death Certificate - Transfer on Death Executor Mine								
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) V Yes No Court Decree Exchange Grantor Trust Partition 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Trustee to Beneficiary Sale Trustee to Beneficiary Partition Satisfaction of Contract V Other (Explain) Land Contract Was real estate purchased for same use? (If No, state the intended use.) Y Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ves? (If Yes, check the appropriate box.)							
Yes Van I Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other								
Brothers and Sisters Grandparents at	nd Grandchild Spouse							
Ex-spouse Parents and Chi	d 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.)							
\$11,185	☐ Yes You \$ %							
:	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 V No 18 Address of Property								
	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 (S½) 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								
23 Was non-real property included in the purchase? Yes No (If Yes, ent								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)								
25 If this transfer is exempt from the documentary stamp tax, list the exemption r								
Under penalties of law, I declare that I have examined this statement	and that it is, to the best of my knowledge and belief, true, complete, and							
correct, and that I am duly authorized to sign this statement.								
Print or Type Name of Grantee or Authorized Representative	Phone Number							
sign Como & None	Coules TED > 2017							
here Signature of Grantee or Authorized Representative	tle Date							
Register of Deed's Use Only	For Dept. Use Only							
	28 Recording Data							
Mo. 8 Day 14 Yr. 17 \$ Exempt #13	Rx 2017. Pa 1947							
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)							

BK 2017, Pg 1947

Stae of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 14 day
of Albust A.D., 20 17 at 11:57
o'clock A.M. Recorded in Book
on Page 1947 1948
Debkir representation County Clerk

_Comp__

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8 14 17
\$ Exempt 13 By OUT

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

Assessor Carded

NOTICE OF SALE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that Brandon D. Young, a single person, as the Seller, and Francis X. Ray, a single person, and Jodie L. Nichols as the Buyers, have entered into an Agreement for Sale of Real Estate:

- 1. The written Agreement between the parties is dated July 3/., 2017.
- 2. The real property which is the subject of this sale, and against which this Notice should be indexed and recorded, is the following (as defined in Neb. Rev. Stat. 76-201):

Lots Sixteen (16), Seventeen (17), and the South Half (S1/2) of Lot Eighteen (18), Block Two (2), Richardson's Addition to Red Cloud, Webster County, Nebraska

- 3. The purpose of the Notice is to record evidence of the sale and the Buyer's equitable ownership of the property, even while the Seller retains the legal title in trust for the Buyer.
- 4. Particulars: The Buyer is responsible to pay real property tax for 2014 and all subsequent years. The deed of conveyance, to be given to the Buyer when the carried debt is paid, is held "in escrow" by Theobald Law Office. The Seller and Buyer represent that when the deed of conveyance is recorded, all consideration to be paid by the Buyer to the Seller will have been paid, at that time, and third parties may then rely upon the completion of the Written Agreement.

DATED: 7-31-17

Seller

STATE OF NEBRASKA)) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged by Brandon D. Young, a single person, before me, the undersigned, a Notary Public in and for said State and County, on the 2) day of 12017, as a free and voluntary act and deed.

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

Notary Public

(seal)

DATED: Til 31,7017 Frank
STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER) The foregoing instrument was acknowledged by Francis X. Ray, a single person, before me, the undersigned, a Notary Public in and for said State and County, on the day of younger, 2017, as a free and voluntary act and deed.
GENERAL NOTARY - State of Nebraska DON E. THEOBALD My Comm. Exp. Octuber 28, 2020 (seal)
DATED: 7/31/17 Buyer
STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER) The foregoing instrument was acknowledged by Jodie L. Nichols, a single person,
before me, the undersigned, a Notary Public in and for said State and County, on the 37 day of

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 08/24/2017 Record: 1 of: 1

Inspected By: TS Inspection Date: 06/28/2016

Parcel ID #: 000120000 Map # : 4371-00-0-10015-002-0000

RAY, FRANCIS X. & NICHOLS, JODIE L. Situs :502 N ELM ST

REAL ESTATE CONTRACT Legal :LOTS 16 & 17 & SOUTH 12'6 LOT 18 BLOCK

502 NORTH ELM ST.

RED CLOUD, NE 689702 RICHARDSON'S ADDITION RED CLOUD

LOT INFORMATION

200 RED CLOUD Neighborhood :

Lot Width : 62.5

142 Lot Depth :

Topography : LEVEL Amenities

Street Access : B, PW, A

Utilities : ALL

Value Method: # of Units :

Unit Value : 0.09

SF

8875

Adjustments:

Lot Value : 785

PHYSICAL INFORMATION

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

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

: 1-1/2-St-Fin 100% Exterior Wall : 100% METAL/STEEL

Floor Area : 1,452 Basement Area : 0

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3 Baths : 1.5

Heat Type : 100% FLOOR FURNACE

Roof Type : COMP SHINGLES

Plumbing Fixt : 9

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$11,185

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value	\$10,400
Land Value	\$785
FINAL ESTIMATE OF VALUE	\$11,185
Value per Square Foot	7

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: 08/24/2017 Record: 1 of: 1 Map # : 4371-00-0-10015-002-0000 Parcel ID #: 000120000 Situs :502 N ELM ST Legal :LOTS 16 & 17 & SOUTH 12'6 LOT 18 BLOCK RAY, FRANCIS X. & NICHOLS, JODIE L. REAL ESTATE CONTRACT 502 NORTH ELM ST. 2 RICHARDSON'S ADDITION RED CLOUD

COST APPROACH - Values By Marshall & Swift

68970-

RED CLOUD, NE

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

	DESCRIPTION
	Square feet Base SF Cost Total Cost
BASIC STRUCTURE COST	1,452 x $72.02 = 104,573$
ADJUSTMENTS	Units Unit Cost Area Adj Total Cost
ROOFING	
SUBFLOOR	
HEATING & COOLING	1,452 (1.83) (1.83) (2,657)
PLUMBING Base is: 9	Base
BASEMENT COST	0.00
PARTITION FINISH	
RECREATIONAL FINISH	
MINIMUM FINISH	
ADJUSTED STRUCTURE COST	1452 x 70.19 = 101,916
IMPROVEMENTS	Units Unit Cost Depr Total Cost
NO GARAGE	
DET GAR LOW CONC	352 8.63 52% 1,460 *
SLAB W/ROOF & STEPS	200 23.40 4,680
SOLID WALL PORCH	72 72.02 5,185

TOTAL REPLACEM	ENT (COST N	NEW			1452	X	76.98	= 111,780
Depreciation	:	92%	Total	92%	Physical	Func	tional	Econom	ic
					Less Depr	eciation/P	lus Appre	ciation :	(102,840)
Improvement Va	lue .								\$8,940
THOTO A CHICTLE A CT									4505
-			<i></i>						\$785
Land Value		• • • • •						• • • • • • • •	۶/85 1,460 ع
Land Value Lump Sums ESTIMATE OF VA									•

PAGE 1 COMMENTS			
300K-PAGE 2017	- 1947 DATE OF SALI	7-31-2017	
		Block 2 Richardson's A	ddition to Red Cloud
	0012000		U THE THE CHARGE
	ed 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
dol [785	10,400	11,185
THE PRICE OF LAND		Largeree	
SELLING PRICE 216	OD. OD ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	1-002	HOUSE QUALITY 30 HOUSE CONDITION	DATE OF CONSTRUCTION (890)
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

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:

CONTINUED ON BACK

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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

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

What was the total pure	hase			
1 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):			
	the personal property that was in	• •		
If the property is a rental	property and produces income, v	what rent has been charg	red for it in \$	
4 each of the past five years	?			
5 What expenses have been	incurred in each of the past five	years? \$	<u> </u>	
6 How long was the property	y on the market?			
7 Were any changes made to	the property either before or afte	er the sale?	Yes / No	
(Example: Remodeling	Renovations Additions Repa	airs Demolition)		
If Yes explain:				

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE		<u>-1950</u>	# PAGE	s	_ GR	ANTEE MASTER NAME #	<u>Juan</u> (3.4 Li
PARCEL#/ FILING NUMBER	<u> </u>	3600/3	6570			_	Gome.	<u>z</u>
			_			_	# 131	05
DOC STAMPS	168.	75	_	tax/lien		_		
SALES FILE #	192	<u>, </u>	# PAGE	s	-			
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SII
	615	700	705	710	800	805	1000	1005
:	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		,	•••
	65		·				SUBURBAN	
TAX DISTRICT_	75,00	⇒⊅						
TOTAL SALE PRICE_	10/00							
521 ADJUSTMENTS <u>s</u>	5							
SSOR ADJUSTMENTS	\$	FF 21.						
REVIEW CODE	NO							
SALES DATE_	8-1	5-201 ND	7					
DEED TYPE_	L	ND						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	!NA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	(RED CLOUD	ROSEMONT	RURAL



Real Estate Transfer Statement

FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 1 County Name 4 Date of Deed 2017 Day __15 2017 Mo. 8 Day WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Alle/L. Fisbeck and Debra S. Olson Fisbeck Juan C. Gomez and Lindsay A. Gomez Street or Other Mailing Address Street or Other Mailing Address 1006 N Webster St Zip Code Zip Code 68970 Řed Cloud Phone Numbe Q-984is the grantee a 501(c)(3) organization? Yes if Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Exempt Agricultural Mineral Interests-Producing TIOLL Commercial Recreational Distribution 8 Type of Deed Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Lease Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death Auction 7 Gift Life Estate . ✓ Sale Easement Trustee to Beneficiary (I.R.C. § 1031 Exchange) Yes ✓ No Court Decree Exchange Partition Satisfaction of Contract Other (Explain) Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$75,000 V No S 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1006 N Webster St Grantee Red Cloud, NE 68970 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 75,000,00 22 Total purchase price, including any liabilities assumed . . 23 Was non-real property included in the purchase? Tyes Mo (If Yes, enter dollar amount and attach itemized list.) 23 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. 10 mez Phone Number Grantee 8/15/2017 Title Date

Day .15 Nebraska Department of Revenue

26 Date Deed Recorded

BK2017, Pg 1950 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

For Dept. Use Only

28 Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

Stae 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., 20 17 at 4:05 o'clock P. M. Recorded in Book 2017 on Page 1950

Oeb Klingenberer County Clerk 13/13 Deputy

Carded

NEBRASKA DOCUMENTARY

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

Comp

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. STATE OF NEBRASKA) ss. COUNTY OF WEBSTER The foregoing instrument was acknowledged before me on August /4, 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

My commission expires:

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 08/24/2017 Record : 1 of: 1

Inspected By: CJ Inspection Date: 08/08/2016

Parcel ID #: 000133600 Map # : 4371-00-0-10020-021-0000

GOMEZ, JUAN C. & LINDSAY A.

Situs :1006 N WEBSTER ST

> Legal :LOTS 23 & 24 BLOCK 21 SMITH & MOORE'S

> > Adjustments:

1006 N WEBSTER ST. ADDITION RED CLOUD

RED CLOUD, NE 68970-

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width 50 : Value Method: SE Lot Depth 117.3 # of Units : 5865 Topography Amenities Unit Value : 0.09

Street Access :

Utilities Lot Value : 520

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1902/115

: 30 - Average Quality 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 : 2.0 Baths

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 0×0

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.

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

Date of Print: 08/24/2017 Record: 1 of: 1

Map # : 4371-00-0-10020-021-0000 Parcel ID #: 000133600

GOMEZ, JUAN C. & LINDSAY A.

Situs :1006 N WEBSTER ST Legal :LOTS 23 & 24 BLOCK 21 SMITH & MOORE'S

1006 N WEBSTER ST.

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

ADDITION RED CLOUD

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

	DESCR	IPTION			
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,692	x	72.91	= 123,364
ADJUSTMENTS ROOFING SUBFLOOR		Units	Unit Cost	Area Adj	Total Cost
HEATING & COOLING		1,692	2.01	2.01	3,401
PLUMBING Base is: 9	(under base)	1	1176.67	(0.66)	(1,117)
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		200	19.88	2.35	3,976
ADJUSTED STRUCTURE COST		1692	x	76.61	= 129,624
IMPROVEMENTS		Units	Unit Cost	Depr	Total Cost
ATTACHED GARAGE		280	27.36	0.64	7,660
CONCRETE DRIVE/AVE		360	4.23	32%	1,035 *
PORCH W/ROOF & STEPS		246	22.30		5,485
WOOD DECK		140	17.26		2,415

							 		
Depreciation	:	64%	Total	64%	Physical	Func	tional	Econo	mic
					Less Depr	eciation/P	lus Appre	ciation :	(92,920)
Improvement Va	alue .								\$52,265
									\$52,265 \$520
Land Value									
Improvement Va Land Value Lump Sums ESTIMATE OF VA				• • • • •					\$520

	1950 DATE OF SALE 5 23+24 Block 21 3	smith + moore's Addition	to Red Cloud
ATION ID PARCEL(S)	0133600		
essor location Red	lloud	ADDRESS OF PROPERTY 1006	N Websterst.
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	520	45170	45 690
2015	520	45170	45-690
2016	520	53 300	53 820
2017	520	53 300 •	53 820
ING PRICE 75)	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk 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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

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

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	What was the total p	urchase		
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 \$	1 price?	\$ \$	75,000.00	Yes / No
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	If No 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	2 Was any personal prop	erty included in the sale price?	Yes/No I	Personal Property was (circle all that apply):
If the property is a rental property and produces income, what rent has been charged for it in	Appliances Furniture	e Other (please explain):		
4 each of the past five years?		tal property and produces income, who		
5 What expenses have been incurred in each of the past five years?	5 What expenses have be	een incurred in each of the past five ye	ars? \$	
6 How long was the property on the market?	6 How long was the prop	erty on the market?		
7 Were any changes made to the property either before or after the sale? Yes / No	7 Were any changes mad	e to the property either before or after th	ne sale?	Yes / No
(Example: Remodeling Renovations Additions Repairs Demolition)	(Example: Remodeling	g Renovations Additions Repairs	Demolition)	
If Yes explain:	If Yes explain:		****	

CONTINUED ON BACK

				11 00131		<i>O</i>	# 13	107
	_	00/30/1		<u>200 102300</u>		•	+ / <i>51</i>	01
DOC STAMPS_	Exemp	it 56		tax/lien- OO	0147100	<i>138490</i> ¥	LC 002603	3105/301
SALES FILE#_	193	3	# PAGES		•		90010	2.00
HBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDEN∏AL	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					
OPERTY CLASS	1000	2000	4000	9000	9500		OUDAL DECIDENTIAL	· · · · · · · · · · · · · · · · · · ·
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT_	45					1	SOBORBAN	
TAX DISTRICT_	<i>[22]</i>		,					
TAL SALE PRICE_		-		-				
ADJUSTMENTS :	5			-				
ADJUSTMENTS	<u> </u>	***		-				
REVIEW CODE	NO							
SALES DATE_	8-11	-2017		-				
DEED TYPE_	WI			-				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	-	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			,
OCATION CODE	вн	BLA	cow	GR	, 1 NA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL



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.

3 **FORM 521**

	The deed v	vill not be rec	orded unless th	is statemer	nt is signed and i	itoris 1-25 are a	ccurately co	mpleted.	
1 County Name		2 County Nur	mber	1 ,	3 Date of Sale/Tre	inster	4 Date		1 2017
		TER - 91			Mo. 3 Da			Day_	Yr. 2017
5 Grantor's Name, Ad		hone (Please P	Print)		l	e, Address, and Te	lephone (Plea	se Print)	
Grantor's Name (Seller SEE ATTACHE					Grantee's Name (PGK KOHM	ETSCHER FA	ARM, L.L.C	C	
Street or Other Mailing					Street or Other M 2040 HIGHV	ailing Address VAY 4			
City		State		Zip Code	City BLUE HILL		Stat NE		Zip Code 68930
Phone Number					Phone Number (402) 756-4	151 Is the g	rantee a 501(c s the grantee a)(3) organizati .509(a) found	on? Yes √No ation? Yes No
Email Address					Email Address UNKNOWN				
7 Property Classifica	tion Number. Ch	eck one box in	categories A and			a mobile home.			(0)
(A) Status		-7	- Industrial	(E) Property Type	- Nonproducing	□ C+n+	e Assessed	(C) Mobile Home
	Single Fa	nily	Industrial Agricultural Recreational		Mineral Interests Mineral Interests	•	Exer		Middle Home
8 Type of Deed	Conservator	,idi	Distrib	ution	nd Contract/Memo	Partition	Sheriff		Other
Bill of Sale	Corrective	te – Transfer on	Easen	nent Le	ase neral	Personal Rep.	☐ Trust/Tru	ıstee	
9 Was the property p part of an IRS like-I (I.R.C. § 1031 Exch	ange)	10 Type of Trai	Easeme	nt Gift	Life Est	ate Sale	cable Trust action of Contr	Trus	sfer on Death tee to Beneficiary er (Explain) <u>FUND LLC</u>
11 Was ownership trans	sferred in full? (If No	No, explain the o	division.)		12 '	Was real estate pur ✓ Yes		ne use? (If No	, state the intended use.)
13 Was the transfer bet	No Aunt o	r Uncle to Niece ars and Sisters	or Nephew	Family Corp.,	Partnership, or LLC and Grandchild	Seif Spouse	ox.) nt and Step-chi	☐ Other	
14 What is the current r	narket value of th	e real property?			l 	gage assumed? (If	res, state the a	mount and in	erest rate.)
\$469,170 16 Does this conveyand	o divida a curren	t parcel of land?			Yes 17 Was transfer t	hrough a real estate	agent or a title	e company? (f Yes, include the name
Yes 🗸		- paroer or sano.			of the agent or	r title company cont	act.)		7 No
18 Address of Property			1.6.0		PG KOHMETSCH	dress of Person to V IFR FARM L.L.C.	Whom the Tax S	Statement Sho	ould be Sent
WEBSTER (_			C/O GARY & PAU 2040 HIGHWAY 4	ILA KOHMETSCHE	Ŕ		•
18a ✓ No address as 20 Legal Description	signed 18b	☐ Vacant lan	<u> </u>		BLUE HILL, NE 6				
SEE ATTAC	HED	5.17.0							
21 If agricultural, list tot	al number of acre	s N/A						16	· · · · · · · · · · · · · · · · · · ·
22 Total purchase pr	rice, including a	ny liabilities a	ssumed				22	\$	1,00
23 Was non-real pro	perty included	in the purchas	se? Yes . 🔽	No (If Yes, e	enter dollar amoun	t and attach itemi	zed list.) 23	\$ \$	0 <mark>1</mark> 00
24 Adjusted purchas	se price paid for	r real estate (li	ne 22 minus line	23)			24		1 00
25 If this transfer is	exempt from the	e documentary	/ stamp tax, list t	he exemptio	n number <u>76-90</u>	2(5)(b)			
correct, a	ider penalties of and that I am duly THEW D. BA	law, I declare to authorized to st ACK	hat I have examine ign this statement.	ed this statem	ent and that it is, to	the best of my kno	wledge and be	lief, true, con	(402) 834-3300
sign Print or	Type Name of Gr	antee or Authorit	zed Representative		Α	ATTORNEY A	T LAW		Phone Number
here signatu	re of Grantee of A	authorized Repre	esentative		Title	, , , , , , , , , , , , , , , , , , ,			Date
			Register of De	ed's Use O	nly			1	For Dept. Use Only
26 Date Deed Recorder	_		amp or Exempt Num		28 Recording Dat	a P9 1982-	1942		
Mo. 8 Day 10	<u>o</u> _{Yr.} 17	" "LXE	カケーンロ		UNAUITI	171700	110>		

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 (SW¼) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M.), Webster County, Nebraska; more particularly described as follows and assuming the west line of said SW¼ 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 (NE¼) of Section Twenty-nine (29), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

The Southeast Quarter (SE¼) and County Surveyor Lot Two (2) in the Northeast Quarter (NE¼) all in Section Twenty-Nine (29), Township Four (4) North, Range Nine (9), West of the 6th 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
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of seid county this 10 clay
of August AD, 2017 at 9:20/
o'clock A M, Recorded in Book 20/
Deb Klungraberger County Clerk
310-00 Deputy
Ind Counc Assessor Correded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8 - 16 - 17
S Exempt 55 By BB

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 Armex Lot Sixteen (16) of the City of Red Cloud (part of the Southwest Quarter (SW¼) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M.), Webster County, Nebraska; more particularly described as follows and assuming the west line of said SW¼ 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

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The Southeast Quarter (SE¼) and County Surveyor Lot Two (2) in the Northeast Quarter (NE¼) all in Section Twenty-Nine (29), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; and

Lots Eight (8) and Nine (9), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska.

BK2017,B 1983

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.

GARY J. KOHMETSCHER, Grantor

PAULA K. KOHMETSCHER, Grantor

State of Nebraska

) ss.

County of Adams

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

MATTHEW D. BAACK, Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	<u> 2017</u>	-1988	# PAGES		G R/	ANTEE MASTER NAME#	Max L	. Whatte
PARCEL#/ FILING NUMBER	0016	01800	45 335	3-10			MaxL Linda Life #13	5. Whar
٠,						- ,	Life	Estabe
DOC STAMPS				tax/lien		-	#/3	106
SALES FILE #	194		# 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 RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITÉ	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	61 5	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	inavale/ no home site	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAI RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
TAX DISTRICT	130							
TOTAL SALE PRICE	<u> </u>		<u> </u>	-				
521 ADJUSTMENTS	\$	· .		-				
SSOR ADJUSTMENT'S	<u>\$</u>							
REVIEW CODE	NO							
SALES DATE	8-4	1-2017 D	7	-				
DEED TYPE	\underline{w}	D		-				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	life E	state -	to: S	hownn	n. Whar	ton, Jeff	rey A. o	wharton
						B	sradbey J	. whart

Nebraska Department of REVENUE

Real Estate Transfer Statement

194

FORM **521**

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

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name 2017 Mα. WEBSTER - 91 Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buver Grantor's Name (Seller) Shawn M Wharton, Jeffrey A Wharton & Bradley J Wharton, Max L Wharton (aka Max Leroy Wharton) & Linda S Wharton Street or Other Mailing Address
Ttees of Max L Wharton & Linda S Wharton Irr Tr dtd 8.4.17 Street or Other Mailing Addres (aka Linda Sue Wharton); 11380 S. Pawnee Ave. Zip Code City Gle<u>nvil</u> Zip Code 68941 City Glenvil NE 68941 Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 771-2592 Phone Number (402) 771-2592 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Mobile Home State Assessed Mineral Interests-Nonproducing Single Family Industrial Improved Exempt Mineral Interests-Producing Multi-Family ✓ Agricultural Unimproved Recreational 10H Commercial Other Sheriff Land Contract/Memo Distribution Partition 8 Type of Deed Conservator Trust/Trustee Lease Bill of Sale Corrective | Easement Personal Rep. ✓ Warranty Quit Claim ☐ Mineral Cemetery Death Certificate - Transfer on Death Executor Was the property purchased as part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) √ Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Trustee to Beneficiary Auction Life Estate Sale Easement Other (Explain) Partition Satisfaction of Contract Court Decree Exchange Granter Trust ₹ No Yes 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ☐ No **V** Yəs 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.) Self | Other ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, cr LLC Grandparents and Grandchild Spouse Brothers and Sisters ✓ Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? √ No \$277,600 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact,) Yes **√** № Yes √ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Max & Linda Wharton 11380 S, Pawnee Ave. Glenvil, NE 68941 18a 📝 No address assigned 18b Vacant and 20 Legal Description The Southeast Quarter (SE½) 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 0.00 22 22 Total purchase price, including any liabilities assumed 0,00 0100 25 if this iransfer 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. (402) 496-3432 James T. Blazék Phone Number Name of Grantee or Authorized Representative sign Attorney 8/7/2017 Date Title e or Authorized Representative Signature of Gran here For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Date 26 Date Deed Record 2017 Aug 16 01:33 PM Ex05a Book 2017 Page 1988 Day Mo. Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Nebraska Department of Revenue Form No. 96-269-2008 2-2015 Rev. Supersedes 96-269-2008 Rev. 7-2014

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/16/17 \$ Ex05a By BB Bk 2017, Pg 1988

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 coverant, 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 Angust WHARTON, Grantor STATE OF NEBRASKA) 55. COUNTY OF HOURS day of this acknowledged before me on foregoing instrument was , 2017, by MAX L. WHARTON and LINDA S. WHARTON, Grantors. GENERAL NOTARY - State of Nebraska JAMES T BLAZEK Votary Publik 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 (SE½) 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.

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

PRODUCTIVASSESSMEAT	CTION 1
Grantor of Instrument and Trust	
Max L. Whorson and Linda S. List	a.90
Grantee of Instrument (Trustee) Shown M. Laborator, Jerrary A. L.	anton as Grasley J. Warton
NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
Thouse M. Whater	Ohild
Jeffrey A. Wharton	child
Brosley J. Lanorto	Kim
CACONECY CO. CANDIO	
SEC	CTION 2
Does a trust document exist which sets forth the grantor, the tr	ustee, the beneficiaries, and a description
of the real property transfer?	
Check the exemption that would apply if the transfer was a	nade directly from the grantor to the beneficiaries of the trust.
Deeds to property transferred by or to the U.S., the State	
- · · · · · · · · · · · · · · · · · · ·	, 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 an marriage); or parent and child.	d wife; ex-spouses (conveying property acquired or held during the
corporation or interest in the partnership or LLC are ow member of that family, related to one another within the f spouses. No consideration is given other than the issuance the family members or the return of the stock to the corporation dissolution of the interest in the partnership or LLCs.	limited liability company (LLC). All the shares of stock of the ned by members of a family, or a trust created for the benefit of a burth degree of kindred according to the rules of civil law, and their e of stock of the corporation or interest in the partnership or LLC to ration in partial or complete liquidation of the corporation or deeds To qualify for the exemption for family corporations, partnerships, he corporation or partnership and not in the name of the individual
Deeds of partition.	
Deeds made pursuant to mergers, consolidation, sales, of merger or consolidation filed with the Secretary of State. In the documentary stamp tax exemption is granted.	or transfers of the assets of a corporation pursuant to the plans of A copy of this plan must be presented to the register of deeds before
Deeds made by a subsidiary corporation to its parent corporation to its parent corporation to its parent corporation.	oration for no consideration other than the cancellation or surrender
Cemetery deeds.	
Mineral deeds.	
Deeds executed pursuant to court decrees.	
Deeds which release a reversionary interest, a condition su	bsequent or precedent, a restriction, or any other contingent interest.
Deeds of distribution executed by a personal representation intestate succession.	tive conveying to devisees or heirs property passing by testate or
 Deeds transferring property located within the boundarie American residing on an Indian Reservation in Nebraska 	s of an Indian Reservation where the grantor or grantee is a Native.
Deeds which convey property held in the name of any partner in the partnership or member of the LLC, or to his	rtnership or LLC, which is not a family partnership or LLC, to any s or her spouse.
Easements.	



Certificate of Exemption – Deeds to Trustees

Page 2

SECTION 3

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

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

Sign Title Signature Signature

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

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2011	<u> 1994 - 19</u>	95 #PAGES	<u> </u>	GR.	ANTEE MASTER NAME #	Haldin	ie + U
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	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	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 COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			•
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OR ADJUSTMENTS S	\$							
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SALES DATE_	8-16	-2017						
DEED TYPE_								
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	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
<u>L</u>	1:5-0		C~ (// . /	dine +	1	Johnson	a de l'a	tru das

also: Co-Trustees; Amy Johnson, Kirnberly Steen, Carla Greisen + Libby Crockett



Form No. 96-269-2008 2-2016 Rev. Supersec

96-269-2008 Rev. 7-2014

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

195

521

 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2017 2017 8 8 16 WEBSTER - 91 Day _ Mα. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer Haldine P. Johnson and Lyra M. Johnson See Attachment Street or Other Mailing Address 474 39 Road Street or Other Mailing Address 474 39 Rd. Zip Code 68959 State city Minden State NE Zip Code City Minden 68959 √ No √ No Phone Number (402) 756-0766 Phone Number (402) 756-0766 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Industrial Mineral Interests-Nonproducing Mobile Home Single Family State Assessed Multi-Family √ Agricultural Mineral Interests-Producing Exempt ioll Commercial Recreational Land Contract/Memo 8 Type of Deed Distribution Partition Sheriff Other Lease Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor ☐ Minera! Ouit Claim ✓ Warranty 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Gift ✓ Life Estate Sale Auction Fasement Trustee to Beneficiary Yes ✓ No Court Decree Exchange Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) No Reserving Life Estate Interest Yes √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Self Other. Grandparents and Grandchild ✓ Spouse Brothers and Sisters Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$586,115 ∐Yes **√** No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ No Yes 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 0.00 22 23 Was non-real property included in the purchase? Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 Gra Phone Number Grantee 8/16/2017 Date here Register of Deed's Use Only For Dept. Use Only Blu2017, Pa 1994-1995 xempt# Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 (SE½) of Section Twenty-seven (27), Township Four (4) North, Range Eleven (11), West of the 6th 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 (SE½) of said Section Twenty-seven (27), Township Four (4) North, Range Eleven (11), West of the 6th 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 (SW½) of Section Twenty-seven (27), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

STATE OF NEBRASKA)	
COUNTY OF BUFFALO	3	SS:

The foregoing instrument was acknowledged before me on August 16, 2017, by **Haldine P.** Johnson and Lyra M. Johnson, husband and wife.

GENERAL NOTARY - State of Nebraska AMY L. BOWMAN My Comm. Exp. September 1, 2017 Notary Public Date

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

SECT	TION 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
SECT	FION 2
Does a trust document exist which sets forth the grantor, the trus of the real property transfer?	
	ade directly from the grantor to the beneficiaries of the trust.
Deeds to property transferred by or to the U.S., the State o	
Deeds which, without additional consideration, confirm, which do not extend or limit existing title or interest.	correct, modify, or supplement a deed previously recorded, but
Deeds without actual consideration between: husband and marriage); or parent and child.	wife; ex-spouses (conveying property acquired or held during the
corporation or interest in the partnership or LLC are owned member of that family, related to one another within the for spouses. No consideration is given other than the issuance of the family members or the return of the stock to the corporation dissolution of the interest in the partnership or LLCs. To	imited liability company (LLC). All the shares of stock of the ed by members of a family, or a trust created for the benefit of a cirth degree of kindred according to the rules of civil law, and their of stock of the corporation or interest in the partnership or LLC to ation in partial or complete liquidation of the corporation or deeds of qualify for the exemption for family corporations, partnerships, the corporation or partnership and not in the name of the individual
Deeds of partition.	
Deeds made pursuant to mergers, consolidation, sales, or merger or consolidation filed with the Secretary of State. A the documentary stamp tax exemption is granted.	transfers of the assets of a corporation pursuant to the plans of copy of this plan must be presented to the register of deeds before
Deeds made by a subsidiary corporation to its parent corpor of the subsidiary's stock.	ration for no consideration other than the cancellation or surrender
Cemetery deeds.	
Mineral deeds.	
Deeds executed pursuant to court decrees.	
Deeds which release a reversionary interest, a condition subs	sequent or precedent, a restriction, or any other contingent interest.
Deeds of distribution executed by a personal representative intestate succession.	ve conveying to devisees or heirs property passing by testate or
Deeds transferring property located within the boundaries of American residing on an Indian Reservation in Nebraska.	of an Indian Reservation where the grantor or grantee is a Native
Deeds which convey property held in the name of any parti- partner in the partnership or member of the LLC, or to his	nership or LLC, which is not a family partnership or LLC, to any or her spouse.
Facements	



Certificate of Exemption – Deeds to Trustees

Page 2

SECTION 3

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

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

Dis O Johnson Grantons

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

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

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	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
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Real Estate Transfer Statement To be filed with the Register of Deeds. Read instructions on reverse side.



FORM **521**

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number Date of Sale/Transfer 4 Date of Deed 2017 20 WEBSTER - 91 Dav _ Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Heritage Farms, c/o Gerald Toepfer Gerald & Susan Toepfer, et al Street or Other Mailing Address 1659 Rd Z Street or Other Mailing Address 1659 Rd Z City Blue Hill Zip Code 68930 City Blue Hill State NE Zip Code 68930 Phone Number Yes Phone Number Is the grantee a 501(c)(3) organization? **✓** No If Yes, is the grantee a 509(a) foundation? Yes No Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Sheriff Partition Other_ Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Lease Death Certificate - Transfer on Death Quit Claim Cemetery Executor ☐ Mineral ✓ Warranty Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Life Estate Trustee to Beneficiary ☐ Yes ✓ No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) xfer to Partnersh 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) ✓ Yes ☐ No ✓ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$4,000,057 ✓ No 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, Nebraska 18a No address assigned 18b Vacant land 20 Legal Description see attached 1400 21 If agricultural, list total number of acres 0.00 22 0,00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{5b}{}$ 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. (402) 746-3613 David B. Garwood Phone Number Attornev Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 3K2017, Pa 2000-2004 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

The Southwest Quarter (SW1/4) of Section Eight (8), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; OD 17047/66350 AND

North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; EXCEPT a tract more particularly described as follows: Commencing at Gerald Herore the Northwest Corner said Northeast Quarter (NE¼) and the Place of Herore 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°24'02W 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 (SW1/4) of Section Sixteen (16), Solve 11600/16155 Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Southeast Quarter (SE½) of Section Twenty-three (23), Township Four 00 1714 609 (66) 55 (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Southwest Quarter (SW1/4) of Section Twenty-four (24), Township 11 1900/6680 Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW½) of Section Twenty-six (26), Township Four 00/7/5200/00 (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

00 171 5600/35

The Southeast Quarter (SE¹/₄) of the Northeast Quarter (NE¹/₄) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

001716100/1045

The Southwest Quarter (SW1/4) of Section Twenty-eight (28), Township 6017/4509/67090 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 (NW1/4) of Section Thirty-four (34), Township Four 50/7/1000/67/90 (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

State of Nebraska SS. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of August A.D., 2017, at 3:45 or clock P. M. Recorded in Book 2017 on Page 2000 - 2004

Deb Ringenberger County Clerk
134.00 BB Deputy
Ind Comp Assessor Carded

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 (NE½) 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 (SW½) 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°24'02W 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 Twentyone (21), Township Four (4) North, Range Ten (10), West of the 6th P.M.,

Webster County, Nebraska; AND

The Southeast Quarter (SE½) 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 (SW½) 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 (NW½) 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 (NE½) 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 (SE½) of the Northeast Quarter (NE½) 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 2017, 2017.

Gerald Toepfer

Susan Toenfer

Kevin Toenfer

Lora Toenfer

Carolyn Willicott

Robert E. Willicott, Jr.

Amanda De Ofer Noval Ulang Man Amanda Toepfer Novak Clarence Novak
Kerrie Toepfer Catchpool Kerrie Toepfer Catchpool Greg Carchpool
Bradley Toepfer Ashley Toepfer Ashley Toepfer
Annette Moser Lintz Doug Lintz
Jeffrey Toryson Afact William Jet Robert Willicott III
Cilun Moser Charissa Willicott
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss. The foregoing instrument was acknowledged before me on April 27, 2017, by Gerald Toepfer and Susan Toepfer, husband and wife.
Comm. expires 8/24/18 Krm Poplau Notary Public
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss. The foregoing instrument was acknowledged before me on April 12, 2017, by Kevin Toepfer and Lora Toepfer, husband and wife.
Comm. expires 9/38/3030 Madello M. Swell Notary Public GENERAL NUTARY - State of Nebraska
STATE OF Nebraska, COUNTY OF Webster) ss. MACHELLE M. STREFF
The foregoing instrument was acknowledged before me on April 9th, 2017, by Eileen Moser, a single person.
Comm. expires 12/2/2019 Course Lambe Notary Public CAROL LEMKE General Notary, State of Nebraska My Commission Expires December 2, 2019
Garwood & McCracken, Lawyers Ph/Fax (402) 746-3613 Page 3 of 5 pages 401 North Webster Street, Red Cloud, NE 68970 DAVIENWI-2000HERITAGE, WD-1/5/17

STATE OF NEBRASKA, COUNTY OF Adams) ss.
Tul
The foregoing instrument was acknowledged before me on April 1396, 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 Notary Public
Notary Public
,
STATE OF <u>Nebraska</u> , COUNTY OF <u>Butter</u>) ss.
Max
The foregoing instrument was acknowledged before me on April 23, 2017, by
Amanda Toepfer Novak and Clarence Novak, wife and husband.
GENERAL NOTARY - State of Nebraska
I IS PAMELAL SCHMID I
My Comm. Exp. March 20, 2021
Comm. expires March 20, 2021 Famela L. Schmid
Notary Public
•
\wedge
STATE OF NEBRASKA, COUNTY OF <u>(Idamo</u>) ss.
· · · · · · · · · · · · · · · · · · ·
The foregoing instrument was acknowledged before me on April 30, 2017, by
Jeffrey Toepfer, a single person.
1 10 10
Comm. expires May 7, 2018 Ulrona J. anderson
Notary Public
GENEPAL NOTARY - State of Nebraska VERONA F. ANDERSON
My Comm. Exp. May 7, 2018
STATE OF NEBRASKA, COUNTY OF ADAMS) SS.
May
The foregoing instrument was acknowledged before me on 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 Spot 30 2017
Notary Public
STATE OF NEBRASKA, COUNTY OF Webstr) ss.
Mor ,
The foregoing instrument was acknowledged before me on April 1st, 2017, by
Bradley Toepfer and Ashley Toepfer, husband and wife.
MACHELLE M. STREFF
My Cernin, Exp. September 28, 2020
Comm. expires 9/28/7020 Madello M. Stroff
Notary Public
tate of Nebraska - General Notary REBECCA SCHRECKENGOST A LILE A DAG CWO N CASC
My Commission Expines 1 4 JBJO SURVINE CANONICAL CONTROLLARY ST
Garwold & ACC Cracken, Lawyers Philiax (402) 746-3613 Page 4 of 5 pages

STATE OF NEBRASKA, COUNTY OF Buttale) ss.
The foregoing instrument was acknowledged before me on April, 2017, by Annette Moser Lintz and Doug Lintz, wife and husband.
Comm. expires 12-9-17 Resuma - Lehwadz Notary Public BENERAL NOTARY - State of Nebraska
STATE OF TEXAS, COUNTY OF BY OLOVI (A) ss.
The foregoing instrument was acknowledged before me on April 20 th , 2017, by Charissa Willicott, a single person.
Comm. expires July 210, 2017 Notary Public MARCO ANTONIO GARCIA My Commission Expires July 26, 2017 Notary Public
STATE OF NEBRASKA, COUNTY OF <u>Adams</u>) ss. The foregoing instrument was acknowledged before me on April, 2017, by Robert Willicott III.
State of Nebraska - General Notary JAMES R. DYKEMAN My Commission Expires February 22, 2018 Comm. expires State of Nebraska - General Notary JAMES R. DYKEMAN My Commission Expires February 22, 2018 Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017	<u>-2005</u>	# PAGES	;	. GR	ANTEE MASTER NAME #	Eugene	. A. ₩
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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	
ļ							SUBURBAN	
TAX DISTRICT	180							
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		when o	riginall	y filed	.			

Sullivan Oncomarer	P. UUZ/UUZ
REVENUE Real Estate Tra To be filled with the Register of Deex If additional space is needed, add a	Insfer Statement Statement FORM Statement and identify the lines 521
The deed will not be recorded unless this stateme	int to signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Ransfer 4 Date of Deed
WEBSTER - 91	Mo. 8 Day 18 Vr. 17 Mo. 8 Day 18 Yr. 17
5 Granter's Name, Address, and Telephone (Please Print)	6 Grentee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Eugene A. Svoboda and Marilyn K. Svoboda	Granise's Name (Buyer) Joseph E. Svoboda
Street or Other Mailting Address 2809 Road AA	Street or Other Mailing Address 2428 Road 2800
Gity State Zip Code Deweese NE 68934	City State Zip Code
Phone Number (402) 756-7371	Phone Number Is the grantee a 501 (c)(3) organization? Yes 1/1
Email Address N/a	Email Address If Yes, is the grantee a 509(a) foundation? Yes 7
7 Property Classification Number. Chack one box in categories A and B. Check C	i n/a
/A5 @g	
improved Single Family Industrial	I) Property Type (C)
☑ Unimproved ☐ Multi-Family ☑ Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Hon Mineral Interests-Producing Exempt
COLL Commercial Recreational	
	Ind Contract/Memo Partition Sheriff Other
	neral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange? (LR.C. § 1031 Exchange)	Insure Inevocable Trust Revocable Trust Transfer on Death
	El nove el demendary
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate ourchased for same use? (If No, state the intended us
	V Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiery relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., 1	
Brothers and Sisters Grandperents	
Exspouse	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest cate.)
\$246,330	☐ Yes
16 Does this conveyance divide a current parcel of land? Yes V No	17 Was transfer through a real estate egant or a title company? (If Yea, include the name
18 Address of Property	or the agent or tipe company contact.) Yes Z No. 19 Name and Address of Person to Whom the Tax Statement Should be Sent
Rural Webster County, Nebraska	Eugene Svoboda
18a ✓ No address assigned 18b ✓ Vacant land	2809 Road AA Deweese, Nebraska 68934
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 5 0,00
23 Was non-real property included in the purchase? Yes 📝 No (II Yes, er	
24 Adjusted purchase price paid for real astate (line 22 minus line 23)	P. C. 1 B

Register of Deed's Use Only

Granice or Authorized Repr

25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{76-902(4)}{6}$

Grantee

For Dept. Use Only

Phone Number 8-20-17

98-269-2008 Rev. 7-2014

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

Under penalties of law, I deciare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and

Title

BK2017, Ag 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 all day of AVOUST | A.D., 2011, at 1.35 o'clock | A.M. Recorded in Book all of Page 2005 | A.D. | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Clerk | County Cl

NEBRASKA DOCUMENTARY
Date 8 STAMPIAX and the second of the

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 tune, 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), <u>JOSEPH E. SVOBODA</u>, 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 6th 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

MARILYN K. SVOBODA

P. 003 BK 2017, Pg 2005A

STATE OF NEBRASKA) ss:	
COUNTY OF Alucko / k)	
The foregoing instrument was acknowledged before me 20_17, by EUGENE A. SVOBODA AND MARILYN K. SVOGRANTORS.	on the 20 day of 455/, OBODA, Husband and Wife,
GENERAL NOTARY - State of Nebraska MARILENE K. FAIMON Ny Comm. Exp. December 20, 2018	Haline K. Hammi
THIS CORRECTIVE DEED WAS APPROVED AND CON	SENTED TO BY:
Jos	SEPH E. SVOBODA
STATE OF NEBRASKA)	
COUNTY OF Nycholls)ss:	
The foregoing instrument was acknowledged before me a 20 17, by JOSEPH E. SVOBODA, a married individual.	on the 20 day of August
GENERAL NOTARY - State of Nebraska MARLENE K. FAIMON My Comm. Exp. December 20, 2018	Talley & Journal ory Public
DON	OMM M SVOBODA
STATE OF NEBRASKA)	
COUNTY OF Nocholls)ss:	
The foregoing instrument was acknowledged before me of 20, by DONNA M. SVOBODA, a married individual.	on the 26 day of August,
GENERAL NOTARY - State of Neptable MARLENE K. FAIMON My Comm. Exp. December 20, 2018	Muline Tomm

P. 004

BK 2017, Pg 2006

<u>Junold E Svotoda</u> ARNOLD E. SVOBODA

STATE OF NEBRASKA)

COUNTY OF Nucleals)

SS:

The foregoing instrument was acknowledged before me on the 20 day of Augus f. 20/Z, by ARNOLD E. SVOBODA, a married individual.

GENERAL NOTARY - State of Nebraska
MARLENE K. FAIMON
My Comm. Exp. December 20, 2018

Notary Public

TERESA POND-SVOBODA

STATE OF NEBRASKA) ss:

COUNTY OF Nucle //s)

The foregoing instrument was acknowledged before me on the <u>30</u> day of <u>figus</u> f 20 /7, by TERESA POND-SVOBODA, a married individual.

GENERAL NOTARY - State of Nebraska
MARLENE K. FAIMON
My Comm. Exp. December 20, 2018

Notary Public

PARCEL#/ LING NUMBER		7500/7/	130	9-1-12	<u> </u>	_	Hersh	<i>,</i>
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SALES FILE #	198	<i>,</i>	# PAGES	i				
SHBORHOOD#	(1)	100	105	200	205	300	305	400
:	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN 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 COMMERCIAI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
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- 1								
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
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Real Estate Transfer Statement

FORM

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number County Name Mo. 08 10 WEBSTER - 91 Day _ 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Busier james B. Hersh and Marilynn L. Hersh James B. Hersh and Marilynn L. Hersh, Trustees of the Street or Other Mailing Address 1713 DAVITO-James B. Hersh and Manlynn L. Hersh Living Trust, dtd. Street or Other Mailing Address 1802 Davista Lane Zip Code 68850 Zip Code 68850 City Léxington State NE 11.5.2014; Lexington s the grantee a 501(c)(3) organization? Phone Number (308) 324-6108 Phone Number (308) 324-6108 If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Industrial Mineral Interests-Nonproducing State Assessed Mçbile Home Single Family ✓ Agricultural Mineral Interests-Producing ☐ Exempt Multi-Family Unimproved Recreational IOLL Commercial Distribution Land Contract/Memo Sheriff Other 8 Type of Deed Conservator Lease Bill of Sale Corrective] Fasement Personal Rep. Trust/Trustee Mineral Quit Claim Warranty Cemetery Death Certificate - Transfer on Death Executor Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as 10 Type of Transfer Distribution Foreclosure part of an IRS like-kind ex (i,R.C. § 1031 Exchange) -kind exchange? ✓ Trustee to Beneficiary Gift Life Estate Easement Auction Satisfaction of Contract Other (Explain) Exchange Grantor Trust Partition ☐ Yes ₩ No Court Decree 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ∏ No ✓ Yes No. ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Yes Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Spouse Brothers and Sisters Grandparents and Grandchild Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ₩ No \$218,145 Ves Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property James B. and Marilynn L. Hersh 1802 Davista Lane Lexington, NE 68850 18a V No address assigned 18b T 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 0!00 22 Total purchase price, including any liabilities assumed 22 0,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20 Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 496-3432 JAMES T. BLAZEK Phone Number of Grantee or Authorized Representative Print or Type Name ATTORNEY 8.17.2017 sign Date Title ithorized Representative Signature of Grantee or here For Dept. Use Only Register of Deed's Use Only 28 Recording Data Value of Stamp or Exempt Number 26 Date Deed Recorded BW2017 Day 2

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

ndex Compute Assesso: Carded	
	WARRANTY DEED
	JAMES B. HERSH and MARILYNN L. HERSH, Trustees of the JAMES B. HERSH AND MARILYNN L. HERSH LIVING TRUST, dated November 5, 2014, and any amendments thereto, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from JAMES B. HERSH and MARILYNN L. HERSH, husband and wife, GRANTEES, convey to Grantees, the following described real estate: The East Half of the Northwest Quarter (E½NW½) of Section Nine (9), Township One (1)
	North, Range Twelve (12) West of the 6 th 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 10 day of 14gus, 2017. JAMES B. HERSH, Trustee of the James B. Hersh and Marilynn L. Hersh, dtd. 11.5.14, Grantor
	MARILYNN L. HERSH, Trustee of the James B. Hersh and Marilynn L. Hersh Living Trust, dtd. 11.5.14, Grantor STATE OF NEBRASKA
	COUNTY OF Dolgas) ss.
	The foregoing instrument was acknowledged before me on this 10 day of 440, 2017, by JAMES B. HERSH and MARILYNN L. HERSH, Trustees, Grantors.

i, Trustees, Grantors.

Notary Public

GENERAL NOTARY - State of Nebraska
JAMES T. BLAZEK
My Corom. 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	<u> </u>	2008	# PAGE			RANTEE MASTER NAME #	James L	3 + Mai
PARCEL#, FILING NUMBER		75/7/13	<u>3</u> 0	9-1-12	**	_	L. Aer.	sh (LE
DOC STAMPS	Exem	#19	_	tax/lien		- UTTU Buil	ent Bet	3109 h
SALES FILE#	199		_ #PAGE	s				
NEIGHBORHOOD #	1)	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
;	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	. 800	805	1000	1005
:	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			···· _{- , -}
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L							SUBURBAN _	
TAX DISTRICT	کک							
OTAL SALE PRICE_		····						
1 ADJUSTMENTS <u>\$</u>	<u> </u>							
R ADJUSTMENTS <u>\$</u>	;							
REVIEW CODE	NO							
SALES DATE	8-11	1-2017	<u> </u>					
DEED TYPE_	<u>an</u>) 	···········					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	. 1	2	3	(5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWŁES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Self 1	to Life	Estate	+ Tn	ustees	For D	er I	rust



Real Estate Transfer Statement

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

FORM 521

The deed will not be recorded unless this statemen	it is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 98 11 2017
WEBSTER - 91 ▼	Mo. 08 Day 11 Yr. 2017 Mo. 08 Day 11 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
James B. Hersh and Manlynn L. Hersh	Brian L. Hersh & Beth L. Hersh-Goslin, Trustees of the James
Street or Other Mailing Address 1802 DAVISTA LANE	Street or Other Mailing Address D. V.W. F.C. L. B. Hersh and Marilynn L. Hersh Irrevocable Trust, dtd. 8.4.17
City State Zip Code Lexington NE 68850	City State Zip Code 68850
Phone Number (308) 324-6108	Phone Number Is the grantee a 501 (c)(3) organization? Yes V No (308) 324-6108 If Yes, is the grantee a 509 (a) foundation? Yes V No
Emaît Address	Email Address L.E. reserved for James B. and Marilynn L. Hersh
7 Property Classification Number. Check one box in categories A and B. Check Cit	property is also a mobile home.
(A) Status (B)	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing
Unimproved Multi-Family Agricultural IOLL	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea Cemetery Ceath Certificate – Transfer on Death Executor Min	
Gemetery Death Certificate - Transfer on Death Executor Min 9 Was the property purchased as 10 Type of Transfer Distribution Forecle	
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	r Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No reserved life estate	12 Was real estate purchased for same use? (If No, state the intended use.) Yes NoNo
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	nd Grandchild Spouse
Ex-spouse Parents and Ch	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$218,145 16 Does this conveyance divide a current parcel of land?	Yes No \$% 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No	of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
:	James B. and Marilynn L. Hersh 1802 Davista Lane
	Lexington, NE 68850
20 Legal Description	
E2NW4 9-1-12, WEST OF THE 6TH P.M., WEBSTE	R 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? Yes Vo (If Yes, en	ter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 5 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	t and that it is, to the best of my knowledge and belief, true, complete, and
солгесt, 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
sign	
nere	E D LD Arts
Register of Deed's Use Onl Page Deed Recorded 27 Value of Stamp or Exempt Number	y For Dept. Use Only 28 Recording Data
26 Date Deed Recorded Mo. 08 Day 21 ya 017 Slyungt 19	BW2017, Pg2008
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX Date: 08/21/17

\$ Ex019 By BB

Bk 2017, Pg 2008

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

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 (E½NW½) of Section Nine (9), Township One (1) North, Range Twelve (12) West of the 6th 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 Hay of August, 2017

JAMES B. HERSH, Grantor

MARILYNN L. HERSH, Grantor

STATE OF NEBRASKA

)

SS.

COUNTY OF Dausen

(County of Dausen

)

The foregoing instrument was acknowledged before me on this \(\frac{1}{1} \) day of \(\int \) Cite \(\frac{1}{1} \), 2017, by

JAMES B. HERSH and MARILYNN L. HERSH, Grantors.

Notary Public

GENERAL NOTARY-State of Rebraska
JENNIFER L SHUBERT
My Comm. Exp. May 26, 2019

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 & PAG		0043	_ # PAGE	s	_ GR	ANTEE MASTER NAME#	<u>Jetthe</u>	4 L. T
PARCEL# FILING NUMBER	<u> 0019011</u>	100/6839	90	11-2-11		_	Terri 11 # 131	1. Olson
DOC STAMPS	<u>Exempt</u>	05 A	-	tax/lien		-		
SALES FILE #	<u> 200</u>		_ # PAGE	S	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
** 5	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					
i	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		DI IDAI DECIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
TAX DISTRICT	45					I	SUBURBAN	
OTAL SALE PRICE								
LADJUSTMENTS	\$							
R ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	8-16	-2017						
DEED TYPE	Q C	-2017 LD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	YTIJIBAZU	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BTOE HITT	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L ~	De 11		Nex	gave t	10× 1/2	indensi	- to lal	front To
COMMENTS .	JONA10	1 DUY	1 (JIBON	July 1	re: 16		/ U UCI	11271 140



Real Estate Transfer Statemer • 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 2017 Mo. 08 Day _ 16 WEBSTER - 91 Mo 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Donald D. and Ruth E. Olson See attachment Street or Other Mailing Address Street or Other Mailing Address 1003 E Street City Utica Zip Code 68456 Zip Code NE Phone Number (402) 534-2059 Is the grantee a 501(c)(3) organization? Phone Number Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address drolson@windstream.net Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational Distribution 8 Type of Deed Sheriff Land Contract/Memo Partition Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery 7 Mineral Executor Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Life Estate Trustee to Beneficiary Sale Yes Court Decree | Texchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) No Grantor's retained a joint life estate Yes √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$256,260 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Jeffery Olson Rural Webster County, Nebraska 3705 Wendell Drive 18a V No address assigned Hastings, NE 68901 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 0.00 22 0.00 23 Was non-real property included in the purchase? Yes \quad No (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 534-2059 Donald D. Olson Print or Type Name of Grantee or Authorized Representative Phone Number Owner 08/16/17 Title Date Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data yr 2017 Aug 22 01:25 PM Ex05a Book 2017 Page 2045 Day Nebraska Department of Revenue

ndex Computer	, 	NEBRASKA DO STAMI		Bk 2017, Pg 2045
Assessor Carded			08/22/17 By_BB	State of Nebraska ss. County of Webster ss. Entered on the numerical index and filed for record in the
				clerk's office of said county this 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, DU			Y, PO Box 1044, Hastings NE 68902-1044
		QUITCLAIM	DEED	
	owners of an undivided one-half in consideration of love and affection, M. OLSON, husband and wife, as undivided interest in the following decreserving however unto the Grantors	nterest in the r convey to GRA joint tenants escribed Real E	eal estate deso ANTEES, JEF and not as te Estate (as defin	FREY L. OLSON and TERI nants in common, all of their ed in Neb. Rev. Stat. §76-201),
	All that part of the Northwest Quarter Range Eleven (11) West of the 6 th P. of Crooked Creek as now located.			
	Executed: 8/16, 2017.			
C	Donald D. Olson	Ruth E	₩ <u>5 0 0</u> . Olson	2
	STATE OF NEBRASKA)) ss:			

The foregoing instrument was acknowledged before me on 8/16, 2017 by DONALD D. OLSON and RUTH E. OLSON, husband and wife.

Notary Public

GENERAL NOTARY - State of Nebraska

CHARLES W. HASTINGS My Commit. Exp. Dec. 2, 2017

COVER PAGE PROPERTY TRANSFER

(New 60	0120801	/35311		<u> </u>	_		
DOC STAMP	s_2.25	5	_	tax/lien		_		
SALES FILE:	-201		_ # PAGE	s	-			
EIGHBORHOOD :	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO 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					
ROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
		···					SUBURBAN .	
TAX DISTRICT	45							
TAL SALE PRICE	Te	50.00	 -					
ADJUSTMENTS :	\$							
ADJUSTMENTS :	\$							
REVIEW CODE	NO							
SALES DATE_	8-8	7-2017	7					
DEED TYPE_	JT	R-2017 WD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOTTO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
CATION COLUTE	вн	BLA	cow	GR	INA	RC	ROS	RUR
CATION CODE	ı			1		f	II	

Nebraska Department of REVENUE

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

201

FORM **521**

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed, County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo. 4708 Day Da Yr. 2017 Mo. 870 Day DA Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Don & Betty Schmidt FMH, LLC Street or Other Mailing Address PO Box 291 Street or Other Mailing Address 637 N Elm St City Red Cloud State Zip Code 68970 City Red Cloud Zip Code 68970 State NE Phone Number Phone Number Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home √ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Ren Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Forectosure irrevocable Trust Revocable Trust Transfer on Death Auction Easement Life Estate Sale Trustee to Beneficiary Yes √ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use,) √ Yes ☐ No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name ☐ Yes of the agent or title company contact.) 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 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 750.00 0,00 23 750100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Mame of Grante Phone Number Attomey here Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number W2011. Pa2046 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

Blu2017, Pg 2046

State of Nebraska 3ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 2201 day Aug A.D., 20 17 at 3:20 o'clock O'M. Recorded in Book OC bra Klunghbogs County Clerk Pru Deputy Carded. Assessor

NEBRASKA DOCUMENTARY

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 . 2017.

John F. McGuire, Member

FMH, L.L.C.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January by John F. McGuire and Phil L. Hansen, Members, on behalf of FMH, L.L.C., a Nebraska

limited liability company.

Comm. expi

GENERAL NOTARY-State of Nebraska MARY HUNT

Phil L. Hansen, Member

PAGE 1 COMMENTS			
300K-PAGE 2017-2	0646 DATE OF SALE	8-2-2017	
EGAL DESCRIPTION NOW -	ALL Lots 6-9+ N/2'6	Lot 10 Block 1 Smith + Moore	c Addition Red Cloud
-OCATION ID PARCEL(S) 000 12	5/2 Lot 4 + ALL Lot 5 Bloc .0800 + 000 120801	Lot 10 Block 1 Smith + Moore L1 smith + moores Addition to R	ed Cloud
ASSESSOR LOCATION Red Cla	oud	ADDRESS OF PROPERTY 637 /	Vorsh Elm Street
COO 12080 1	LAND	IMPROVEMENTS	TOTAL
2017	470		470
006120800	1410	77 695	79105
SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	НО	USE QUALITY HOUSE CONDITION	DATE OF CONSTRUCTION
MOBILE HOME			

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 09/07/2017 Record: 1 of:

Inspected By: Inspection Date:

Parcel ID #: 000120801 Map # : 4371-00-0-10020-001-

SCHMIDT, DON & BETTY Situs

Legal :THE SOUTH HALF(S1/2) LOT 4 & ALL LOT

5, BLOCK 1 SMITH & MOORE'S ADDITION TO

RED CLOUD, NE 68970-0000 RED CLOUD

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width : 142 Lot Depth 37.5

Street Access :

Topography

637 NORTH ELM STREET

Utilities :

Amenities

Value Method: SF # of Units : 5325 Unit Value :

Adjustments:

0.09

Lot Value : 470

PHYSICAL INFORMATION

: N/A Туре 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) \$470

Estimate of Value (Using Market Approach) Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Land Value	\$470
FINAL ESTIMATE OF VALUE	\$470
Value per Square Foot	

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

WEBSTER COUNTY ASSESSOR'S OFFICE

RESIDENTIAL DATA SHEET - COST APPROACH DATA Record: 1 of: 1 Date of Print: 09/07/2017 Map # : 4371-00-0-10020-001-Parcel ID #: 000120801 Situs SCHMIDT, DON & BETTY Legal :THE SOUTH HALF(S1/2) LOT 4 & ALL LOT 5, BLOCK 1 SMITH & MOORE'S ADDITION TO 637 NORTH ELM STREET RED CLOUD RED CLOUD, NE 68970-0000 COST APPROACH - Values By Marshall & Swift Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor :0.95 DESCRIPTION Square feet Base SF Cost Total Cost BASIC STRUCTURE COST x Units Unit Cost Area Adj Total Cost ADJUSTMENTS ROOFING SUBFLOOR HEATING & COOLING PLUMBING Base is: 0 Base 0.00 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH ADJUSTED STRUCTURE COST \mathbf{x} IMPROVEMENTS Units Unit Cost Depr Total Cost NO GARAGE TOTAL REPLACEMENT COST NEW x Total Physical Functional Economic Depreciation :

Less Depreciation/Plus Appreciation : \$0 Improvement Value \$470 Land Value Lump Sums ESTIMATE OF VALUE (USING THE COST APPROACH) \$470 Value per Square Foot

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 09/07/2017 Record: 1 of: 1

Inspected By: CJ Inspection Date: 08/01/2016

Parcel ID #: 000120800 Map # : 4371-00-0-10020-001-0000

FMH, LLC Legal :ALL LOTS 6-9 & NORTH 12'6 LOT 10 BLOCK

Situs

:617 N ELM ST

Adjustments:

PO BOX 291

RED CLOUD, NE 68970-0000

LOT INFORMATION

Neighborhood: 200 RED CLOUD

MCGUIRE, JOHN %

Lot Width : 142 Value Method: SF
Lot Depth : 112.5 # of Units : 15975
Topography : Amenities Unit Value : 0.09

Street Access :

Utilities : Lot Value : 1,410

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

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

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: 09/07/2017 Record: 1 of: 1

Parcel ID #: 000120800 Map # : 4371-00-0-10020-001-0000

MCGUIRE, JOHN %

Situs :617 N ELM ST Legal :ALL LOTS 6-9 & NORTH 12'6 LOT 10 BLOCK FMH, LLC

PO BOX 291

RED CLOUD, NE 68970-0000

COST APPROACH - Values By Marshall & Swift

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

	DESCRIPTION			
	Square fee	et Ba	<u>se SF Cost</u>	Total Cost
BASIC STRUCTURE COST	2,400	x	50.40	= 120,960
ADJUSTMENTS	Units	Unit Cost	Area_Adj	Total Cost
ROOFING				
SUBFLOOR				
HEATING & COOLING	2,400	1.95	1.95	4,680
PLUMBING Base is: 7 (over ba	se) 9	802.14	2.86	6,864
BASEMENT COST	1,008	16.76	7.04	16,896
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	2400	x	62.25	= 149,400
IMPROVEMENTS	Units	Unit Cost	Depr	Total Cost
ATTACHED GARAGE	308	23.13	0.55	7,125
CONCRETE DRIVE	602	4.13		2,485
CONCRETE DRIVE	602	4.13		2,485
OPEN SLAB	64	5.68		365
OPEN SLAB	64	5.68		365
ATTACHED GARAGE	308	23.13		7,125
PORCH W/ROOF & STEPS	64	25.89		1,655
PORCH W/ROOF & STEPS	64	25.89		1,655

TOTAL REPLACEM	ENT (COST 1	NEW			2400	x	71.94	= 172,660
Depreciation	:	55%	Total	55%	Physical	Func	tional	Econo	mic
					Less Depr	reciation/P	lus Appre	ciation :	(94,965
Improvement Va	lue		<i></i>						\$77,695
Improvement Va Land Value									\$77,695 \$1,410
-									
Land Value	••••				• • • • • • • • • • • • • • • • • • • •		• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

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:

DATE:

9/7/2017

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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

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

	What was the total pur	chase		
1	price?	\$_\$	750.00	Yes / No
	If No explain:			
2 W	as any personal propert	y included in the sale price?	Yes / No	Personal Property was (circle all that apply):
Ap	opliances Furniture	Other (please explain):		
If		f the personal property that was included property and produces income, what s?	-	· · · · · · · · · · · · · · · · · · ·
5 W	hat expenses have beer	incurred in each of the past five y	ears? \$	
6 H	w long was the propert	y on the market?		
7 W	ere any changes made t	o the property either before or after	the sale?	Yes / No
(E	xample: Remodeling	Renovations Additions Repair	rs Demolition)	
If	Yes explain:		•••	*****

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

PARCEL#,	(000 14	7700/3	8540			-	#1:	m Vek 3111
DOC STAMPS	. 123.7	75	- -	tax/lien		-	····.	- "
SALES FILE #	202		# PAGE	s	_			
GHBORHOOD#	1	100	105	200	205	. 300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITI
;	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					<u>.</u> 4.1.
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1000	2000	4000	9000	9500			`
7).	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
TAX DISTRICT	65					·	JOBORDAN	,
AL SALE PRICE	55,	000						
DJUSTMENTS :	\$							
.DJUSTMENTS :	\$							
REVIEW CODE	NO							
SALES DATE	8:28 W	2017						
DEED TYPE_	ω	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<u>()</u>	2	з ,	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
ATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

Real Estate Transfer Statement

FORM 521

For Dept. Use Only

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2017 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buver) Donald R. Bartlett and Sharon M. Bartlett Adam Vetter Street or Other Mailing Address 546 N Elm St Street or Other Mailing Address Red Cloud ΝE 68970 Phone Numbe Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family Industrial √ improved Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Partition Trust/Trustee Bill of Sale Lease Corrective Easement Personal Ren. Death Certificate - Transfer on Death Quit Claim Cemetery ☐ Mineral √ Warranty Executor Was the property purchased as 10 Type of Transfer Distribution Foreclosure irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$55,000 ∏_{Yes} ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Gary Thompson Agency No Yes √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 546 N Elm St Grantee Red Cloud, NE 68970 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 55.000:00 22 Total purchase price, including any liabilities assumed 22 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 55,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Adam Vetter Print or Type Name of Grantee or Authorized Representative Phone Number sign Grantee 8/23/2017 Signature of Grantee or Authorized Representative Date here

26 Date Deed Recorded No. Day 28

Nebraska Department of Revenue

28 Recording Data

Register of Deed's Use Only

Value of Stamp or Exempt Number

Book 2017, Pg 2049

State of Nebraska Ss. County of Webster County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this Seed day of August A.D., 20 17 at 11 40 o'clock A.M. Recorded in Book SOLT on Page SOLT On Page SOLT On Page SOLT On Page SOLT On Page SOLT On Page SOLT On Page SOLT On Page SOLT On Page SOLT On Page SOLT On Page SOLT ON Page SOLT ON Page SOLT ON Page SOLT ON PAGE SOLT Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX ata 8-28-17

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:

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

August 28, 2017. Donald R. Bartlett STATE OF NEBRASKA) ss. COUNTY OF WEBSTER The foregoing instrument was acknowledged before me on August R. Bartlett and Sharon M. Bartlett, husband and wife. , 2017 by Donald

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

		8-28-2017	
AL DESCRIPTION LOT	51-2 Block 2 + N4'	of Vacated Alley Moore's	Addition RC:
TION IN DANGE (a)	2001477		
essor location R	ed Cloud	ADDRESS OF PROPERTY	
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	625	24205	24830
7015	625	24205	24830
2016	625	22345	22970
2017	625	35 475	36100
NG PRICE SS	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 09/05/2017 Record: 1 of: 1

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

Parcel ID #: 000147700 Map # : 4371-00-0-10040-002-0000

VETTER, ADAM Situs :546 N ELM ST

Legal :LOTS 1-2 BLOCK 2 & N 4'OF VACATED

546 N ELM ST ALLEY MOORES ADDITION RED CLOUD

RED CLOUD, NE 68970-

LOT INFORMATION

Neighborhood: 200 RED CLOUD

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

Street Access : Adjustments :

Utilities : Lot Value : 625

PHYSICAL INFORMATION

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

Quality: 30 - AverageEffective Age:Condition: 30 - AverageRemodel 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 \times 0

FINAL ESTIMATE

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: 09/05/2017

Record: 1 of: 1

Parcel ID #: 000147700

Map # : 4371-00-0-10040-002-0000

VETTER, ADAM

Situs :546 N ELM ST

Legal

:LOTS 1-2 BLOCK 2 & N 4'OF VACATED ALLEY MOORES ADDITION RED CLOUD

546 N ELM ST RED CLOUD, NE

68970-

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000 Manual Date : 06/13

Cost Factor :0.95

	DESCR	IPTION	•		
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRÚCTURE COST		1,008	x	82.65	= 83,311
ADJUSTMENTS		<u>Units</u>	<u>Unit Cost</u>	Area Adj	Total Cost
ROOFING					
SUBFLOOR					
HEATING & COOLING		1,008	2.01	2.01	2,026
PLUMBING Base is: 9	(under base)	2	1176.67	(2.22)	(2,238)
BASEMENT COST		1,008	16.66	16.66	16,796
PARTITION FINISH					
RECREATIONAL FINISH		858	16.55	14.09	14,200
MINIMUM FINISH					
					<u> </u>
ADJUSTED STRUCTURE COST		1008	x	113.19	= 114,096
IMPROVEMENTS		Units	Unit Cost	Depr	Total_Cost
ATTACHED GARAGE		660	21.80	0.83	14,390
DET GAR AVERAGE CONC		832	18.39	32%	10,405 *
SOLID WALL PORCH		60	78.08		4,685
OPEN SLAB PORCH		12	19.01		230
SOLID WALL PORCH		351	38.40		13,480
SALVAGE 3MS		1	100.00	0%	100 *

TOTAL REPLACEM	MENT (COST NE	EW			1008	x	145.71	= 1	46,880
Depreciation	:	83% T	rotal	83% Ph	nysical	Func	tional	Econo	mic	
				I	less Depre	eciation/P	lus Appre	ciation :	(1	21,910)
Improvement Va	ilue .								Ś	324,970
									\$	\$24,970 \$625
Land Value									•	•
Improvement Va Land Value Lump Sums ESTIMATE OF VA							· · · · · · · · ·		•	\$625

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk 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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

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

Wh	at was the total pu	chase		
1	price?	\$ \$	55,000.00	Yes / No
	If No explain:			
2 Was a	ny personal proper	ty included in the sale price?	Yes / No	Personal Property was (circle all that apply):
Applia	ances Furniture	Other (please explain):		
If the	property is a renta of the past five year		hat rent has been charg	
5 What	expenses have bee	n incurred in each of the past five y	years? \$	
6 How 1	ong was the proper	ty on the market?		
7 Were	any changes made	to the property either before or after	the sale?	Yes / No
(Exar	nple: Remodeling	Renovations Additions Repair	irs Demolition)	
If Yes	explain:			
				777 W. V.

CONTINUED ON BACK

	5E	-00//	# PAGE	s	GF	RANTEE MASTER NAME :	Trisci	latollin
PARCEL:	50231	3900/	7 12300	3/2-12		_	Panela	Hollingst
133 m	00 a31	3901/	72301	34-2-	12	_ ,	+ chris	Ly Craf
DOCSTAM	. <u>.</u> 31.5	50	tax/lien			- 413112		
SALES FILE#			# PAGES			71 10		
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	7 10	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 CLAS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
						ı	SUBURBAN	
TAX DISTRIC	<u> 45 </u>							
	1/1 ==	20						
TOTAL SALE PRICE	<u>14,00</u>	<u> </u>						
TOTAL SALE PRICE	14,00	<u> </u>						
TOTAL SALE PRICE	14,00 ss	<u> </u>						
TOTAL SALE PRICE 521 ADJUSTMENTS	14,00	50 1-2017						
TOTAL SALE PRICE 521 ADJUSTMENTS SSOR ADJUSTMENTS REVIEW CODE	14,00 ss NO 7-11	50 1-2017 rwD						
TOTAL SALE PRICE 521 ADJUSTMENTS SSOR ADJUSTMENTS REVIEW CODE SALES DATE	14,00 ss NO 7-11		SUBCHNGD	NO	MOBILE			
TOTAL SALE PRICE 521 ADJUSTMENTS FOR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE	14,00 ss NO 7-11	rwD	SUBCHINGD	NO 4	MOBILE 5			
TOTAL SALE PRICE 521 ADJUSTMENTS SSOR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	14,00 s s NO 7-11	ADJUSTED	3		5			
TOTAL SALE PRICE 521 ADJUSTMENTS SOR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL	14,00 s s NO 7-11	ADJUSTED 2	3	0	5 ARMS LENGTH / NOT VALID FOR	RC	ROS	RUR
TOTAL SALE PRICE 521 ADJUSTMENTS SOR ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	14,00 ss NO 7-11	ADJUSTED 2 AS ADJUSTED	3 SUBCHANGED :	SALE NOT TO BE USED A	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD	ROS ROSEMONT	RUR RURAL

Real Estate Transfer Statement

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

FORM

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. _ 08 WEBSTER - 91 Day ___ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantse's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Priscilla Hollingshead, Pamela Hollingshead & Christy Crafton Roger D. & Marjorie Wilson Street or Other Mailing Address Street or Other Mailing Address 620 N Elm St 1202 E 1st Zip Code 69001 Red Cloud State NE Zip Code 68970 McCook 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 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution TLand Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death] Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement ī Gift Life Estate √ Sale Trustee to Beneficiary Yes **√** No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Was ownership transferred in full? (If No, explain the division,) 12 Was real estate purchased for same use? (If No, state the intended use. √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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.) ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Ves Adam Pavelka √ Yes ☐ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 609 Michigan Avenue Priscilla Hollingshead Inavale, NE 68952 620 N Elm St 18a No address assigned 18b Vacant land Red Cloud, NE 68970 20 Legal Description see attached 21 If agricultural, list total number of acres 14.000.00 22 23 Was non-real property included in the purchase? Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 0.00 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 Phone Number Attorney here Title Register of Deed's Use Only For Dept. Use Only

28 Recording Data

Value of Stamp or Exempt Number

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 (NE½SE½) 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.

K2017, 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 3/0 day of August A.D., 20/7, at 2:55 o'clock P M. Recorded in Book 2017 on Page__2077 Klincenberger County Clerk Deputy Comp _Carded_

NEBRASKA DOCUMENTARY

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 (NE 4SE 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 \$00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE1/4, 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 SE1/4; 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 19, 2017.

Logi Quane Wilson Marjorie Welson

Roger Duane Wilson Marjorie Wilson

STATE OF NEBRASKA, COUNTY OF Red (1/1/10W) ss.

The foregoing instrument was acknowledged before me on August 1473, 2017, by Roger Duane Wilson and Marjorie Wilson, husband and wife.

Comm. expires July 5, 2020

Notary Public

State of Nebraska – General Notary STEVEN K RASMUSEN My Commission Expires

State of Nebraska 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., 20/7, at a:57 o'clock M. Recorded in Book 20/7 on Page 2078

Deb Klingenberger County Clerk 3/0.00 Assessor Carded

EASEMENT FOR WATER LINE

This agreement made and entered into this 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 (NE½SE½) 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 (NE½SE½) 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 SE½, 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 SE½; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE½, 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 Marjorie Wilson

STATE OF NEBRASKA, COUNTY OF Red Willow) ss.

The foregoing instrument was acknowledged before me on August 14th, 2017, by Roger Duane Wilson and Marjorie Wilson, husband and wife.

Comm. expires Guly 5; 2020 Stepen X Kasm. Notary Public



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

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

204

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

FORM **521**

 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo. **Q** 7 Day 11 80 10 Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller First Nebraska Trust Co, Ttee-James B. Burden Rev. Trust Priscilla Hollingshead, Pamela Hollingshead & Christy Crafton Street or Other Mailing Address %Robin Smith, PO Box 81667 Street or Other Mailing Address 620 N Elm St City Lincoln State Zip Code City Red Cloud State NE Zip Code 68970 68501 Phone Number (402) 477-2200 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (402) 746-3987 Yes Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt ∏ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclasure Inrevocable Trust Revocable Trust Transfer on Death Auction Easement Life Estate √ Sale Trustee to Beneficiary ✓ No Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use,) √ Yes No No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Other Cousins Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) V Yes Adam Pavelka √ Yes No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 609 Michigan Avenue Priscilla Hollingshead Inavale, NE 68952 620 N Elm St 18a No address assigned 18b Vacant land Red Cloud, NE 68970 20 Legal Description see attached 21 If agricultural, list total number of acres 14.000.00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 0.00 23 14.000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Phone Number sign Attorney Signature of Grantee or Anthorized Representative here Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day **30**

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 (NE½SE½) 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.

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of fingust A.D., 20/7, at3:05
o'clock P. M. Recorded in Book 20/7
on Page 2079
Ceb Klimenberger County Clerk
\$10.00 BB Deputy

Assessor

Carded

Comp

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-30-/7
\$ 3/.50 By BB

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 (NE½SE½) 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 SE½, 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 SE½; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE½, 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 _______, 2017.

FIRST NEBRASKA TRUST COMPANY,

Robin Smith, Vice President and Trust Officer

STATE OF NEBRASKA, COUNTY OF DOUGLAS) ss.

The foregoing instrument was acknowledged before me on August ______, 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

GENERAL NOTARY - State of Nebraska
PATRICIA J. CORKLE
My Comm. Exp. October 9, 2019

Notary Public

State of Nebraska (SS)
County of Webster 53.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of Angust A.D., 2017, at 3:07
o'clock P M. Recorded in Book 2017
on Page 2080
Delo Klingenberger County Clerk
6/0.00 BB Deputy
IndCompAssessorCarded

EASEMENT FOR WATER LINE

This agreement made and entered into this _____ 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 (NE½SE½) 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 (NE½SE½) 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 SE½, 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 SE½, THENCE N89°57′41″E, ALONG THE NORTH LINE OF SAID SE½, 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

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.

Robin Smith, Vice President and Trust Officer

STATE OF NEBRASKA, COUNTY OF DOUGLAS) ss.

The foregoing instrument was acknowledged before me on August ______, 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

Notary Public

GENERAL NOTARY - State of Nebras PATRICIA J. CORKLE My Comm. Exp. October 9, 20



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

205

FORM **521**

 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo. 08 2017 Mo. 07 Day 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 antee's Name (Buyer Street or Other Mailing Address Street or Other Mailing Address 620 N Elm St 824 Arlene Avenue City Papillion Zip Code 68046 City Red Cloud State NE Zip Code 68970 NE Phone Number (402) 305-2564 Phone Number (402) 746-3987 is the grantee a 501 (c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) / Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt □ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition ☐Sheriff Other_ Bill of Sale Corrective Easement Lease Personal Ran Trust/Trustee Cemetery Death Certificate - Transfer on Death 7 Executor Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Giff Life Estate **✓** Sale Trustee to Beneficiary Yes **√** No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use, √ Yes ☐ No ✓ Yes ∏No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Other 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? 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 √ Yes No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 609 Michigan Avenue Priscilla Hollingshead Inavale, NE 68952 620 N Elm St 18a No address assigned 18b Vacant land Red Cloud, NE 68970 20 Legal Description see attached 21 If agricultural, list total number of acres 14.000.00 0.0023 14,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 hone Number Attorney Title here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day **30** Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

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.

BK2017, Pg 2081

State of Nebraska
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 Kingenberger County Clerk

F10.00 13 B Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-30 -/ 7
\$ 31.50 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 (NE½SE½) 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, 2017.	
Tackbull.	Ame Wilson
Jack Donald Wilson	Anne Wilson
STATE OF NEBRASKA, COUNTY OF Sand	Ois) ss.
The foregoing instrument was acknowledge Jack Donald Wilson and Anne Wilson, husband ar	
Comm. expires 9-16-20	Jolinn Checksfield
GENERAL NOTARY - State of Nebraska JOANN CHECKSFIELD My Comm. Exp. September 16, 2020	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.

521

	The deed will not be rea	orded unless this statem	ent is signed and items 1-25 are a	courately apprelated
1 County Name	2 County Nu	mber	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91		Mo. 01 Day 11 Yr. 20	
	Address, and Telephone (Piease F	rint)	6 Grantee's Name, Address, and Te	
Grantor's Name (Sell- David P. Burde			Grantee's Name (Buver)	
Street or Other Mailin	ng Address		Street or Other Mailing Address	nela Hollingshead & Christy Craftor
2720 S 24th St	<u>t</u>		620 N Elm St	
City Lincoln	State NE	Zip Code 68502	City Red Cloud	State Zip Code NE 6897(
Phone Number (402) 430-3301		00002		
Email Address			(402) 746-3987 If Yes, is	rantee a 501 (c)(3) organization? Yes VN s the grantee a 509(a) foundation? Yes N
			Email Address	
7 Property Classific	ation Number. Check one box in	categories A and B. Check C	if property is also a mobile home.	
(A) Status			3) Property Type	(C)
✓ Improved	✓ Single Family	Industrial	Mineral Interests-Nonproducing	State Assessed Mobile Home
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing	Exempt
8 Type of Deed	Commercial	Recreational		
Bill of Sale	Conservator Corrective		and Contract/Memo Partition	Sheriff Other
Cemetery [Death Certificate – Transfer on [ease Personal Rep.	Trust/frustee
9 Was the property p				Warranty
9 Was the property p part of an IRS like- (I.R.C. § 1031 Exch	kind exchange? Auction	Easement Gift		
Yes 🗸	No Court Dec	ree Exchange Grant		Trustee to Beneficiary ction of Contract Other (Explain) Title Correction
1 Was ownership tran	sferred in full? (If No, explain the di	vision.)		ction of Contract Other (Explain) Title Correction hased for same use? (If No, state the intended use.
	No		∀ Yes ∐ No.	
Was the transfer bet	ween relatives, or if to a trustee, an	e the trustor and beneficiary rel	atives? (If Yes, check the appropriate box	K)
✓ Yes 🔲	No Aunt or Uncle to Niece o	ır Nephew 🔲 Family Corp., i	Partnership, or LLC Self	✓ Other Cousins
	Brothers and Sisters	=	and Grandchild Spouse	
100 110	Ex-spouse	Parents and C	C orch batetit	and Step-child
· vvnat is the current n	market value of the real property?		15 Was the mortgage assumed? (If Ye	s, state the amount and interest rate.)
Does this converse	e divide a current parcel of land?		LYes ✓ No \$	%
✓ Yes \			17 Was transfer through a real estate a of the agent or title company contact	agent or a title company? (If Yes, include the name
Address of Property				
609 Michigan Aver	nue		19 Name and Address of Person to Wr Priscilla Hollingshead	nom the Tax Statement Should be Sent
navale, NE 68952			620 N Elm St	
a 🔲 No address ass	signed 18b 🔲 Vacant land		Red Cloud, NE 68970	
Legal Description				
see attached				
If agricultural, list total	number of acres			
	· · · · · · · · · · · · · · · · · · ·			1 16
Total purchase price	ce, including any liabilities assi	umed		22 14,000,00
Was non-real prop	erty included in the purchase?	Yes No (If Yes er	ter dollar amount and attach itemize	d list.) 23 0,00
				S
Adjusted purchase	price paid for real estate (line	22 minus line 23)		24 14,000,00
If this transfer is ex	xempt from the documentary st	amp tax, list the exemption	number	
Und	er penalties of law, I declare that	I have examined this statemen	t and that it is, to the best of my knowle	dge and belief, true, complete, and
المادي من المادي المادي المادي المادي المادي المادي المادي المادي المادي المادي المادي المادي المادي	nd that I am duly authorized to sign B. Garwood	uns statement.		
Printer Tu	pe Name of Grantee or Authorized	Representative		(402) 746-3613
ign ///	WILLIAM	50CX	Attorney	Phone Number
ere Signature	of Grantee or Authorized Represer	tative 7	itle	
West & West				Date
Date Deed Recorded		legister of Deed's Use Onl		For Dept. Use Only
1 21	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	_ ' '	28 Recording Data	a >
aska Department of Rever	<u> </u>	<u> </u>	DADUITING DU	25
No. 96-269-2008 2-2016 I	Rev. Supersedes 96-269-2008 Rev. 7-201	4	, _	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
	Grante	e—Retain a copy of this	s document for your records.	

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 (NE½SE¾) 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.

BK2017, Pg 2083

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 2017, at 3:45 o'clock M. Recorded in Book 20/2 on Page 2083

BB Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-30-17
\$ 31-30 By BB

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 __//__, 2017.

David P. Burden

STATE OF NEBRASKA, COUNTY OF LANCASTER $\,$) ss.

The foregoing instrument was acknowledged before me on August ______, 2017, by David P. Burden.

Comm. expires July 10, 2018

Notary Public

GENERAL NOTARY-State of Nebraska

CARINA K SMAUS

My Comm. Exp. August 19, 2018

BK2017, Pg 2082

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of August A.D., 20 / 7, at 3:40 o'clock P.M. Recorded in Book 20/7 on Page 2082

Deb Klingerbone County Clerk St. Deputy ind Comp. Assessor Carded

EASEMENT FOR WATER LINE

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 (NE½SE½) 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 (NE½SE½) 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'l 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.

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.
Jack Bonald Wilson Anny Wilson
GENERAL NOTARY - State of Nebras
STATE OF NEBRASKA, COUNTY OF Sarpy) ss. JOANN CHECKSFIELD My Comm. Exp. September 16, 20 The foregoing instrument was acknowledged before me on August // , 2017, by Jack Donald
114 2017 1 1 1 2
The foregoing instrument was acknowledged before me on August
Wilson and Anne Wilson, husband and wife.
Comm. expires 9-16-20 Solary Public Hecksfield

Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud,NE 68970 Ph/Fax (402) 746-3613

Page 1 of 1 pages

DAVEF:\WORK\HOLL!NGS\WILSNJK.EAS.7/31/17

Nebraska Department of REVENUE

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

207

FORM **521**

The deed will not be recorded unless this statem	ent 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) Gianene Prentice	Grantee's Name (Buyer)
Street or Other Mailing Address 2720 S 24th St	Priscilla Hollingshead, Pamela Hollingshead & Christy Crafton Street or Other Mailing Address 620 N Elm St
City State Zip Code Lincoln NE 6850;	City State Ze Code
Phone Number (402) 430-3301	Phone Number Is the grantee a 501 (c)(3) organization? Yes J/N/
Email Address	(402) 746-3987 If Yes, is the grantee a 509(a) foundation? Yes No
7 Property Classification Number. Check one box in categories A and B. Check	if property is also a mobile have
	P\ Crearchy Type
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agriculturel IOLL Commercial Recreational	Mineral Interests-Producing Exempt
2 Time of Dead	and Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement	.ease Personal Rep. Trust/Trustee
0.1454	plane The transfer of the tran
part of an IRS like-kind exchange? Auction	Closure Intervocatie (rust Hevocable Trust Transfer on Death Ulfe Estate Sale Trustee to Beneficiary
Yes V No Court Decree Exchange Gran	ntor Trust Partition Satisfaction of Contract Other (Explain) Title Correction
11 Was ownership transferred in full? (If No, explain the division.) Yes NoNo	12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	latives? (If Yes, check the appropriate box.)
✓ YesNo Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self V Other Cousins
——————————————————————————————————————	and Grandchild Spouse
Ex-spouse Parents and 6 14 What is the current market value of the real property?	, , and the same same
** ** That is the content market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
16 Does this conveyance divide a current parcel of land?	☐ Yes
✓ 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.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
609 Michigan Avenue Inavale, NE 68952	Priscilla Hollingshead
	620 N Elm St
18a No address assigned 18b Vacant land 20 Legal Description	Red Cloud, NE 68970
C + +	
see attached	
21 if agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, e	nter dollar amount and attach itemized list.) 23 \$ 0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Paragraphic Co.
25 If this transfer is exempt from the documentary stamp tax, list the exemption	the state of the s
Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement. David B. Garwood	
Print or Type Name of Grantee or Authorized Representative	(402) 746-3613 Phone Number
sign Will Allworth	Attorney 4-75-17
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	dv Temperaturatura
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data For Dept. Use Only
Mo. 8 Day 30 Yr. 17 \$ Exempt #4	BK2017, Pa 2085
Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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.; together with any interest in the Waterline serving this property, and any easement for such Waterline.

΄,•

BK2017, Pg 2084

State of Nebraska 7 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 20/7 2084 Klincenberger County Clerk BB Deputy Assessor Carded

EASEMENT FOR WATER LINE

This agreement made and entered into this ______ 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 (NE4/SE4/) 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'/SE'/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 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 SE'4; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE'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'l 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.

STATE OF NEBRASKA, COUNTY OF Concester) ss.

The foregoing instrument was acknowledged before me on August

Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Ph/Fax (402) 746-3613 DAVEF:\WORK\HOLLINGS\BUI

Page 1 of 1 pages

GENERAL MOTARY-State of Nebraska

CARINA K SMAUS My Comm. Exp. August 19, 2018 State of Nebraska Ss. County of Webster

BK2017, Pg 2085

numerical index and filed for record in the Clerk's office of said county this 30 day of Avous A.D., 20 17, at 3:55 o'clock P. M. Recorded in Book 2017 on Page 2085

Deb Klinsenberge County Clerk 510.00 B. Deputy Ind Comp Assessor Carded V

NEBRASKA DOCUMENTARY
Date 8-30SECONDAY BY BB

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 (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.; together with any interest in the Waterline serving this property, and any easement for such Waterline.

My Comm. Exp. August 19, 2018

Nebraska Department of REVENUE

Real Estate Transfer Statement

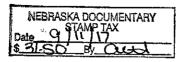
To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the item.

	FORM	ł
1	521	

:	• II additional space is needed, add	an attachment and identify the item.	211 521
10-11	The deed will not be recorded unless this statem	ent is signed and items 1-25 are accuratel	y completed.
1 County Name	2 County Number	3 Date of Sale/Transfer 4	Date of Deed
5 Grantor's Name Addre	WEBSTER - 91 ess, and Telephone (Please Print)	Mo. 07 Day 11 Yr. 2017	Mo. 08 Day 15 Yr. 2017
Grantor's Name (Seller)		6 Grantee's Name, Address, and Telephone	Please Print)
Estate of Robert J	. Christy,%Michael Christy,PR	Grantee's Name (Buyer) Priscilla Hollingshead, Pamela Hollingshead	Ollingshead & Christy Crafton
Street or Other Mailing Ad 2626 Ellis	dress	Street or Other Mailing Address 620 N Elm St	Serious & Office Office
City Bellingham	State Zip Code		State Zip Code
Phone Number	WA 9822	Red Cloud	NE 68970
(360) 734-2815 Email Address		Phone Number Is the grantee a 5 (402) 746-3987 If Yes, is the grant	01(c)(3) organization? Yes ✓ No ee a 509(a) foundation? Yes No
Chiali Address		Email Address	7.5
7 Property Classification	n Number. Check one box in categories A and B. Check (if property is also a mobile home.	
(A) Status	(B) Property Type	(C)
	Single Family Industrial	Mineral Interests-Nonproducing	State Assessed Mobile Home
Unimproved	Multi-Family Agricultural Commercial Recreational	Mineral Interests-Producing	Exempt
		and Contract/Memo Partition Shell Personal Rep.	
Cemetery De		ease Personal Rep. Trus Ineral Quit Claim V Warr	/Trustee
9 Was the property purch part of an IRS like-kind	ased as 10 Type of Transfer Distribution Fore	closure Irrevocable Trust Revocable Trust	Transfer on Death
(I.R.C. § 1031 Exchange	exchange? Auction Easement Gift	Life Estate Sale	Trustee to Beneficiary
Yes V No	Court Decree Exchange Gran	tor Trust Partition Satisfaction of Co	ontract Other (Explain)
Yes No_	ed in full? (If No, explain the division.)	12 Was real estate purchased for	same use? (If No, state the intended use.)
13 Was the transfer between	n relatives, or if to a trustee, are the trustor and beneficiary re	Yes No	
✓ Yes No	Aunt or Uncle to Niece or Nephew Family Corp.	Partnership, or LLC Self	Coursing
		and Grandchild Spouse	✓ Other Cousins
	Ex-spouse Parents and 0		क्षेत्रीत
14 What is the current marke	st value of the real property?	15 Was the mortgage assumed? (If Yes, state the	
16 Does this conveyance div		☐Yes ✓ No \$	%
✓ Yes No	nue a current parcer of land?	17 Was transfer through a real estate agent or a	title company? (If Yes, include the name
8 Address of Property		of the agent or title company contact.)	s Adam Pavelka No
609 Michigan Avenue		19 Name and Address of Person to Whom the Ta Priscilla Hollingshead	x Statement Should be Sent
Inavale, NE 68952		620 N Elm St	
8a No address assigned	d 18b Vacant land	Red Cloud, NE 68970	
0 Legal Description			
see attached			
1 if agricultural, list total num	iner of acres	•	
3			
22 Total purchase price, in	ncluding any liabilities assumed		2 \$ 14,000,00
			\$
	included in the purchase? Yes Vo (If Yes, er	· ·	3 0,00
4 Adjusted purchase pric	e paid for real estate (line 22 minus line 23)		14,000,00
5 If this transfer is exemp	ot from the documentary stamp tax, list the exemption	number	
Under pe	enalties of law, I declare that I have examined this statemen at I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and b	elief, true, complete, and
David B, C	as an early actionized to sign this statement.		
Print of Type Na	ame of Grantee or Authorized Representative		(402) 746-3613 Phone Number
sign //	418 SALWOOD	Attorney	1_71_17
1ere Signatule of Gr	rantee or Authorized Representative	itle	Date
	Register of Deed's Use Onl	v	FP2-17 1
Date Deed Recorded		28 Recording Data	For Dept. Use Only
Mo. Day Yr	11 \$ 31.50	BKOOM PUDIS	
braska Department of Revenue m No. 96-269-2008 2-2016 Rev. S	Upersedes 96-269-2008 Rev. 7-2014	Author	zed by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 (NE½SE½) 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.

State of Nebraska] 58. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this day ember A.D., 2011, at 9:54 Recorded in Book sales



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 (NE4SE4) 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 SE14; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE'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.

subject to easements and restrictions of record.

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

ESTATE OF ROBERT J. CHRISTY, DECEASED.

Michael Christy, Personal Representative/Executor

STATE OF WASHINGTON, COUNTY OF WWATEDWA

The foregoing instrument was acknowledged before me on August 15 The foregoing instrument was acknowledged before the Estate of Robert J. Christy, December 1. Christy, Personal Representative/Executor of the Estate of Robert J. Christy, December 1. Christy, Decem

Comm. expires

Notary Public MARISSA MCCAULEY

PASHINGTO

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	<u> 2017-</u>	1919	# PAGE	5	- GF	RANTEE MASTER NAME #		
PARCEL#,		3 <i>50</i> 0/7 <i>30.</i>	<u> 2</u> 5 2	22-2-1	2	_		
	0021018	00/76265	2	11-4-1	/	_		
DOC STAMPS			_	tax/lien				
SALES FILE #			# PAGES	<u> </u>				
NEIGHBORHOOD#								
NEIGHBORAGOD#	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
	BLADÉN 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	
•	454105						•	
TAX DISTRICT								\
TOTAL SALE PRICE	<u></u>							
521 ADJUSTMENTS	\$							
SSOR ADJUSTMENTS	\$							
REVIEW CODE	NO			1				
SALĒS DA TE	10-2	10-2017	7					
DEED TYPE	Dent	h OBN	hilicato					
_	<u> </u>	11 00						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABIUTY	AS ADJUSTED	SUBCHANGED (SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L		0 1			<u> </u>		I	
COMMENTS	. Dath	n (ev+	Hicate	2-10	e K C	Ur)1)		-
_								

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

Member A. Couper STANLEY S. COOPER ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND HUMAN SERVICES



STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

17 08588

_	T			KIIII	AIEU	DEAL	н				
l	1. DECEDENTS-NAME (First, Middle,	Last, Suf	fix)					2. SEX			E OF DEATH (Mo., Day, Yr.)
	Lee Roland Cohn 4. CITY AND STATE OR TERRITORY, OR FO	ODEIGH COLIN	TOV OF BIRTH	les ace	Louis Ciliate at	Ch. PINIST		Male	D 4 D 114		e 30, 2017
	CITTAIO STATE ON TERRITORI, OR FI	UKCION COUN	ותו ער פותוח	SR. AGE (Yrs		MOS.		Sc. UNDE		6. DAT	E OF BIRTH (Mo., Day, Yr.)
i	Cottonwood Springs, Nebraska			, ,,,,	., 84	MUS.	DAYS	HOURS	MINS.		47 4000
ı	7. SOCIAL SECURITY NUMBER			-L	8a. PLACE C	E DEATH	1			ı ıvlay	17, 1933
İ						∏ Inpatii	ent	OTHER [Neursian	Homes `	TC Hospice Facility
l	8b, FACILITY-NAME (If not Institution, give	street and num	berì		10,2 01,7 00 12	XI ER/OL					
1 8	1 miles			٠.			npanent		_ Deceder		e
5	CHI Health St. Elizabeth					DOA			Other (S	pecifyj	·
Ĭ	8c. CITY OR TOWN OF DEATH (include Zip	Code)					- 1	COUNTY O			
Į	Lincoln 68510	I			1: -:			Lancaster	· 		·
8	9a. RESIDENCE STATE	9b. COU	NTY		I	ITY OR TO					
! ₹	Nebraska ad. STREET AND NUMBER	Hali			.) (Grand Isla	9e. APT. N		IP CODE		
1	1224 W. 9th St.						56. AF 1. N		3801		9g. INSIDE CITY LIMITS X YES NO
-	10s. MARITAL STATUS AT TIME OF DEATH	Married	Never Married	1 10b, N	AME OF SPO	USE (First.	Middle.			oive ma	aiden name
be completed/verified by: FUNERAL DIRECTOR	Married, but separated Widowed	Divorced	_ ∃ ∐ Unknown	ł	el EvaLyr				,		
Ž.		Last, Suffix		j Laui			NAME (Fin	st, Midd	io Mais	den Sum	
픐	Harry Cohn		,		· ·		wers	31, IRIGO	io, wiait	Jen Jurn	amej
훋	13. EVER IN U.S. ARMED FORCES? Give do	ates of service	if Yes. 14a II	NFORMAN						14h E	RELATIONSHIP TO DECEDENT
03	(Yes, No. or Unic.) Yes 09/21/1955				yn Cohn					Wif	
	15. METHOD OF DISPOSITION 16a.	EMBALMER-SI			,	16	b. LICENSE	E NO.			ATE (Mo., Day, Yr.)
٥	Burial Donation N	ot Embalme	d			}				1	y 5, 2017
	Cremation _ Entombment 16d.		REMATORY OR	OTHER L	OCATION		CITY	//TOWN		001	STATE
^	S Removal Other (Specify)	entral Nebra	ska Cremati	on Servi	rac		Gib	hon			The second second
	17a, FUNERAL HOME NAME AND MAILING				005		G1D				Nebraska
ŀ	All Faiths Funeral Home, 2929 S.				braska						17b. Zip Code 68801
			AURE OF D	a Tiu id			 	1			
	18, PART I, Enter the chain of events-diseases, inju	ırles, or complicati	AUSE OF DI	aused the di	rath. DO NOT en	ter terminal a	vents such as	cardiar arms	it.	<u> </u>	APPROXIMATE INTERVAL
	respiratory arrest, or ventricular fibrillation with	hout showing the e	Bology. DO NOT A	BBREVIATE	. Enter only one	cause on a fi	ne. Add addit	ional lines if n	ecessary.	•	AFFROMMATE INTERVAL
	IMMEDIATE C IMMEDIATE CAUSE (Final a) Respirate	:Ause: ory Distress									onset to death
	disease or condition resulting	ory Distress								i	
٠.		AS A CONSEQU	ENCE OF:								onset to death
	Sequentially list conditions, if b) any, leading to the coust listed			:						- 1	
	on line a.										
	Enter the UNDERLYING CAUSE C)	AS A CONSEQU	ENCE OF:							:	onset to death
٠.	(disease or injury thát initiated					,				_	
	LAST d)	AS A CONSEQU	ENCE OF:	•:							onset to death
	· ·									;	
	18. PART II. OTHER SIGNIFICANT CONDITIO	NS-Conditions	contributing to	the death	but not resul	ting in the 1	underlying (cause given	in PART I	. 19. W	AS MEDICAL EXAMINER
	History of Spinal Stenosis; Chronic Infe Limited Mobility	ections; Atriai I	Fibrillation; Dia	betes; Co	ronary Artei	y Disease	; Hyperten	sion; Strok	e; And	OR	CORONER CONTACTED?
	20. IF FEMALE:										YES X NO
by: CERTIFIER	Not pregnant within past year		21a, MANNER (OF DEATH Homicide			'RANSPOR' rer/Operator	LMI MOTTAL	_ I _		AUTOPSY PERFORMED?
Ë	Pregnant at time of death		Accident [_		Pas			-	YES	X NO
j.	Not pregnant, but pregnant within 42 days of d			_	be determined	Ped	estrian				STOPSY FINDINGS AVAILABLE
pa	Not pregnant, but pregnant 43 days to 1 year b	efore death				Cth Cth	er (Specify)				LETE CAUSE OF DEATH?
plet	Unknown if prognant within the past year								-	YES	□ NO
completed	22a. DATE OF INJURY (Mo., Day, Yr.)	22b. TIME OF IN	IJURY 22c, F	LACE OF	INJURY-At he	ome, farm, s	street, facto	ry, office bu	illding, cor	struction	n site, etc. (Specify)
pe c	22d. INJURY AT WORK? 22e. DESCRIBE	HOW IN MIDY	OCCUSSED								
2	□YES □NO	ori mooki	OVOUNNED								1
.											
	22f. LOCATION OF INJURY - STREET & NUM	IBER, APT.NO.	CITY	//TOWN				STATE			21P CODE
	23a. DATE OF DEATH (Mo., Day, Yr	r.)			T . I	24a, DATE	SIGNED (M	o Dav. Yr 1	24	b. TIME	OF DEATH
		·			CAN		, 2017		1		3 PM
y.	An Bull Land Land Land Land Land Land Land Land	23c, TIM	E OF DEATH		To be completed by CORONER'S PHYSICIAN OF COUNTY ATTORNEY ONLY	24c. PRON	OUNCED DI	EAD (Mo., D	ay, Yr. 24	d, TIME I	PRONOUNCED DEAD
	23d. To the bost of my knowledge, death of	CCLETEd at the time	e delegand plan-		S A A B		30, 2017			03:58	
	and due to the cause(s) stated. (Sign	ature and Title)	v, Jore and place		o he coner	24e. On the b the lime	asis of examir , date and pla	nation and/or i se and due to	investigation the cause(s)	, in my opi stated, (S	inion death occurred at ignature and Title)
٠ ا					- 82 p	Joe Kelly	/, Lancas	ter Count	y Attorne	⊋γ	: · ·
	25. DID TOBACCO USE CONTRIBUTE TO TH	IE DEATH?	26a. HAS O	RGAN OR	TISSUE DON	ATION BEE	N CONSIDE	RED? 26	b. WAS CO	NSENT	GRANTED?
1	YES NO PROBABLY	UNKNOWN	☐ YES		⊠ NO			- 1	Applicable		
Ì	27. NAME, TITLE AND ADDRESS OF CERTIF			4H- (**)-	an Linaria	Nahar-1	- 00500				
					oc uncoln	Neorasi	ra. 68508	1			
	Joe Kelly, Lancaster County Atto								ATE (***		NOTES - 1
	20- DECIGEDADIO DIGNATURE		tte B			,	,	28b, D	ATE FILED		BISTRAR (Mo., Day, Yr.)

LEGAL DESCRIPTION:

N2NW2 22-2-12

SW1 & LOT 1 IN NW1 11-4-11

State of Nebraska | Sa.
County of Webster | Entered on the
numerical index and filed for record in the
Clerk's office of said county this II inday
of Hugust | A.D., 20 I I at I I SO
o'clock | M. Recorded in Books 20 I 7
on Page 1919 | 1920 |
De himmen begger | County Clerk
II. Deputy
Ind | Comp | Assessor | Carded |

COVER PAGE PROPERTY TRANSFER

BOOK & PAG	E 201	1-1902	#PAG	SES		RANTEE MASTER NAME	#	
PARCEL # FILING NUMBE	1 00201	4200/6	<u>,980</u>	32-3-1				
		•	_			_	***************************************	
				*		_		
DOC STAMP	s		-	tax/lien		_		
SALES FILE	*		# PAGI	ES	-			
NEIGHBORHOOD :	1	100	105	200	. 205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	E 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		<u> </u>	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	·
[. <u></u>		SUBURBAN	····
TAX DISTRICT	45		\triangle	G-Trus	1			
TOTAL SALE PRICE_	<u> </u>			-				
521 ADJUSTMENTS S	3							
SSESSOR ADJUSTMENTS <u>\$</u>	.							
REVIEW CODE	NO							
SALES DATE_	Do	D- /la-	17-17					
DEED TYPE_	Death	certif	ficale		·			
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	(\	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Doal	h Cort	ifiche	to Remo	ve Rich	ard 1. t	tansen	···
		* * * ********************************			- ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<u> </u>		

County of Webster Ss. Entered on the numerical index and filed for record in the Clerk's office of said county this \(\frac{1}{2} \) day of \(\frac{August}{August} \) AD., 20 \(\frac{7}{2} \) at \(\frac{1.55}{2} \) o'clock \(\frac{1}{2} \) M. Recorded in Book \(\frac{207}{2} \) on Page \(\frac{1903}{2} \) OPAS \(\frac{1.0903}{2} \) Deputy Ind \(\frac{1.000}{2} \) Carded \(\frac{1.000}{2} \) Deputy
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 Instrument No. 84-1161 DATE 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)

STATE OF NEBRASKA

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

DATE OF ISSUANCE

LINCOLN, NEBRASKA

7/13/2017

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

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



		CE	RTIFIC	CATE OF	DEAT	H		<u> </u>		
1. DECEDENTS-NAME (First		ffix)					2. SEX Male			OF DEATH (Mo., Day, Yr.)
Richard James Har 4. CITY AND STATE OR TERRIT		TRY OF BIRTH	5a. AGE - Last Birthday 5b. UNDER 1 YEAR					ER 1 DAY		: 17, 2017 : OF BIRTH (Mo., Day, Yr.)
TOTAL STREET	IGK1, OK FOREIGIN COOL	TIKI OF BIKIN	(Yra		MOS.	DAYS	HOURS		4. 04.16	. Or Direct (mo., Day, te.)
Red Cloud, Nebraska			'	87		1	1.00.10		Octo	ber 25, 1929
7. SOCIAL SECURITY NUMBER				Ba. PLACE O	F DEATH		•		9319	
Ė				HOSPITAL	Inpatio	ent	OTHER	Nursing	Home/LT	C 🔲 Hospice Facility
8b. FACILITY-NAME (If not inst	itution, give street and nu	mber)		1	☐ ER/Qu	tpatient		Deceder	it's Home	
Cherry Corner Estates 8c. CITY OR TOWN OF DEATH Red Cloud 68970 9a. RESIDENCE-STATE Nebraska 9d. STREET AND NUMBER 971 ROAD 900					□ DOA				neciful\(\D)	SSISTED LIVING
Cherry Corner Estates 8c. CITY OR TOWN OF DEATH						دما	00111171	OF DEATH	7	
Red Cloud 68970	(include ZIP Gode)					06	Webster			
9a. RESIDENCE-STATE	9b, CO	INTY		lge r	ITY OR TO	AVN	vicusie		-	pp 1-pp
Nebraska	1	bster		I '	Red Cloud					1
9d, STREET AND NUMBER	1 446	Date:		<u> </u>	tea Cioat	9e. APT.	NO. 9f	ZIP CODE		9g. INSIDE CITY LIM
971 Road 900								68970		YES X N
10a, MARITAL STATUS AT TIM	E OF DEATH Married	Never Marrie	d 10b. N	IAME OF SPO	USE (First,	Middle,	Last,	Suffix) If wife	, give ma	iden name
Married, but separated	X Widowed ☐ Divorc	ed 🗌 Unknown	ı İ tron	e Faye T	tinner					
11. FATHER'S NAME (First,	Middle, Last, Suff		1 2/6/1		MOTHER'S	NAME (E	iret Mi	ddie, Mai	den Surn	ame)
Andrew Hansen	Middle, East, adm	12)				Harris	11014	uuio, mui	CON QUIII.	amoj
13. EVER IN U.S. ARMED FORCE	TESS Clim dates of condo	nieVas des	NEODMA	NT-NAME					14h B	RELATIONSHIP TO DECEDE
(Yes, No, or Unit.) No	SEL OILL OUTER OF SELLIC		ennis Ha						Sor	
15. METHOD OF DISPOSITION	16a. EMBALMER-				- 1	6b. LICEN	SE NO.			DATE (Mo., Day, Yr.)
🗓 Burial 🔲 Donation	Davre Willia					0918			.lue	ne 21, 2017
Cremation Entombro	ent 15d. CEMETERY.		8 OTHER	LOCATION			ry / TOWN			STATE
, ☐ Remoyal ☐ Other (Spi	ecify)									
	Red Cloud C					* Re	ed Cloud			Nebraska
17a. FUNERAL HOME NAME A Simonson-William's Fu										17b. Zip Code 68970
Gillionaon-Williama i u										
		CAUSE OF D								
18. PART I. Enter the chain of events respiratory arrest, or ventricula	diseeses, injuries, or complic r fibrillation without showing tr	cations-that directly re etiology. DO NOT	Caused the ABBREVIA	death. DO NOT e TE. Enter only or	nter lennina: nter lennina:	events such line, Add ad:	as cardiac e ditional lines	irest, if necessary.	;	APPROXIMATE INTERVAL
	MMEDIATE CAUSE:								1	onset to death
	a) Respiratory Arrest								į	Immediate
disease or condition resulting									;	
ł	DUE TO, OR AS A CONSE	QUENCE OF:							į	onset to death:
Sequenticity hat conditions, if any, leading to the cause listed	b) Pulmonary Mass								i	Zivionuis
on line a.	DUE TO, OR AS A CONSE	QUENCE OF:								onset to death
	c)								i	
(disease or injury that initiated the events resulting in death)										
LAST	DUE TO, OR AS A CONSE d)	QUENCE OF:								onset to death
'	-,									
18. PART II. OTHER SIGNIFICA	ANT CONDITIONS-Condition	ons contributing	to the dea	ath but not res	ulting in the	e underlyir	ig cause g	iven in PART		WAS MEDICAL EXAMINER
Chronic Kidney Disease, F	typertension, Anemia									R CORONER CONTACTED?
		(a			la :: :=		NOTA	mi niteral ac		YES X NO
20. IF FEMALE: Not prognent within past year		21a, MANNEI Natural			215, JF	TRANSPO	JK:ATIQN of		_	AUTOPSY PERFORMED?
20. IF FEMALE: Not prognent within past year Pregnant at time of death		1	_	ng Investigation		assenger			YES	X NO
Not pregnant, but pregnant w	ithin 42 days of death		_		! = .	edestrian		21d		AUTOPSY FINDINGS AVAIL
· · · · · · · · · · · · · · · · · · ·		Sutcide		not be determine	~ <u> </u>	ther (Specify	y)			IPLETE CAUSE OF DEATH?
Unknown if pregnant within the 22a. DATE OF INJURY (Mo., D.					-				YES	□ NO
22a. DATE OF INJURY (Mo., D	ay, Yr.) 22b. TIME O	FINJURY 220	PLACE	OF INJURY-At	home, farm	ı, street, fa	ctory, offic	e building, c	onstructi	ion site, etc. (Specify)
22d. INJURY AT WORK? 2	2e. DESCRIBE HOW INJU	RY OCCURRED								\$4 × 1
☐YES ☐NO						•				
22f. LOCATION OF INJURY - S	STREET & NUMBER, APT.	NO. C	ITY/TOWN				STA	TE		ZIP CODE
]		. •								
23a, DATE OF DEAT	H (Mo., Day, Yr.)				24a. DAT	E SIGNED	(Mo., Day,	, Yr.)	24b, TIM	E OF DEATH
<u>ቆ </u>				A G Py	L					3 (1) (4)
Z3b. DATE SIGNED (TIME OF DEATH	i ·	## E T 2	244. PRC	NOUNCE	DEAD (M	5., Dit;, Yr.)	246, TIME	E PRONCUNCED DEAD
June 17, 201 23b. DATE SIGNED (June 29, 201 23d. To the best of my king and due to the cause of the cause	7 nowledge, death occurred at the	03:48 PM e time, date and plan	ce .		760 0	a basie of	amination =	ut/or invertion	ion is ess-	opinion death occurred at
and due to the caus	nowledge, death occurred at the se(s) stated. (Signature and Titl	le)		one:	the ti	e 124515 Of EX ime, date and	place and d	lue to the cause	.cir, in my (:(s) stated,	(Signature and Title)
Lisa.L. Murpny,	, PA			To be completed by CORONER'S PHYSICIAN or COUNTY ATTORNEY	ĺ					*. ***
25. DID TOBACCO USE CONT	RIBUTE TO THE DEATH?	26a. HAS	ORGAN	OR TISSUE DO		EEN CONS	SIDERED?	26b. WAS	CONSEN	T GRANTED?
	PROBABLY X UNKNO	i	4.50	Ņ N				Not Applica		
27. NAME, TITLE AND ADDRE	SS OF CERTIFIER (Type	or Print)		- 411						
Lisa L. Murphy, PA,	721 W 6th, Red Clou		68970							
28a. REGISTRAR'S SIGNATU	RE Stanley	. A 4	Como	DEA -			2	8b. DATE FIL	ED BY R	EGISTRAR (Mo., Day, Yr.)
1	LIVERULE	ጽ~~`	~~0	r			- 1	July 13.	2017	* ' ' ' ' ' ' ' ' ' ' ' '