

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2124

PAGES _____

GRANTEE MASTER NAME # Hansen Homestead,

PARCEL # / FILING NUMBER 002014200/6980

002014000/69870

Farms, LLC

13113

DOC STAMPS Exempt 05b

tax/lien

SALES FILE # 208

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT 115+45

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-29-2017

DEED TYPE WD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
-----	----------	----------	-----------	--------

CODE

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

LOCATION CODE

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

COMMENTS

Transfer from self to LLC / (Combination)

Real Estate Transfer Statement

208

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>29</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>08</u> Day <u>29</u> Yr. <u>2017</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis J. Hansen and Sally A. Hansen Street or Other Mailing Address 873 Road K City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4202 Email Address dhansen@gpcom.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Hansen Homestead Farms, LLC Street or Other Mailing Address 873 Road K City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4202 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address dhansen@gpcom.net	
--	--	--	--

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres 320

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

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

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

Jonathan L. Grob (402) 341-3070
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Attorney 9/7/2017
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____	27 Value of Stamp or Exempt Number 2017 Sep 07 12:43 PM Ex05b Book 2017 Page 2124	28 Recording Data

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

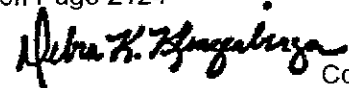
sign here

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/07/17
\$ 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 07 day of September A.D., 2017, at 12:43 o'clock PM. Recorded in Book 2017 on Page 2124



County Clerk

Fee: \$10.00 By: BB Deputy
Electronically Recorded

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

WARRANTY DEED

DENNIS J. HANSEN and SALLY A. HANSEN, husband and wife ("Grantors"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby convey to HANSEN HOMESTEAD FARMS, LLC, a Nebraska Limited Liability Company ("Grantee"), the following real estate in Webster County, Nebraska:

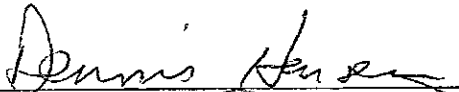

East Half (E1/2) of Section Thirty-Two (32), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

The Grantors covenant with the Grantee that the Grantors:

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

Executed: 8-29, 2017.

GRANTORS:


DENNIS J. HANSEN

SALLY A. HANSEN

STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 29, 2017, by DENNIS J. HANSEN and SALLY A. HANSEN.

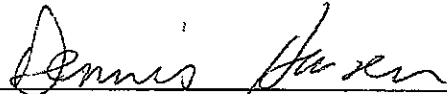
GENERAL NOTARY - State of Nebraska
MICHELLE RATZLAFF
My Comm. Exp. May 9, 2019


NOTARY PUBLIC

CERTIFICATE OF EXEMPTION

The undersigned certifies that the transfer of the property legally described as the real estate in Webster County, Nebraska is made under such circumstances as to come within Neb. Rev. Stat. § 76-902(5)(b) and the undersigned further certifies that the undersigned will maintain documentary evidence supporting the exemption and that this evidence shall be available for inspection at any time by the Department of Revenue.

Dated this 29 day of August, 2017.



DENNIS J. HANSEN
Manager, Hansen Homestead Farms, LLC

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2125 # PAGES _____ GRANTEE MASTER NAME# Laura Jackson

PARCEL # / FILING NUMBER 000 329400/9060

DOC STAMPS Exempt 5A tax/lien

SALES FILE # 209 # PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 195

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-31-2017

DEED TYPE QCD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Exspouse Convey Share of Home

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.

209

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>31</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>8</u> Day <u>31</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carl J. Jackson Street or Other Mailing Address 209 W. Lancaster City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2745 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Laura A. Jackson Street or Other Mailing Address 209 W. Lancaster City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-8522 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

14 What is the current market value of the real property?
\$75,425

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

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

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

18 Address of Property
**209 West Lancaster Street
 Blue Hill, NE 68930-040**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Laura A. Jackson
 209 West Lancaster Street
 Blue Hill, NE 68930**

18a No address assigned 18b Vacant land

20 Legal Description
Lots Thirteen (13) and Fourteen (14), Block Seven (7), Grusel's Subdivision of Rohrer's Addition, Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres _____

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

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

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

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

Michael E. Sullivan Attorney
 Signature of Grantee or Authorized Representative Title
 Date **9-5-17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>7</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	28 Recording Data <u>BK2017, Pg 2125</u>

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 7 day of September A.D., 2017, at 1:20 o'clock P M. Recorded in Book 2017 on Page 2125
Deb Klingsberger County Clerk
310.00 BB Deputy
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-7-17
\$ Exempt By BB

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

QUITCLAIM DEED

Carl J. Jackson, a single person, GRANTOR, for and in consideration of One Dollar (\$1.00) and other and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, convey, and confirm unto Laura A. Jackson, the following described property:

Lots Thirteen (13) and Fourteen (14), Block Seven (7), Grusel's Subdivision of Rohrer's Addition, Blue Hill, Webster County, Nebraska.

Executed: August 31, 2017.

Carl J. Jackson
Carl J. Jackson

STATE OF NEBRASKA)
) ss:
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on the 31st day of August, 2017, by Carl J. Jackson, a single person.

Carol Lemke
Notary Public
CAROL LEMKE
General Notary, State of Nebraska
My Commission Expires
December 2, 2019

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2126 # PAGES _____

GRANTEE MASTER NAME # Luke + Brenna

PARCEL # / FILING NUMBER 0001163400/40120

Sheltroun
13114

DOC STAMPS 56.25 tax/lien _____

SALES FILE # 210 # PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 65

TOTAL SALE PRICE 25,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-7-2017

DEED TYPE JTWD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
------------	----------	----------	----	--------

CODE

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

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

210

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 09 Day 07 Yr. 2017		4 Date of Deed Mo. 09 Day 07 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dwight E. & Audrey F. Sheltroun Street or Other Mailing Address PO Box 174 City Nelson State NE Zip Code 68961 Phone Number (402) 705-4126 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Luke & Brenna Sheltroun Street or Other Mailing Address 105 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Trustee to Beneficiary

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

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

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

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

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

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

18 Address of Property
105 N Walnut St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
The East 158 feet of Annex Lot Twenty-nine (29) to the City of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	25,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	25,000.00

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

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

Print or Type Name of Grantee or Authorized Representative: **David B. Garwood** (402) 746-3613
 Signature of Grantee or Authorized Representative: *David B. Garwood* Attorney Title: _____ Phone Number: **9-7-17**
 Date: _____

Register of Deed's Use Only

26 Date Deed Recorded Mo. 9 Day 8 Yr. 17	27 Value of Stamp or Exempt Number \$ 56.25	28 Recording Data BK2017, Pg 2126	For Dept. Use Only
--	---	---	--------------------

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

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 8 day
of September A.D., 2017, at 11:10
o'clock A M. Recorded in Book 2017
on Page 2126
Deb Klingenberg County Clerk
10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-8-17
\$ 56.25 By LSB

JOINT TENANCY WARRANTY DEED

Dwight E. Sheltroun and Audrey F. Sheltroun, husband and wife, GRANTOR, in consideration of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) receipt of which is hereby acknowledged, convey to Luke Sheltroun and Brenna Sheltroun, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East 158 feet of Annex Lot Twenty-nine (29) to the 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 September 7, 2017.

Dwight E. Sheltroun
Dwight E. Sheltroun

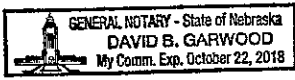
Audrey F. Sheltroun
Audrey F. Sheltroun

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 7, 2017, by Dwight E. Sheltroun and Audrey F. Sheltroun, husband and wife.

Comm. expires 10-22-2018

David B. Garwood
Notary Public



BOOK-PAGE 2017-2126

DATE OF SALE 9-7-2017

LEGAL DESCRIPTION E 158' Annex Lot 29 Red Cloud NE

LOCATION ID PARCEL(S) 000163400

ASSESSOR LOCATION Red cloud

ADDRESS OF PROPERTY 105 N Walnut st.

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1980	12025	14005
2016	1980	8865	10845
2017	1980	8780	10760

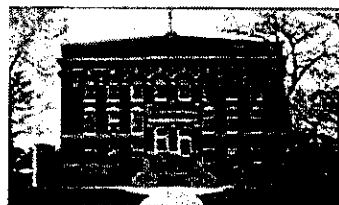
SELLING PRICE 251000 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 91-002 | HOUSE QUALITY 40 | HOUSE CONDITION 20 | DATE OF CONSTRUCTION 1879

MOBILE HOME N/A

WEBSTER COUNTY ASSESSOR

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



Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com

DATE: 9/21/2017

SELLER: DWIGHT & AUDREY SHELROWN
PO BOX 174
NELSON, NE 68961
BUYER: LUKE & BRENNIA SHELROWN
105 N WALNUT ST
RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 163400 BOOK/PAGE: 2017-212600 DATE OF SALE: 9/7/2017
LEGAL DESCRIPTION: THE EAST 158 FEET OF ANNEX LOT 29 CITY OF RED CLOUD

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

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

- 1 What was the total purchase price? \$ \$ 25,000.00 Yes / No
If No explain: _____
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):
Appliances Furniture Other (please explain): _____
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ _____
If the property is a rental property and produces income, what rent has been charged for it in \$ _____
4 *each of the past five years?* _____
- 5 *What expenses have been incurred in each of the past five years?* \$ _____
- 6 How long was the property on the market? _____
- 7 Were any changes made to the property either before or after the sale? Yes / No
(Example: Remodeling Renovations Additions Repairs Demolition)
If Yes explain: _____

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2133-2134 # PAGES _____ GRANTEE MASTER NAME # Andrew Rowlett
 PARCEL # / FILING NUMBER 000114700 / 31530 # 13115

DOC STAMPS 40.50 tax/lien _____

SALES FILE # 212 # PAGES _____

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

TAX DISTRICT 65

TOTAL SALE PRICE 18,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-8-2017

DEED TYPE WD

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

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

COMMENTS _____

Real Estate Transfer Statement

212

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>08</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>09</u> Day <u>01</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brett Gay & Troy Gay Street or Other Mailing Address 1404 2nd Ave City Nebraska City State NE Zip Code 68410 Phone Number (402) 209-5593 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew Rowlett Street or Other Mailing Address 222 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (304) 741-4322 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$18,000

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

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

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

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

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Andrew Rowlett
 222 N Seward St
 Red Cloud, NE 689701**

20 Legal Description
Lots 16 & 17 Block 24 Original Town Red Cloud, NE

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 18,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 18,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: **Bridget Daehling** Associate Real Estate Broker

Signature of Grantee or Authorized Representative: *Bridget Daehling* Title

Phone Number: **(402) 746-2242**

Date: **9-8-2017**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>09</u> Day <u>11</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>40.50</u>	28 Recording Data <i>BLW2017, Pgs 133-2134</i>

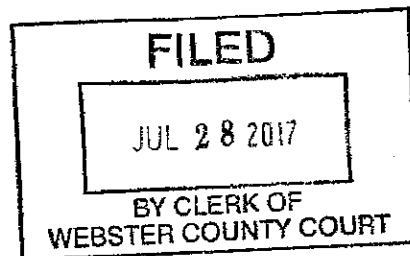
Grantee—Retain a copy of this document for your records.

IN THE COUNTY COURT OF WEBSTER COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE OF)
)
)
)
)
ROBERT J. HAYES, SR, Deceased.)

No. PR17-17

PETITION FOR DETERMINATION
OF INHERITANCE TAX



PETITIONER STATES:

1. Name of Decedent: Robert J. Hayes, Sr.
Decedent died: testate intestate
Date of Death: August 27, 2016
Domicile at Date of Death: Webster County, Nebraska
2. Petitioner is the surviving adult grandchild of the decedent and has a legal interest in the property involved in the Determination of Inheritance Tax herein.
3. Decedent did not during Decedent's lifetime convey any property in trust or otherwise in contemplation of death or intended to take effect in possession or enjoyment after death, and no person became entitled to any property by reason of the death of the Decedent except as alleged herein.
4. The Inheritance Tax Worksheet states the clear market value of all assets of the Decedent, the proper deductions and the correct computation of the Nebraska Inheritance Tax, which should be determined and assessed as stated therein, and the Worksheet is incorporated by this reference.
 The clear market values of all assets of the Decedent are listed on the Inventory filed herein and it is apparent from the Inventory that there is no liability for inheritance tax and that no assessment of inheritance tax could result.
5. All persons against whom an inheritance tax may be assessed are either a Petitioner or have executed a waiver of notice upon them to show cause, or to the time and place of hearing, and have entered a voluntary appearance.
 _____, a party to the proceedings, has agreed to pay to the proper counties the full inheritance tax.
 Petitioner is the only person against whom an inheritance tax may be assessed.
 Petitioner does hereby agree to pay the full inheritance tax.
6. The County Attorney of each county in which the property described in this Petition is located has executed a Waiver of Notice to show cause, or of the time and place of hearing, and has entered a Voluntary Appearance in such proceedings on behalf of the County and State of Nebraska.

WHEREFORE, Petitioner prays that the Court:

- order this Petition set for hearing not less than two (2) nor more than four (4) weeks after date of



000028395C45

filing of this Petition and cause notice thereof to be given to all persons interested in the estate of the Decedent and interested in the property described in this Petition, by one publication in a legal newspaper of the county;

[x] dispense with giving of any further notice as provided by law;

and upon hearing, without delay, determine the clear market value of all assets of the Decedent and determine the amount of Nebraska Inheritance Tax, and order that any potential lien of the Nebraska Inheritance Tax be extinguished upon payment of the tax.

Dated February 1, 2017.

Brett A. Gay, Petitioner

By: Kelly J. Werts, #20509
FANKHAUSER, NELSEN, WERTS
ZISKEY & MERWIN, P.C., L.L.O.
602 Central Ave
Nebraska City, NE 68410
(402) 873-3715

STATE OF NEBRASKA)
)
COUNTY OF Otoe)

ss:

Brett A. Gay, being first duly sworn upon oath, deposes and says that, as the Petitioner named in the above Petition, Petitioner has read the Petition, knows its contents, and that the facts stated in the Petition are accurate and complete to the best of Petitioner's knowledge and belief.

Brett A. Gay

SUBSCRIBED and sworn to before me on February 1, 2017.



State of Nebraska } ss.
County of Webster }

Blk 2017, Pg 2133

Entered on the numerical index and filed for record in the Clerk's office of said county this 11th day of Sept A.D., 2017, at 10:13 o'clock A M. Recorded in Book 2017 on Page 2133-2134
Debra Klingenberg County Clerk
Dan 16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9/11/17
\$ 40.50 By DAN

Prepared by:
Theobald Law Office
P O Box 423
Red Cloud, NE 68970

WARRANTY DEED

Brett A. Gay and Robyn Gay, husband and wife; and Troy L. Gay and Sarah Gay, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Andrew Rowlett, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Sixteen (16) and Seventeen (17), Block Twenty-four (24), Original Town of Red Cloud, Webster County, Nebraska

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

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

Executed September 1, 2017.

Brett A. Gay
Brett A. Gay

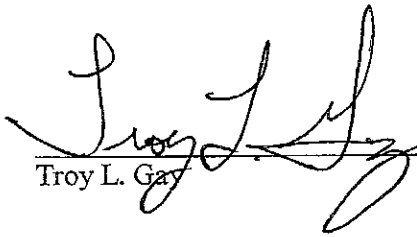
Robyn Gay
Robyn Gay


STATE OF NEBRASKA)
) ss.
COUNTY OF OTOE)

The foregoing instrument was acknowledged before me on September 1st, 2017 by Brett A. Gay and Robyn Gay, husband and wife.

Kaleb Bruggeman
Notary Public

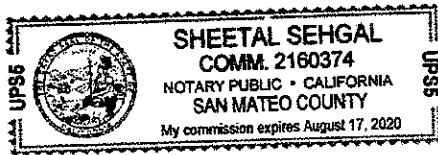
General Notary - State of Nebraska
KALEB BRUGGEMAN
My Comm. Exp. Sept. 11, 2021.

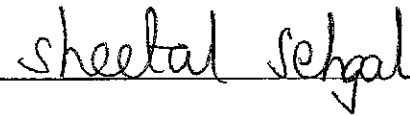

Troy L. Gay


Sarah Gay

STATE OF California)
COUNTY OF San Mateo) ss.

The foregoing instrument was acknowledged before me on September 6th, 2017 by Troy L. Gay and Sarah Gay, husband and wife.




Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 09/21/2017
Inspected By: TS Inspection Date: 09/22/2016

Record : 1 of: 1

Parcel ID #: 000114700	Map #	: 4491-00-0-10005-024-0000
ROWLETT, ANDREW	Situs	: 222 N SEWARD ST
222 N SEWARD ST	Legal	: LOTS 16 & 17 BLOCK 24 ORIGINAL TOWN
RED CLOUD, NE		RED CLOUD
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	: 1991/26
Quality	: 10 - Low	Effective Age	:
Condition	: 30 - Average	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: One-Story 100%		
Exterior Wall	: 100% VINYL		
Floor Area	: 672		
Basement Area	: 0		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 1		
Baths	: 1.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$16,510
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$15,885
Land Value	\$625
FINAL ESTIMATE OF VALUE	\$16,510
Value per Square Foot	24

Current Total Assessed Value for Parcel # 000114700	\$16,510
---	----------

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: 09/21/2017

Record : 1 of: 1

Parcel ID #: 000114700

Map # : 4491-00-0-10005-024-0000

ROWLETT, ANDREW

Situs : 222 N SEWARD ST

Legal : LOTS 16 & 17 BLOCK 24 ORIGINAL TOWN
RED CLOUD

222 N SEWARD ST

RED CLOUD, NE

68970-

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000

Manual Date : 06/13

Cost Factor : 0.95

	<u>DESCRIPTION</u>			
	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>	
BASIC STRUCTURE COST	672	x 70.87	=	47,625
<u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING	672	1.80	1.80	1,210
PLUMBING Base is: 6 (under base)	1	734.17	(1.04)	(699)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	672	x	71.63	= 48,135
<u>IMPROVEMENTS</u>				
NO GARAGE				
DET GAR FAIR COND	360	16.20	42%	3,385 *
CONCRETE DRIVE/FAIR	388	4.22	42%	950 *

TOTAL REPLACEMENT COST NEW	672	x	71.63	=	48,135
----------------------------	-----	---	-------	---	--------

Depreciation	: 76% Total	76% Physical	Functional	Economic	
					(36,585)

Improvement Value	\$11,550
Land Value	\$625
Lump Sums	4,335 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$16,510
Value per Square Foot	\$24.00

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

BOOK-PAGE 2017-2/33

DATE OF SALE 9-8-2017

LEGAL DESCRIPTION Lots 16+17 Block 24 Original Town Red Cloud NE

LOCATION ID PARCEL(S) 000114700

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 222 N Seward St

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	625	26 785	27 410
2016	625	15 885	16 510
2017	625	15 885	16 510

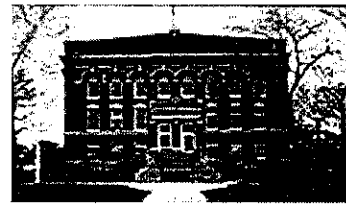
SELLING PRICE <u>18,600</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
-----------------------------	-------------------	------------------------	---------------------------

SCHOOL BASE # 91-0002 HOUSE QUALITY 10 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1991

MOBILE HOME N/A

WEBSTER COUNTY ASSESSOR

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



Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com

DATE: 9/21/2017

SELLER: BRETT AND TROY GAY
1404 2ND AVENUE
NEBRASKA CITY, NE 68410

BUYER: ANDREW ROWLETT
222 N SEWARD ST
RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 114700 BOOK/PAGE: 2017-2133 DATE OF SALE: 9/8/2017
LEGAL DESCRIPTION: LOTS 16 & 17 BLOCK 24 ORIGINAL TOWN OF RED CLOUD

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

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

- What was the total purchase price? \$ 18,000.00 Yes / No
- If No explain: _____
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ _____
If the property is a rental property and produces income, what rent has been charged for it in each of the past five years? \$ _____
- 4 *What expenses have been incurred in each of the past five years?* \$ _____
- 6 How long was the property on the market? _____
- 7 Were any changes made to the property either before or after the sale? Yes / No
(Example: Remodeling Renovations Additions Repairs Demolition)
If Yes explain: _____

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2/422/43 # PAGES _____

GRANTEE MASTER NAME # Stephanie L

PARCEL # / FILING NUMBER 00211 050/ 70375 16-4-11

Donathon Holl

10284

DOC STAMPS 337.50

tax/lien

SALES FILE # 213

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 165

TOTAL SALE PRICE 150,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-12-2017

DEED TYPE WD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
------------	----------	----------	----	--------

CODE

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

LOCATION CODE

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

COMMENTS Ag improved 2.68 Acres w/ Home -

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.

213

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 09 Day 12 Yr. 17		4 Date of Deed Mo. 09 Day 12 Yr. 17	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brian D. Berns and Christina L. Berns Street or Other Mailing Address 920 Road X City Bladen State NE Zip Code 68928 Phone Number 402-4169-6780 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Stephanie Holl and Jonathan Holl Street or Other Mailing Address 934 Road X City Bladen State NE Zip Code 68928 Phone Number 402-416-9932 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$150,000

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

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

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

18 Address of Property
934 Road X
Bladen, NE 68928

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

18a No address assigned 18b Vacant land

20 Legal Description
See Exhibit "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	150,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	150,000.00

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.

Danielle L. Kelley (402) 463-4198
Phone Number
Escrow Closing Agent 09-12-17
Date

Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative

Register of Deed's Use Only

26 Date Deed Recorded Mo. 9 Day 14 Yr. 17	27 Value of Stamp or Exempt Number \$ 337.50	28 Recording Data BK2017, Pg 2142-2143
--	---	---

For Dept. Use Only

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

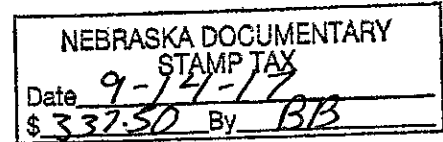
Exhibit "A"

A tract of land located in the Southwest Quarter (SW¼) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows:

Commencing at the S.E. corner of the SW¼ of said Section 16, thence S90°00'00"W on the south line of the SW¼ of said Section 16, 379.06 feet to the POINT OF BEGINNING; thence N00°00'00"E perpendicular with the South line of said SW¼, 453.00 feet; thence S90°00'00"W parallel with the South line of said SW¼, 217.00 feet; thence S00°00'00"W perpendicular with the South line of said SW¼, 228.00 feet; thence S90°00'00"W parallel with the South line of said SW¼, 82.24 feet to the N.E. corner of Tract 1; thence S00°00'00"W on the East line of Tract 1 and perpendicular with the South line of said SW¼, 225.00 feet to a point on the South line of SW¼; thence N90°00'00"E on the South line of said SW¼, 299.24 feet to the POINT OF BEGINNING.

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 September A.D., 2017, at 9:50
o'clock A M. Recorded in Book 2017
on Page 2142-2143
Deb Klingenberg County Clerk
816.00 BB Deputy
Ind Comp Assessor Carded



Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Warranty Deed

The Grantors, **BRIAN D. BERNS AND CHRISTINA L. BERNS, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and convey to **STEPHANIE HOLL AND JONATHAN HOLL, WIFE AND HUSBAND**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Webster County, Nebraska:

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Sixteen (16), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows:

Commencing at the S.E. corner of the SW $\frac{1}{4}$ of said Section 16, thence S90°00'00"W on the south line of the SW $\frac{1}{4}$ of said Section 16, 379.06 feet to the POINT OF BEGINNING; thence N00°00'00"E perpendicular with the South line of said SW $\frac{1}{4}$, 453.00 feet; thence S90°00'00"W parallel with the South line of said SW $\frac{1}{4}$, 217.00 feet; thence S00°00'00"W perpendicular with the South line of said SW $\frac{1}{4}$, 228.00 feet; thence S90°00'00"W parallel with the South line of said SW $\frac{1}{4}$, 82.24 feet to the N.E. corner of Tract 1; thence S00°00'00"W on the East line of Tract 1 and perpendicular with the South line of said SW $\frac{1}{4}$, 225.00 feet to a point on the South line of SW $\frac{1}{4}$; thence N90°00'00"E on the South line of said SW $\frac{1}{4}$, 299.24 feet to the POINT OF BEGINNING.

GRANTORS covenant with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (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.

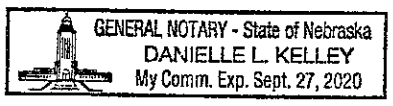
Executed 9-12, 2017

Brian D. Berns
Brian D. Berns

Christina L. Berns
Christina L. Berns

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 12th day of September, 2017, before me personally appeared **Brian D. Berns and Christina L. Berns, husband and wife.**



Danielle L. Kelley
Notary Public
My Commission Expires: Sept. 27, 2020

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 09/22/2017

Record: 1 of: 1

Inspected By: Inspection Date:

Parcel ID #: 002110501 Map # : 4131-16-3-0-0-70375

HOLL, JONATHAN D & STEPHANIE A Situs :934 RD X
 934 ROAD X Legal :2.68 AC TRACT IN SE CORNER SW1/4
 BLADEN, NE 68928-7308 16-4-11

PHYSICAL INFORMATION

Type	: 4 - 28 X 76 Mobile	Year Built/Age	: 1997 / 20
Quality	: 40 - Good	Effective Age	:
Condition	: 40 - Good	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	:		
Exterior Wall	: 100% SIDING		
Floor Area	: 2128		
Basement Area	: 2128		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 3		
Baths	: 2.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 10		

RESIDENCE VALUATION SUMMARY

Improvement Value	\$98,935
Lump Sums	
Lump Sums Description : B/F MH	
FINAL ESTIMATE OF VALUE.....	\$98,935

FARM VALUATION SUMMARY

Residence Value	\$98,935
Outbuilding Value	
Agland Value	\$12,165
Total Value	\$111,100

Current Total Assessed Value for Parcel # 002110501 \$111,100

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

Date of Print: 09/22/2017

Record : 1 of: 1

Parcel ID #: 002110501	Map # : 4131-16-3-0-0-70375
HOLL, JONATHAN D & STEPHANIE A	Situs : 934 RD X
934 ROAD X	Legal : 2.68 AC TRACT IN SE CORNER SW1/4
BLADEN, NE	16-4-11
68928-7308	

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		2,128	x 44.59	= 94,888
<u>ADJUSTMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	2,128	1.64	1.64	3,490
PLUMBING Base is: 8 (over base)	2	752.5	0.67	1,426
BASEMENT COST	2,128	13.88	13.88	29,537
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	2128	x	60.78	= 129,340
<u>IMPROVEMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
ATTACHED GARAGE	720	28.83	0.41	20,755
CONCRETE DRIVE	720	4.08		2,940
WOOD DECK	160	19.99		3,200
WOOD DECK	480	13.43		6,445
WOOD DECK	60	30.16		1,810
WOOD DECK	160	19.99		3,200

TOTAL REPLACEMENT COST NEW	2128	x	78.80	= 167,690
----------------------------	------	---	-------	-----------

Depreciation	: 41% Total	41% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(68,755)

Improvement Value	\$98,935
Lump Sums B/F MH	
Outbuilding Value	
Land Value	\$12,165
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$111,100
Value per Acre	\$41,460

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 09/22/2017

Parcel # : 002110501
 Current Owner : HOLL, JONATHAN D & STEPHANIE A
 934 ROAD X
 BLADEN, NE 68928-7308

Map # : 4131-16-3-0-0-70375
 Tax District : 105
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : 2.68 AC TRACT IN SE CORNER SW1/4 16-4-11

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2667	HOLDREGE SILT LOAM, 0-1% SLOP GRAS		1G	No		1.52	1,425	2,165	2,165
					Grass Use Totals :	1.52		2,165	2,165
HOM1	HOME SITE 1ST ACRE, AG RELATE HOME		HOM1	No		1.00	10,000	10,000	10,000
					Home Use Totals :	1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.16	0	0	0
					Road Use Totals :	0.16		0	0
					Parcel Totals :	2.68		12,165	12,165

BOOK-PAGE 2017-2142 DATE OF SALE 9-12-2017

LEGAL DESCRIPTION A tract of Land located in the SW 1/4 16-4-11

LOCATION ID PARCEL(S) 002116501 / 70375

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY _____

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	11870	90755	102625
2016	11985	102290	114275
2017	12165	98935	111100

SELLING PRICE 150,000 521 ADJUSTMENT ASSESSOR ADJUSTMENT ADJUSTED SELLING PRICE

SCHOOL BASE # 105 01-D123 HOUSE QUALITY 40 HOUSE CONDITION 40 DATE OF CONSTRUCTION 1997

MOBILE HOME Yes

BOOK-PAGE

EQUIP IRRIGATION WELL ACRES	EQUIP IRRIGATION BOSTWICK ACRES	EQUIP IRRIGATION GOTTSCH WASTE WATER ACRES	EQUIP IRRIGATION CREEK ACRES	EQUIP IRRIGATION REPUBLICAN RIVER ACRES	EQUIP IRRIGATION STREAM ACRES	EQUIP IRRIGATION WELL / BOSTWICK ACRES	EQUIP IRRIGATION UNKNOWN SOURCE ACRES
1A1 E	1A1 B E	1A1 F E	1A1 K E	1A1 R E	1A1 S E	1A1 V E	1A1 U E
1A E	1A B E	1A F E	1A K E	1A R E	1A S E	1A V E	1A U E
2A1 E	2A1 B E	2A1 F E	2A1 K E	2A1 R E	2A1 S E	2A1 V E	2A1 U E
2A E	2A B E	2A F E	2A K E	2A R E	2A S E	2A V E	2A U E
3A1 E	3A1 B E	3A1 F E	3A1 K E	3A1 R E	3A1 S E	3A1 V E	3A1 U E
3A E	3A B E	3A F E	3A K E	3A R E	3A S E	3A V E	3A U E
4A1 E	4A1 B E	4A1 F E	4A1 K E	4A1 R E	4A1 S E	4A1 V E	4A1 U E
4A E	4A B E	4A F E	4A K E	4A R E	4A S E	4A V E	4A U E
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

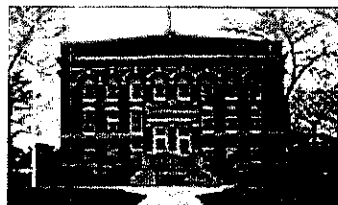
CREP IRRIGATION WELL ACRES	CREP IRRIGATION BOSTWICK ACRES	CREP IRRIGATION GOTTSCH WASTE WATER ACRES	CREP IRRIGATION CREEK ACRES	CREP IRRIGATION REPUBLICAN RIVER ACRES	CREP IRRIGATION STREAM ACRES	CREP IRRIGATION WELL / BOSTWICK ACRES	CREP IRRIGATION UNKNOWN SOURCE ACRES
1A1 P	1A1 B P	1A1 F P	1A1 K P	1A1 R P	1A1 S P	1A1 V P	1A1 U P
1A P	1A B P	1A F P	1A K P	1A R P	1A S P	1A V P	1A U P
2A1 P	2A1 B P	2A1 F P	2A1 K P	2A1 R P	2A1 S P	2A1 V P	2A1 U P
2A P	2A B P	2A F P	2A K P	2A R P	2A S P	2A V P	2A U P
3A1 P	3A1 B P	3A1 F P	3A1 K P	3A1 R P	3A1 S P	3A1 V P	3A1 U P
3A P	3A B P	3A F P	3A K P	3A R P	3A S P	3A V P	3A U P
4A1 P	4A1 B P	4A1 F P	4A1 K P	4A1 R P	4A1 S P	4A1 V P	4A1 U P

WEBSTER COUNTY ASSESSOR

621 N Cedar St

Red Cloud Ne 68970

Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk

dlwebcoassr@outlook.com

DATE: 9-22-2017

SELLER: BRIAN AND CHRISTINA BERNIS
920 ROAD X
BLADEN, NE 68928

BUYER: STEPHANIE AND JONATHON HOLL
934 ROAD X
BLADEN, NE 68928

RE: AGRICULTURE/ IMPROVED(BUILDING/HOUSE) PROPERTY SALES VERIFICATION

PARCEL ID: 2110501 BOOK /PAGE: 2017-2142-2143 DATE OF SALE: 9/12/2017

LEGAL DESCRIPTION

A 2.68 ACRE TRACT OF LAND LOCATED IN SW1/4 16-4-11

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

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

1 Was the total purchase price? \$ 150,000 Yes / No

If No explain: _____

How much of the selling price is contributable to the house and/or buildings? \$ _____

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

Pivot Irrigation Pipe (Above ground / Buried) Motor Machinery Grain / Crops Furniture Appliances Other (please explain):

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

4 If this sale was involved in a 1031 like kind exchange; is it going to a holding company? Yes / No

5 How long was the property on the market? _____

6 How did you learn the property was for sale? Circle one: Advertising Broker/Realtor Family Newspaper Seller

Prior Knowledge Other (please explain): _____

7 How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement

Set by Seller Other (please explain): _____

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2182

PAGES _____

GRANTEE MASTER NAME # Gerald + Susan

PARCEL # / FILING NUMBER 001714400/66940 23-4-10

+ Kevin + Lora
Toepler #13120

DOC STAMPS Exempt #4

tax/lien

SALES FILE # 214

PAGES _____

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

TAX DISTRICT 185

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-6-2017

DEED TYPE WD

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

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

COMMENTS Title Correction

Real Estate Transfer Statement

214

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>06</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>09</u> Day <u>06</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gerald & Susan Toepfer and Kevin & Lora Toepfer				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gerald & Susan Toepfer and Kevin & Lora Toepfer			
Street or Other Mailing Address 1659 Rd Z				Street or Other Mailing Address 1659 Rd Z			
City Blue Hill		State NE		Zip Code 68930		City Blue Hill	
Phone Number		State NE		Zip Code 68930		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address		Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/>	
Email Address		No <input type="checkbox"/>		Yes <input type="checkbox"/>		No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$350,000

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

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

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

18 Address of Property
 Rural Property
 Webster County, Nebraska

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 North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

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

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

sign here **David B. Garwood**
 Print of Type Name of Grantee or Authorized Representative

David B. Garwood Attorney
 Signature of Grantee or Authorized Representative Title

(402) 746-3613
 Phone Number
9-14-17
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>14</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK2017, Pg 2182</u>

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

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of September A.D., 2017, at 3:10 o'clock P. M. Recorded in Book 2017 on Page 2182
Deb Klingenberg County Clerk
BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-14-17
\$ Exempt # 4 By BB

WARRANTY DEED

Gerald Toepfer and Susan Toepfer, husband and wife; and Kevin Toepfer and Lora Toepfer, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Gerald Toepfer and Susan Toepfer, husband and wife as joint tenants, an undivided one-half interest; and Kevin Toepfer and Lora Toepfer, husband and wife as joint tenants, an undivided one-half interest, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half (N½) of the Northwest Quarter (NW¼) of Section Twenty-three (23), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with the GRANTEES 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 September 6,
August _____, 2017.

Gerald Toepfer
Gerald Toepfer

Susan Toepfer
Susan Toepfer

Kevin Toepfer
Kevin Toepfer

Lora Toepfer
Lora Toepfer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 6,
~~August~~ _____, 2017, by Gerald Toepfer and Susan Toepfer, husband and wife.

Comm. expires May 7, 2018

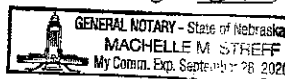
Verona J. Anderson
Notary Public



STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 31, 2017, by Kevin Toepfer and Lora Toepfer, husband and wife.

Comm. expires 9/28/2020



Machele M. Streff
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2243

PAGES _____

GRANTEE MASTER NAME # Kelley D. J

PARCEL # / FILING NUMBER 000311600 / 9130

Kelsey M. Kort
#13116

DOC STAMPS _____

tax/lien

SALES FILE # 815

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 195

TOTAL SALE PRICE 115,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-15-17

DEED TYPE JTWD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
------------	----------	----------	----	--------

CODE

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

LOCATION CODE

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

COMMENTS _____

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.

215

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>15</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>8</u> Day <u>29</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Allyn J. Judd Street or Other Mailing Address 302 W. Nemaha St. City Blue Hill State NE Zip Code 68930 Phone Number na Email Address na				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeffrey D. Kort and Kelsey M. Kort Street or Other Mailing Address 302 W. Nemaha St. City Blue Hill State NE Zip Code 68930 Phone Number 402-984-3825 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address na			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$115,000

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

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

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

18 Address of Property
302 W. Nemaha St., Blue Hill NE 68930

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 11 and 12, Block 1, Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 115,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 115,000.00

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

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

sign here Jeffrey D. Kort
Print or Type Name of Grantee or Authorized Representative

[Signature] Jeffrey D. Kort
Signature of Grantee or Authorized Representative

402-984-3825
Phone Number
9-15-2017
Date

Grantee

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>21</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>258.75</u>	28 Recording Data <u>BK2017, Pg 2243</u>

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 09/26/2017
Inspected By: TS Inspection Date: 08/21/2015

Record : 1 of: 1

Parcel ID #: 000311600 Map # : 4133-00-0-20010-001-7130

KORT, JEFFREY D. & KELSEY M. Situs :302 W NEMAHA ST
Legal :LOTS 11 & 12 BLOCK 1 BLUE HILL ROHRERS
302 WEST NEMAHA ST. ADDITION
BLUE HILL, NE 68930-

LOT INFORMATION

Neighborhood :	300 BLUE HILL	Value Method:	SF
Lot Width :	88	# of Units :	11880
Lot Depth :	135	Unit Value :	0.25
Topography :	LEVEL Amenities	Adjustments :	
Street Access :	P,C&G,A,SW	Lot Value :	2,960
Utilities :	ALL		

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1876/141
Quality :	50 - Very Good	Effective Age :	
Condition :	30 - Average	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	Two-Story 100%		
Exterior Wall :	100% VINYL		
Floor Area :	2,438		
Basement Area :	1,219		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	4		
Baths :	1.5		
Heat Type :	50% WARM & COOLED 50% FORCED AIR		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	9		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$94,355
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$91,395
Land Value	\$2,960
FINAL ESTIMATE OF VALUE	\$94,355
Value per Square Foot	37
Current Total Assessed Value for Parcel # 000311600	\$94,355

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

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-2243

DATE OF SALE 9-15-17

LEGAL DESCRIPTION Lots 11+12 Block 1 Rohrer's Addition to BH

LOCATION ID PARCEL(S) 600311600

ASSESSOR LOCATION Blue Hill

ADDRESS OF PROPERTY 302 w. Nemaha street

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	2966	76940	79900
2016	2960	91395	94355
2017	2960	91395	94355

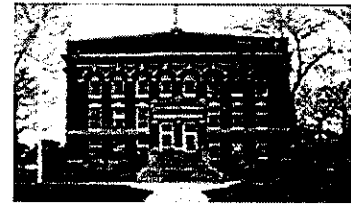
SELLING PRICE <u>115,000</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
------------------------------	-------------------	------------------------	---------------------------

SCHOOL BASE # _____ HOUSE QUALITY 50 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1876

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: 9/27/2017

SELLER: ALLYN J. JUDD
302 W. NEMAHA STREET
BLUE HILL, NE 68930

BUYER: JEFFREY D. & KELSEY M. KORT
302 W. NEMAHA STREET
BLUE HILL, NE 68930

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 311600 BOOK/PAGE: 2017-2243 DATE OF SALE: 9/15/2017
LEGAL DESCRIPTION: LOTS 11 & 12, BLOCK 1, ROHRER'S ADDITION TO BLUE HILL, NE

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

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

- What was the total purchase
1 price? \$ \$ 115,000.00 Yes / No
- If No explain: _____
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ _____
If the property is a rental property and produces income, what rent has been charged for it in \$ _____
4 *each of the past five years?* _____
- 5 *What expenses have been incurred in each of the past five years?* \$ _____
- 6 How long was the property on the market? _____
- 7 Were any changes made to the property either before or after the sale? Yes / No
(Example: Remodeling Renovations Additions Repairs Demolition)
If Yes explain: _____

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2253

PAGES _____

GRANTEE MASTER NAME# Joshua Sholtz

PARCEL # / FILING NUMBER 001014300/60875

36-1-9

12940

DOC STAMPS 306.00

tax/lien

SALES FILE # 216

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 5

TOTAL SALE PRICE 136,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-18-2017

DEED TYPE WD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
------------	----------	----------	----	--------

CODE

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. *216*
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>18</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>09</u> Day <u>18</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mark E. Sholtz and Tandra K. Sholtz Street or Other Mailing Address 290 Road 2500 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7251 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joshua D. Sholtz Street or Other Mailing Address 2444 Road B City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7145 Email Address			
				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$121,380

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Joshua D. Sholtz
2444 Road B
Guide Rock, NE 68942

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

20 Legal Description
West Half of the Northeast Quarter (W1/2NE1/4) of Section Thirty-Six (36), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres 79.8

22 Total purchase price, including any liabilities assumed	22	\$	136,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	136,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number N/A

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

sign here **Michael L. Rickert** (402) 934-4770
 Print or Type Name of Grantee or Authorized Representative Phone Number

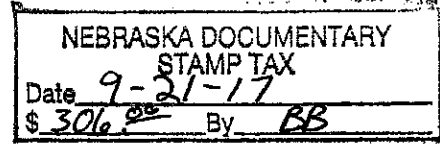
Attorney **9-19-2017**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>21</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>306.00</u>	28 Recording Data <u>BK2017, Pg 2253-2254</u>	

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of September A.D., 2017, at 4:05 o'clock P. M. Recorded in Book 2017 on Page 2253-2254
Deb Klingenberg County Clerk
16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



WARRANTY DEED

Mark E. Sholtz and Tandra K. Sholtz, husband and wife ("Grantors"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell, convey and demise to Joshua D. Sholtz, a single person ("Grantee") all of Grantors' right, title and interest in and to the following described real estate (as defined in Neb. Rev. Stat. § 76-201), together with all improvements thereupon, if any, in Webster County, State of Nebraska (the "Property"):

West Half of the Northeast Quarter (W1/2NE1/4) of Section Thirty-Six (36), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

Grantors hereby covenant with Grantee that Grantors:

1. are lawfully seized of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;
2. have legal power and lawful authority to sell and convey Grantors' interest in the Property;
3. warrant and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

[Remainder of Page Intentionally Left Blank. Signature Page to Follow.]

WHEN RECORDED,
PLEASE RETURN TO:
Michael L. Rickert
Dvorak Law Group, LLC
13625 California Street, Suite 110
Omaha, NE 68154

Executed this 18 day of September, 2017.

Mark E. Sholtz
Mark E. Sholtz

Tandra K. Sholtz
Tandra K. Sholtz

STATE OF ^{KANSAS} NEBRASKA)
COUNTY OF Jewell) SS.

The foregoing instrument was acknowledged before me this 18 day of September, 2017 by Mark E. Sholtz and Tandra K. Sholtz, husband and wife.



Jennifer A. Urbaniaik
Notary Public

BOOK-PAGE 2017-2253

DATE OF SALE 9-18-2017

LEGAL DESCRIPTION W 1/2 NE 1/4

LOCATION ID PARCEL(S) 001014300

ASSESSOR LOCATION Rural

ADDRESS OF PROPERTY 36-1-9

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	126565		126565
2016	123690		123690
2017	121380		121380

SELLING PRICE 136,000

521 ADJUSTMENT

ASSESSOR ADJUSTMENT

ADJUSTED SELLING PRICE

SCHOOL BASE # 125-0011

HOUSE QUALITY —

HOUSE CONDITION —

DATE OF CONSTRUCTION —

MOBILE HOME N/A

BOOK-PAGE

DRYLAND	EQUIP DRYLAND	CREP DRYLAND	GREENBELT DRYLAND	GRASSLAND	EQUIP GRASSLAND	CREP GRASSLAND	GREENBELT GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D	3D E	3D P	3D G	3G 8.16	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1 7.88	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G 36.26	4G	4G	4G
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL 52.30	TOTAL	TOTAL	TOTAL

Bwas + 4.97
57.27

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS 1.0
1C	1T	1T 2	ACCRETION (Bwas)	FARM SITE
2C1	2T1	2T1 2	WASTE Grass 4.97	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WRP
3C 13.82	3T	3T 2		RECREATION
4C1 5.10	4T1	4T1 2		
4C 2.61	4T	4T 2		
TOTAL 21.53	TOTAL	TOTAL	TOTAL 4.97	TOTAL 1.0 TOTAL 79.80 total

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 09/26/2017

Parcel # : 001014300
 Current Owner : SHOLTZ, JOSHUA D.
 2444 ROAD B
 GUIDE ROCK, NE 68942-

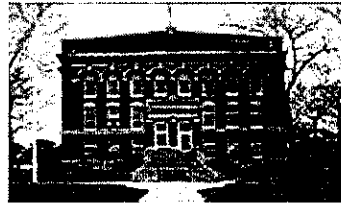
Map # : 4487-36-1-0-0-60875
 Tax District : 5
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : W1/2NE1/4 36-1-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
4147C	CRP, HOLDREGE SOILS, 3-7% SLO	CRP	3C	No		13.82	2,005	27,710	27,710
3852C	CRP, GEARY-HOBBS SOILS	CRP	4C	No		2.03	2,005	4,070	4,070
7262C	CRP, DEROIN SOILS, 6-11% SLOP	CRP	4C1	No		5.10	2,005	10,225	10,225
3833C	CRP, GEARY-ULY COMPLEX, 11-30	CRP	4C	No		0.58	2,005	1,165	1,165
Crp Use Totals :						21.53		43,170	43,170
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		8.16	1,425	11,630	11,630
7262	DERION SOILS, 3-6% SLOPES, SE	GRAS	4G1	No		7.88	1,425	11,230	11,230
3833	GEARY-ULY COMPLEX, 11-30% SLO	GRAS	4G	No		36.26	1,425	51,670	51,670
9999	WATER	GRAS	GWAS	No		4.97	740	3,680	3,680
Grass Use Totals :						57.27		78,210	78,210
ROAD	COUNTY ROAD	ROAD	ROAD	No		1.00	0	0	0
Road Use Totals :						1.00		0	0
Parcel Totals :						79.80		121,380	121,380

WEBSTER COUNTY ASSESSOR

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



Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com

DATE: 9/27/2017

SELLER: MARK E AND TANDRA K. SHOLTZ
290 ROAD 2500
GUIDE ROCK, NE 68942
BUYER: JOSHUA SHOLTZ
2444 ROAD B
GUIDE ROCK, NE 68942

RE: AGRICULTURE PROPERTY SALES VERIFICATION

PARCEL ID: 1014300 BOOK /PAGE: 2017-2253 DATE OF SALE: 9/18/2017
LEGAL DESCRIPTION: W1/2NE1/4 36-1-9

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

calling for the information. Thank you in advance for you cooperation.
(Please circle the Yes or No answer on the questions where appropriate.)

What Was the total purchase
1 price? \$ _____ Yes / No

If No explain: _____

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):
Pivot Irrigation Pipe (Above ground / Buried) Motor Machinery Grain / Crops Other (please explain):

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

4 If this sale was involved in a 1031 like kind exchange; is it going to a holding company? Yes / No

5 How long was the property on the market? _____

How did you learn that the property was for sale? Circle

6 one: Advertising Broker/Realtor Family Newspaper Seller

Prior Knowledge Other (please explain): _____

7 How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement

Set by Seller Other (please explain):

CONTNUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2263-2264 # PAGES _____

GRANTEE MASTER NAME # Ernest Day

PARCEL # / FILING NUMBER 000615100/18080

13117

DOC STAMPS Exempt #2

tax/lien

SALES FILE # 217

PAGES _____

NEIGHBORHOOD #

1	<u>100</u>	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

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 25

TOTAL SALE PRICE \$-3700

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-28-2017

DEED TYPE Sheriff's Deed

SALE QUAL

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

LOCATION CODE

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

COMMENTS Exempt #2 - Sheriff Sale

Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
Select County & County Number				Mo. <u>X</u> Day <u>28</u> Yr. <u>17</u>		Mo. _____ Day _____ Yr. _____	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) <u>COUNTY of WEBSTER</u>				Grantee's Name (Buyer) <u>ERNEST DAY</u>			
Street or Other Mailing Address				Street or Other Mailing Address			
				<u>530 UNIVERSITY ST</u>			
City		State		City		Zip Code	
				<u>Guide Rock</u>		<u>NE 68942</u>	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
				<u>402-257-2030</u>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$ 10,000

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

530 University ST

18a No address assigned 18b Vacant land

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

SAME AS 6

20 Legal Description

lots sixteen (16), seventeen (17) and south 21 (21) feet of lot (18) Eighteen, Block one (1) TALBOTS Addition to The Village of Guide Rock, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	<u>34,000.00</u>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	<u>7.00</u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<u>34,000.00</u>

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

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

sign here

ERNEST DAY
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

_____ Title

Phone Number _____
Date 25 Sep 17

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. <u>09</u> Day <u>25</u> Yr. <u>17</u>	\$ <u>Exempt # 2</u>	<u>2017, Pgs 2263-2264</u>	

Book 2017, Pg 2263

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 25th day
of Sept A.D., 2017, at 2:00
o'clock P. M. Recorded in Book 2017
on Page 2263-2264
Deb Stingenberger County Clerk
#16.00 Liz Deputy
Ind Comp Assessor Carded

SHERIFF'S DEED

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-25-17
\$ exempted By Liz

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WHEREAS, in an action in the District Court of the Tenth Judicial District of the State of Nebraska, within Webster County, Nebraska, entitled: THE COUNTY OF WEBSTER, NEBRASKA, a Body Politic and Corporate, Plaintiff, vs. KENNY SOUZA, et al., Defendants; District Court Case No. CI 16-78, that Webster County, Nebraska (judgment creditor) did on or about April 10, 2017, obtain a decree finding there to be due the sum of \$387.48, plus interest thereon from the date of judgment until paid in full, plus costs of the suit;

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

WHEREAS, default having been made therein, the Webster County Sheriff, pursuant to and by virtue of said decree and the order of sale to him duly directed, did on the 28th of June, 2017, in the Commissioners Meeting Room in the Webster County Courthouse in Red Cloud, Nebraska, having first given due and legal notice of the time, date, and place of sale by publication once in each week for four (4) consecutive weeks in a newspaper published, printed and of general circulation in Webster County, Nebraska, did then and there sell said premises at public auction to ERNEST B. DAY, hereinafter referred to as "GRANTEE" whether one or more, property described as LOTS SIXTEEN (16), SEVENTEEN (17), AND THE SOUTH TWENTY-ONE (21) FEET OF LOT EIGHTEEN (18), BLOCK ONE (1), TALBOT'S ADDITION TO THE VILLAGE OF GUIDE ROCK, WEBSTER COUNTY, NEBRASKA, for the sum of \$3700.00, which said sale was afterwards on the 11th of September, 2017, examined and confirmed by the District Court upon the return of sale by this officer, with the Court directing this Sheriff to convey the premises to the said GRANTEE.

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

LOTS SIXTEEN (16), SEVENTEEN (17), AND THE SOUTH TWENTY-ONE (21)

10-26-17

FEET OF LOT EIGHTEEN (18), BLOCK ONE (1), TALBOT'S ADDITION TO THE VILLAGE OF GUIDE ROCK, WEBSTER COUNTY, NEBRASKA.

IN WITNESS WHEREOF, I have, as Webster County, Nebraska, Sheriff, hereunto set my hand this 20 day of September, 2017.


TROY R. SCHMITZ
Sheriff of Webster County, Nebraska

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

On the 20th day of September, 2017, before me the undersigned, Clerk of Webster County District Court, personally appeared Troy R. Schmitz, Sheriff of Webster County, Nebraska, personally known to me as Sheriff of said County, being the same person who signed the foregoing instrument as Grantor, and acknowledged the same to be his voluntary act and deed, as Webster County Sheriff for the particular uses and purposes therein set forth.

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

(seal)




Clerk of Webster County District Court

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2265 # PAGES _____ GRANTEE MASTER NAME # Ernest Day

PARCEL # / FILING NUMBER 000614901/18050 _____

 _____ # 13117

DOC STAMPS _____ tax/lien _____

SALES FILE # 218 # PAGES _____

NEIGHBORHOOD #

1	<u>100</u>	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

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

TAX DISTRICT 25

TOTAL SALE PRICE _____

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-28-2017

DEED TYPE Sheriffs Deed

SALE QUAL

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

LOCATION CODE

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

COMMENTS Exempt #2 Sheriffs Sale - 6 foot

Real Estate Transfer Statement

218

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

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

1 County Name Webster	2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. 9 Day 25 Yr. 17	4 Date of Deed Mo. _____ Day _____ Yr. _____
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) County of Webster Street or Other Mailing Address _____ City _____ State _____ Zip Code _____ Phone Number _____ Email Address _____		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Earnest Day Street or Other Mailing Address 530 University St. City Guide Rock State NE Zip Code 68942 Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$100.00

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

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

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

18 Address of Property
520 University St.

18a No address assigned 18b Vacant land

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

20 Legal Description
The East six (6) feet of lot twelve (12) Block (1) Talbot's addition to the The Village of Guide Rock, Webster County, Nebraska

21 If agricultural, list total number of acres **0**

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

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

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.

Earnest B. Day
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

_____ Title

Phone Number _____
Date **25 Sep 17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 09 Day 25 Yr. 17	27 Value of Stamp or Exempt Number \$ exempt #2	28 Recording Data 2017, Pg 2265-2266

Book 2017, Pg 2265

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 25th day
of Sept A.D., 20 17, at 2:03
o'clock P. M. Recorded in Book 2017
on Page 2265-2266
Deb Klengenberger County Clerk
\$16.00 Liz Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-25-17
\$ Exempt #2 By Liz

SHERIFF'S DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WHEREAS, in an action in the District Court of the Tenth Judicial District of the State of Nebraska, within Webster County, Nebraska, entitled: THE COUNTY OF WEBSTER, NEBRASKA, a Body Politic and Corporate, Plaintiff, vs. ANDREA LODER, et al., Defendants; District Court Case No. CI 16-59, that Webster County, Nebraska (judgment creditor) did on or about April 10, 2017, obtain a decree finding there to be due the sum of \$17.79, plus interest thereon from the date of judgment until paid in full, plus costs of the suit;

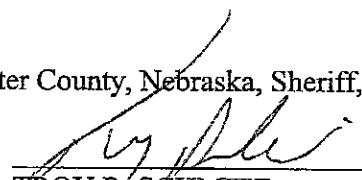
WHEREAS, it was further ordered that in default of the payment of the sum so found due that the Webster County Sheriff, should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same, and

WHEREAS, default having been made therein, the Webster County Sheriff, pursuant to and by virtue of said decree and the order of sale to him duly directed, did on the 28th of June, 2017, in the Commissioners Meeting Room in the Webster County Courthouse in Red Cloud, Nebraska, having first given due and legal notice of the time, date, and place of sale by publication once in each week for four (4) consecutive weeks in a newspaper published, printed and of general circulation in Webster County, Nebraska, did then and there sell said premises at public auction to ERNEST DAY, hereinafter referred to as "GRANTEE" whether one or more, property described as THE EAST SIX (6) FEET OF LOT TWELVE (12), BLOCK ONE(1), TALBOT'S ADDITION TO THE VILLAGE OF GUIDE ROCK, WEBSTER COUNTY, NEBRASKA, for the sum of \$100.00, which said sale was afterwards on the 11th of September, 2017, examined and confirmed by the District Court upon the return of sale by this officer, with the Court directing this Sheriff to convey the premises to the said GRANTEE.

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

THE EAST SIX (6) FEET OF LOT TWELVE (12), BLOCK ONE(1), TALBOT'S ADDITION TO THE VILLAGE OF GUIDE ROCK, WEBSTER COUNTY, NEBRASKA,


IN WITNESS WHEREOF, I have, as Webster County, Nebraska, Sheriff, hereunto set my hand this 20 day of September, 2017.


TROY R. SCHMITZ
Sheriff of Webster County, Nebraska

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

On the 20th day of September, 2017, before me the undersigned, Clerk of Webster County District Court, personally appeared Troy R. Schmitz, Sheriff of Webster County, Nebraska, personally known to me as Sheriff of said County, being the same person who signed the foregoing instrument as Grantor, and acknowledged the same to be his voluntary act and deed, as Webster County Sheriff for the particular uses and purposes therein set forth.

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

(seal) 


Clerk of Webster County District Court

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2268

PAGES _____

GRANTEE MASTER NAME # Koepke Family

PARCEL # / FILING NUMBER 000311700/7150

Farm, LLC

1/0 Eblon Koepke

13118

DOC STAMPS ~~0~~

tax/lien _____

SALES FILE # 219

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 195

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-24-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS 1/0 Brandi Erickson to Koepke Family Farms, LLC

Real Estate Transfer Statement

219

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>24</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>21</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brandi Erickson Street or Other Mailing Address PO Box 3 / 440 S Maple St City Nelson State NE Zip Code 68961 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Koepke Family Farm, LLC, c/o Eldon Koepke Street or Other Mailing Address 1898 290 Rd City Beloit State KS Zip Code 67420 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**Rural Property
Webster County, NE**

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

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres _____.

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

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

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

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

David B. Garwood Attorney 9-25-17
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>26</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5b</u>	28 Recording Data <u>BK2017, Pg 2268</u>

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

1/6 interest in

The South Sixty feet (S60') of Lot One (1), and the the South Sixty feet (S60') of
of the East Thirty-eight feet (E38') of Lot Two (2), Block Two (2), Rohrer's
Addition to Blue Hill, Webster County, Nebraska; AND

000311700
7150

The West Half of the West Half of the Southeast Quarter ($W\frac{1}{2}W\frac{1}{2}SE\frac{1}{4}$) of
Section Twenty (20), in Township Four (4) North, Range Ten (10), West of the
6th P.M., Webster County, Nebraska; AND

001713100
66860

The Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-seven (27), Township Four (4)
North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

001715700
67045

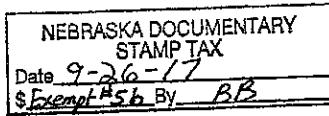
The North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$) of Section Twenty-nine (29),
EXCEPT the East 4 rods of the South 48 rods thereof; ALL in Township Four (4)
North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

001716800
67105

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of September A.D., 2017, at 9:50 o'clock A.M. Recorded in Book 2017 on Page 2268

DeLo Klingenberg County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



WARRANTY DEED

Brandi Erickson, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Koepke Family Farm, LLC a Nebraska limited liability company, GRANTEE, a 1/6th interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Sixty feet (S60') of Lot One (1), and the the South Sixty feet (S60') of of the East Thirty-eight feet (E38') of Lot Two (2), Block Two (2), Rohrer's Addition to Blue Hill, Webster County, Nebraska; AND

The West Half of the West Half of the Southeast Quarter (W½W½SE¼) of Section Twenty (20), in Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW¼) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northeast Quarter (N½NE¼) of Section Twenty-nine (29), EXCEPT the East 4 rods of the South 48 rods thereof; ALL in Township Four (4) North, Range Ten (10), West of the 6th P.M., 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 21, 2017.

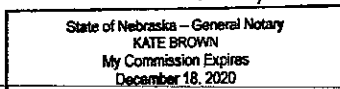
Brandi Erickson
Brandi Erickson

STATE OF NEBRASKA, COUNTY OF Nuckolls) ss.

The foregoing instrument was acknowledged before me on August 21, 2017, by Brandi Erickson.

Comm. expires December 18, 2020

Kate Brown
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2269

PAGES _____

GRANTEE MASTER NAME # Koepke Family Farm,

PARCEL # / FILING NUMBER 001716800/67105

LLC

1/0 Edon Koepke
13118

DOC STAMPS ~~10~~

tax/lien _____

SALES FILE # 220

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	610	
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

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

TAX DISTRICT 185

TOTAL SALE PRICE ~~10~~

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-24-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS 1/3 interest Elgene + Michael Grafel

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.

220

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>24</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>19</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elgene M. & Michael Grafel Street or Other Mailing Address 1017 N Washington Ave City Hastings State NE Zip Code 68901 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Koepke Family Farm, LLC, c/o Eldon Koepke Street or Other Mailing Address 1898 290 Rd City Beloit State KS Zip Code 67420 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$250,000 -

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

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

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

18 Address of Property
**Rural Property
Webster County, NE**

18a No address assigned 18b Vacant land

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

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

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

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

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

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

David B. Garwood
Signature of Grantee or Authorized Representative

Attorney
Title

(402) 746-3613
Phone Number

9-25-17
Date

Register of Deed's Use Only		For Dept. Use Only
25 Date Deed Recorded Mo. <u>9</u> Day <u>26</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK2017, Pg 2269</u>

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

1/2 interest in

The South Sixty feet (S60') of Lot One (1), and the the South Sixty feet (S60') of of the East Thirty-eight feet (E38') of Lot Two (2), Block Two (2), Rohrer's Addition to Blue Hill, Webster County, Nebraska; AND

The West Half of the West Half of the Southeast Quarter ($W\frac{1}{2}W\frac{1}{2}SE\frac{1}{4}$) of Section Twenty (20), in Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$) of Section Twenty-nine (29), EXCEPT the East 4 rods of the South 48 rods thereof; ALL in Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

BK2017, Pg 2269

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of September A.D., 2017, at 9:55 o'clock A M. Recorded in Book 2017 on Page 2269
Deb Klingerberger County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-26-17
\$ Exempt #56 By BB

WARRANTY DEED

Elgene M. Grafel and Michael Grafel, wife and husband, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Koepke Family Farm, LLC a Nebraska limited liability company, GRANTEE, a 1/3rd interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Sixty feet (S60') of Lot One (1), and the the South Sixty feet (S60') of the East Thirty-eight feet (E38') of Lot Two (2), Block Two (2), Rohrer's Addition to Blue Hill, Webster County, Nebraska; AND

The West Half of the West Half of the Southeast Quarter (W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty (20), in Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty-nine (29), EXCEPT the East 4 rods of the South 48 rods thereof; ALL in Township Four (4) North, Range Ten (10), West of the 6th P.M., 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 19th, 2017.

Elgene M. Grafel
Elgene M. Grafel

Michael Grafel
Michael Grafel

STATE OF NEBRASKA, COUNTY OF ADAMS) ss.

The foregoing instrument was acknowledged before me on August 19th, 2017, by Elgene M. Grafel and Michael Grafel, wife and husband.

Comm. expires April 20, 2021

Taylor C. Fike
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2270

PAGES _____

GRANTEE MASTER NAME # Koepke Family

PARCEL # / FILING NUMBER 0017157/67045

Farm, LLC
40 Eldon Koepke

DOC STAMPS

tax/lien _____

13118

SALES FILE # 221

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 185

TOTAL SALE PRICE

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-24-2017

DEED TYPE WD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
-----	----------	----------	-----------	--------

CODE

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

LOCATION CODE

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

COMMENTS 1/2 interest LaKey + Trent Gloyster to Koepke Family Farm, LLC

Real Estate Transfer Statement

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

221

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 07 Day 24 Yr. 2017		Mo. 09 Day 16 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Lahey & Trent Gloystein				Grantee's Name (Buyer) Koepke Family Farm, LLC, c/o Eldon Koepke			
Street or Other Mailing Address 713 N California Ave				Street or Other Mailing Address 1898 290 Rd			
City Hastings		State NE		City Beloit		State KS	
		Zip Code 68901				Zip Code 67420	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
						If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$125,000-

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

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

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

18 Address of Property
Rural Property
Webster County, NE

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

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres _____.

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

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

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

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

David B. Garwood Attorney 9-25-17
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 26 Yr. 17	27 Value of Stamp or Exempt Number \$ Exempt # 5b	28 Recording Data BK2017, Pg 22 70	

1/6 interest in

The South Sixty feet (S60') of Lot One (1), and the the South Sixty feet (S60') of of the East Thirty-eight feet (E38') of Lot Two (2), Block Two (2), Rohrer's Addition to Blue Hill, Webster County, Nebraska; AND

The West Half of the West Half of the Southeast Quarter ($W\frac{1}{2}W\frac{1}{2}SE\frac{1}{4}$) of Section Twenty (20), in Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$) of Section Twenty-nine (29), EXCEPT the East 4 rods of the South 48 rods thereof; ALL in Township Four (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 26 day of September A.D., 2017, at 10:00 o'clock A.M. Recorded in Book 2017 on Page 2270
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-26-17
\$ Exempt #56 By BB

WARRANTY DEED

Lakey Gloystein and Trent Gloystein, wife and husband, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Koepke Family Farm, LLC a Nebraska limited liability company, GRANTEE, a 1/6th interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Sixty feet (S60') of Lot One (1), and the the South Sixty feet (S60') of the East Thirty-eight feet (E38') of Lot Two (2), Block Two (2), Rohrer's Addition to Blue Hill, Webster County, Nebraska; AND

The West Half of the West Half of the Southeast Quarter (W½W½SE¼) of Section Twenty (20), in Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW¼) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northeast Quarter (N½NE¼) of Section Twenty-nine (29), EXCEPT the East 4 rods of the South 48 rods thereof; ALL in Township Four (4) North, Range Ten (10), West of the 6th P.M., 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 ^{September} August 16th, 2017.
by TG

Trent Gloystein
Trent Gloystein

Lakey Gloystein
Lakey Gloystein

STATE OF NEBRASKA, COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on ^{September} August 16th, 2017, by Lakey Gloystein and Trent Gloystein, wife and husband.
by TG



Comm. expires April 20, 2021

Taylor C. Fike
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2271

PAGES _____

GRANTEE MASTER NAME # Koepke Family

PARCEL # / FILING NUMBER 001713100/66860

Form, LLC
C/o Eldon Koepke
13118

DOC STAMPS ~~0~~

tax/lien _____

SALES FILE # 222

PAGES _____

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

TAX DISTRICT 185

TOTAL SALE PRICE _____

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-24-2017

DEED TYPE WD

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

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

COMMENTS 1/3 interest given to Koepke Family Farms LLC
Eldon Koepke

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.

222

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 07 Day 24 Yr. 2017		Mo. 08 Day 25 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Eldon V. Koepke				Grantee's Name (Buyer) Koepke Family Farm, LLC, c/o Eldon Koepke			
Street or Other Mailing Address 1898 290 Rd				Street or Other Mailing Address 1898 290 Rd			
City Beloit		State KS		Zip Code 67420		City Beloit	
						State KS	
						Zip Code 67420	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
						If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
						Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

9 Was the property purchased as part of an IRS like-kind exchange? (i.r.c. § 1031 Exchange)

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$ 250,000 -

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

Rural Property
Webster County, NE

18a No address assigned 18b Vacant land

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

same as Grantee

20 Legal Description

see attached

21 If agricultural, list total number of acres _____.

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

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

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

David S. Garwood (402) 746-3613

Print of Type Name of Grantee or Authorized Representative Phone Number

David S. Garwood Attorney 9-25-17

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 9 Day 26 Yr. 17	\$ Exempt # 5b	BK2017, Pg 22 71

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

1/3 interest in

The South Sixty feet (S60') of Lot One (1), and the the South Sixty feet (S60') of of the East Thirty-eight feet (E38') of Lot Two (2), Block Two (2), Rohrer's Addition to Blue Hill, Webster County, Nebraska; AND

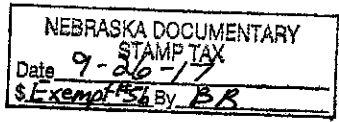
The West Half of the West Half of the Southeast Quarter ($W\frac{1}{2}W\frac{1}{2}SE\frac{1}{4}$) of Section Twenty (20), in Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$) of Section Twenty-nine (29), EXCEPT the East 4 rods of the South 48 rods thereof; ALL in Township Four (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 26 day of September A.D., 2017, at 10:05 o'clock A. M. Recorded in Book 2017 on Page 2271
Deb Klinsinger County Clerk
10.00 BB Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Eldon V. Koepke, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Koepke Family Farm, LLC a Nebraska limited liability company, GRANTEE, a 1/3rd interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Sixty feet (S60') of Lot One (1), and the the South Sixty feet (S60') of of the East Thirty-eight feet (E38') of Lot Two (2), Block Two (2), Rohrer's Addition to Blue Hill, Webster County, Nebraska; AND

The West Half of the West Half of the Southeast Quarter (W½W½SE¼) of Section Twenty (20), in Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW¼) of Section Twenty-seven (27), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

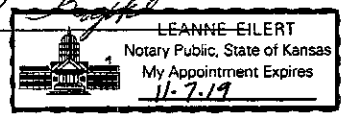
The North Half of the Northeast Quarter (N½NE¼) of Section Twenty-nine (29), EXCEPT the East 4 rods of the South 48 rods thereof; ALL in Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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 25, 2017.

Eldon V Koepke
Eldon V. Koepke



STATE OF KANSAS, COUNTY OF Mitchell) ss.

The foregoing instrument was acknowledged before me on August 25, 2017, by Eldon V. Koepke.

Comm. expires 11-7-19
Leanne Eilert
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2275

PAGES _____

GRANTEE MASTER NAME # Merle + Janis

PARCEL # / FILING NUMBER 001300100/62660

1-4-9

Schmieding

10666

DOC STAMPS Exempt #2

tax/lien

SALES FILE # 223

PAGES _____

NEIGHBORHOOD #	<u>2</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
PROPERTY CLASS	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 150

TOTAL SALE PRICE 1,105.53

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-20-2017

DEED TYPE Sheriffs Deed

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

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

COMMENTS Sheriffs Sale - includes paying taxes

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.

223
~~204~~

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

1 County Name Webster County		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. ___ Day ___ Yr. ___		4 Date of Deed Mo. <u>9</u> Day <u>27</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Webster County Street or Other Mailing Address City _____ State _____ Zip Code _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Merle A. and Janis K. Schmieding Street or Other Mailing Address 365 Kansas St. City Utica State NE Zip Code 68456			
Telephone Number _____				Telephone Number 402-643-0185		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address _____				Email Address _____		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
2850.

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

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

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

18 Address of Property
1-4-9

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

18a No address assigned 18b Vacant land

20 Legal Description
Lot 1, in the NE4 of NE4 of Section 1-4-9.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	1,105	53
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$		100

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

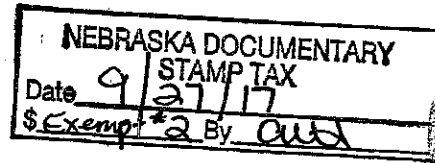
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here	Merle A. Schmieding Print or Type Name of Grantee or Authorized Representative	Janis K. Schmieding Title	402-643-0185 Phone Number
	Merle A. Schmieding Signature of Grantee or Authorized Representative	Janis K. Schmieding Title	9-27-17 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>27</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ Exempt #2	28 Recording Data BK2017, Pg 2275	

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 27th day of September A.D., 2017, at 11:21 o'clock A. M. Recorded in Book 2017 on Page 2275-2276
Dobakinger Berger County Clerk
\$116.00 0.00 Deputy
 Ind Comp Assessor Carded



SHERIFF'S DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WHEREAS, in an action in the District Court of the Tenth Judicial District of the State of Nebraska, within Webster County, Nebraska, entitled: THE COUNTY OF WEBSTER, NEBRASKA, a Body Politic and Corporate, Plaintiff, vs. JOE VICK, et al., Defendants; District Court Case No. CI 16-79, that Webster County, Nebraska (judgment creditor) did on or about April 10, 2017, obtain a decree finding there to be due the sum of \$610.79, plus interest thereon from the date of judgment until paid in full, plus costs of the suit;

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

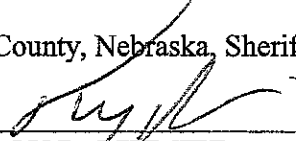
WHEREAS, default having been made therein, the Webster County Sheriff, pursuant to and by virtue of said decree and the order of sale to him duly directed, did on the 28th of June, 2017, in the Commissioners Meeting Room in the Webster County Courthouse in Red Cloud, Nebraska, having first given due and legal notice of the time, date, and place of sale by publication once in each week for four (4) consecutive weeks in a newspaper published, printed and of general circulation in Webster County, Nebraska, did then and there sell said premises at public auction to MERLE A. AND JANIS K. SCHMIEDING, hereinafter referred to as "GRANTEE" whether one or more, property described as LOT ONE (1), IN THE NORTHEAST QUARTER (NE1/4) OF NORTHEAST QUARTER (NE1/4) SECTION ONE (1), TOWNSHIP FOUR (4), RANGE NINE (9), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, for the sum of \$1,105.53, which said sale was afterwards on the 11th of September, 2017, examined and confirmed by the District Court upon the return of sale by this officer, with the Court directing this Sheriff to convey the premises to the said GRANTEE.

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

LOT ONE (1), IN THE NORTHEAST QUARTER (NE1/4) OF NORTHEAST

QUARTER (NE1/4) SECTION ONE (1), TOWNSHIP FOUR (4), RANGE NINE (9), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

IN WITNESS WHEREOF, I have, as Webster County, Nebraska, Sheriff, hereunto set my hand this 20 day of September, 2017.



TROY R. SCHMITZ
Sheriff of Webster County, Nebraska

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

On the 20th day of September, 2017, before me the undersigned, Clerk of Webster County District Court, personally appeared Troy R. Schmitz, Sheriff of Webster County, Nebraska, personally known to me as Sheriff of said County, being the same person who signed the foregoing instrument as Grantor, and acknowledged the same to be his voluntary act and deed, as Webster County Sheriff for the particular uses and purposes therein set forth.

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

(seal)





Clerk of Webster County District Court

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2277 # PAGES _____ GRANTEE MASTER NAME # Garry + Charlene
 PARCEL # / FILING NUMBER 000338100 / 19900 + 000339000 / 19900 Trustees
13119

DOC STAMPS tax/lien

SALES FILE # 224 # PAGES _____

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

TAX DISTRICT 195

TOTAL SALE PRICE

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-14-2017

DEED TYPE WD

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

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

COMMENTS Self - to Trustees

Real Estate Transfer Statement

224

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>9</u> Day <u>14</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>9</u> Day <u>14</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) GARRY REIMAN & CHARLENE REIMAN Street or Other Mailing Address PO BOX 204 City BLUE HILL State NE Zip Code 68930 Phone Number _____ Email Address _____		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) SEE ATTACHED Street or Other Mailing Address PO BOX 204 City BLUE HILL State NE Zip Code 68930 Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
 \$ 140,000.00

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

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

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

18 Address of Property
 1110 W GAGE ST LOT #7 & 1009 W SEWARD ST
 BLUE HILL, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 GARRY REIMAN, TRUSTEE & CHARLENE REIMAN, TRUSTEE
 PO BOX 204
 BLUE HILL, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description 1/2 interest each in 7 to
 LTS 9 & 10, BLOCK 15, HOOVER'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NE AND
 THE W 35' OF LOT 4, ALL OF LOTS 5 & 6, BLOCK 14, HOOVER'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NE

21 If agricultural, list total number of acres _____

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

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

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

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

Jennifer Fleischer ATTORNEY
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>27</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5b</u>	28 Recording Data <u>BK2017, Pg 2277-2278</u>

GRANTEE'S NAME

GARRY REIMAN, TRUSTEE OF THE GARRY REIMAN REVOCABLE TRUST & CHARLENE REIMAN, TRUSTEE OF THE CHARLENE REIMAN REVOCABLE TRUST

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of September A.D., 2017, at 1:00 o'clock P.M. Recorded in Book 2017 on Page 2277-2278
Deb Klinsinger County Clerk
316.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-27-17
\$ Exempt # 56 By BB

WARRANTY DEED

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

GARRY REIMAN and CHARLENE REIMAN, husband and wife, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, **GARRY REIMAN, TRUSTEE OF THE GARRY REIMAN REVOCABLE TRUST and CHARLENE REIMAN, TRUSTEE OF THE CHARLENE REIMAN REVOCABLE TRUST** an undivided one-half interest each in the following described real estate in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

LOTS NINE AND TEN (9 & 10), BLOCK FIFTEEN (15), HOOVER'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA, ACCORDING TO THE RECORDED PLAT THEREOF.

THE WEST THIRTY-FIVE FEET (W35') OF LOT FOUR (4), ALL OF LOTS FIVE AND SIX (5&6), BLOCK FOURTEEN (14), HOOVER'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA.

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

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

Executed: September 14, 2017

Garry Reiman
GARRY REIMAN, Grantor

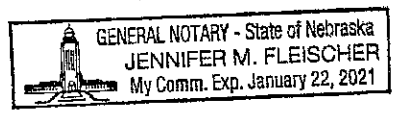
Charlene Reiman
CHARLENE REIMAN, Grantor

STATE OF NEBRASKA)
)SS.
COUNTY OF WEBSTER)

Before me, a notary public qualified for said county, personally GARRY REIMAN and CHARLENE REIMAN, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on September 14, 2017.

Jennifer M. Fleischer
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2279

PAGES _____

GRANTEE MASTER NAME # melba Dell

12213 PARCEL # / BILLING NUMBER 000620401/19090

~~10196~~ 12095

DOC STAMPS Exempt # 4

tax/lien _____

SALES FILE # 225

PAGES _____

NEIGHBORHOOD #	1	<u>100</u>	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	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 25

TOTAL SALE PRICE _____

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-5-2017

DEED TYPE Corrective DC

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

COMMENTS Exempt #4 - to correct 93-1410

All of Lot C, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska, and that part of Lot D, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska described as follows: Commencing at the Northeast corner of said Lot C, thence running West along the North line of said Lot Seventy feet (70'), thence North Twenty-five feet (25'), thence East Seventy feet (70'), thence South Twenty-five feet (25') to the place of beginning, all being in the Resurvey to Guide Rock, Webster County, Nebraska.

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.

225

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. 09 Day 05 Yr. 2017		Mo. 09 Day 05 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Carol J. Billeter				Grantee's Name (Buyer) Melba L. Dell			
Street or Other Mailing Address 73953 K Rd				Street or Other Mailing Address PO Box 303			
City Holdrege		State NE		Zip Code 68949		City Hildreth	
						State NE	
						Zip Code 68947	
Phone Number (308) 876-2389				Phone Number		is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

310 W State St
Guide Rock, NE 68942

18a No address assigned 18b Vacant land

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

same as Grantee

20 Legal Description

see attached

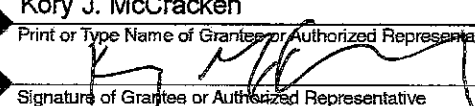
21 If agricultural, list total number of acres _____

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

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

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

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

 Attorney
Signature of Grantor or Authorized Representative Title

9/27/17
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 9 Day 27 Yr. 17	\$ Exempt # 4	BK2017, Pg 2279-2280

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 27 day of September A.D., 2017, at 1:50 o'clock P. M. Recorded in Book 2017 on Page 2279-2280
Deb Klingenberg County Clerk
\$16.00 BB Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-27-17
\$ Exempt #4 By BB

Corrective QUITCLAIM DEED

Carol J. Billeter, a single person and surviving joint tenant of Ada Faye Wilcox, whose death certificate is attached hereto, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Melba L. Dell, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of Lot C, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska, and that part of Lot D, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska described as follows: Commencing at the Northeast corner of said Lot C, thence running West along the North line of said Lot Seventy feet (70'), thence North Twenty-five feet (25'), thence East Seventy feet (70'), thence South Twenty-five feet (25') to the place of beginning, all being in the Resurvey to Guide Rock, Webster County, Nebraska.

Executed September 5, 2017.

Carol J. Billeter
Carol J. Billeter

STATE OF NEBRASKA, COUNTY OF PHIELPS) ss.

The foregoing instrument was acknowledged before me on September 5, 2017, by Carol J. Billeter, a single person.

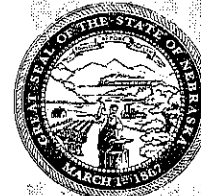
Comm. expires 3-16-2020

Marlynn Samuelson
Notary Public



BK 2017 192280

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

9/12/2017

LINCOLN, NEBRASKA

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

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

14 06419

CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Ada Faye Wilcox			2. SEX Female		3. DATE OF DEATH (Mo., Day, Yr.) December 11, 2014		
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Thayer County, Nebraska		5a. AGE - Last Birthday (Yrs.) 98	5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	5c. UNDER 1 DAY	6. DATE OF BIRTH (Mo., Day, Yr.) March 18, 1916		
7. SOCIAL SECURITY NUMBER			8a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DCA OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)				
8b. FACILITY NAME (if not institution, give street and number) Phelps Memorial Health Center			8c. CITY OR TOWN OF DEATH (Include Zip Code) Holdrege 68949				
8d. COUNTY OF DEATH Phelps			9a. RESIDENCE STATE Nebraska				
9b. COUNTY Phelps			9c. CITY OR TOWN Holdrege				
9d. STREET AND NUMBER 1927 West 4th Ave			9e. APT. NO.	9f. ZIP CODE 68949	9g. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married, but separated <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) if wife, give maiden name Edward W Wilcox				
11. FATHER'S NAME (First, Middle, Last, Suffix) James Harrison Ross			12. MOTHER'S NAME (First, Middle, Maiden Surname) Olive Grace Knowells				
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No			14a. INFORMANT NAME Carol Billeter		14b. RELATIONSHIP TO DECEDENT Daughter		
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE Eric J. Van Hom		16b. LICENSE NO. 1408	16c. DATE (Mo., Day, Yr.) December 16, 2014		
16d. CEMETERY, CREMATORY OR OTHER LOCATION Guide Rock Cemetery			CITY / TOWN Guide Rock		STATE Nebraska		
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Nelson-Bauer Funeral Home, 401 Burlington St. Holdrege, Nebraska						17b. Zip Code 68949	
CAUSE OF DEATH (See instructions and examples)							
18. PART I. Enter the chain of events—diseases, injuries, or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.					APPROXIMATE INTERVAL		
IMMEDIATE CAUSE: a) Multi-organ Failure					onset to death 2 Days		
DUE TO, OR AS A CONSEQUENCE OF: b) Pneumonia					onset to death 1 Week		
DUE TO, OR AS A CONSEQUENCE OF: c)					onset to death		
DUE TO, OR AS A CONSEQUENCE OF: d)					onset to death		
18. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to the death but not resulting in the underlying cause given in PART I.					19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO	
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY	22c. PLACE OF INJURY—At home, farm, street, factory, office building, construction site, etc. (Specify)				
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED					
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE	ZIP CODE		
23a. DATE OF DEATH (Mo., Day, Yr.) December 11, 2014			24a. DATE SIGNED (Mo., Day, Yr.)		24b. TIME OF DEATH		
23b. DATE SIGNED (Mo., Day, Yr.) December 12, 2014		23c. TIME OF DEATH 09:45 AM		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Shane M. Smith, MD			24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)				
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO			
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Shane M. Smith, MD, 516 West 14th Avenue, Ste 100, Holdrege, Nebraska, 68949							
28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) December 12, 2014			

To be completed/verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

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

0105794

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2281

PAGES _____

GRANTEE MASTER NAME # Pedro + Jennifer C.

PARCEL # / FILING NUMBER 000 620400/19090

Quirino

#13121

DOC STAMPS 9.00

tax/lien

SALES FILE # 226

PAGES _____

NEIGHBORHOOD #

1	<u>100</u>	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

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

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT 25

TOTAL SALE PRICE 4,000.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-1-2017

DEED TYPE JTWD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
------------	----------	----------	----	--------

CODE

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **226**
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name WEBSTER - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>01</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>09</u> Day <u>01</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Melba L. Dell Street or Other Mailing Address PO Box 303 City Hildreth State NE Zip Code 68947 Phone Number _____ Email Address _____		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Pedro & Jennifer C. Quirino Street or Other Mailing Address PO Box 13 / 330 John St City Guide Rock State NE Zip Code 68942 Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____	

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

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

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property
310 W State St
Guide Rock, NE 68942

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

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

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	4,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	4,000.00

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

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

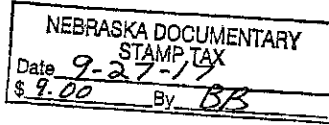
sign here **Kory J. McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
 Signature of Grantee or Authorized Representative Title Date **9/27/17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>27</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>9.00</u>	28 Recording Data BK2017, Pg 2281

All of Lot C, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska, and that part of Lot D, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska described as follows: Commencing at the Northeast corner of said Lot C, thence running West along the North line of said Lot Seventy feet (70'), thence North Twenty-five feet (25'), thence East Seventy feet (70'), thence South Twenty-five feet (25') to the place of beginning, all being in the Resurvey to Guide Rock, 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 27 day of September A.D., 2017 at 1:50 o'clock P. M. Recorded in Book 2017 on Page 2281
Deb Ringenberger County Clerk
810.00 BB Deputy
Ind. Comp. Assessor Carded



JOINT TENANCY WARRANTY DEED

Melba L. Dell, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Pedro Quirino and Jennifer C. Quirino, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of Lot C, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska, and that part of Lot D, Subdivision by Ordinance to Guide Rock, Webster County, Nebraska described as follows: Commencing at the Northeast corner of said Lot C, thence running West along the North line of said Lot Seventy feet (70'), thence North Twenty-five feet (25'), thence East Seventy feet (70'), thence South Twenty-five feet (25') to the place of beginning, all being in the Resurvey to Guide Rock, Webster County, Nebraska.

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

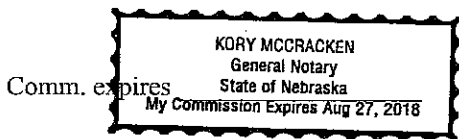
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Executed September 1, 2017.

Melba L. Dell
Melba L. Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 1, 2017, by Melba L. Dell, a single person.



[Signature]
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 10/02/2017
Inspected By: TS Inspection Date: 10/07/2013

Record : 1 of: 1

Parcel ID #: 000620400 Map # : 4487-00-0-40030-00D-0000

QUIRINO, PEDRO & JENNIFER C. Situs :310 W STATE ST
Legal :ALL OF LOT C SUBDIVISION BY ORDINANCE
PO BOX 13 TO GUIDE ROCK AND THAT PART OF LOT D,
GUIDE ROCK, NE 68942- SUBDIVISION BY ORDINANCE TO GUIDE ROCK

LOT INFORMATION

Neighborhood : 100 GUIDE ROCK
Lot Width : 175 Value Method: SF
Lot Depth : 70 # of Units : 12250
Topography : LEVEL Amenities Unit Value : 0.01
Street Access : BLACKTOP Adjustments :
Utilities : ALL Lot Value : 130

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1890/127
Quality : 40 - Good Effective Age :
Condition : 20 - Fair Remodel Date :
Arch Type : Remodel Type :
Style : 1-1/2-St-Fin 100%
Exterior Wall : 100% METAL/STEEL
Floor Area : 1,608
Basement Area : 0
Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2
Baths : 1.0
Heat Type : 100% STOVE HEAT
Roof Type : COMP SHINGLES
Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$14,705
Estimate of Value (Using Market Approach)
Estimate of Value (Using Model)
Model # and Description
Calculations 0 x 0

FINAL ESTIMATE

Improvement Value \$14,575
Land Value \$130
FINAL ESTIMATE OF VALUE \$14,705
Value per Square Foot 9

Current Total Assessed Value for Parcel # 000620400 \$14,705

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

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-2281

DATE OF SALE _____

LEGAL DESCRIPTION ALL Lot C Subdivision by ordinance to Guide Rock + that part of Lot D Subdivision by ordinance GR

LOCATION ID PARCEL(S) 000620400

ASSESSOR LOCATION Guide Rock

ADDRESS OF PROPERTY 310 W State St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	130	3030	5160
2016	130	7380	7510
2017	130	14575	14705

SELLING PRICE 4,000 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # _____ HOUSE QUALITY 40 HOUSE CONDITION 20 DATE OF CONSTRUCTION 1890

MOBILE HOME _____

WEBSTER COUNTY ASSESSOR

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



Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com

DATE: 10/3/2017

SELLER: MELBA L. DELL
PO BOX 303
HILDRETH, NE 68947
BUYER: PEDRO & JENNIFER C. QUIRINO
PO BOX 13
GUIDE ROCK, NE 68942

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 620400 BOOK/PAGE: 2017-2281 DATE OF SALE: 9/1/2017
LEGAL DESCRIPTION: ALL OF LOT C, SUBDIVISION BY ORDINANCE TO GUIDE ROCK, AND THAT PART OF LOT D
SUBDIVISION BY ORDINANCE

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

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

What was the total purchase price? \$ \$ 4,000.00 Yes / No

If No explain: _____

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

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

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

6 How long was the property on the market? _____

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

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2284

PAGES _____

GRANTEE MASTER NAME # Tommy Varela

PARCEL # / FILING NUMBER 000152400/38970

13/22

DOC STAMPS 2.25

tax/lien

SALES FILE # 227

PAGES _____

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

TAX DISTRICT 65

TOTAL SALE PRICE 1,000.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-10-2017

DEED TYPE WD

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

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

COMMENTS Assessed @ 11,045

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.

227

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 07 Day 10 Yr. 2017		Mo. 07 Day 10 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Melba L. Dell				Grantee's Name (Buyer) Tammy Varela			
Street or Other Mailing Address PO 303				Street or Other Mailing Address 121 S Seward St			
City Hildreth		State NE		Zip Code 68947		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number				Phone Number			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>			
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property
121 S Seward St
Red Cloud, NE 68970

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

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

20 Legal Description

Lots Six (6), Seven (7) and Eight (8), Block Two (2), Railroad Addition to the City of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 1,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 1,000.00

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

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

sign here **Kory J. McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
 Signature of Grantee or Authorized Representative Title Date 9/27/17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 27 Yr. 2017	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK2017, Pg 2284

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 27 day of September A.D., 2017, at 2:00 o'clock P. M. Recorded in Book 2017 on Page 2284
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-27-17
\$ 2.25 By BB

WARRANTY DEED

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

Lots Six (6), Seven (7) and Eight (8), Block Two (2), Railroad Addition to the City 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;

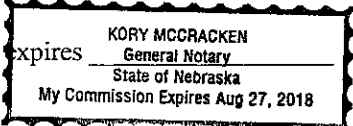
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed ~~June~~ ^{July} 10, 2017.

Melba L. Dell
Melba L. Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ~~June~~ ^{July} 10, 2017, by Melba L. Dell, a single person.

Comm. expires 

Kory McCracken
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 10/02/2017
Inspected By: TA Inspection Date: 10/03/2011

Record : 1 of: 1

Parcel ID #: 000152400 Map # : 4491-00-0-10065-002-0000
VARELA, TAMMY Situs :121 S SEWARD ST
121 S SEWARD ST Legal :LOTS 6-8 BLOCK 2 RAILROAD ADDITION RED
RED CLOUD, NE 68970- CLOUD

LOT INFORMATION

Neighborhood : 200 RED CLOUD
Lot Width : 75 Value Method: SF
Lot Depth : 140 # of Units : 10500
Topography : LEVEL Amenities Unit Value : 0.09
Street Access : PW,B,A Adjustments :
Utilities : ALL Lot Value : 925

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1875/142
Quality : 40 - Good Effective Age :
Condition : 20 - Fair Remodel Date :
Arch Type : Remodel Type :
Style : Two-Story 89% One-Story 11%
Exterior Wall : 100% VINYL
Floor Area : 1,404
Basement Area : 0
Sub Floor : WOOD JOIST/WOOD SUBFLOOR
Bedrooms : 5
Baths : 2.0
Heat Type : 100% STOVE HEAT
Roof Type : COMP SHINGLES
Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$11,045
Estimate of Value (Using Market Approach)
Estimate of Value (Using Model)
Model # and Description
Calculations 0 x 0

FINAL ESTIMATE

Improvement Value \$10,120
Land Value \$925
FINAL ESTIMATE OF VALUE \$11,045
Value per Square Foot 7
Current Total Assessed Value for Parcel # 000152400 \$11,045

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

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-2284

DATE OF SALE _____

LEGAL DESCRIPTION Lot 6, 7, 8, Block 2 Railroad Addition to City of RC

LOCATION ID PARCEL(S) 000.152400

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 1215 Seward St

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	925	15525	16450
2016	925	10120	11045
2017	925	10120	11045

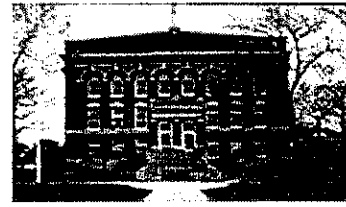
SELLING PRICE 1,000.00 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 91-0002 | HOUSE QUALITY 40 | HOUSE CONDITION 20 | DATE OF CONSTRUCTION 1875

MOBILE HOME N/A

WEBSTER COUNTY ASSESSOR

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



Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com

DATE: 10/3/2017

SELLER: MELBA L. DELL
PO BOX 303
HILDRETH, NE 68947

BUYER: TAMMY VARELA
121 S SEWARD ST
RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 152400 BOOK/PAGE: 2017-2284 DATE OF SALE: 7/10/2017
LEGAL DESCRIPTION: LOT 6, 7, 8, BLOCK 2, RAILROAD ADDITION TO THE CITY OF RED CLOUD

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

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

- 1 What was the total purchase price? \$ 1,000.00 Yes / No
- If No explain: _____
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ _____
If the property is a rental property and produces income, what rent has been charged for it in \$ _____
4 *each of the past five years?* _____
- 5 *What expenses have been incurred in each of the past five years?* \$ _____
- 6 How long was the property on the market? _____
- 7 Were any changes made to the property either before or after the sale? Yes / No
(Example: Remodeling Renovations Additions Repairs Demolition)
- If Yes explain: _____

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2286

PAGES _____

GRANTEE MASTER NAME # Craig +

PARCEL # / FILING NUMBER 0001073001

30710

Cornation Beck
#12783

DOC STAMPS 58.50

tax/lien

SALES FILE # 228

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 65

TOTAL SALE PRICE 26,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-28-2017

DEED TYPE JWD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
------------	----------	----------	----	--------

CODE

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

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

228

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>28</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>9</u> Day <u>25</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Beverly M. Reicks and Kathy S. Pettersen Street or Other Mailing Address 1102 Emmet Street City Omaha, NE State 68116 Zip Code Phone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Craig Beck and Carnation Beck Street or Other Mailing Address 441 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number 402-703-6179 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial		<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational		<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? \$26,000				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Garv Thompson Agency <input type="checkbox"/> No			
18 Address of Property 441 N Cedar St Red Cloud, NE 68970				19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees			
18a <input type="checkbox"/> No address assigned				18b <input type="checkbox"/> Vacant land			

20 Legal Description
Lots One (1), Two (2), Three (3) and Four (4), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	26,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	26,000.00

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

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

sign here **Bridget Daerlens** Print or Type Name of Grantee or Authorized Representative **402-741-2042** Phone Number
Bridget Daerlens Signature of Grantee or Authorized Representative **Associate Broker** Title **9/28/2017** Date

26 Date Deed Recorded Mo. <u>9</u> Day <u>28</u> Yr. <u>2017</u>		27 Value of Stamp or Exempt Number \$ 58.50		28 Recording Data BK2017 Pg 2286		For Dept. Use Only	
---	--	---	--	--	--	--------------------	--

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 10/04/2017

Record : 1 of: 1

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

Parcel ID #: 000107300 Map # : 4371-00-0-10005-014-0000

BECK, CRAIG & CARNATION

Situs :441 N CEDAR ST

317 NORTH SEWARD STREET
RED CLOUD NE

Legal :LOTS 1-4 BLOCK 14 ORIGINAL TOWN RED
CLOUD

68970-

LOT INFORMATION

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

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1890/127
Quality :	30 - Average	Effective Age :	
Condition :	30 - Average	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	1-1/2-St-Fin 100%		
Exterior Wall :	100% METAL/STEEL		
Floor Area :	1,728		
Basement Area :	1,152		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	4		
Baths :	2.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	8		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$25,260
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$24,005
Land Value	\$1,255
FINAL ESTIMATE OF VALUE	\$25,260
Value per Square Foot	14
Current Total Assessed Value for Parcel # 000107300	\$25,260

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

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

Date of Print: 10/04/2017

Record : 1 of: 1

Parcel ID #: 000107300	Map #: 4371-00-0-10005-014-0000
BECK, CRAIG & CARNATION	Situs : 441 N CEDAR ST
317 NORTH SEWARD STREET	Legal : LOTS 1-4 BLOCK 14 ORIGINAL TOWN RED CLOUD
RED CLOUD NE 68970-	

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,728	x	69.88	= 120,753
<u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,728		2.01	3,473
PLUMBING Base is: 9 (under base)	1		1176.67	(1,123)
BASEMENT COST	1,152		16.10	18,541
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1728	x	81.97	= 141,644
<u>IMPROVEMENTS</u>				
NO GARAGE				
SLAB W/ROOF & STEPS	360		21.00	7,560
SLAB W/ROOF & STEPS	24		34.31	825

TOTAL REPLACEMENT COST NEW	1728	x	86.82	= 150,030
----------------------------	------	---	-------	-----------

Depreciation	: 84% Total	84% Physical	Functional	Economic	
					Less Depreciation/Plus Appreciation : (126,025)

Improvement Value	\$24,005
Land Value	\$1,255
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$25,260
Value per Square Foot	\$14.00

BOOK-PAGE 2017-2286

DATE OF SALE 9-28-2017

LEGAL DESCRIPTION Lots 1,2,3,4 Block 14 Original Town Red Cloud

LOCATION ID PARCEL(S) 000107300

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 441 N Cedar St

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1255	23705	24960
2016	1255	24005	25260
2017	1255	24005	25210

SELLING PRICE <u>26,000</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
-----------------------------	-------------------	------------------------	---------------------------

SCHOOL BASE # 91-0002 HOUSE QUALITY 30 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1890

MOBILE HOME NA

WEBSTER COUNTY ASSESSOR

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



Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com

DATE: 10/4/2017

SELLER: BEVERLY M. REICKS AND KATHY S. PETTERSEN
17102 EMMET STREET
OMAHA, NE 68116
BUYER: CRAIG AND CARNATION BECK
441 N CEDAR ST.
RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 107300 BOOK/PAGE: 2017-2286 DATE OF SALE: 9/28/2017
LEGAL DESCRIPTION: LOTS 1,2,3,4, BLOCK 14 ORIGINAL TOWN OF RED CLOUD

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

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

What was the total purchase price? \$ \$ 26,000.00 Yes / No

If No explain: _____

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

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

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

6 How long was the property on the market? _____

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

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2297

PAGES _____

GRANTEE MASTER NAME # Scott F. Schmidt

PARCEL # / FILING NUMBER 001716400/67085 28-4-10

+ Jessica Schmidt
13123

DOC STAMPS 393.75

tax/lien

SALES FILE # 229

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 185

TOTAL SALE PRICE 175,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-28-2017

DEED TYPE WD

SALE QUAL

<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
------------	----------	----------	----	--------

CODE

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

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

229

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. 9 Day 28 Yr. 2017		Mo. 9 Day 28 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Jim D. Rutt and Rhonda L. Rutt				Grantee's Name (Buyer) Scott F. Schmidt and Jessica Schmidt			
Street or Other Mailing Address 2217 Home St				Street or Other Mailing Address 1511 Hwy 4			
City Hastings		State NE		Zip Code 68901		City Blue Hill	
						State NE	
						Zip Code 68930	
Phone Number (402) 461-1711				Phone Number (402) 469-6663		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

\$175,000

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes Southern Title, LLC No

18 Address of Property

1511 Hwy 4
Blue Hill, NE 68970

18a No address assigned 18b Vacant land

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

Grantees

20 Legal Description

See Attached

21 If agricultural, list total number of acres

1.7

22 Total purchase price, including any liabilities assumed	22	\$	175,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	175,000.00

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.

Teresa Theobald

Print or Type Name of Grantee or Authorized Representative

Teresa Theobald

Signature of Grantee or Authorized Representative

Title Agent

(402) 746-2246

Phone Number

9/28/2017

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 9 Day 28 Yr. 17	\$ 393.75	BK2017, Pg 2297	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of September A.D., 2017, at 1:05 o'clock P. M. Recorded in Book 2017 on Page 2297
Deb Klingenberg County Clerk
510.00 BB Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-28-17
\$ 393.75 By BB

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

WARRANTY DEED

Jim D. Rutt and Rhonda L. Rutt, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Scott F. Schmidt and Jessica Schmidt, 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):

A tract of land in the Northwest Quarter (NW¼) of Section Twenty-eight (28), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Right-of-Way marker at the Northwest corner of the Northwest Quarter (NW¼) of said Section Twenty-eight (28), thence Easterly along said Right-of-Way a distance of 634 feet to the point of beginning; thence continuing Easterly in said Right -of-Way line a distance of 330 feet to a point; thence South 224 feet; thence Westerly 330 feet; thence north 224 feet to the point of beginning, EXCEPT tracts conveyed to the State of Nebraska in Deed Book 25, Page 250 and Deed Book 33, Page 243.

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 September 28, 2017.

Jim D. Rutt
Jim D. Rutt

Rhonda L. Rutt
Rhonda L. Rutt

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on September 28, 2017 by Jim D. Rutt and Rhonda L. Rutt, husband and wife.



Teresa L. Theobald
Notary Public

My commission expires: 8/27/2021

WEBSTER COUNTY ASSESSOR'S OFFICE
FARM RESIDENCE DATA

Date of Print: 10/03/2017

Record: 1 of: 1

Inspected By: TS Inspection Date: 10/09/2014

Parcel ID #: 001716400

Map # : 4133-28-2-0-0-67085

SCHMIDT, SCOTT F. & JESSICA

Situs :1511 HWY 4

Legal :1.7 ACRES IN NW1/4 28-4-10

1511 HWY 4

BLUE HILL, NE

68930-

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1916 / 101
Quality	: 50 - Very Good	Effective Age	:
Condition	: 35 - Average +	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: Two-Story 97% One-Story 3%		
Exterior Wall	: 100% SIDING		
Floor Area	: 2396		
Basement Area	: 0		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 3		
Baths	: 2.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 8		

RESIDENCE VALUATION SUMMARY

Improvement Value	\$74,000
Lump Sums	\$2,705 *
Lump Sums Description : R RES/COND AVE HIGH / AVE LOW / FUNC	
FINAL ESTIMATE OF VALUE.....	\$76,705

FARM VALUATION SUMMARY

Residence Value	\$76,705
Outbuilding Value	\$3,270
Agland Value	\$15,765
Total Value	\$95,740

Current Total Assessed Value for Parcel # 001716400	\$95,740
---	----------

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

WEBSTER COUNTY ASSESSOR'S OFFICE

RURAL OUTBUILDINGS

Date of Run : 10/03/2017

Parcel # : 001716400
 Current Owner : SCHMIDT, SCOTT F. & JESSICA
 1511 HWY 4
 BLUE HILL, NE

68930-

Map # : 4133-28-2-0-0-67085
 Tax District : 185
 Neighborhood : 1
 Legal Description : 1.7 ACRES IN NW1/4 28-4-10

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor : 1

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
2	SH2 SHED CHIC HOUSE Notes :	30	Average		14 x 10 x	GABL	SHNGL	WOOD	CONC	140	8.90	1,246	32%	845
3	SH2 SHED CONC Notes :	10	Fair		20 x 13 x	GABL	METAL	METAL	CONC	260	8.90	2,314	42%	1,340
4	SH2 SHED CONC Notes :	20	Poor		36 x 18 x	GABL	METAL	METAL	CONC	648	8.90	5,767	82%	1,040
5	YDS YARD SHED Notes :	20	Poor		12 x 8 x	GABL	METAL	METAL	CONC	96	2.50	240	82%	45

Total Outbuilding Value : 3,270

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 10/03/2017

Parcel # : 001716400
 Current Owner : SCHMIDT, SCOTT F. & JESSICA
 1511 HWY 4
 BLUE HILL, NE 68930-

Map # : 4133-28-2-0-0-67085
 Tax District : 185
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : 1.7 ACRES IN NW1/4 28-4-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
HOM1RR	HOME SITE 1ST ACRE - RURAL RE HOME		HOM1RR	No		1.00	10,000	10,000	10,000
					Home Use Totals :	1.00		10,000	10,000
BLD1RR	BUILDING SITE 1ST ACRE - RESI SITE		BLD1RR	No		0.70	5,765	5,765	5,765
					Site Use Totals :	0.70		5,765	5,765
					Parcel Totals :	1.70		15,765	15,765

BOOK-PAGE 2017-2297

DATE OF SALE 9-28-2017

LEGAL DESCRIPTION A Tract of Land in NW 1/4 28-4-10

LOCATION ID PARCEL(S) 001716400

ASSESSOR LOCATION

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	15765	59560	75325
2016	15765	79975	95740
2017	15765	79975	95740

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

SCHOOL BASE # 91-0074 HOUSE QUALITY 50 HOUSE CONDITION 35^T DATE OF CONSTRUCTION 1916

MOBILE HOME N/A

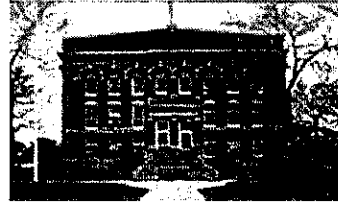
BOOK-PAGE

EQUIP IRRIGATION WELL	EQUIP IRRIGATION BOSTWICK	EQUIP IRRIGATION GOTTSCH WASTE WATER	EQUIP IRRIGATION CREEK	EQUIP IRRIGATION REPUBLICAN RIVER	EQUIP IRRIGATION STREAM	EQUIP IRRIGATION WELL / BOSTWICK	EQUIP IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 E	1A1 B E	1A1 F E	1A1 K E	1A1 R E	1A1 S E	1A1 V E	1A1 U E
1A E	1A B E	1A F E	1A K E	1A R E	1A S E	1A V E	1A U E
2A1 E	2A1 B E	2A1 F E	2A1 K E	2A1 R E	2A1 S E	2A1 V E	2A1 U E
2A E	2A B E	2A F E	2A K E	2A R E	2A S E	2A V E	2A U E
3A1 E	3A1 B E	3A1 F E	3A1 K E	3A1 R E	3A1 S E	3A1 V E	3A1 U E
3A E	3A B E	3A F E	3A K E	3A R E	3A S E	3A V E	3A U E
4A1 E	4A1 B E	4A1 F E	4A1 K E	4A1 R E	4A1 S E	4A1 V E	4A1 U E
4A E	4A B E	4A F E	4A K E	4A R E	4A S E	4A V E	4A U E
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

CREP IRRIGATION WELL	CREP IRRIGATION BOSTWICK	CREP IRRIGATION GOTTSCH WASTE WATER	CREP IRRIGATION CREEK	CREP IRRIGATION REPUBLICAN RIVER	CREP IRRIGATION STREAM	CREP IRRIGATION WELL / BOSTWICK	CREP IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 P	1A1 B P	1A1 F P	1A1 K P	1A1 R P	1A1 S P	1A1 V P	1A1 U P
1A P	1A B P	1A F P	1A K P	1A R P	1A S P	1A V P	1A U P
2A1 P	2A1 B P	2A1 F P	2A1 K P	2A1 R P	2A1 S P	2A1 V P	2A1 U P
2A P	2A B P	2A F P	2A K P	2A R P	2A S P	2A V P	2A U P
3A1 P	3A1 B P	3A1 F P	3A1 K P	3A1 R P	3A1 S P	3A1 V P	3A1 U P
3A P	3A B P	3A F P	3A K P	3A R P	3A S P	3A V P	3A U P
4A1 P	4A1 B P	4A1 F P	4A1 K P	4A1 R P	4A1 S P	4A1 V P	4A1 U P

WEBSTER COUNTY ASSESSOR

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



Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com

DATE:10-3-2017

SELLER: JIM D. & RHONDA L. RUTT
2217 HOME ST.
HASTINGS, NE 68901
BUYER: SCOTT F. & JESSICA SCHMIDT
1511HWY 4
BLUE HILL, NE 68930

RE: AGRICULTURE/ IMPROVED(BUILDING/HOUSE) PROPERTY SALES VERIFICATION

PARCEL ID: 1716400 BOOK /PAGE: 2017-2297 DATE OF SALE: 9/28/2017
LEGAL DESCRIPTION

A TRACT OF LAND IN THE NW1/4 OF 28-4-10

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

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

- 1 Was the total purchase price? \$ 175,000 Yes / No
If No explain: _____
- How much of the selling price is contributable to the house and/or buildings? \$ _____
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):
Pivot Irrigation Pipe (Above ground / Buried) Motor Machinery Grain / Crops Furniture Appliances Other (please explain):

- 3 What is the dollar value of the personal property that was it included in the purchase price? \$ _____
- 4 If this sale was involved in a 1031 like kind exchange; is it going to a holding company? Yes / No
- 5 How long was the property on the market? _____
- 6 How did you learn the property was for sale? Circle one: Advertising Broker/Realtor Family Newspaper Seller
Prior Knowledge Other (please explain): _____
- 7 How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement
Set by Seller Other (please explain): _____

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2307

PAGES _____

GRANTEE MASTER NAME # Mathew D. +

PARCEL # / FILING NUMBER 002209200 / 171315 20-1-12

Jennifer J. Utecht
#10684

DOC STAMPS 63.00

tax/lien _____

SALES FILE # 230

PAGES _____

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

TAX DISTRICT 55

TOTAL SALE PRICE 27,750.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-26-2017

DEED TYPE PRJTWD

SALE QUAL	<u>Yes</u>	ADJUSTED	SUBCHNGD	MOBILE
CODE	<u>1</u>	2	3	5
	USABIUITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED
				ARMS LENGTH / NOT VALID FOR MEASUREMENT

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

COMMENTS Selling 1/6 interest

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.

230

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>07</u> Day <u>26</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>09</u> Day <u>20</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Estate of Robert J. Christy Street or Other Mailing Address c/o Michael Christy, PR / 2626 Ellis City Bellingham State WA Zip Code 98225		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew D. & Jennifer J. Utecht Street or Other Mailing Address 2467 Rd 1625 City Blue Hill State NE Zip Code 68930	
Phone Number (360) 734-2815		Phone Number (402) 984-3765	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
 Rural Property
 Webster County, NE

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

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

20 Legal Description
 An undivided one-sixth (1/6th) interest in the North Half of the Northeast Quarter (N½NE¼) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$ 27,750.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 27,750.00

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

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

sign here **David B. Garwood** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
 Signature of Grantee or Authorized Representative Title Date **9-28-17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>28</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>63.00</u>	28 Recording Data <u>BK2017, Pg 2307</u>

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of September A.D., 20 17, at 2:50 o'clock P. M. Recorded in Book 2017 on Page 2307
Deb Klingenberger County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-28-17
\$ 63.00 By BB

**PERSONAL REPRESENTATIVE'S
JOINT TENANCY WARRANTY DEED**

Michael Christy, Executor/Personal Representative of the Estate of Robert J. Christy, Deceased, in consideration of TWENTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$27,750.00), received from GRANTEES, Matthew D. Utecht and Jennifer J. Utecht, husband and wife 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 the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

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

Executed ^{Sept} ~~August~~ 20, 2017.

ESTATE OF ROBERT J. CHRISTY, DECEASED.

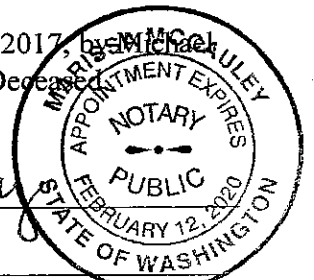
By: Michael Christy
Michael Christy, Personal Representative/Executor

STATE OF WASHINGTON, COUNTY OF Whatcom) ss.

The foregoing instrument was acknowledged before me on ^{Sept} ~~August~~ 20, 2017, by Michael Christy, Personal Representative/Executor of the Estate of Robert J. Christy, Deceased.

Comm. expires 2-12-20

Mariessa McCaulley
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2308-2309 # PAGES _____

GRANTEE MASTER NAME # Matthew D. F

PARCEL # / FILING NUMBER 002209200 / 171315 20-1-12

Jennifer J. Utecht
10684

DOC STAMPS 63.00 tax/lien _____

SALES FILE # 231 # PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 55

TOTAL SALE PRICE 27,750.00

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-26-2017

DEED TYPE JTWD

SALE QUAL

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

LOCATION CODE

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

COMMENTS 1/6 interest

Real Estate Transfer Statement

231

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>26</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>22</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Priscilla Hollingshead, Pamela Hollingshead & Christy Crafton Street or Other Mailing Address 620 N Elm St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3987 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew D. & Jennifer J. Utecht Street or Other Mailing Address 2467 Rd 1625 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-3765 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address			

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

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property
 Rural Property
 Webster County, NE

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

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

20 Legal Description
 An undivided one-sixth (1/6th) interest in the North Half of the Northeast Quarter (N½NE¼) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	27,750.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	27,750.00

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

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

sign here **David B. Garwood** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Signature of Grantee or Authorized Representative Title Attorney Date 9-28-17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>28</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>63.00</u>	28 Recording Data <u>BK2017, Pg 2308-2309</u>

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of September A.D., 20 17, at 2:52 o'clock P. M. Recorded in Book 2017 on Page 2308-2309
Deb Rlingenberger County Clerk
\$16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-28-17
\$ 63.00 By BB

JOINT TENANCY WARRANTY DEED

Priscilla Hollingshead, a single person; Pamela Sue Hollingshead, a single person; and Christy A. Crafton, a non-resident of the State of Nebraska, GRANTORS, in consideration of TWENTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$27,750.00), receipt of which is hereby acknowledged, convey to Matthew D. Utecht and Jennifer J. Utecht, husband and wife 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 the North Half of the Northeast Quarter (N½NE¼) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant jointly and severally with the GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, 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 August 29, 2017.

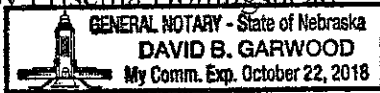
Priscilla Hollingshead
Priscilla Hollingshead

Pam Hollingshead
Pamela Sue Hollingshead

Christy A. Crafton
Christy A. Crafton

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 22, 2017,
by Priscilla Hollingshead

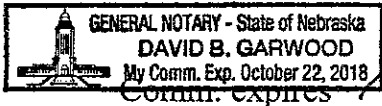


Comm. expires 10-22-2018

David B. Garwood
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on September 2 2017,
by Pamela Sue Hollingshead.



Comm. expires 10-22-2018

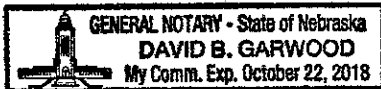
David B. Garwood
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on August 22, 2017,
by Christy A. Crafton.

Comm. expires 10-22-2018

David B. Garwood
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2310 # PAGES _____ GRANTEE MASTER NAME # Matthew D. + Jennifer J. Utecht #10684

PARCEL # / FILING NUMBER 002209200/71315 20-1-12

DOC STAMPS 63.00 tax/lien _____

SALES FILE # 232 # PAGES _____

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

TAX DISTRICT 55

TOTAL SALE PRICE 27,750.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-26-2017

DEED TYPE Trustees JTWD

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

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

COMMENTS 1/6 interest

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.

232

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>26</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>23</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) First Nebraska Trust Co, Ttee-James B. Burden RT Street or Other Mailing Address c/o Robin Smith, PO Box 81667 City Lincoln State NE Zip Code 68501 Phone Number (402) 477-2200 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew D. & Jennifer J. Utecht Street or Other Mailing Address 2467 Rd 1625 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-3765 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**Rural Property
 Webster County, NE**

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

18a No address assigned 18b Vacant land

20 Legal Description
An undivided one-sixth (1/6th) interest in the North Half of the Northeast Quarter (N½NE¼) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

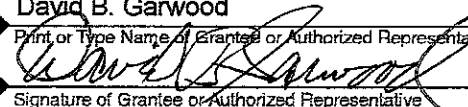
21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 27,750.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 27,750.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative David B. Garwood	Attorney	(402) 746-3613 Phone Number
Signature of Grantee or Authorized Representative 	Title	9-28-17 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>28</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>63.00</u>	28 Recording Data BK2017, Pg 2310

BK2017, Pg 2310

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of September A.D., 2017, at 2:55 o'clock P. M. Recorded in Book 2017 on Page 2310
Deb Klingenberg County Clerk
910.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-28-17
\$ 63.00 By BB

TRUSTEE'S JOINT TENANCY WARRANTY DEED

FIRST NEBRASKA TRUST COMPANY, Trustee of the James B. Burden Revocable Trust, GRANTOR, in consideration of TWENTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$27,750.00), receipt of which is hereby acknowledged, conveys to Matthew D. Utecht and Jennifer J. Utecht, husband and wife 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 the North Half of the Northeast Quarter (N½NE¼) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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 23, 2017.

FIRST NEBRASKA TRUST COMPANY,

By Robin Smith
Robin Smith, Vice President and Trust Officer

STATE OF NEBRASKA, COUNTY OF DOUGLAS) ss.

The foregoing instrument was acknowledged before me on August 23, 2017, by Robin Smith, Vice President and Trust Officer, on behalf of First Nebraska Trust Company, Trustee of The James B. Burden Revocable Trust.

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

Comm. expires October 9, 2019

Patricia J. Corkle
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2311

PAGES _____

GRANTEE MASTER NAME # Matthew D. +

PARCEL # / FILING NUMBER 002209200 / M1315 20-1-12

Jennifer J.
Utech #70684

DOC STAMPS 03.00

tax/lien

SALES FILE # 233

PAGES _____

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

TAX DISTRICT 55

TOTAL SALE PRICE 27,750.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-26-2017

DEED TYPE JTWD

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

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

COMMENTS 1/6 interest

Real Estate Transfer Statement

233

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 07 Day 26 Yr. 2017		Mo. 08 Day 30 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) David P. Burden				Grantee's Name (Buyer) Matthew D. & Jennifer J. Utecht			
Street or Other Mailing Address 2720 S 24th St				Street or Other Mailing Address 2467 Rd 1625			
City Lincoln		State NE		City Blue Hill		State NE	
Zip Code 68502				Zip Code 68930			
Phone Number (402) 430-3301		Phone Number (402) 984-3765		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
Rural Property
Webster County, NE

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

18a No address assigned 18b Vacant land

20 Legal Description
An undivided one-sixth (1/6th) interest in the North Half of the Northeast Quarter (N½NE¼) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	27,750.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	27,750.00

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

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

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

David B. Garwood Attorney 9-28-17
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 9 Day 28 Yr. 17	27 Value of Stamp or Exempt Number \$ 63.00	28 Recording Data BK2017, Pg 2311

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

BK2017, Pg 2311

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of September A.D., 2017, at 3:00 o'clock P. M. Recorded in Book 2017 on Page 2311
Deb R. Ingenberger County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-28-17
\$ 103.00 By BB

JOINT TENANCY WARRANTY DEED

David P. Burden, husband of Gianene Prentice, GRANTOR, in consideration of TWENTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$27,750.00), receipt of which is hereby acknowledged, conveys to Matthew D. Utecht and Jennifer J. Utecht, husband and wife 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 the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 30, 2017.

David P. Burden
David P. Burden

STATE OF NEBRASKA, COUNTY OF LANCASTER) ss.

The foregoing instrument was acknowledged before me on August 30, 2017, by David P. Burden.

Comm. expires Aug 19, 2018

Carina K Smaus
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2312 # PAGES _____ GRANTEE MASTER NAME # Matthew D. + Jennifer J. Utecht #76684

PARCEL # / FILING NUMBER 002209200/71315 20-1-12

DOC STAMPS 63.00 tax/lien

SALES FILE # 234 # PAGES _____

NEIGHBORHOOD # 1

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

PROPERTY CLASS

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

TAX DISTRICT 55

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-26-2017

DEED TYPE JT QCD

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

LOCATION CODE

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

COMMENTS -0-Dollars

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.

234

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 07 Day 26 Yr. 2017		Mo. 08 Day 31 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Gianene Prentice, wife of David P. Burden				Grantee's Name (Buyer) Matthew D. & Jennifer J. Utecht			
Street or Other Mailing Address 2720 S 24th St				Street or Other Mailing Address 2467 Rd 1625			
City Lincoln		State NE		Zip Code 68502		City Blue Hill	
						State NE	
						Zip Code 68930	
Phone Number (402) 430-3301		Phone Number (402) 984-3765		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address					

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
 Rural Property
 Webster County, NE

18a No address assigned 18b Vacant land

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

20 Legal Description
 An undivided one-sixth (1/6th) interest in the North Half of the Northeast Quarter (N½NE¼) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

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

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

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

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

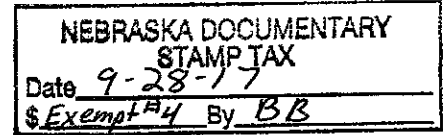
David B. Garwood Attorney 9-28-17
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>28</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BK2017, Pg 2312</u>	

BK2017, Pg 2312

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of September A.D., 2017, at 3:05 o'clock P M. Recorded in Book 2017 on Page 2312
Deb Klingenberger County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded



JOINT TENANCY QUITCLAIM DEED

Gianene Prentice, wife of David P. Burden, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00), and other valuable consideration, quitclaims and conveys to Matthew D. Utecht and Jennifer J. Utecht, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half of the Northeast Quarter (N½NE¼) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

Executed August 31, 2017.

Gianene Prentice
Gianene Prentice

STATE OF NEBRASKA, COUNTY OF LANCASTER) ss.

The foregoing instrument was acknowledged before me on August 31, 2017, by Gianene Prentice.

Comm. expires Jan 30, 2019

Brett Miller
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2313 # PAGES _____ GRANTEE MASTER NAME # Matthew D. J
 PARCEL # / FILING NUMBER 0022092001 171315 20-1-12 Jennifer J. Urecht
10684

DOC STAMPS 63.00 tax/lien _____

SALES FILE # 235 # PAGES _____

NEIGHBORHOOD #

<u>2</u>	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

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

TAX DISTRICT 55

TOTAL SALE PRICE 27,750

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-26-2017

DEED TYPE JTWD

SALE QUAL

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

LOCATION CODE

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

COMMENTS V6 int.

Real Estate Transfer Statement

235

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>26</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>24</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jack Donald & Anne Wilson Street or Other Mailing Address 824 Arlene Avenue City Papillion State NE Zip Code 68046				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew D. & Jennifer J. Utecht Street or Other Mailing Address 2467 Rd 1625 City Blue Hill State NE Zip Code 68930			
Phone Number (402) 305-2564				Phone Number (402) 984-3765		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Email Address				Email Address			

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

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property
 Rural Property
 Webster County, NE

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

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

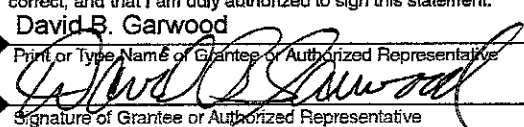
20 Legal Description
 An undivided one-sixth (1/6th) interest in the North Half of the Northeast Quarter (N½NE¼) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$ 27,750.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 27,750.00

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

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney 9-28-11
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>9</u> Day <u>28</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>63.00</u>	28 Recording Data <u>BK2017, Pg 2313</u>

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

Nebraska } ss.
Webster }

Entered on the
index and filed for record in the
of said county this 28 day
A.D., 2017, at 3:07

10 o'clock P. M. Recorded in Book 2017
on Page 2313

Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-28-17
\$ 63.00 By BB

JOINT TENANCY WARRANTY DEED

Jack Donald Wilson and Anne Wilson, husband and wife, GRANTOR, in consideration of TWENTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$27,750.00), receipt of which is hereby acknowledged, convey to Matthew D. Utecht and Jennifer J. Utecht, husband and wife 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 the North Half of the Northeast Quarter (N½NE¼) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 24, 2017.

Jack Donald Wilson
Jack Donald Wilson

Anne Wilson
Anne Wilson

STATE OF NEBRASKA, COUNTY OF Sarpy) ss.

The foregoing instrument was acknowledged before me on August 24, 2017, by Jack Donald Wilson and Anne Wilson, husband and wife.

GENERAL NOTARY - State of Nebraska
JOANN CHECKSFIELD
My Comm. Exp. September 16, 2022

Comm. expires 9-16-20

Joann Checksfield
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2314

PAGES _____

GRANTEE MASTER NAME # Matthew D. J

PARCEL # / FILING NUMBER 002209200171315 20-1-12

Jennifer J.
Utech #10684

DOC STAMPS 63.00

tax/lien

SALES FILE # 236

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

1000	2000	<u>3000</u>	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 55

TOTAL SALE PRICE 27,750

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 7-26-2017

DEED TYPE JTW D

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

LOCATION CODE

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

COMMENTS 1/4 int.

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.

236

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 07 Day 26 Yr. 2017		Mo. 08 Day 25 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Roger D. & Marjorie Wilson				Grantee's Name (Buyer) Matthew D. & Jennifer J. Utecht			
Street or Other Mailing Address 1202 E 1st				Street or Other Mailing Address 2467 Rd 1625			
City McCook		State NE		City Blue Hill		State NE	
		Zip Code 69001				Zip Code 68930	
Phone Number (308) 345-3652		Phone Number (402) 984-3765		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
 Rural Property
 Webster County, NE

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

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

20 Legal Description
 An undivided one-sixth (1/6th) interest in the North Half of the Northeast Quarter (N½NE¼) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	27,750.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	27,750.00

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

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

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

David B. Garwood Attorney 9-28-17
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 9 Day 28 Yr. 17	\$ 63.00	BK2017, Pg 2314	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of September A.D., 2017, at 3:12 o'clock P. M. Recorded in Book 2017 on Page 2314
Deb. Klingenberg County Clerk
310.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-28-17
\$ 63.00 BY BB

JOINT TENANCY WARRANTY DEED

Roger Duane Wilson and Marjorie Wilson, husband and wife, GRANTOR, in consideration of TWENTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$27,750.00), receipt of which is hereby acknowledged, convey to Matthew D. Utecht and Jennifer J. Utecht, husband and wife 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 the North Half of the Northeast Quarter (N½NE¼) of Section Twenty (20), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 25th, 2017.

Roger Duane Wilson
Roger Duane Wilson

Marjorie Wilson
Marjorie Wilson

STATE OF NEBRASKA, COUNTY OF Red Willow) ss.

The foregoing instrument was acknowledged before me on August 25th, 2017, by Roger Duane Wilson and Marjorie Wilson, husband and wife.

Comm. expires July 5, 2020

Steven K Rasmussen
Notary Public

State of Nebraska - General Notary
STEVEN K RASMUSSEN
My Commission Expires
July 5, 2020

COMMENTS 27,750 from 6 different owners 1/6 interest each

BOOK-PAGE 2017-2307

DATE OF SALE 7-26-2017

LEGAL DESCRIPTION N 1/2 NE 1/4 20-1-12

LOCATION ID PARCEL(S) 002209200 - 71315

ASSESSOR LOCATION rural

ADDRESS OF PROPERTY Rural 20-1-12

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	115,060		115,060
2016	104,685		104,685
2017	105,765		105,765

SELLING PRICE 166,500	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
-----------------------	----------------	---------------------	------------------------

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

MOBILE HOME NA - Aground only

BOOK-PAGE

EQUIP IRRIGATION WELL	EQUIP IRRIGATION BOSTWICK	EQUIP IRRIGATION GOTTSCH WASTE WATER	EQUIP IRRIGATION CREEK	EQUIP IRRIGATION REPUBLICAN RIVER	EQUIP IRRIGATION STREAM	EQUIP IRRIGATION WELL / BOSTWICK	EQUIP IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 E	1A1 B E	1A1 F E	1A1 K E	1A1 R E	1A1 S E	1A1 V E	1A1 U E
1A E	1A B E	1A F E	1A K E	1A R E	1A S E	1A V E	1A U E
2A1 E	2A1 B E	2A1 F E	2A1 K E	2A1 R E	2A1 S E	2A1 V E	2A1 U E
2A E	2A B E	2A F E	2A K E	2A R E	2A S E	2A V E	2A U E
3A1 E	3A1 B E	3A1 F E	3A1 K E	3A1 R E	3A1 S E	3A1 V E	3A1 U E
3A E	3A B E	3A F E	3A K E	3A R E	3A S E	3A V E	3A U E
4A1 E	4A1 B E	4A1 F E	4A1 K E	4A1 R E	4A1 S E	4A1 V E	4A1 U E
4A E	4A B E	4A F E	4A K E	4A R E	4A S E	4A V E	4A U E
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

CREP IRRIGATION WELL	CREP IRRIGATION BOSTWICK	CREP IRRIGATION GOTTSCH WASTE WATER	CREP IRRIGATION CREEK	CREP IRRIGATION REPUBLICAN RIVER	CREP IRRIGATION STREAM	CREP IRRIGATION WELL / BOSTWICK	CREP IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 P	1A1 B P	1A1 F P	1A1 K P	1A1 R P	1A1 S P	1A1 V P	1A1 U P
1A P	1A B P	1A F P	1A K P	1A R P	1A S P	1A V P	1A U P
2A1 P	2A1 B P	2A1 F P	2A1 K P	2A1 R P	2A1 S P	2A1 V P	2A1 U P
2A P	2A B P	2A F P	2A K P	2A R P	2A S P	2A V P	2A U P
3A1 P	3A1 B P	3A1 F P	3A1 K P	3A1 R P	3A1 S P	3A1 V P	3A1 U P
3A P	3A B P	3A F P	3A K P	3A R P	3A S P	3A V P	3A U P
4A1 P	4A1 B P	4A1 F P	4A1 K P	4A1 R P	4A1 S P	4A1 V P	4A1 U P

WEBSTER COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 10/05/2017

Parcel # : 002209200
 Current Owner : UTECHT, MATTHEW D & JENNIFER J

 2467 ROAD 1625
 BLUE HILL, NE 68930-0000

Map # : 4493-20-1-0-0-71315
 Tax District : 55
 Neighborhood : 1
 Greenbelt Area/Date : NO

Legal Description : N1/2NE1/4 20-1-12

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8869	HORD SILT LOAM, 0-1% SLOPES	DRY	1D	No		3.00	2,705	8,115	8,115
8870	HORD SILT LOAM, 1-3% SLOPES	DRY	1D	No		21.00	2,705	56,805	56,805
3553	HOBBS SILT LOAM, FREQUENTLY F DRY		4D	No		10.00	2,190	21,900	21,900
Dry Use Totals :						34.00		86,820	86,820
3553	HOBBS SILT LOAM, FREQUENTLY F GRAS		4G	No		9.00	1,425	12,825	12,825
Grass Use Totals :						9.00		12,825	12,825
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.00	0	0	0
Road Use Totals :						3.00		0	0
WASTE	WASTE	WASTE	WASTE	No		34.00	180	6,120	6,120
Waste Use Totals :						34.00		6,120	6,120
Parcel Totals :						80.00		105,765	105,765

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2329-2330 # PAGES _____

GRANTEE MASTER NAME # Kelly McConville

PARCEL # / FILING NUMBER 000306800/16600 BH

13125

DOC STAMPS 202.50 tax/lien _____

SALES FILE # 237 # PAGES _____

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

TAX DISTRICT 195

TOTAL SALE PRICE 90,000.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-29-2017

DEED TYPE WD

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

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

COMMENTS _____

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.

237

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>9</u> Day <u>29</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>9</u> Day <u>29</u> Yr. <u>2017</u>
---------------	--	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Walt and LaVera Witte; Norman and Penny Witte Street or Other Mailing Address P O Box 251 City Blue Hill State NE Zip Code 68930 Phone Number 402-469-0367 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kelly McConville Street or Other Mailing Address PO Box 215 City Blue Hill State NE Zip Code 68930 Phone Number 402-460-1023 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	
---	--	--	--

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$90,000

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

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

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

18 Address of Property
**205 S Sycamore St
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land


20 Legal Description
Lots Eight (8), Nine (9) and Ten (10), Block Fifteen (15), Original Town of Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	90,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	90,000.00

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.

Kelly McConville 402-460-1023
 Print or Type Name of Grantee or Authorized Representative Phone Number
 9/29/2017
 Signature of Grantee or Authorized Representative Date
Grantee

26 Date Deed Recorded Mo. <u>9</u> Day <u>29</u> Yr. <u>17</u>		27 Value of Stamp or Exempt Number \$ <u>202.50</u>	28 Recording Data <u>BK2017, Pg 2329-2330</u>	For Dept. Use Only
---	--	--	--	--------------------

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of September, D., 2017, at 1:52 o'clock P. M. Recorded in Book 2017 on Page 2329-2330
Deb Klingenberg County Clerk
\$16.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-29-17
\$ 200.50 By BB

Return to: Skalka & Baack Law Firm, L.L.C., PO Box 907, Hastings, NE 68902-0907

WARRANTY DEED

WALTER WITTE, A/K/A WALTER G. WITTE AND LAVERA WITTE, A/K/A LAVERA A. WITTE, husband and wife; NORMAN W. WITTE AND PENNY WITTE, 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, KELLY MCCONVILLE, a single person, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

Lots Eight (8), Nine (9) and Ten (10), Block Fifteen (15), Original Town of Blue Hill, Webster County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with Grantee that Grantor (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

EXECUTED: September 29, 2017.

Norman W Witte

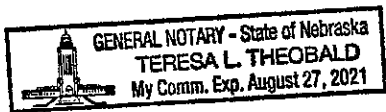
NORMAN W. WITTE, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR WALT WITTE A/K/A WALTER G. WITTE AND LAVERA WITTE A/K/A LAVERA A. WITTE

Penny Witte

PENNY WITTE, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR WALT WITTE A/K/A WALTER G. WITTE AND LAVERA WITTE A/K/A LAVERA A. WITTE

State of Nebraska)
) ss.
County of Adams)

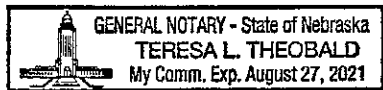
The foregoing Instrument was acknowledged before me this 29th day of September, 2017, by NORMAN W. WITTE, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR WALT WITTE A/K/A WALTER G. WITTE AND LAVERA WITTE A/K/A LAVERA A. WITTE, Grantor.



Teresa L Theobald
Notary Public

State of Nebraska)
) ss.
County of Adams)

The foregoing Instrument was acknowledged before me this 29th day of September, 2017, by PENNY WITTE, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR WALT WITTE A/K/A WALTER G. WITTE AND LAVERA WITTE A/K/A LAVERA A. WITTE, Grantor.



Teresa L Theobald
Notary Public

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-2329

DATE OF SALE 9-29-2017

LEGAL DESCRIPTION Lots 8 to 10 Block 15 original town BH

LOCATION ID PARCEL(S) 000306800

ASSESSOR LOCATION Blue Hill

ADDRESS OF PROPERTY 205 S Sycamore

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	2220	70665	72885
2016	2220	73035	75255
2017	2220	71455	73675

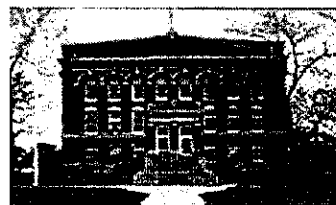
SELLING PRICE <u>90,000</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
-----------------------------	----------------	---------------------	------------------------

SCHOOL BASE # 91-0074 HOUSE QUALITY 30 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1980

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: 10/4/2017

SELLER: WALT & LAVERA WITTE & NORMAN AND PENNY WITTE
PO BOX 251
BLUE HILL, NE 68930
BUYER: KELLY MCCONVILLE
PO BOX 215
BLUE HILL, NE 68930

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 306800 BOOK/PAGE: 2017-2329 DATE OF SALE: 9/29/2017
LEGAL DESCRIPTION: LOTS 8-10 BLOCK 15 ORIGINAL TOWN OF BLUE HILL

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

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

What was the total purchase

1 price? \$ \$ 90,000.00 Yes / No

If No explain: _____

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

Appliances Furniture Other (please explain):

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

If the property is a rental property and produces income, what rent has been charged for it in \$ _____
4 *each of the past five years?* _____

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

6 How long was the property on the market? _____

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

(Example: Remodeling Renovations Additions Repairs Demolition)

If Yes explain: _____

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2331-2333 # PAGES _____

GRANTEE MASTER NAME # Zachary +

PARCEL # / FILING NUMBER 000503100/230

Caitlin Crowe

#13124

DOC STAMPS 4.50 tax/lien

SALES FILE # 238 # PAGES _____

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

TAX DISTRICT 140

TOTAL SALE PRICE 2,000.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-21-2017

DEED TYPE Q.C.D.

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

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

COMMENTS _____

Lot w/ Garage on it

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.

238

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

1. County Name <u>Webster</u>	2. County Number Select County & County Number <u>45</u>	3. Date of Sale/Transfer Mo. <u>9</u> Day <u>21</u> yr. <u>17</u>	4. Date of Deed Mo. <u>9</u> Day <u>21</u> yr. <u>17</u>
5. Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Rose & Kevin Boyd</u> Street or Other Mailing Address <u>P.O. Box 128</u> City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u> Phone Number		6. Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Zachary and Caitlin Crowe</u> Street or Other Mailing Address <u>321 N. Main St P.O. Box 115</u> City <u>Bladen</u> State <u>NE</u> Zip Code <u>68928</u> Phone Number <u>402-469-3512</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address <u>bruckman_91@hotmail.com</u>	

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

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

8. Type of Deed

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

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

10. Type of Transfer

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

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

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

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

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

14. What is the current market value of the real property?
1385

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

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

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

18. Address of Property
313 N Main St Bladen, NE 68928

19. Name and Address of Person to Whom the Tax Statement Should be Sent
Caitlin Crowe P.O. Box 115 Bladen, NE 68928

18a No address assigned 18b Vacant land

20. Legal Description
lots 5-7 BLK 6 Bladen Original Town

21. If agricultural, list total number of acres _____

22. Total purchase price, including any liabilities assumed	22	\$	<u>2000.00</u>
23. Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24. Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<u>2,000.00</u>

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

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

sign here

Caitlin Crowe
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

_____ Title

402-469-3512
 Phone Number

09-29-17
 Date

Register of Deed's Use Only			For Dept. Use Only
26. Date Deed Recorded Mo. <u>9</u> Day <u>29</u> yr. <u>17</u>	27. Value of Stamp or Exempt Number \$ <u>4.50</u>	28. Recording Data <u>BK2017, Pg 2331-2333</u>	

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

State of Nebraska } ss.
County of Webster }

BK2017, Pg 2331

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of September A.D., 2017 at 1:55 o'clock P. M. Recorded in Book 2017 on Page 2331-2333
Deb Klingerberger County Clerk
\$ 22.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

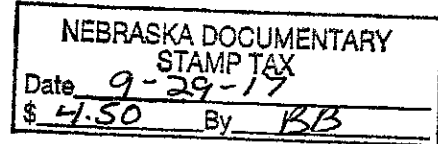
RECORDING REQUESTED BY:

Zachary Harold Crowe

INSTRUMENT PREPARED BY:

Zachary Harold Crowe

Bladen, Nebraska 68928



(Above reserved for official use only)

RETURN DEED TO:

Zachary Harold Crowe
321 North Main Street
Bladen, Nebraska 68928

SEND TAX STATEMENTS TO:

Zachary Harold Crowe
321 North Main Street
Bladen, Nebraska 68928

Tax Parcel/APN # 000503100

QUIT CLAIM DEED FOR NEBRASKA

STATE OF NEBRASKA

DATE: September 21, 2017

COUNTY OF WEBSTER

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$2,000.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantors (hereinafter "**Grantors**") hereby quitclaim to the below-named grantees (hereinafter "**Grantees**") and Grantees' heirs and assigns forever, all of Grantors' right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 313 North Main Street, Bladen, Webster County, Nebraska 68928 (the "**Property**").

Legal Description: Lots 5-7 BLK 6 Bladen Original Town

Grantors

Grantor: Rosie Boyd
Marital Status: Not married
Address: PO Box 128
Bladen, Nebraska 68928

Grantor: Kevin Boyd
Marital Status: Not married
Address: PO Box 128
Bladen, Nebraska 68928

Grantees

Grantee: Zachary Harold Crowe
Marital Status: Married
Address: 321 North Main Street
Bladen, Nebraska 68928

Zachary Harold Crowe's Spouse: Caitlin Ann Crowe
Address: 321 North Main Street
Bladen, Nebraska 68928

Grantee: Caitlin Ann Crowe
Marital Status: Married
Address: 321 North Main Street
Bladen, Nebraska 68928

Caitlin Ann Crowe's Spouse: Zachary
Address: 321 North Main Street
Bladen, Nebraska 68928

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

Signatures

Grantors signed, sealed, and delivered this Quit Claim Deed to Grantees on September 21, 2017.

Grantor (or authorized agent)
Signed: Rosie Boyd
Print Name: Rosie Boyd

Grantor (or authorized agent)
Signed: Kevin Boyd
Print Name: Kevin Boyd

Notary Public

STATE OF NEBRASKA

COUNTY OF WEBSTER

On this the 22 day of ~~September~~ September, 2017, the foregoing QUIT CLAIM DEED, entered into as of September 21, 2017, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

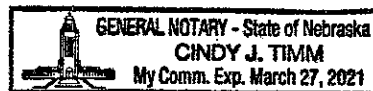
Rosie Boyd
Kevin Boyd

(names of signatories).

WITNESS my hand and official seal.

PRINT: Cindy Timm

[Affix seal]



SIGN: Cindy Timm
NOTARY PUBLIC

My Commission Expires: 3-27-21

WEBSTER COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 10/03/2017
Inspected By: SK Inspection Date: 10/15/2014

Record : 1 of: 1

Parcel ID #: 000503100	Map # : 4131-00-0-30005-006-0230
CROWE, ZACHARY & CAITLIN	Situs : 313 N MAIN ST
321 N MAIN ST. PO BOX 115	Legal : LOTS 5-7 BLK 6 BLADEN ORIGINAL TOWN
BLADEN, NE 68928-	

LOT INFORMATION

Neighborhood : 400 BLADEN		Value Method: SF	
Lot Width : 75		# of Units : 10500	
Lot Depth : 140		Unit Value : 0.13	
Topography : LEVEL	Amenities	Adjustments :	
Street Access : BLACKTOP		Lot Value : 1,385	
Utilities : ALL			

PHYSICAL INFORMATION

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

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$1,385
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	\$0
Model # and Description	
Calculations 0.00 0	

FINAL ESTIMATE

Improvement Value	\$0
Land Value	\$1,385
FINAL ESTIMATE OF VALUE	\$1,385
Value per Square Foot	
Current Total Assessed Value for Parcel # 000503100	\$1,385

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

BOOK-PAGE 2017-2331-2333

DATE OF SALE 9-21-2017

LEGAL DESCRIPTION Lots 5-7 Blk Original town Bladen

LOCATION ID PARCEL(S) 000503100

ASSESSOR LOCATION Bladen

ADDRESS OF PROPERTY 313 N Main St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1385	—	1385
2016	1385	—	1385
2017	1385	—	1385

SELLING PRICE 2,000

521
ADJUSTMENT

ASSESSOR
ADJUSTMENT

ADJUSTED
SELLING PRICE

SCHOOL BASE # D1-D123

HOUSE QUALITY

HOUSE CONDITION

DATE OF CONSTRUCTION

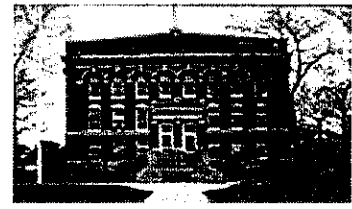
MOBILE HOME NA

Empty Lot

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk
dlwebcoassr@outlook.com



DATE: 10/4/2017

SELLER: ROSE & KEVIN BOYD

PO BOX 128
BLADEN, NE 68928

BUYER: ZACHARY AND CAITLIN CROWE

321 N. MAIN ST. PO BOX 115
BLADEN, NE 68928

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 503100 BOOK/PAGE: 2017-2331 DATE OF SALE: 9/21/2017
LEGAL DESCRIPTION: LOTS 6-7 BLOCK 6, BLADEN ORGINAL TOWN

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

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

- What was the total purchase price? \$ 2,000.00 Yes / No
- If No explain: _____
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ _____
If the property is a rental property and produces income, what rent has been charged for it in \$ _____
4 *each of the past five years?* _____
- 5 *What expenses have been incurred in each of the past five years?* \$ _____
- 6 How long was the property on the market? _____
- 7 Were any changes made to the property either before or after the sale? Yes / No
(Example: Remodeling Renovations Additions Repairs Demolition)
- If Yes explain: _____

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2183

PAGES _____

GRANTEE MASTER NAME # Steven L. Offner

PARCEL # / FILING NUMBER 001801700/62375

2-1-11

Michael L. Offner

Shelley A. Clayburn

DOC STAMPS _____

tax/lien

SALES FILE # _____

PAGES _____

NEIGHBORHOOD #

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

TAX DISTRICT 45

TOTAL SALE PRICE _____

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 9-14-2017

DEED TYPE Aff of Survivorship

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

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

COMMENTS Aff. davit of Survivorship to go to children: Steven, Michael + shelley

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 September A.D., 2017, at 3:15 o'clock P. M. Recorded in Book 2017 on Page 2183-2184
Deb Klinsberger County Clerk
\$16.00 BB Deputy
Ind. Comp. Assessor Carded

AFFIDAVIT OF SURVIVORSHIP

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

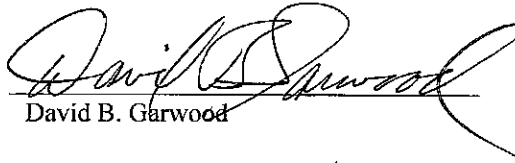
David B. Garwood, being duly sworn, deposes and says that he has personal knowledge of the facts recited herein; that a **joint life estate** in the following described real estate, to wit:

The West 100 feet of the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW¼) of Section Two (2), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, except that portion heretofore deeded to the State of Nebraska for highway purposes; AND

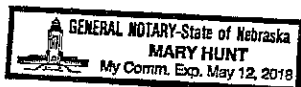
- × A tract of land in the Northwest Quarter (NW¼) of Section Two (2), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska described as follows: Commencing at the NE corner of the NW¼ of the NW¼ of said Section 2, thence S01°40'33"W, on the east line of said NW¼NW¼, 57.02 feet to the true point of beginning; thence continuing S01°40'33"W on the east line of the NW¼NW¼, 162.98 feet; thence N90°00'00"W, 6.14 feet; thence N01°27'08"E, a distance of 162.97 feet; thence S89°58'01"E, 6.78 feet to the point of beginning, containing 0.02 acres more or less;

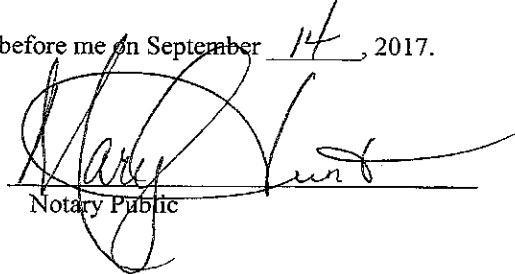
was reserved by Stanley R. Offner and Phyllis J. Offner, husband and wife, in Warranty Deed recorded September 14, 1999, in Book 99, page 1598; that Phyllis J. Offner died on June 19, 2016, as set forth in the **certified copy of her death certificate** hereto attached, and her life estate thereupon terminated.

Dated: September 14, 2017


David B. Garwood

SUBSCRIBED in my presence and sworn to before me on September 14, 2017.

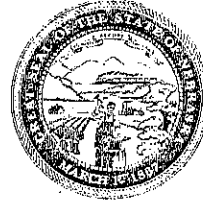



Notary Public

BK 2017 P 9 3184

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 S. Cooper



DATE OF ISSUANCE
7/11/2016

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

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

16 03848

CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Phyllis J. Offner			2. SEX Female		3. DATE OF DEATH (Mo., Day, Yr.) June 19, 2016	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Webster County, Nebraska			5a. AGE - Last Birthday (Yrs.) 87	5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	5c. UNDER 1 DAY HOURS MINS.	
6. DATE OF BIRTH (Mo., Day, Yr.) September 17, 1928			7. SOCIAL SECURITY NUMBER			
8a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> DOA <input type="checkbox"/> Other (Specify)			8b. FACILITY NAME (If not institution, give street and number) Webster County Community Hospital			
8c. CITY OR TOWN OF DEATH (Include Zip Code) Red Cloud 68970			8d. COUNTY OF DEATH Webster			
9a. RESIDENCE STATE Nebraska		9b. COUNTY Webster		9c. CITY OR TOWN Red Cloud		
9d. STREET AND NUMBER 1127 Hwy 136			9e. APT. NO.	9f. ZIP CODE 68970	9g. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Stanley R. Offner			
11. FATHER'S NAME (First, Middle, Last, Suffix) Fay F. Palmer			12. MOTHER'S NAME (First, Middle, Maiden Surname) Ethel M. Wilson			
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No			14a. INFORMANT NAME Stanley R. Offner		14b. RELATIONSHIP TO DECEDENT Spouse	
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		15a. EMBALMER SIGNATURE Dovre Williams		15b. LICENSE NO. 0918	15c. DATE (Mo., Day, Yr.) June 23, 2016	
16d. CEMETERY, CREMATORY OR OTHER LOCATION Red Cloud Cemetery						CITY / TOWN Red Cloud
STATE Nebraska						
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska					17b. Zip Code 68970	
CAUSE OF DEATH (See instructions and examples)						
18. PART I. Enter the chain of events--diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.						APPROXIMATE INTERVAL
IMMEDIATE CAUSE (Final disease or condition resulting in death) a) RESPIRATORY ARREST						onset to death 10 MINUTES
DUE TO, OR AS A CONSEQUENCE OF: b) METASTATIC LIVER CANCER						onset to death 6 MONTHS
DUE TO, OR AS A CONSEQUENCE OF: c)						onset to death
DUE TO, OR AS A CONSEQUENCE OF: d)						onset to death
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I.						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)	21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO						
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY	22c. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify)			
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED				
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.			CITY/TOWN		STATE	ZIP CODE
23a. DATE OF DEATH (Mo., Day, Yr.) June 19, 2016			23b. DATE SIGNED (Mo., Day, Yr.) July 8, 2016	23c. TIME OF DEATH 06:10 AM		24a. DATE SIGNED (Mo., Day, Yr.)
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Colin P. Kerr, MD			24b. TIME OF DEATH	24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD
24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)						
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input checked="" type="checkbox"/> UNKNOWN		25a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		25b. WAS CONSENT GRANTED? Not Applicable if 25a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO		
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Colin P. Kerr, MD, 721 W 6th, Red Cloud, Nebraska, 68970						
28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) July 8, 2016		

To be completed/verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by MEDICAL CERTIFIER ONLY

To be completed by CORONER'S PHYSICIAN or COUNTY ATTORNEY ONLY

0024686