PARCEL#/ ILING NUMBER		4200/618	<u>3</u> 0	052014	2001 M	270	FAMS	LLC
DOC STAMPS	Exem	ot 05b	-	tax/lien		_	7 /31	<u> 113 </u>
SALES FILE#	20	8	_ # PAGES	S	-			
HBORHOOD #	(1)	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RÉD CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
1	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PERTY CLASS	1000	2000	4000	9000	9500		DUDAN DESIDENTIA	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L. FAX DISTRICT_	115 +4	15				l	SUBURBAN	
L SALE PRICE_		*\.\ \						
DJUSTMENTS <u>\$</u>								
EVIEW CODE	NO							
SALES DATE	8-29	1-2017						
DEED TYPE	WI)						
SALE QUAL	YES	ADJUSTED	Subchngd	NO	MOBILE			
CODE	夏	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
TION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
- 1	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL (

Real Estate Transfer Statement

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

FORM 521

• If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number _Yr. _2017 Mo. 08 Mo._ 08 Day __29 WEBSTER - 91 Dav 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis J. Hansen and Sally A. Hansen Grantee's Name (Buyer) Hansen Homestead Farms, LLC Street or Other Mailing Address 873 Road K Street or Other Mailing Address 873 Road K Red Cloud State NE Zip Code 68970 Red Cloud 68970 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (402) 746-4202 √ No Yes Phone Number (402) 746-4202 Email Address dhansen@gpcom.net 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. (B) Property Type (C) (A) Status Industrial Mineral interests-Nonproducing State Assessed Mobile Home Improved Single Family ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational Partition 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor Minerai Ouit Claim Was the property purchased as-part of an IRS like-kind exchange? 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Auction Fasement Gift Life Estate Sale Trustee to Beneficiary (I.R.C. § 1031 Exchange) ✓ No Grantor Trust Partition ✓ Other (Explain) Transfer to LLC Yes Court Decree Exchange Satisfaction of Contract 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (if No, explain the division.) ☐ No. √ Yes No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Self ✓ Yes Spouse Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$1,340,115 ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ No Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Hansen Homestead Farms, 873 Road K, Red Cloud, NE 68970 18a V No address assigned 18b Vacant land 28 Legal Description East Half (E1/2) of Section Thirty-Two (32), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska. 320 21 If agricultural, list total number of acres 0.00 22 23 Was non-real property included in the purchase? Tyes Was non-real property included in the purchase? Tyes Was non-real property included in the purchase? 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{5(b)}{b}$ 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 sign 9/7/2017 Attorney Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 2017 Sep 07 12:43 PM Ex05b Book 2017 Page 2124 _ Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

Index	
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Assessor Carded	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/07/17

\$ Ex05b

By BB

Bk 2017, Pg 2124

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 07 day of September A.D., 2017, at 12:43 o'clock PM. Recorded in Book 2017 on Page 2124

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 WEDSTER)

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 & PAG		1-21a.		s	_ GF	RANTEE MASTER NAME	· Laura	a Jack
#PARCEL PG NUMBE		29400/	9060					
	s Exceme	LEA	-			_		
DOC STAMP	s <u>venp</u>	00	_	tax/lien		-		
SALES FILE	* <u> </u>	7	# PAGE	s	-			
HBORHOOD :	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1000	2000	4000	9000	9500		·	,
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
İ							SUBURBAN	
TAX DISTRICT	195							
L SALE PRICE		}						
DJUSTMENTS	s							
·								
DJUSTMENTS EVIEW CODE	, NO							
	0-31	1-0017						
SALES DATE	0 3/	2011						
DEED TYPE		<u>رلان</u>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	AO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED A	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
ATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L					11		1	
OMMENTS	21/41/00	<u> se con</u>	vey <u>Sho</u>	ure of i	forme			



Real Estate Transfer Statement

FORM

• To be filed with the Register of Deeds. • Read instructions on reverse side. . If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer County Name Mo. 8 Day 31 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carl J. Jackson Laura A. Jackson Street or Other Mailing Address 209 W. Lancaster Street or Other Mailing Address 209 W. Lancaster Zip Code 68930 Blue Hill Blue Hill NE NE 68930 √ No √ No Is the grantee a 501(c)(3) organization? Phone Number (402) 756-2745 Phone Number (402) 460-8522 Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt [] IOLL Recreational Commercial 8 Type of Deed Other Conservator Distribution Land Contract/Memo Partition Sheriff Bill of Sale Corrective Personal Rep. Trust/Trustee Easement Lease Death Certificate - Transfer on Death **✓** Quit Claim Warranty Cemetery Executor ☐ Mineral Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death Life Estate Sale Auction □ Easement **√** Gift Trustee to Beneficiary Yes **√** No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes □ No **√** Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild ✓ Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes \$75,425 **✓** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) No ₩ No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 209 West Lancaster Street Laura A. Jackson Blue Hill, NE 68930-040 209 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 0.00 22 Total purchase price, including any liabilities assumed 22 23 0010 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. (402) 462-0300 Michael E. Sullivan Print on Type Name of Grantee or Authorized Representative hone Number Attorney Signature of Grantee or Authorized Representative For Dept. Use Only

Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supe

26 Date Deed Recorded

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

28 Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

Exempt#5

State of Nebraska Ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this _____ day of Sedember A.D., 2017, at 1:20 o'clock P M. Recorded in Book 2017 *Klimenberser* County Clerk Deputy Carded Ássessor

NEBRASKA DOCUMENTARY

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.

Jackson Japan

STATE OF NEBRASKA

COUNTY OF Webster) ss:

The foregoing instrument was acknowledged before me on the 3/2 day of August, 2017, by Carl J. Jackson, a single person.

> CAROL LEMKE General Notary, State of Nebraska My Commission Expires December 2, 2019

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	<u> 2017-</u>	2126	# PAGE:	s	_ GR	ANTEE MASTER NAME #	Lake y	Brenne
PARCEL#/ FILING NUMBER	000//	- 2126 •34001	40120			-	Shelt	-Brenne rowr
			-			-	# 13114	<u>'</u>
DOCSTAMPS	56.0	25	-	tax/lien		-		
SALES FILE#	3	7D	# PAGES	5	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
İ	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
ļ	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAIVIE & PARKS		SUBURBAN	
TAX DISTRICT_	65							
TOTAL SALE PRICE_	<i>35,0</i>	000						
521 ADJUSTMENTS <u>\$</u>	\$							
essor adjustments <u>\$</u>	\$							
REVIEW CODE	NO							
SALES DATE_	9-7	7-201 WD	7					
DEED TYPE_	_31	WD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	8LADEN	COWLES	GUIDE ROCK	(NAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	1			<u></u>	· · · · · · · · · · · · · · · · · · ·	<u> </u>		

Real Estate Transfer Statement

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

FORM 521

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo._09 Mo. _ 09 2017 Day 67 yr 2017 WEBSTER - 91 Day 40 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Dwight E. & Audrey F. Sheltrown Luke & Brenna Sheltrown Street or Other Mailing Address PO Box 174 Street or Other Mailing Address 105 N Walnut St City Nelson State NE Zin Code Red Cloud 68961 68970 Phone Number (402) 705-4126 Phone Numbe ls the grantee a 501 (c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Fmail Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agriculturai Mineral Interests-Producing Exempt] IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Cemetery √ Warranty Death Certificate - Transfer on Death ☐ Executor Mineral Quit Claim 9 Was the property purchased as part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Auction Life Estate Trustee to Sensficiary Yes V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. ✓ Yes ☐ Na √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse [] Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) **√** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 105 N Walnut St same as Grantee Red Cloud, NE 68970 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 25.000¹00 22 0.0023 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 25.000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement, David B. Garwood (402) 746-3613 Phone Number Attorney Title Signature of Gran ulbenzed Representative Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 26 Date Deed Recorded Authorized by Neb. Flev. Stat. §§ 76-214, 77-1327(2)

BK2017, Pg 2126

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 <u>8</u> day of <u>Septenber</u> A.D., 2017, at <u>11:10</u> o'clock A.M. Recorded in Book <u>2017</u> on Page <u>2126</u> Deb Klingenberger County Clerk <u>10.00</u> B.B. Deputy Ind. Comp. Assessor. Carded



JOINT TENANCY WARRANTY DEED

Dwight E. Sheltrown and Audrey F. Sheltrown, 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 Sheltrown and Brenna Sheltrown, 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. Sheltrown

Audrey F. Sheltrown

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires 10-32-3018

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

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 09/21/2017 Record: 1 of: 1

Inspected By: CJ Inspection Date: 10/13/2016

Parcel ID #: 000163400 Map # : 4371-00-0-10090-000-0000

SHELTROWN, LUKE & BRENNA Situs :105 N WALNUT ST

Legal : EAST 158' ANNEX LOT 29 RED CLOUD CITY

ANNEXATION

RED CLOUD, NE 68970-

105 N WALNUT ST

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width : 142 Value Method: SF
Lot Depth : 158 # of Units : 22436
Topography : Amenities Unit Value : 0.09

Street Access: Adjustments:

Utilities : Lot Value : 1,980

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1879/138

Quality : 40 - Good Effective Age : Condition : 20 - Fair Remodel Date : Remodel Type :

Style : One-Story 53% 1-1/2-St-Unfin 47%

Exterior Wall : 100% SIDING
Floor Area : 912
Basement Area : 0

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3
Baths : 1.0

Heat Type : 100% BASEBOARD ELEC

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$10,760

.........

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 \times 0

FINAL ESTIMATE

Improvement Value \$8,780
Land Value \$1,980
FINAL ESTIMATE OF VALUE \$10,760
Value per Square Foot 10

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

ANNEXATION

Date of Print: 09/21/2017 Record: 1 of: 1

Parcel ID #: 000163400 Map # : 4371-00-0-10090-000-0000

SHELTROWN, LUKE & BRENNA Situs :105 N WALNUT ST

Legal :EAST 158' ANNEX LOT 29 RED CLOUD CITY

105 N WALNUT ST

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

 -	DESCR	IPTION			
		Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		912	x	118.10	= 107,707
<u>ADJUSTMENTS</u>		<u>Units</u>	Unit Cost	Area Adj	Total Cost
ROOFING		912	(1.34)	(1.34)	(1,222)
SUBFLOOR					
HEATING & COOLING		912	(0.49)	(0.49)	(447)
PLUMBING Base is: 12	(under base)	7	1910	(13.93)	(12,704)
BASEMENT COST				0.00	
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH				<u></u>	
ADJUSTED STRUCTURE COST		912	x	102.34	= 93,334
IMPROVEMENTS		Units	<u>Unit Cost</u>	Depr	Total Cost
NO GARAGE					
DET GAR LOW COND		240	8.63	52%	995 *
SHED FAIR		80	2.38	42%	110 *
SHED LOW		240	6.27	52%	720 *
OPEN PORCH W/ROOF		120	23.98		2,880
OPEN PORCH W/ROOF		132	23.80		3,140

TOTAL REPLACEM	ENT (COST NEW		912	x	108.94	= 99,355
Depreciation	:	93% Total	93% Physical Less Depre		tional Plus Appre		ic (92,400)
Improvement Val Land Value Lump Sums	lue .						\$6,955 \$1,980 1,825
ESTIMATE OF VA			ST APPROACH)				\$10,760 \$10.00

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

Page 2 of 2

PAGE 1 COMMENTS			
300K-PAGE 2017 ·	-2126 DATE O	FSALE 9-7-2017	
EGAL DESCRIPTION E /	58' Annex Lot 29 Re	ed Cloud NE	
	000163400		
	ed Cloud	ADDRESS OF PROPERTY 105	N Walnut St.
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1980	12025	14 005
2016	1980	8865	10845
2017	1980	8780	10760
ELLING PRICE 251	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 91-	-002	HOUSE QUALITY 40 HOUSE CONDITION -2	DATE OF CONSTRUCTION 1879
MOBILE HOME	<u>A</u>		

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk

dlwebcoassr@outlook.com

SELLER: DWIGHT & AUDREY SHELTROWN

PO BOX 174

NELSON, NE 68961

BUYER: LUKE & BRENNA SHELTROWN

105 N WALNUT ST RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

163400 BOOK/PAGE:

2017-212600

DATE OF SALE:

CONTINUED ON BACK

DATE:

9/21/2017

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

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

	What was the total pur	chase		
1	price?	\$ \$	25,000.00	Yes / No
	If No explain:		F. 10.100 at 10.100	
2 '	Was any personal proper	ty included in the sale price?	Yes / No	Personal Property was (circle all that apply):
1	Appliances Furniture	Other (please explain):		
į		of the personal property that was to property and produces incomes?	• •	
5 1	What expenses have been	n incurred in each of the past j	five years? \$	<u> </u>
6 I	How long was the proper	ty on the market?		
7 V	Were any changes made t	to the property either before or	after the sale?	Yes / No
,	(Example: Remodeling	Renovations Additions R	Repairs Demolition)	
I	f Yes explain:			
				, , <u>, , , , , , , , , , , , , , , , , </u>

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017-	-2133-213	34 # PAGE	s	. GR	ANTEE MASTER NAME #	Andre	u Rowle
PARCEL#/ FILING NUMBER	00011	4700/3	०हर्ग				#/31	15
DOC STAMPS	40.50	0	-	tax/lien		-		
SALES FILE#	2/	Z	# PAGES	\$				
NEIGHBORHOOD#	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
;	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	65							
TOTAL SALE PRICE	18,0	000						
521 ADJUSTMENTS	\$							
ESSOR ADJUSTMENTS	<u>\$</u>			· .				
REVIEW CODE	NO							
SALES DATE_	9-8	<u>'-2017</u>						
DEED TYPE_	wl	>						
SALE QUAL	®	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	as adjusted	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	©	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L		1		· · · · · · · · · · · · · · · · · · ·		<u> </u>		
COMMENTS		******						

Nebraska Department of Revenue

Real Estate Transfer Statement

FORM 521

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

• To be filed with the Register of Deeds. • Read instructions on reverse side If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number Date of Sale/Transfer 4 Date of Deed Mo. _ 09 Mo. 09 2017 Day __08 WEBSTER - 91 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Brett Gay & Troy Gay Andrew Rowlett Street or Other Mailing Address 1404 2nd Ave Street or Other Mailing Address 222 N Seward St City Red Cloud Zip Code Nébraska City 68410 NE 68970 Phone Number (402) 209-5593 Is the grantee a 501(c)(3) organization? No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Single Family Mineral Interests-Nonproducing ✓ Improved Industrial State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other_ Lease Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death part of an IHS like-killu ex (I.R.C. § 1031 Exchange) Auction Gift Life Estate √ Sale Trustee to Beneficiary Easement Yes √ No Satisfaction of Contract Court Decree Exchange Grantor Trust Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ∏ No √ Yes □ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other. ☐ Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes **V** No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Gary Thompson Agency No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 222 N Seward St Andrew Rowlett Red Cloud, NE 68970 222 N Seward St 18a No address assigned 18b Vacant land 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 18.000!00 22 23 Was non-real property included in the purchase? Tyes V No (If Yes, enter dollar amount and attach itemized list.) 18,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. **Bridget Daehling** (402) 746-2242 Print or Type Name of Grantee or Authorized Representative Phone Number Associate Real Estate Broker 9-8-2017 Signature of Gra se or Authorized Repre Title Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data

BW2017

		IN THE COUNTY CO	URT OF WEBSTER COUNTY, I	NEBRASKA
IN	THE MA	TTER OF THE ESTATE OF) No.	PR17-17
		•) PETITION FOR	R DETERMINATION
			,	RITANCE TAX
RO	BERT J. I	HAYES, SR, Deceased.)	·
				FILED
	PETIT	TIONER STATES:		1 (634)
1.	Name	of Decedent: Robert J. Hayes,	Sr.	JUL 2 8 2017
	Deced	lent died: [x] testate [] inte	state	CV OLEDICOE
	Date o	of Death: August 27, 2016		BY CLERK OF WEBSTER COUNTY COURT
	Domic	cile at Date of Death: Webster (County, Nebraska	
2.		·		s a legal interest in the property
		ed in the Determination of Inhe		
3.	Deced	lent did not during Decedent's	lifetime convey any property in t	rust or otherwise in contemplation
				ath, and no person became entitled
			of the Decedent except as alleged	
4.	[x]			of all assets of the Decedent, the
••	[]			Inheritance Tax, which should be
			tated therein, and the Worksheet is	
	[]			on the Inventory filed herein and i
	Ļ 3			eritance tax and that no assessmen
		of inheritance tax could resul		
) . 5.	F 1			ed are either a Petitioner or have
	L J	- " " " " " " " " " " " " " " " " " " "		the time and place of hearing, and
		have entered a voluntary app		•
	[]	mayo office of a commonly app		ngs, has agreed to pay to the prope
	1 1	counties the full inheritance t		
	ΙΙ		against whom an inheritance tax m	nay be assessed.
	[x]		to pay the full inheritance tax.	•
6.	[x]			escribed in this Petition is located
٠.	[**]			me and place of hearing, and ha
				ehalf of the County and State o
		Nebraska.		-

NCLE Form 520 § 77-2018.01 & 77-2018.02

WHEREFORE, Petitioner prays that the Court:

© 1991, Nebraska Continuing Legal Education, Inc.

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

Rev. 3/91

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)	
)	SS
COUNTY OF Otoe)	

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 Februacu

SEREBAE INVIABLY State of Rebrastia
Currey Law Aligood
My Course, Exp. Oct. 10, 2020

Carenteo allowed

State	of Nebras	ka 🍡 ss.		
Count	y of Webs	ter 3		
	-	E	ntered on the	•
nume	rical index	and filed for	r record in the	•
Clark	's office of	said county	this 11 day	1
CIEIN	SAF	0 20 17	at 10:13	_
ىــــ <u>،</u> 01	Mary 1	4.D., 20 <u>4.</u> 1	PookSOIT	
o'clo	ck <u>/+</u> _M.	Recorded 1	n Book <u>소이</u> 다	-
on Pa	ge <u>리(경:</u>	3-2134_	٠.	
Deb	a Klenel	berser_	_County Cleri	K
<u> </u>	DAN	16	.00 Deputy	ý
La d	Comp	Assessor	Carded	

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9/11/17

Blu2017, Pg2133

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 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 1, 2017.

Robyn Gay

STATE OF NEBRASKA
)

SSS.

COUNTY OF CI + OP
)

The foregoing instrument was acknowledged before me on September 15+, 2017 by Brett A. Gay and Robyn Gay, husband and wife.

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

Notary Public

Troy L. Gar

Sarah Gay

STATE OF California) ss. county of Can Make) ss.

The foregoing instrument was acknowledged before me on September 6, 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 Record: 1 of:

Inspected By: TS Inspection Date: 09/22/2016

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

222 N SEWARD ST RED CLOUD

RED CLOUD, NE 68970-

LOT INFORMATION

Neighborhood: 200 RED CLOUD

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

Street Access :

Utilities : Lot Value : 625

PHYSICAL INFORMATION

Adjustments:

Type : 1 - Single Family Year Built/Age : 1991/26

Quality : 10 - Low Effective Age : Condition : 30 - Average Remodel Date : 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 0×0

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

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, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

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

TOTAL REPLACEM						- · -			•
Depreciation	:	76%	Total	76%	Physical Less Depre		tional lus Appre	Economiciation :	mic (36,585)
Improvement Va									\$11,550 \$625
Land Value Lump Sums									4,335

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

Page 2 of 2

COATION ID PARCEI(S)		9-8-2017 Original Town Red (Cloud NE
	1 Cloud	ADDRESS OF PROPERTY 22	2 N Seward St
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	625	26 785	27410
2016	<u>le25</u>	15885	16510
2017	625	15885	16510
	<u> </u>		
SELLING PRICE 18,60	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 91-	- O00 2 HO	USE QUALITY (HOUSE CONDITION	30 DATE OF CONSTRUCTION 1991

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

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

Wha	t was the total pur	chase				
1	price?	\$ \$		18,000.00	Yes/No	
If	No explain:					
2 Was an	y personal proper	ty included in the sale pr	ice?	Yes/No I	Personal Prope	rty was (circle all that apply):
Applian	nces Furniture	Other (please explain):				
If the p		of the personal property to the personal produces of series?		- "		\$ \$
5 What e	xpenses have bee	n incurred in each of th	e past five years?	\$		
6 How los	ng was the proper	ty on the market?				
7 Were at	ny changes made	to the property either bet	fore or after the sale	? }	es / No	
(Exam	ple: Remodeling	Renovations Addition	ons Repairs De	molition)		
If Yes e	explain:					_

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

	R CDAII	<u> </u>)375 /6		 	_	SUNG IN	<u>NI 10 </u>
DOC STAMP.	s <u>337.</u>	50)		tou/lian		-	# 1028	34
	$2^{\prime\prime}$	2 2	-	tax/lien		_		
SALES FILE		<u></u>	_ # PAGE	S	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
ı	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
I							SUBURBAN	
TAX DISTRICT	105							
TOTAL SALE PRICE	15	<u>0,000</u>	<u> </u>					
521 ADJUSTMENTS _	\$							
SOR ADJUSTMENTS								
REVIEW CODE	NO							
SALES DATE_	9.	12-20	17					
DEED TYPE_	ω	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOT TO BE USED A	RMS LENGTH / NOT . VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR

FORM Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed County Name 2 County Number 09 09 Day _ 12 WEBSTER - 91 Mo. _ Day _ Yr 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Stephanie Holl and Jonathan Holl Grantor's Name (Seller) Brian D. Berns and Christina L. Berns Street or Other Mailing Address Street or Other Mailing Address 934 Road X Zip Code City _{City} Bla<u>den</u> State NE 68928 √ No √ No Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes 02-4109 402-4*(A-*If Yes, is the grantee a 509(a) foundation? Ves Email Address N.A. mail Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ improved Industrial Mineral Interests-Nonproducing Mobile Home Single Family State Assessed Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Recreational Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Easement Personal Rep. Bill of Sale Trust/Trustee Corrective Lease Cemetery Death Certificate - Transfer on Death ☐ Executor Mineral Quit Claim √ Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Foreclosure ✓ Sale Gift Life Estate Trustee to Beneficiary Auction Fasement Satisfaction of Contract Other (Explain) Yes ✓ No Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other_ Grandparents and Grandchild Brothers and Sisters Spouse ✓ Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$150,000 ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 934 Road X See Grantee Bladen, NE 68928 18a No address assigned 18b Vacant land 20 Legal Description See Exhibit "A"

21 If agricultural, list total number of acres

150,000,00 22 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? \square Yes \square No (If Yes, enter dollar amount and attach itemized list.) 23 150,000,00 24

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

27 Value of Stamp or Exempt Number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 463-4198 Danielle L. Kelley

or Type Name of Grantee or Author sign

Escrow Closing Agent

Date

Phone Number

09-12-17

For Dept. Use Only

here

Register of Deed's Use Only 28 Recording Data

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

Nebraska Department of Revenue

Day _

26 Date Deed Recorded

Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

Exhibit "A"

A tract of land located in the Southwest Quarter (SW½) 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.

BK2017, Pg 2142

State of Nebraska Ss. County of Webster

Comp_

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of September A.D., 2017, at 9:50 o'clock A.M. Recorded in Book 2017 on Page 2142-2143

Deb Klingenberger County Clerk
316.00 BB Deputy

Assessor___

Carded

NEBRASKA DOCUMENTARY

STAMP TAX

Date 9-14-18
\$ 3.37.50 By BB

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 (SW½) 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 S90°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.

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.

BK2017, Pg 2143

Executed $\frac{7-12}{2}$, 2011	
Brian D. Bern	DB-s
Christ:	no 2 Bern
Christina L. B	erns
STATE OF NEBRASKA COUNTY OF Adams ss	
On this 12th day of September, 20 appeared Brian D. Berns and Christina L. Berns, h	17, before me personally usband and wife.
GENERAL NOTARY - State of Nebraska DANIELLE L. KELLEY My Comm. Exp. Sept. 27, 2020 My Commission	Expires: 5ept. 27,2020

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Record: 1 of: 1

Date of Print: 09/22/2017

Inspected By: Inspection Date:

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

Situs HOLL, JONATHAN D & STEPHANIE A :934 RD X

Legal :2.68 AC TRACT IN SE CORNER SW1/4

934 ROAD X 16-4-11

68928-7308 BLADEN, NE

PHYSICAL INFORMATION

Year Built/Age : 1997 / 20 Effective Age :

Type : 4 - 28 X 76 Mobile
Quality : 40 - Good
Condition : 40 - Good
Arch Type Remodel Date Remodel Type

Arch 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

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	
	\$111,100	

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

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

Record: 1 of: 1 Date of Print: 09/22/2017

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

HOLL, JONATHAN D & STEPHANIE A

Situs :934 RD X Legal :2.68 AC TRACT IN SE CORNER SW1/4

16-4-11 934 ROAD X

68928-7308 BLADEN, NE

COST APPROACH - Values By Marshall & Swift

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

	DESC	RIPTION			
		Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		2,128	_ x	44.59	= 94,888
ADJUSTMENTS		Units	Unit Cost	Area Adj	Total Cost
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
IMPROVEMENTS		Units	Unit Cost	Depr	Total Cost
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

Depreciation	:	41% Total	41% Physical	Functiona	l Econor	nic
•			Less Depr	eciation/Plus A	ppreciation :	(68,755)
Lump Sums B/F 1	MH					\$98,935
-						\$12,165

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

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 09/22/2017

Parcel #

002110501

Map #

4131-16-3-0-0-70375

Current Owner:

HOLL, JONATHAN D & STEPHANIE A

Tax District Neighborhood 105

934 ROAD X

BLADEN, NE 68928-7308

Greenbelt Area/Date

1 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	1 G	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

SCHOOL BASE #

HOUSE CONDITION

DATE OF CONSTRUCTION

MOBILE HOME

BOOK-PAGE

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

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

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

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

1 Was the total purchase price?	\$		150,000	Yes.	/ No		
If No explain:				- 			
How much of the selling price is cont	tributable to the hou	se and/or build	ngs?	\$			
2 Was any personal property included i	n the sale price?	Ye	s/No	Personal P	roperty was	(circle all that a	pply):
Pivot Irrigation Pipe (Above ground	/Buried) Motor	Machinery Gr	ain / Crops	Furniture	Appliances	Other (please	explain):
3 What is the dollar value of the person	al property that was	it included in t	he purchase	price?	\$	- 4 - 10 ,441.	
4 If this sale was involved in a 1031 lik	e kind exchange; is	it going to a ho	lding compa	iny?	Yes/	No	
5 How long was the property on the ma	irket?						
6 How did you learn the property was f	or sale? Circle one:	Ađv	ertising E	Broker/Realt	or Family	Newspaper	Seller
Prior Knowledge Other (please exp	olain):						
7 How was the sale price set? Circle on	e: Appra	isal Auction	Compara	ble Neighbo	orhood Sales	Mutual Agre	ement
Set by Seller Other (please explain	ı):						
					CONT	INUED ON BA	ACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAG PARCEL#		<u> 2182</u>	# PAGE		_ GF	RANTEE MASTER NAME #		4 JUS4
FILING NUMBER		4400/66	440 23°	- <u>4-10</u>		-	+ Kev.	n+Lore
DOC STAMPS	Exen!	d #4	-	tax/lien		<u>-</u> -	100p30	1 7 /-
SALES FILE	<u>: 214</u>		_ # PAGE	s	-			
EIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
į	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
1	185	·					SUBURBAN	I
TAX DISTRICT								
TAL SALE PRICE		<i></i>						
. ADJUSTMENTS	\$							
ADJUSTMENTS :	\$							
REVIEW CODE	NO							
SALES DATE_	9-0	1 ₀ -2017 D						•
DEED TYPE_	<u> </u>	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	вн	BLA	cow	GR	INA	RC .	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	<u> </u>		/-	J	<u>+</u>		<u> </u>	
COMMENTS	11114	e Corna	4100					



Real Estate Transfer Statement

FORM

521 • To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed County Name 2 County Number 3 Date of Sale/Transfer 2017 09 Mo. 09 Day 06 06 2017 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buver Gerald & Susan Toepfer and Kevin & Lora Toepfer 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 Zip Code 68930 Blue Hill NE 68930 Phone Number Phone Number is the grantee a 501 (c)(3) organization? V No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational Distribution 8 Type of Deed Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) Distribution Irrevocable Trust Revocable Trust 10 Type of Transfer Foreclosure Transfer on Death Life Estate Trustee to Beneficiary ∏ Yes V No Court Decree Exchange Satisfaction of Contract Other (Explain) Title Correction Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ∏No √ Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Self Other Brothers and Sisters Grandparents and Grandchild ✓ Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate,) 350. 000-✓ No Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, Nebraska 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 agres 0,00 22 0,00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only

Nebraska Department of Revenue

Date Deed Recorded

Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

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

28 Recording Data

Value of Stamp or Exempt Number

State of Nebraska 3ss. County of Webster.

Entered on the numerical index and filed for record in the Clerk's office of said county this 1' of <u>September</u> A.D., 20<u>17</u>, at <u>3:/C</u> _M. Recorded in Book <u>2017</u> <u>മാക്കുമാ</u>County Clerk B_Deputy

Carded

BK207, Pg2182

NEBRASKA DOCUMENTARY

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. September 6. Executed August STATE OF NEBRASKA, COUNTY OF WEBSTER) ss. September The foregoing instrument was acknowledged before me on August Gerald Toepfer and Susan Toepfer, husband and wife. Comm. expires <u>May</u> 7, <u>2018</u> GENERAL NOTARY - State of Nebraska VERONA F. ANDERSON STATE OF NEBRASKA, COUNTY OF WEBSTER) ss. My Comm. Exp. May 7, 2018 The foregoing instrument was acknowledged before me on August 2017, by

Garwood & McCracken, Lawvers 401 North Webster Street, Red Cloud, NE 68970

Comm. expires

Kevin Toepfer and Lora Toepfer, husband and wife.

9/28/2020

Ph/Fax (402) 746-3613 DAVEF:\WP\800\TOEPFER.WD.8/25/17

Notary Public

GENERAL NOTARY - State of Nebraska MACHELLE M STHEFF

Page 1 of 1 pages

BOOK & PAGE	2017	-2243 Leoo/91	# PAGE	s	- GR	ANTÉE MASTER NAME #		yD.A
PARCEL#/ FILING NUMBER	000311	less/71.	<u> 3</u> 0			-	Kelse	1 UM·Ka
DOC STAMPS			-	tax/lien		-	W 1 2 11	<u> </u>
SALES FILE #	215		# PAGES	s	·			
NEIGHBORHOOD#	1	100	105	200	205		305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI.
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SF
ı	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	inavale/ no home site	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500	-	RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT_	195					•		
TOTAL SALE PRICE_	115,	000						
521 ADJUSTMENTS	\$		_					
OR ADJUSTMENTS S	<u> </u>							
REVIEW CODE	NO							
SALES DATE_	9-1	5-17 WD						
DEED TYPE_	JT	WD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	BH	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
ļ	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMIONT	RURAL
L		<u></u>			I.			



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



FORM **521**

	The deed will not be rec	orded unless this statemer	nt is signed and i	tems 1-25 are acc	urately completed	
1 County Name	2 County Nur		3 Date of Sale/Tra		4 Date of Deed	20 47
	WEBSTER - 91	<u> </u>		y <u>15</u> Yr. <u>17</u>		ay <u>29</u> Yr. <u>17</u>
5 Grantor's Name, Ad Grantor's Name (Selle	ddress, and Telephone (Please F	Print)	6 Grantee's Name (F		phone (Please Print)	
Allyn J. Judd	•		Jeffrey D. Ko	rt and Kelsey I	M. Kort	
Street or Other Mailing 302 W. Nemah	g Address a St.		Street or Other Ma	illing Address aha St.		
City Blue Hill	State NE	Zip Code 68930	City Blue Hill	 	State NE	Zip Code 68930
Phone Number	Na		Phone Number 3	\$25 Is the gran	ntee a 501(c)(3) organ	ization? Yes V No
Email Address	NA		Email Address	If Yes, is to	ne grantee a 509(a) fo	undation? Yes No
7 Property Classific	ation Number. Check one box in	categories A and B. Check C i	f property is also a	mobile home	<u></u>	
(A) Status		·) Property Type	mostic frome.		(C)
✓ Improved	Single Family	Industrial [Mineral Interests	Nonproducina	State Assesse	
Unimproved	Multi-Family	Agricultural [Mineral Interests		Exempt	
☐ IOLL	Commercial	Recreational	_	,		
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo	Partition	Sheriff	Other
Bill of Sale	Corrective		ase	Personal Rep.	Trust/Trustee	
Cemetery	Death Certificate - Transfer on I	Death Executor Mir	neral	Quit Claim	✓ Warranty	
9 Was the property p part of an IRS like-l	ourchased as 10 Type of Tran	= =	osure III Irrevocab	ie Trust 🔲 Revocab	le TrustT	ransfer on Death
(I.R.C. § 1031 Exch	nange) <u></u> Auction	Easement Gift	Life Estat	e 🗹 Sale	□⊤	rustee to Beneficiary
	No Court Dec sferred in full? (If No. explain the d		or Trust Partition			Other (Explain)
_ ` _	No	IVISION.)		as real estate purcha Yes No _	sed for same use? (If	No, state the intended use.)
13 Was the transfer bet	tween relatives, or if to a trustee, a	re the trustor and beneficiary rela	tives? (If Yes, check	the appropriate box.)		·
Yes 🗸				Self	☐ Oth	ner
	Brothers and Sisters	Grandparents	and Grandchild	Spouse		
	Ex-spouse	Parents and Ch	nild	Step-parent a	nd Step-child	
14 What is the current r	market value of the real property?		15 Was the mortga	ge assumed? (If Yes,	state the amount and	interest rate.)
\$115,000			☐Yes [☑ No \$		%
16 Does this conveyand Yes	ce divide a current parcel of land?		17 Was transfer thr	ough a real estate ag	gent or a title company .) Ves Brent Par	? (If Yes, include the name
18 Address of Property					m the Tax Statement	
	aha St., Blue Hill NE	68930	Grantees	ess of Ferson to Wild	in the lax statements	Sriould be Sent
	•	i				
18a 🔲 No address as:	signed 18b Vacant land					
20 Legal Description						
	12, Block 1, Rohrer's	s Addition to Blue H	ill, Webster	County, Neb	raska, accor	ding to the
recorded plat	thereof.					
21 If agricultural, list tota	il number of acres	 •				
22 Total purchase pr	ice, including any liabilities as:	sumed		·	22 \$	115,000,00
· · · · ·	perty included in the purchase			and attach itemized	is	
					l list.) 23	
24 Adjusted purchas	e price paid for real estate (line	e 22 minus line 23)		• • • • • • • • • • • • • • • • • • • •	24	115,000,00
25 If this transfer is e	exempt from the documentary	stamp tax, list the exemption	number			
Und	der penalties of law, I declare the	at I have examined this statemen	t and that it is, to the	e best of my knowled	dge and belief, true, co	omplete, and
	v D. Kort	n ins statement.				402-984-39
Print or T	ype Name of Grantee or Authorize	d Representative	,			Phone Number
sign		-		Grantee		9-15-2017
here Signature	e of Grantee or Authorized Repres	entative	litle			Date
		Register of Deed's Use On	ly			For Dept. Use Only
6 Date Deed Recorded	27 Value of Stan	np or Exempt Number	28 Recording Data			
Mo. 7 Day 2	<u>Lyr. 17</u> \$ <u>2</u> 58.	. 75	BK2017,	19 2243	<u>}</u>	
ebraska Department of Reve orm No. 96-269-2008 2-2016	enue 5 Rev. Supersedes 96-269-2008 Rev. 7-2	2014		<u> </u>	Authorized by Neb. F	Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska 3ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 2/ day of September A.D., 20/7 at 3:40 o'clock P. M. Recorded in Book 20/7 M. Recorded in Book 2017 on Page_ Deb Klingonberg en County Clerk

BB Deputy \$10.00 Comp Assessor___Carded__ NEBRASKA DOCUMENTARY Return to: Jeffrey D. Kort and Kelsey M. Kort, 302 W. Nemaha St., Blue Hill, NE 68930 JOINT TENANCY WARRANTY DEED ALLYN J. JUDD, a single person, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to JEFFREY D. KORT AND KELSEY M. KORT, husband and wife, GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201): Lots Eleven (11) and Twelve (12), Block One (1), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR: (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title to the real estate against the lawful claims of all persons. STATE OF NEBRASKA)) SS: COUNTY OF ADAMS The foregoing warranty deed was acknowledged before me on Hug 29 Allyn J. Judd.

State of Nebraska - General Notary SUSAN KAY SPADY My Commission Expires December 9, 2018

Notary Public Susan Kay Spady

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 09/26/2017 Record: 1 of: 1

Inspected By: TS Inspection Date: 08/21/2015

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

ADDITION

Adjustments :

302 WEST NEMAHA ST.

BLUE HILL, NE

68930-

LOT INFORMATION

Neighborhood: 300 BLUE HILL

Lot Width : 88 Value Method: SF Lot Depth : 135 # of Units : 11880 Topography : LEVEL Amenities Unit Value : 0.25

Street Access : P,C&G,A,SW

Utilities : ALL Lot Value : 2,960

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 Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

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.

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

Date of Print: 09/26/2017 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-

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	t. Bar	se SF Cost	Total Cost
BASIC STRUCTURE COST		2,438	x	106.26	= 259,062
ADJUSTMENTS		<u>Units</u>	<u>Unit Cost</u>	<u> Area Adj</u>	Total Cost
ROOFING		1,219	(3.42)	(1.71)	(4,169)
SUBFLOOR					
HEATING & COOLING		2,438	1.19	1.19	2,901
PLUMBING Base is: 15 (u	nder base)	6	2475.33	(5.79)	(14,116)
BASEMENT COST		1,219	19.10	9.55	23,283
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST		2438	x	109.50	= 266,961
IMPROVEMENTS		<u>Units</u>	Unit Cost	Depr	Total Cost
ATTACHED GARAGE		784	35.30	0.73	27,675
CONCRETE DRIVE		270	4.27		1,155
SHED/FAIR		80	2.38	27%	140 *
SOLID WALL PORCH		200	74.00		14,800
SLAB W/ROOF & STEPS		537	32.29		17,340
PORCH W/ROOF & STEPS		148	37.88		5,605

Depreciation : '	73% Total	64% Physical	24% Func	tional	Econo	mic
_		Less Depr	eciation/P	lus Appre	ciation :	(242,280)
Improvement Value						\$91,255
Improvement Value						\$91,255 \$2,960
_						\$2,960
Land Value	UALITY					

PAGE 1 COMMENTS			
300K-PAGE 2017-a	DATE OF SALE	9-15-17	
EGAL DESCRIPTION LD+		ohrer's Addition to B	3 H
OCATION ID PARCEL(S)			
SSESSOR LOCATION Blu	e Hill	ADDRESS OF PROPERTY 3つみ	w. Nemaha street
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	2966	76940	79900
2016	2960	91395	94355
2017	2960	91.395	94355
LLING PRICE 1/5, 6	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
HOOL BASE #		OUSE QUALITY 55 HOUSE CONDITION 3	DATE OF CONSTRUCTION 1876
OBILE HOME VA			

WEBSTER COUNTY ASSESSOR

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

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

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

What was the total purcl	ıase		
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 in	cluded in the purchase pri	ice? \$
If the property is a rental p	property and produces income, v	what rent has been charg	red for it in \$
4 each of the past five years	?		
5 What expenses have been	incurred in each of the past five	years? \$	
6 How long was the property	on the market?		
7 Were any changes made to	the property either before or after	r the sale?	Yes / No
(Example: Remodeling	Renovations Additions Repa	airs Demolition)	
If Yes explain:			

CONTINUED ON BACK

PARCEL# , FILING NUMBER	001014.	300/608	75 =	<u> 36-1-9</u>	1	-	# 129	140
DOC STAMPS	306	00	-	tax/lien		-		
SALES FILE #	306	2	# PAGE	S				
NEIGHBORHOOD #	①	100	105	200	205	300	305	400
1	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
;	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
:	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	-
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	5					•		
TOTAL SALE PRICE	136,	50 U						
21 ADJUSTMENTS <u>s</u>	\$							
OR ADJUSTMENTS 5	\$							
REVIEW CODE	NO							
SALES DATE_	9-1	8-2017	,					
DEED TYPE_	u	18-2017 ID						
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTÉD	SUBCHANGED	SALE NOTTO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
}	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS



Real Estate Transfer Statement

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 09 Day 18 Yr. 2017 Mo. 09 Day 18 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Mark E. Sholtz and Tandra K. Sholtz	Grantee's Name (Buyer) Joshua D. Sholtz
Street or Other Mailing Address 290 Road 2500	Street or Other Mailing Address 2444 Road B
City State Zip Code Guide Rock NE 68942	City State Zip Code Guide Rock NE 68942
Phone Number (402) 257-7251	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No (402) 257-7145 If Yes, is the grantee a 509(a) foundation? Yes ✓ No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.
	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural [Mineral Interests-Producing Exempt
	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Leasement Cemetery Death Certificate − Transfer on Death Executor Mir	se Personal Rep. Trust/Trustee eral Quit Claim V Warranty
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer	☐ Life Estate
Yes No Court Decree Exchange Granto	r 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
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	
Ex-spouse ✓ Parents and Cr	
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	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
18a ✓ No address assigned 18b	Guide Rock, NE 68942
20 Legal Description	
West Half of the Northeast Quarter (W1/2NE1/4) of	
Range Nine (9), West of the 6th P.M., Webster Coul	nty, Nebraska
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	\$ 136,000,00
23 Was non-real property included in the purchase? Yes No (if Yes, er	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 400,000,000
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 statemen	at 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 L. Rickert	(402) 934-4770
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign 12 Po	Attorney 9-19-201
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	ly For Dept. Use Only 28 Recording Data

BK2017, Pg 2253

State of Nebraska SS.
County of Webster SS.

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of September A.D., 20 17, at 4:05 o'clock P M. Recorded in Book 2017

on Page 2253-2254

Deb Klingenberger County Clerk

1/6.00 BB Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-2/-/7
\$ 306 9 By BB

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 seised 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

BK2017, Pg 2254

Executed this 18 day of Septem ber 2017.
Mark E. Sholtz
Tandra K. Sholtz
STATE OF NEBRASKA)
COUNTY OF Jewell) ss.
The foregoing instrument was acknowledged before me this 18 day of Schler, 2017 by Mark E. Sholtz and Tandra K. Sholtz, husband and wife.
JENNIFER A. URBANIAK Notary Public - State of Kansas My Appt. Expires 2-28-21

SELLING PRICE 36,000 ADJUSTMENT ASSESSOR ADJUSTED SELLING PRICE SELLING PRICE			Ī		
	SELLING PRICE	136 6-6	ADUICTACAC	ADUICTA ADAIT	

105-0011 N/A SCHOOL BASE # HOUSE QUALITY **HOUSE CONDITION** DATE OF CONSTRUCTION

MOBILE HOME

A P	4A B P	4A F P	4A K P	4A R P	4A S P	4A V P	4A U P
OTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
GE 4 PARC	EL(S)						
)K-PAGE							
	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLANI
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1 G1
 D	1D E	1D P	1D G	1G	1G	1G	1G
)1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
D	2D E	2D P	2D G	2G	2G	2G	2G
)1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
D	3D E	3D P	3D G	3G 8,16	3G	3G	3G
01	4D1 E	4D1 P	4D1 G	4G1 7.88	4G1	4G1	4G1.
D	4D E	4D P	4D G	46 3626	4G	4G	4G
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL 52.36	TOTAL	TOTAL	TOTAL
			6	3was + 4.97	-		
CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	A	57.27 G OTHER	NON	-AG ACRES	
ACRES	ACRES	ACRES		ACRES		ACRES	
C1	1T1	1T1 2	SHELTERBELT		ROADS /	.0	
.c		1T 2	ACCRETION (Swas)	<u>)</u>	FARM SITE		-
C1	2T1	2T1 2	WASTE - Grass	4.97	HOME SITES		-
2C	2T	2T 2	OTHER		OTHER		-
C1	3T1	3T1 2			WRP		_
13.8Z	3 T	3T 2	<u> </u>		RECREATION		_
C1 5,10	4T1	4T1 2					
to 2, lel	4T	4T 2					10
TOTAL 21.53	TOTAL.	TOTAL	TOTAL 4.9	7	TOTAL (.O	TOTAL /19.8	Jutof OF

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-

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

Map #

4487-36-1-0-0-60875

Tax District

5 1

Neighborhood

Greenbelt Area/Date

NO

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
4147C	CRP, HOLDREGE SOILS, 3-7% SL	O 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% SLO	P CRP	4C1	No		5.10	2,005	10,225	10,225
3833C	CRP, GEARY-ULY COMPLEX, 11-3	0 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, S	E GRAS	4G1	No		7.88	1,425	11,230	11,230
3833	GEARY-ULY COMPLEX, 11-30% SL	O 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
				1	Road Use Totals :	1.00		0	0
				3	= 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

SELLER: MARK E AND TANDRA K. SHOLTZ

290 ROAD 2500

GUIDE ROCK, NE 68942

BUYER: JOSHUA SHOLTZ

2444 ROAD B

GUIDE ROCK, NE 68942



DATE:

9/27/2017

CONTNUED ON BACK

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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at —492)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

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

what	was	tne	totai	purchase
				1

Set by Seller Other (please explain):

1 price?	\$				Yes / No				
If	f No explain:								
2 Was an	ny personal property included in the sale	price?	Yes /	No Pers	onal Property was (circle all that apply):			
Pivot	Irrigation Pipe (Above ground / Buried	l) Motor	Machinery	Grain / Crops	Other (please ex	xplain):			
3 What is	s the dollar value of the personal property	that was it	included in th	e purchase pric	e? \$				
4 If this s	sale was involved in a 1031 like kind exc	hange; is it (going to a hole	ding company?	Yes / N	No			
5 How lo	ong was the property on the market?		<u></u>		- ne				
How di	id you learn that the property was for sale	? Circle							
6 one:			Advert	tising Broker	/Realtor Family	Newspaper Seller			
Prior K	nowledge Other (please explain):								
7 How w	as the sale price set? Circle one:	Appraisal	Auction	Comparable N	eighborhood Sales	Mutual Agreement			

BOOK & PAGE		4263-20			. GR	ANTEE MASTER NAME #	Ernes	- Day
PARCEL#/ FILING NUMBER	00061	5100/	18080			-	# 131	17
DOC <i>S</i> TAMPS	Evenp	1 = 2		tax/lien			. , 0,	<u>, , , , , , , , , , , , , , , , , , , </u>
SALES FILE#	<u>21</u>	7	# PAGES					
NÉIGHBÓRHOOD #	1	(100)	105	200	205	300	305	400
1	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W,
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	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		01/01/00	
L TAX DISTRICT_	25	·				ı	SUBURBAN	
TOTAL SALE PRICE		4-37	50					
521 ADJUSTMENTS	\$							
SSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE_	6-2	8-2017	· · · · · · · · · · · · · · · · · · ·					
DEED TYPE_	Sher	18-2017 -:4fs]	Seed					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
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	BLUE HILL	BLADEN :	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS .	Even	npt #2	Sh	eniff S	Sahe			

Nabraska Department of REVENUE

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

217

FORM **521**

	The deed v	vill not be rec	orded unless ti	nis statemer	nt is signed and i	tems)(-25 are ac	curately completed.	
1 County Name		2 County Nur	nber		3 Date of Sale/Tra		4 Date of Deed	
	Select (County & Cou	mty Number		Mo. Da	y <u>228 </u>	Mo Day	Yr
5 Grantor's Name, Ad	idress, and Telep	hone (Please P	rint)		6 Grantee's Name	, Address, and Tele	ephone (Please Print)	
Grantor's Name (Selle	0 -1 1-1				Grantee's Name (I	Buyer) ERNOS	- Day	
Street or Other Mailing		osteve			Street or Other Ma		7	
Street of Onlet Mainting	, Audiesa				630		rsity ST	
City		State		Zip Code	City Gunde		"State	68942
Phone Number					Phone Number 402-257-20		antee a 501 (c)(3) organiza the grantee a 509(a) four	
Email Address		· · · · · · · · · · · · · · · · · · ·			Email Address	<u> </u>	210 31 21 10 21	
7 Property Classifica	ation Number, Ct	eck one box in	categories A and	B. Check C	f property is also a	mobile home.		
(A) Status) Property Type			(C)
Improved	Single Fa	mily	Industrial		Mineral Interests	-Nonproducing	State Assessed	Mobile Home
Unimproved	Multi-Farr	-	Agricultural		Maneral Interests	-Producing		
☐ 10LL	Commerc	ial	Recreational					
8 Type of Deed	Conservator		Distrib	oution La	nd Contract/Memo	Partition	Sheriff	Other
Bill of Sale	Corrective		Easen	nent 🔲 Le	ase	Personal Rep.	Trust/Trustee	
Cemetery	Death Certifica	te – Transfer on	Death Execu	tor Mi	neral	Quit Claim	Warranty	
9 Was the property p	urchased as	10 Type of Trai	sfer Distribut	ion Forec	losure Inrevoca	ble Trust 🔲 Revoca	able Trust Tra	insfer on Death
part of an IRS like- (I.R.C. § 1031 Exch	kind exchange? nance)	Auction	Easeme	nt ∐Gift	Life Esta	nté 🔲 Sale	Tr.	istee to Beneficiary,
	No	Court De	cree Exchang	je Grant	or Trust Partition	Satisfa	ction of Contract 🔽 Ot	ner (Explain Front
11 Was ownership tran		No, explain the o	livision.)				hased for same use? (If N	lo, state the intended use.)
	No					Yes No		
13 Was the transfer bet	ween relatives, or	if to a trustee, a	ere the trustor and	beneficiary rela	atives? (If Yes, check	the appropriate box	x.)	
Yes 🔽	No Aunto	r Uncle to Niece	or Nephew	Family Corp., I	Partnership, or LLC	∐ Self	Othe	F
	Brothe	rs and Sisters		Grandparents	and Grandchild	Spouse		
	☐ Ex-spo	use		Parents and C	hilid	Step-parent	and Step-child	
14 What is the current i	market value of th	e real property?			15 Was the mortg	age assumed? (if Ye	es, state the amount and i	nterest rate.)
$\int_{0}^{\infty} tO_{t} d\Omega_{t}$	ì				☐Yes	No \$		%
16 Does this conveyand	ce divide a current	parcel of land?					agent or a title company?	
Yes 🗹					or the agent or	title company conta	CL) Yes	\[\sqrt{N} \times \]
18 Address of Property					19 Name and Add	ress of Person to Wi	hom the Tax Statement S	bould be Sent
530 Unive	ري المحادي					,		
18a No address as		Vacant land			Same			
20 Legal Description Ots Sixt	een (16)	Sevented	(TI) A-	ed Sout	121 (21) 1	FORT of los	(18) Eighteel	u, Block one(i)
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21 If agricultural, list tot	al number of acre	s	•		,		a	7,
22 Total purchase p	rice, including a	ny liabilities as	ssumed				22 \$ 7	39,00 00
23 Was non-real pro	perty included i	in the purchas	e? Yes	No (If Yes, e	nter dollar amount	and attach itemiz	ed list.) 23	7
24 Adjusted purchas	se price paid for	real estate (lin	ne 22 minus line	23)			24	3/00 100
25 If this transfer is	exempt from the	documentary	stamp tax, list t	he exemption	number	•		/
Un	der penalties of	law, I declare th	nat I have examine	ed this stateme	ent and that it is, to t	he best of my know	ledge and belief, true, co	mplete, and
· ER	nest am dety	إسيما						
sign S	Type Name of Gre	intee or Authoriz	red Representative	1				Phone Number
— — — — — — — — — — — — — — — — — — —	re of Grantes or A	uthorized Repre	sentative		Title			Date
			Register of De	ed's Use O	nly			For Dept. Use Only
26 Date Deed Recorder	d .	27 Value of Sta	ump or Exempt Nu	mber	28 Recording Data	^ -		
Mo. <u>09</u> Day 2	5 _{v.} 17	\$ 600	inpt # 5	<u>L</u> .	2017,	195 2	263-2264	
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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 55th day of Sept A.D., 2017, at 2000 o'clock P.M. Recorded in Book 2017 on Page 2003 - 2004 County Clerk B. (6.00 A.2 Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date_9-25-17

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. 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-wir:

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

10 80 / se

Book 2017, 192264

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, a hand this 20 day of Scoth har, 2017.	TROY R. SCHMITZ Sheriff of Webster County, Nebraska
STATE OF NEBRASKA)	
) ss. COUNTY OF WEBSTER)	
On the 20 Hay of A The Land	2017 hafore me the undersioned Clark of Web to

On the 20 day of <u>Jeptenley</u>, 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) SEAL

Melbra Hasgebran Clerk of Webster County District Court

BOOK & PAGE	2017-	-2265	# PAGES	s	GR.	ANTEE MASTER NAME #	Ernes	t Da1
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	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
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COMMENTS _	Even	wt#2	Sh	ieriffs s	Sele	- 6 fo	o t	
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Nebraska Department of REVENUE

Real Estate Transfer Statement

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

FORM **52**1

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	The deed v	will not be rec	orded unless th	nis statemen	t is signed and i	tems 1-2	5 are acci				
1, County Name		2 County Num		7	3 Date of Sale/Tra		3 *****	4 Date of De			
Webster	Select	County & Cou	nty Number		Mo. Da	•		Ma	Day	Yr	
5 Grantor's Name, Addr	ress, and Teler	xhone (Please P	rint)		6 Grantee's Name		s, and Telep	hone (Please F	'nnt}		
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City		State		Zip Code	City	Co	4	0 State ∧./←.		68	Code 942
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					Ernail Address		If Yes, is th	e grantee a 509	(a) foundati	on? Ye	s [No
Email Address					Email Address						
7 Property Classification	on Number, Ci	heck one box in	categories A and	B. Check Ci	f property is also a	mobile h	ome.				
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√ Cnimproved	Mufti-Fan	nily	Agricultural		Mineral Interests	-Producin	g	☐ Exempt			
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8 Type of Deed	Conservator		Distrib		nd Contract/Memo	Partit		Sheriff		ner	
	Corrective		Easen	=		==	nai Rep.	Trust/Trustee Warranty	;		
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9 Was the property pure part of an IRS like-kin		10 Type of Tran	=	=		ble Trust	☐ Revocab ☐ Sale	e trust	<u>=</u>	er on Death e to Benefici	an.
(I.R.C. § 1031 Exchan	1ge}	Auction	Easeme	=	Life Estr or Trust ☐ Partition			ion of Contract			1 . 1
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Yes No		140, explain ble o	20131012)			Yes	☐ No _				
13 Was the transfer between	en relatives, o	r if to a trustee, a	re the trustor and I	beneficiary rela	tives? (If Yes, chec	k the appr	opriate box.))			
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14. What is the current ma	rket value of th	e real property?	·		15 Was the morto	jage assui	med? (li Yes	, state the amou	int and inter	est rate.)	
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16 Does this conveyance	divide a curren	it parcel of land?			17 Was transfer to of the agent or	haough a n	eai estate aq	`` —	mpany? (If \	/es, include	the name
Yes Wo	>										<u> </u>
18 Address of Property					19 Name and Add		_			d be Sent	
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18a No address assig	gned 18b	Vacant land	į								
20 Legal Description			C /- I	1 1.		י כי <u>ו</u>		\ 			136
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to the T	heVille	age 06	Quide	KOCK	., Webs	fen	Cou	nty, N	lebra	SKa	
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21 If agricultural, list total	number of acre	:s								- 1	
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22 Total purchase pric	e, including a	iny liabilities as	sumed					22		<u></u>	+-
23 Was non-real prope	erty in cluded	in the purchas	e? 🔲 Yes 🗍	No (If Yes, e	nter dollar amoun	t and atta	ch itemize	d list.) 23			<u>.</u>
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24 Adjusted purchase	price paid to	r real estate (lir	ie zz minus line	∠3;				<u>NEWS</u>		<u> </u>	- N
25 If this transfer is ex	empt from the	e documentary	stamp tax, list t	he exemption	number		•				
Unde	er penalties of	law, I declare th	nat i have examine	ed this stateme	nt and that it is, to	the best o	f my knowie	age and belief,	true, compl	ete, and	
COMPETAN		/ auttriorized to sig	gn this statement.								
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here Signature	of Grantee or A	Authorized Repres	seniative		Title	-				Date 1	· · · · · · · · · · · · · · · · · · ·
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26 Date Deed Recorded	5. 17		v#2		2017		1265	2266			
Mo. Day Day Nebraska Department of Rever	Yr	الجالب أ	7		3011,	`] 	· QC 45	Authorized I	by Neb. Rex. S	tat. §§ 76-214	, 77-1327(2
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Book 2017, Pg 2265

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this St. day of Sept A.D., 20 17, at 3.03 o'clock P. M. Recorded in Book 2016 on Page 2065-2060 County Clerk 16.000 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-25-17
SERVICE BY 13

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,

Book 2017, Pg 2266

IN WITNESS WHEREOF, I have, as We hand this 20 day of Soplenter, 2017.	ebster County, Nebraska, Sheriff, hereunto set my TROY R. SCHMITZ Sheriff of Webster County, Nebraska
STATE OF NEBRASKA)	
COUNTY OF WEBSTER)	
Nebraska, personally known to me as Sheriff of s	said County, being the same person who signed redged the same to be his voluntary act and deed,
WITNESS, my hand and official seal the	date and year written last above.
(seal) SEAL	Clerk of Webster County District Court

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2/9	7	_ # PAGE	5	_			
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GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
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S # #	1 AGRICULTURAL 405 BLADEN COMMERCIAL 615 ROSEMONT COMMERCIAL/NO SITE 1010 GRASS GREEN / GOLF COURSE 1000 RESIDENTIAL	1 100 AGRICULTURAL GUIDE ROCK RESIDENTIAL 405 500 BLADEN COWLES W/ HOME COMMERCIAL SITE 615 700 ROSEMONT COMMERCIAL/NO INAVALE W/HOME SITE SITE 1010 1015 GRASS GREEN / GOLF COURSE 1000 2000 RESIDENTIAL COMMERCIAL 195 NO 7-24-20 YES ADJUSTED	# PAGE 1 100 105 AGRICULTURAL GUIDE ROCK RESIDENTIAL COMMERCIAL 405 500 50S BLADEN COWLES W/ HOME COWLES NO HOME SITE 615 700 705 ROSEMONT SITE SITE 1010 1015 1020 GRASS GREEN / GOLF SAND GREEN / GOLF COURSE CONFINEMENT COURSE COURSE COURSE CONFINEMENT 405 500 50S BLADEN COWLES W/ HOME COWLES NO HOME SITE 51TE SITE 1010 1015 1020 GRASS GREEN / GOLF COURSE CONFINEMENT 1000 2000 4000 RESIDENTIAL COMMERCIAL AGRICULTURAL 1075 NO 7-24-2017 VES ADJUSTED SUBCHINGD	TAX/lien Tax/lien 1 100 105 200 AGRICULTURAL GUIDE ROCK REDICUOD RESIDENTIAL COMMERCIAL RESIDENTIAL 405 500 505 510 BLADEN COWLES W/ HOME COWLES NO HOME COMMERCIAL SITE COMMERCIAL W/ SITE 615 700 705 710 ROSEMONT INAVALE W/HOME SITE COMMERCIAL W/ SITE 1010 1015 1020 GRASS GREEN / GOLF COURSE COURSE COMMERCIAL CONFINEMENT 1000) 2000 4000 9000 RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT 195 NO 7-24-201 VES ADJUSTED SUBCHINGD (IO)	TAX/IIEN TAX/IIIEN TAX/IIII TAX/III TAX/IIII TAX/III	TAX/IEE TAX	TEAL/TURAL SOLUTION STATE TO TO STE STE STE STE STE STE STE STE STE STE

Nebraska Department of REVENUE

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

119

FORM **521**

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 80 oM Mo. 07 Day 24 Yr 2017 21 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Koepke Family Farm, LLC, c/o Eldon Koepke Brandi Erickson Street or Other Mailing Address
PO Box 3 / 440 S Maple St Street or Other Mailing Address 1898 290 Rd City Nelson Zip Code 68961 City Beloit Zip Code 67420 NE KS Phone Number Phone Number is the grantee a 501 (c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ improved Single Family ☐ Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt LIOLL Commercial **Becreational** 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Inevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale (I.R.C. § 1031 Exchange) Trustee to Beneficiary Yes √ No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) xfer to LLC 11 Was ownership transferred in full? (If No, explain the division,) 12 Was real estate purchased for same use? (If No. state the intended use.) √ Yes ☐ No. ☐ No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes_ Yes **V** No **V** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 0.00 22 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 0.00 23 0100 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 Authorized Representative hone Number Attorney Signature of Gra Title here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data _{Day} **26**

16 interest in

The South Sixty feet (S60') of Lot One (1), and the the South Sixty feet (S60') of 500 311700 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 (W½W½SE½) of OO\7\3\00 Section Twenty (20), in Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW½) of Section Twenty-seven (27), Township Four (4) CO 17/5700 North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northeast Quarter (N½NE½) 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 County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of 50 clock A.D., 2017, at 9:50 or lock A.M. Recorded in Book 2017 on Page 226 County Clerk 10.00 B/3 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 9-26-/7 \$ Exempt #5 b By BB

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 (N½NE½) 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 _______. 2017.

Engli Erichsen
Brandi Erickson

STATE OF NEBRASKA, COUNTY OF Nuckolls) ss.

The foregoing instrument was acknowledged before me on August 2/, 2017, by Brandi Erickson.

Comm. expires December 18, 2020

State of Nebraska – General Nota KATE BROWN My Commission Expires December 18, 2020 Notary Public

Garwood & McCracken, Lawyers

401 North Webster Street, Red Cloud, NE 68970

Ph/Fax (402) 746-3613

Page 1 of 1 pages

DAVEF/WP\200\KOEPKEFM\BRANDI.WD 8/8/17

FILING NUMBER	<u> </u>	6800/6	2110			-	YDF	on Kar
DOC STAMPS	20	•	-	tax/lien	** ***	-	# 131	18
SALES FILE#	221	<u> </u>	_ # PAGES	5	-			
NEIGHBORHOOD#	0	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	185					l	SUBURBAN	
TOTAL SALE PRICE_	A	<i>O</i>						
21 ADJUSTMENTS <u>\$</u>	3							
OR ADJUSTMENTS <u>\$</u>	\$							
REVIEW CODE	NO							
SALES DATE_	7-2	4-201	7					
DEED TYPE_	<u> </u>	>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	@	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
	вн	BLA	cow	GR	INA	RC	ROS	RUR
LOCATION CODE	Pri		1					



Real Estate Transfer Statement

FORM

 To be filed with the Register of Deeds.
 Read instructions on reverse side. If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 3 Date of Sale/Transfer 2 County Number 4 Date of Deed WEBSTER - 91 Mo. 07 Day 24 Yr. 2017 19 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer Elgene M. & Michael Grafel Koepke Family Farm, LLC, c/o Eldon Koepke Street or Other Mailing Address Street or Other Mailing Address 1017 N Washington Ave 1898 290 Rd Zip Code 68901 City Beloit Zip Code 67420 Hastings NE Phone Number Phone Number Is the grantee a 501 (c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Enrectosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Safe Trustee to Beneficiary Yes ✓ No Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ☐ No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 4 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 2000 Ves ✓ No Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 if agricultural, list total number of acres 0.00 0.00 0010 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 50 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 R. Garwood (402) 746-3613 Phone Number Attorney Title Register of Deed's Use Only For Dept. Use Only 25 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day 26

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 (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 (NW½) 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 (N½NE¾) 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.

BK2017,19 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 2/e day of September A.D., 2017, at 9:55 o'clock A.M. Recorded in Book 2017 on Page 22/e 7 Deb Kingenberger County Clerk

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-26-17
\$&xempt #5b 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 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 (W½W½SE½) 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 (N½NE¾) 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:

 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.

Elgelle Mr. Oralei

Michael Grafel

STATE OF NEBRASKA, COUNTY OF ADAMS) ss.

The foregoing instrument was acknowledged before me on August 1971, by Elgene M. Grafel and Michael Grafel, wife and husband.

Comm expires April 20, 2021

Notary Public

GERERAL NOTARY-State of Nebraska
TAYLOR C. FIKE
My Comm. Exp. April 20, 2021

BOOK & PAGE	OCH	<u> </u>	_ # PAGE	s	<u>-</u> GF	RANTEE MASTER NAME	+ 7)0e pi	e tain
PARCEL#/ FILING NUMBER		157/6	7045			_ 1	Farm,	LLC
			_			_	GOE.	Idon K
DOCSTAMPS	-0		_	tax/lien		_	tt	13118
SALES FILE#	22	/	_ # PAGES	5				
NEIGHBORHOOD #								
	AGRICULTURAL	100 GUIDE ROCK	105 GUIDE ROCK	200 RED CLOUD	205 RED CLOUD	BLUE HILL 300	305 BLUE HILL	400
	ACHICOLIONAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
:	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	i I		
L	105					I	SUBURBAN	
TAX DISTRICT_	105	2						
TOTAL SALE PRICE_	~~~							
521 ADJUSTMENTS <u>\$</u>	<u> </u>							
SOR ADJUSTMENTS \$	i							
REVIEW CODE	NO							
SALES DATE_	7-3	24-201						
DEED TYPE_	ω	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD		MOBILE			
CODE	1	2	3	<i>O</i> .	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	110 11	Heves t	- Laker	y + Tre	nt Coli	pystein	> to	
Andrew (All Angles (A)	H2014	2 Fami	L. Fark	n I.Le	<u> </u>	/	<u> </u>	

Real Estate Transfer Statement •To be filed with the Register of Deeds. • Read instructions on reverse side, . If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number County Name 3 Date of Sale/Transfer 4 Date of Deed Mo. 07 Day 24 Yr. 16 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer Lakey & Trent Gloystein 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 State NE Zip Code 68901 State Zip Code 67420 Hastings Beloit Phone Number Phone Number Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Trust/Trustee Lease Personal Ren. Death Certificate - Transfer on Death **✓** Warranty Cemetery Executor Mineral Quit Claim Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale (I.R.C. § 1031 Exchange) Auction Easement Gift Trustee to Beneficiary **√** No Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) xfer to LLC 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use, √ Yes ☐ No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew 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,) 000 ✓ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description 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? Tyes Ves, 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

Attomey

Register of Deed's Use Only Value of Stamp or Exempt Number 28 Recording Data Exempt#5b

Title

Nebraska Department of Revenue

26 Date Deed Recorded

Form No. 96-259-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

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

(402) 746-3613

For Dept. Use Only

16 interest in

The South Sixty feet (S60') of Lot One (1), and the He 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 (N½NE¾) 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 2270 State of Nebraska 3ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of <u>September</u> A.D., 20 17 , at 10:00 o'clock A. M. Recorded in Book 2017 erger County Clerk **多名 Deputy** Carded

NEBRASKA DOCUMENTARY

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 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 (NW1/4) 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 (N½NE½) 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 Trent Gloystein STATE OF NEBRASKA, COUNTY OF Adams September The foregoing instrument was acknowledged before me on August Lakey Gloystein and Trent Gloystein, wife and husband. GENERAL MOTARY-State of Rebraska

Comm. expires April 20, 2021

	(<u>con) 713</u>	SICO! WWW				_	01 01	1 4
DOC STAMPS	_		-	tax/lien	, <u>, , , , , , , , , , , , , , , , , , </u>	- -	4 13	100 F06
SALES FILE #	. 222	<u> </u>	_ # PAGES	<u> </u>				·
NEIGHBORHOOD #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		······································	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TOTAL SALE PRICE								
521 ADJUSTMENTS - SOR ADJUSTMENTS								
REVIEW CODE	NO							
SALES DATE	7-2	4-20	17					
DEED TYPE	<u>w</u>	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	0	MOBILE			
	1	2	3	0	5			
CODE		AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
CODE	USABILITY				. r. com to the tribute of the first		ľ	
CODE	USABILITY BH	BLA	cow	GR	INA	RC .	ROS	RUR
		BLA BLADEN	cow	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RURAL



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

The dear	will not be recorded unless the	ole etetemen	t is signed and items 1-25 are accurate	اد دهدا درستان	
1 County Name	2 County Number	us statemen	· · · · · · · · · · · · · · · · · · ·	 	
	STER - 91	1		Date of Deed	, 25 Yr. 2017
5 Grantor's Name, Address, and Tel		1	 		/ Yr
Grantor's Name (Seller)	sprione (Flease Fint)		6 Grantee's Name, Address, and Telephone Grantee's Name (Buyer)	(Flease Frint)	
Eldon V. Koepke			Koepke Family Farm, LLC, c/o	Eldon Koepk	(e
Street or Other Mailing Address 1898 290 Rd		<u> </u>	Street or Other Mailing Address 1898 290 Rd		
City Beloit	State KS	Zip Code 67420	City Beloit	State KS	Zip Code 67420
Phone Number				501(c)(3) organiz	ation? Yes 🗸 No
Email Address			Email Address	ntee a 509(a) four	ndation? Yes No
7 Property Classification Number, 6	Check one box in categories A and	B. Check C it	property is also a mobile home.		
(A) Status			Property Type	-· · · · · · · · · · · · · · · · · · ·	(C)
✓ Improved Single I	amily Industrial			State Assessed	Mobile Home
Unimproved Multi-Fa	• 🖳 •		Mineral Interests-Producing	Exempt	<u> </u>
8 Type of Deed Conservator	Distribu	ution Lar	d Contract/Memo Partition Sh	eriff	Other
Bill of Sale Corrective Cemetery Death Certific	Easem ate – Transfer on Death Execute	느		ist/Trustee arranty	
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 Auction Easement Court Decree Exchange	nt Gift	Life Estate Sale	☐ Tr	unsfer on Death ustee to Beneficiary
11 Was ownership transferred in full? (I		a	12 Was real estate purchased fo		her (Explain) <u>xfer to LLC</u> lo, state the intended use.)
13 Was the transfer between relatives,	or if to a trustee, are the trustor and b	eneficiary relat	ives? (If Yes, check the appropriate box.)	· · ·	
✓ Yes ☐ No ☐ Aunt	or Uncle to Niece or Nephew 📝 F	amily Corp., P	artnership, or LLC Setf	Othe	r
☐ Broth	ers and Sisters	Grandparents a	nd Grandchild Spouse		•
		arents and Ch		-	
4 What is the current market value of t	he real property?		15 Was the mortgage assumed? (If Yes, state		nterest rate.)
350,000-			Yes		%
16 Does this conveyance divide a current Yes No	nt parcel of land?		17 Was transfer through a real estate agent or of the agent or title company contact.)	a title company? Yes	
18 Address of Property			19 Name and Address of Person to Whom the	Tax Statement St	nould be Sent
Rural Property Webster County, NE			same as Grantee		
18a No address assigned 18b	Vacant land				
20 Legal Description		· · · · · · · · · · · · · · · · · · ·			·····
see attached					
21 If agricultural, list total number of acn	es				
22 Total purchase price, including	one lightistics accounted			\$	0.00
	•	Via (If Vac. and	er dollar amount and attach itemized list.)	\$ \$ 23	0,00
24 Adjusted purchase price paid fo	· — —	•	,	\$ 24	0100
25 If this transfer is exempt from th	,	,	er.		
Under penalties o	f law, I declare that I have examined		and that it is, to the best of my knowledge an	d belief, true, cor	nplete, and
correct, and that I am duly David B. Garwoo	y authorized to sign this statement.				(402) 746-3613
sign Privile of Type Name of Car	Inter or Authorized Representative		Attamas		Phone Number
	Authorized Representative	Ţ	Attorney		7-55-// Date
	Register of Dee	d's Use Onl	v		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Numb		28 Recording Data		
Mo. 9 Day 26 Yr. 17	\$ Exempt #5b		BK2017 A3271	Ī	
Nobracka Department of Possesse				therized by Not. D.	. Etat SS 70 044 774907/0\

1/3 interest in

The South Sixty feet (S60') of Lot One (1), and the He 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 (N½NE¾) 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, B 2271

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 D., 2017, at 0:05 o'clock A.M. Recorded in Book 2017 on Page 27/Deb Klingenberger County Clerk 10.00 B.B. Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
Date 9-26-/3
SExempt 56 by BR

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 (N½NE¾) 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

Eldon V. Koepke

Notary Public, State of Kansas My Appointment Expires

JI-7-19

STATE OF KANSAS, COUNTY OF Mitchell) ss.

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

Comm. expires 11-7-19

Notary Public

BOOK & PAGE	0017-0	<u> 275 </u>	# PAGES	i	, GR	ANTEE MASTER NAME #	Mecle.	+ Janis
PARCEL#/ FILING NUMBER		100/626	وله	1-4-9		_	Schm.	eding
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SALES FILE #	223	3	# PAGES					
NEIGHBORHOOD #	Q	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
į	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
	160		-			l	SUBURBAN	
TAX DISTRICT	<u> 150</u>							
TOTAL SALE PRICE	<u>l, 105</u>	. <i>5</i> 3						
521 ADJUSTMENTS	\$							
ESSOR ADJUSTMENTS	\$							
REVIEW CODE	NO					·		
SALES DATE	9-0	20-2017	7					
DEED TYPE	Sher	iffs D	ee2					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	©	MOBILE			
CODE	1	2	3	<u> </u>	5			
į	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	 Sh <i>or</i>	iffs S	Jako -	inhud	د ۱۸ م	ing Tay	· ·	
COMMENTS	الله ال	11125		1. 000	22 700		~- <u>-</u> -	

Real Estate Transfer Statement

FORM 521

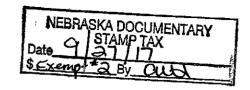
• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded driess this states	Herit is signed and items 1 20 are accuratory completed.	
1 County Name 2 County Number Select County & County Number	3 Date of Sale/Transfer Mo Day Yr Mo Day Day	Дүг. Д
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Selled	Grantee's Name (Buver)	-1.
Webster County Street or Other Mailing Address	Merly Cland Jones K. Schm. Street or Other Malling Address	ears.
City State Zip Code	City State	Zip Code .
	Telephone Number Is the grantee a 501(c)(3) organization	66454 1? Yes XINo
Telephone Number	#02 1443-0185 If Yes, is the grantee a 509(a) foundation	
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check	C if property is also a mobile home.	
(A) Status	(B) Property Type	(C)
Improved	Mineral Interests-Nonproducing Mineral State Assessed Mineral Interests-Producing Exempt	Mobile Home
	Land Contract/Memo Partition Sheriff Ott Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty	ier
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	preclosure Irrevocable Trust Revocable Trust Transfer	
	p., Partnership, or LLC Self Other nts and Grandchild Spouse	est rate.)
2850.	☐ Yes 🛂 No \$	%
6 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Y of the agent or title company contact.) Yes	es, include the name
8 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should	d be Sent
1-4-9		
8a No address assigned 18b Vacant land		
20 Legal Description Sat 1, in the NE4 y	NE4 of Section 1-4-9,	
22 Total purchase price, including any liabilities assumed	22 \$ /,	105 53
3 Was non-real property included in the purchase? 🗌 Yes 🛮 🛣 No (If Yes	s, enter dollar amount and attach itemized list.) 23	<u> </u>
4 Adjusted purchase price paid for real estate (line 22 minus line 23)		® 00
5 If this transfer is exempt from the documentary stamp tax, list the exempt	ion number	ate and
Signature of Grantee or Authorized Representative	Iment and that it is, to the best of my knowledge and belief, true, complete the state of the st	103, 643-0 i hone Number 7-27-17 ate
Register of Deed's Use	····	or Dept. Use Only
6 Date Deed Recorded Mo. Day 27 Yr. 17 SEXEMPT #2	28 Recording Data BK 9017, Pa 2275	
ebraska Department of Revenue	Authorized by Neb. Rev. St	at. §§ 76-214, 77-1327(2)

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this Stay of September A.D., 20 11 at 11:31 o'clock A.M. Recorded in Book 30 11 on Page 20 5-20 16 County Clerk 51 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 6 TH P.M., WEBSTER COUNTY, NEBRASKA.
	IN WITNESS WHEREOF, I have, as Webster County, Nebraska, Sheriff, hereunto set my
hand th	nis 20 day of September, 2017.

Sheriff of Webster County, Nebraska

STATE OF NEBRASKA)) ss.
COUNTY OF WEBSTER)

On the <u>30</u> day of <u>legtente</u>, 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

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

224

FORM **521**

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Day __14 2017 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Selle Grantee's Name (Buyer) SEE ATTACHED GARRY REIMAN & CHARLENE REIMAN Street or Other Mailing Address PO BOX 204 Street or Other Mailing Address PO BOX 204 Zip Code 68930 State City BLUE HILL State NE Zip Code 68930 BLUE HILL Phone Number V No V No Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Ofber Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Cemetery Was the property purchased as part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) Irrevocable Trust Pevocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death Auction Easement Life Estate Trustee to Beneficiary ☐ Yes ₩ No Satisfaction of Contract Other (Explain) Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) ☐ No Yes ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Other Brothers and Sisters Grandparents and Grandchild ✓ Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) ✓ No Yes **✓** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1110 W GAGE ST LOT #7 & 1009 W SEWARD ST GARRY REIMAN, TRUSTEE & CHARLENE REIMAN, TRUSTEE BLUE HILL, NE PO BOX 204 BLUE HILL, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description to Legal Description パカ いんかんけん いったい しょう 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 0.00 22 Total purchase price, including any liabilities assumed 22 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and orrect, and that I am duly authorized to sign this statement JENNIFER FLEISCHER (402) 762-3524 Print or Type Name of Grantee or Autho Phone Number sign ATTORNEY Date here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data Day 27_Yr. \$ Exempt #5b Nebraska Department of Revenue thorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

GRANTEE'S NAME

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

BK2017, Pg 2277.

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 1:00 o'clock, P.M. Recorded in Book 2017 on Page (2277-2278)

Deb Klingenberger County Clerk

316.00

By Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-27-77
\$ 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 will all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

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

Evecuted

GARRY REIMAN, Grantor

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

GENERAL NOTARY - State of Nebraska JENNIFER M. FLEISCHER My Comm. Exp. January 22, 2021

BOOK & PAGE		-2279	# PAGE	<u> </u>	_ GF	RANTEE MASTER NAME :	" <u>mel</u>	halDe
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DOC STAMPS	Evemp	+#4	-	tax/lien		- -		<u> </u>
SALES FILE#	_ 225	5	_ # PAGE	s	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	inavale/ no home site	inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	
TAX DISTRICT_	25							
TOTAL SALE PRICE_						· .		
21 ADJUSTMENTS <u>\$</u>	;							
DR ADJUSTMENTS S	•							
REVIEW CODE	NO	 						
SALES DATE_	9-5	2017	.,					
DEED TYPE_	Cornect	2017 true Q	C					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u></u>	MOBILE			
CODE	1	2	3	0	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED /	ARMS LENGTH / NOT VALIÐ FOR MEASUREMENT			
ļ				ı	MENDOREIVEN!	<u> </u>		
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR

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.

225

FORM **521**

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

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed, 1 County Name 2 County Number 3 Date of Sale/Transfer 2017 WEBSTER - 91 Mo. 09 Day 05 Yr. 09 05 2017 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Carol J. Billeter Melba L. Dell Street or Other Mailing Address 73953 K Rd Street or Other Mailing Address PO Box 303 State NE Zip Code 68949 State NE Holdrege Hildreth 68947 Phone Number (308) 876-2389 Phone Number is the grantee a 501 (c)(3) organization? Yes **V**No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Incustrial Mineral Interests-Nonproducing Mobile Home State Assessed Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL ☐ Commercial Recreational Land Contract/Memo 8 Type of Deed Conservator Distribution Partition Sheriff Other Bill of Sale √ Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Mineral Executor Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Auction Easement Life Estate Trustee to Beneficiary ☐ Yes √ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Title Correction 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use,) √ Yes ☐ No No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 310 W State St same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 0.00 0.00 23 Was non-real property included in the purchase? Tyes Vos (If Yes, enter dollar amount and attach itemized list.) 23 0010 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{4}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Name of Grante Authorized Represer Phone Number Attorney Title Signature of Grantee or Auth Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded

Nebraska Department of Revenue

BK2017, Pg 2279

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 Klanerherger County Clerk 3/600 BB Deputy Ind Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-27-/7
\$ Except # 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

STATE OF NEBRASKA, COUNTY OF PHELPS) ss.

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

Comm. expires 3-16-2020

GENERAL NOTARY - State of Nebraska
MARLYNN SAMUELSON
My Comm. Exp. March 16, 2020

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

DATE OF ISSUANCE

9/12/2017

LINCOLN, NEBRASKA

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

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES



· [10] - [41] 그리 그리 한민술		CE	RTIFICA	TE OF	DEATH			
1. DECEDENT'S-NAME (First, Mid	dle, Last, Suffix	c)				2 SEX		OF DEATH (Mo., Day, Yr.)
Ada Faye Wilcox			1 7070		12-	Female		mber 11, 2014
4, CITY, AND STATE OR TERRITORY,	OR FOREIGN COUNTS	RY OF BIRTH		st Birthday			— I	OF BIRTH (Mo.; Day, Yr.) *
17 st 35 st at at			(YFB.)	14	MOS. DAYS	HOURS MINS	1	Section 19
Thayer County, Nebraska				98	7	<u> </u>	Marc	h 18, 1916
7, SOCIAL SECURITY NUMBER				PLACE OF		_		
and the second			!	HOSPITAL		OTHER Nurs	ing Home/LT	C Hospice Facility
85, FACILITY-NAME (If not institution	, give street and numb	er)			ER/Outpatient	Dece	dents Home	
1912) K. A.M. 41 1					□ DOA	☐ Othe	r (Specify)	
Phelps Memorial Health Ce				1	<u> → </u>			
8c. CITY OR TOWN OF DEATH (Included)	ie Zîp Code)				Bd.	COUNTY OF DEAT	н	
Holdrege 68949						Phelps		- Mile Jan Mile
9a RESIDENCE-STATE	ap' CON	TY	3 5	200	TY OR TOWN			10 / 10
Nebraska	Pheli	os			oldrege			<u> </u>
9d. STREET AND NUMBER			402.7		9e. APT.		E	ag. INSIDE CITY LIMIT
1927 West 4th Ave						68949		YES X NO
10a, MARITAL STATUS AT TIME OF	DeinsM 🗌 HTABL	Never Marrie	d .10b. NAM	E OF SPOU	SE (First, Middle,	Last, Suffix) If v	wife, give mai	den name s or
1927 West 4th Ave 19a MARITAL STATUS AT TIME OF I Married, but separated \(\subseteq \) with 11. FATHER'S-NAME [First, Midd- Jarries Harrison Ross 13. EVER IN U.S. ARMED FORCES? (Yes, No, or Unk.) No. 15. METAOD OF DISPOSITION	dowed Divorced	Unknown	Fower	w w	ilcox			97. 34 57 S
			Landic	*****	OTHER'S NAME (F	irst. Middle, i	Maiden Surna	ume) 25 255
11. FATHER'S NAME (First, Mide	lle, Last, Suffix)	•	-34 <u>-</u>		•		mandan daren	unioj e ja tigan
James Harrison Ross					live Grace Kn	DAME IIP	1	El 120101112
13, EVER IN U.S. ARMED FORCES?	Give dates of service is		INFORMANTA	- 11	18 1 to 10			ELATIONSHIP TO DECEDEN
(Yes, No, or Unk.) No.			rol Billeter	23	· · · · · · · · · · · · · · · · · · ·			ighter 2
	16a, EMBALMER-SK	GNATURE	100	236	16b, LICEN	SE NO.	16c. D.	ATE (Mo., Day, Yr.)
Burial □ Donation	Eric J. Van Ho	m	**		1408		Dec	ember 16, 2014
Cremation Entombment	16d. CEMETERY, CF		R OTHER LOC	ATION	CI	TY / TOWN		STATE
Removal Cther (Specify)	1			يوگونان دور د	Jan Allen			Nebraska
	Guide Rock Co		1.8. 5.		,	uide Rock		, 760 (100 582) 75.00
17a. FUNERAL HOME NAME AND MA				No.	13 BAS			17b(Zip Code) 68949
Nelson-Bauer Funeral Hom	e, 401 Burlinaton	St. Holdred	e, Nebrask	8				00343
· · · · · · · · · · · · · · · · · · ·		LISE OF F	EATU (SA	o înetruc	tions and exam	nles)		
18. PART L Enter the chain of events-disea	ses injuries or complicati	onsubat directly	caused the deat	b. DO NOT an	mr terminal events such	as cardiac arrest,		APPROXIMATE INTERVAL
respiratory arrest, or ventricular fibrilis	tion without showing the e	tiology. DO NOT	ABBREVIATE E	nter only one	cause on a line. Add ad	ditional lines if necessa	ry.	
	NATE CAUSE:		* 3	100				onset to death
	lti-organ Failure				* "		į	2 Days
disease or condition resulting	•						:	
in pleath).	O, OR AS A CONSEQU	ENCE OF:	V	1.3777	11.			onset to death
	eumonia						:	1 Week 3
any, leading to the cause listed			1.0	286				# 307 PE P
on line a. DUE T	O, OR AS A CONSEQU	JENCE OF:					I	onset to death
Enter the UNDERLYING CAUSE C)		•			A		1	52. 20., ,20.
(disease or injury that initiated the events resulting in death)					- 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1			onset to death
AAST C)	o, or as a consequ	IENCE OF:	, T	1				Ottact (Copper
			1,74		100		:	
18, PART II, OTHER SIGNIFICANT CO	NDITIONS_Conditions	contributing	to the death b	ut not resu	lting in the underlyle	o cause given in PA	ART I. 19. V	VAS MEDICAL EXAMINER
18 PART II. OTHER SIGNATION II	AND INCINCION	, contained is				•	OF	CORONER CONTACTED?
. Po 多性. 统 医焦				3 Table 1			[]YES XIND
20. IF FEMALE: Not pregnant within past year Pregnant at time of death		21a. MANNEI	OF DEATH		21b. IF TRANSPO	RTATION INJURY	21c. WAS AN	AUTOPSY PERFORMED?
20. IF FEMALE: Not pregnant within past year			Homicide	a series	Driver/Operat	or		* #887 *349941
Pregnant at time of death		. —	Pending in	vestination	Passenger	ł	YES	☑ NO
Not gregnant, but prognent within 42	days of death	. —	_		P Bustontela a	Į.	21d WERE A	UTOPSY FINDINGS AVAILA
Met program of that program of 47 days t		Suicide	Could not t	a determined	Other (Specif	_{v)}	TO COM	PLETE CAUSE OF DEATH?
Unknown if program within the past			45.5		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		YES	□ NO.
Continova a biodumir wirring me barer		L		ν	<u> </u>			an else she /Constant
22a. DATE OF INJURY (Mo., Day, Yr.) 22b. TIME OF 1	NJURY 22c	. PLACE OF II	NJURY-At h	ome, farm, street, fa	ctory, onice building	g, constructio	on site, etc. (Specify)
								- 18 c 20 c 146 c
Unknown if pregnant, within the past 22a. DATE OF INJURY (Mo., Day, Yr. 22d. INJURY ATWORK? 22e. DE	SCRIBE HOW INJURY	OCCURRED			15 / 5			
YES NO				16				- 14 K K A
777. 377			in di			STATE		ZIP CODE
22f. LOCATION OF INJURY - STREE	i a NUMBER, APTINO	. с	ITY/TOWN			SIMIE		2. 0002
to the providedness of	Bar Val			1 12	24s. DATE SIGNED	(Mo. Day Ve)	24b. TIME	OF DEATH
23a, DATE OF DEATH (Mo.				. ĕ ≧.	Z48. DATE SIGNED	(mon pay, 11)		
December 11, 201		ME OF DEATH	::	S C S	246 PRONOUNCE	DEAD (Ma Day V	r.) 24d. TIME	PRONOUNCED DEAD
23b. DATE SIGNED (Mo., December 12, 20			1 3	불불투스	THE PROMODINGE	(mo., oay, 1		
December 12, 201		:45 AM	-A	E 2 5 8	24e Co the burin of	umination and/or invest	ination, in my o	pinion death occurred at
and due to the cause(s) st	re, creatil occurren at the til ited. (Signature and Title)	, sate and plat	~	4 E S	the time, date and	amination and/or invest I place and rive to the c	ense(s) stated: (Signature and Title)
December 12, 20 23b. DATE SIGNED (Mo., D December 12, 20 23d. To the best of my knowled; and due to the causely so Shane M. Smith, ME			100	To be completed by CORONER'S PHYSICIAN OF COUNTY ATTORNEY ONLY	(19 a)			76 N 375
P				0.7	L	unicarnal es 12	40 00 HEET	
25, DID TOBACCO USE CONTRIBUT			15 5		NATION BEEN CON			r GRANTED?
	ABLY UNKNOWN		:s	X NO		Not Appl	icable if 26a	SNO YES NO
27. NAME, TITLE AND ADDRESS OF								
Shane M. Smith, MD, 516					a, 68949			
28a, REGISTRAR'S SIGNATURE	11- 5	<u> </u>	-	^		28b. DATE	FILED BY RE	:GISTRAR (Mo., Day, Yr.)
y na na kati 🖊	nonuez	, , , , , , , , , , , , , , , , , , ,		N		Dece	mber 12. 2	014
オール こうしゅう 人	Stanley	<i>y</i>	~~~	· .		Dece	mber 12, 2	:014

BOOK & PAGI	<u>: 2017-</u>	2281	# PAGE	s	_ G	RANTEE MASTER NAME #	redro v	- Jennife
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			_			_	# 131	121
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SALES FILE #	Qó	26	# PAGE:	3	-			
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
1	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		•	
	25					l	SUBURBAN	A.*
TAX DISTRICT_ TOTAL SALE PRICE	4.0	00.00						
TO THE SALE I HOE	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<u> </u>						
521 ADJUSTMENTS <u>s</u>	\$							
OR ADJUSTMENTS <u>S</u>	*							
REVIEW CODE	NO			•				
SALES DATE_	7-1	-201	7					
DEED TYPE_	JTU	1-2017 1D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
			3	4	5			
CODE	Q	2	•					
CODE	USABILITY	2 AS ADJUSTED		SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
CODE	_	AS ADJUSTED		SALE NOT TO BE USED	VALID FOR	RC .	ROS	RUR
	USABILITY	AS ADJUSTED	SUBCHANGED :		VALID FOR MEASUREMENT	RC RSD-(100)D	ROS ROSEMONT	RUR RURAL



Real Estate Transfer Statement

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. 1

FORM 521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 09 Day 01 Yr. 2017 09 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Pedro & Jennifer C. Quirino Melba L. Dèll Street or Other Mailing Address PO Box 303 Street or Other Mailing Address PO Box 13 / 330 John St City Hildreth State NE Zip Code 68947 City Guide Rock Zip Code 68942 Phone Number Phone Number Is the grantee a 501(c)(3) organization? **√**No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed ☐ Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? (i.R.C. § 1031 Exchange) 10 Type of Transfer Distribution] Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate √ Sale Trustee to Beneficiary Exchange Yes √ No Court Decree **Grantor Trust** Satisfaction of Contract Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ☐ Na √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes_ Yes √ No. **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 310 W State St same as Grantee Guide Rock, NE 68942 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 4.000.00 0,00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 23 4.000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Name of Grante or Authorized Representative Phone Number sign Attorney Signature of Grante or Authorized Representative Title here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number _{Day} <u>27</u> \$ Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

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.

BK2017, Pg 2281

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., 20 / 7, at 1:52 or clock M. Recorded in Book 2017 on Page 28 / Deb Klinocoberger County Clerk 5/0.00 B. Deputy

NEBRASKA DOCUMENTARY
STAMPTAX
Date 9-27-/\$ 9.00 By BB

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 August 1, 2017.

Melba L. Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

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

Notary Public

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970

Phone/Fax: (402) 746-3613 KORY:C:\WP\800\QUIR DELJTD 8/29/17 Page 1 of 1 Pages

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 10/02/2017 Record: 1 of: 1

Inspected By: TS Inspection Date: 10/07/2013

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

100 GUIDE ROCK Neighborhood :

Lot Width : 175 Value Method: SF Lot Depth # 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
Arch Type Condition : 20 - Fair Remodel Date Remodel Type :

: 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 : COMP SHINGLES Roof Type

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 0×0

FINAL ESTIMATE

Improvement Value	\$14,575
and 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.

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

Date of Print: 10/02/2017 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

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	et Ba	se SF Cost	Total_Cost
BASIC STRUCTURE COST		1,608	х	90.44	= 145,428
ADJUSTMENTS		<u>Units</u>	Unit Cost	Area_Adj	Total Cost
ROOFING		1,072	(2.01)	(1.34)	(2,155)
SUBFLOOR					
HEATING & COOLING		1,608	(3.69)	(3.69)	(5,934)
PLUMBING Base is: 12	(under base)	7	1910	(7.90)	(12,703)
BASEMENT COST				0.00	
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST		1608	x	77.51	= 124,636
IMPROVEMENTS		Units	<u> Ųnit Cost</u>	Depr	Total_Cost
NO GARAGE					
SHED/DIRT/LOW		160	6.27	82%	180 *
KNEE WALL/SCREEN		133	52.92		7,040
KNEE WALL/SCREEN		133	52.92		7,040
KNEE WALL/SCREEN		96	54.68		5,250

Depreciation	:	90% Total	90% Physical	Func	tional	Econor	mic
_			Less Dep	preciation/P	lus Appre	ciation :	(129,570)
Improvement Va	alue					<i>.</i>	\$14,395
-							\$14,395 \$130
Land Value							• •
Land Value Lump Sums						• • • • • • • • • • • • • • • • • • • •	\$130

PAGE 1 COMMENTS			
300K-PAGE 2017-	DATE OF SALE		
Sub Socation id parcel(s)	Lot C Subdivision by ordinance. 60 0 (20400	Ordinance to Gurde Rock +	that fartof Lot D
ASSESSOR LOCATION	uide Rock	ADDRESS OF PROPERTY 310 L	U State St.
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1.30	3030	5160
2016	130	7380	7510
2017	/30	14575	14,705
-			
SELLING PRICE 4	900 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
CHOOL BASE #		DUSE QUALITY 4D HOUSE CONDITION	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

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:

AGE: 2017-2281

DATE OF SALE: 9/1/2017

10/3/2017

DATE:

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

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

W	hat was the total pur	chase						
1	price?	\$ \$	•		4,000.	00 5	es / No	
	If No explain:							
2 Was	any personal proper	ty included in th	e sale price?		Yes / No	Person	al Property	y was (circle all that apply):
Appl	iances Furniture	Other (please	explain):					
If the	t is the dollar value of the past five year	l property and p			· -	=	it in	\$
5 Wha	t expenses have bee	n incurred in ea	ch of the pa	st five year	s?			
6 How	long was the proper	ty on the market	?					
7 Were	any changes made	to the property e	ither before	or after the	sale?	Yes/N	Йo	
(Exa	mple: Remodeling	Renovations	Additions	Repairs	Demolition)			
If Ye	s explain:							

CONTINUED ON BACK

BOOK & PAGE	<u> </u>	<u>-2284</u>	# PAGE	s	GR	ANTEE MASTER NAME #	* 10mm	u Var
PARCEL#/ FILING NUMBER	00015	2400/.	38970			_ 		
		.5	-	/lian	·····	_ #	13/22	
DOC STAMPS	00-	1	-	tax/lien	· · · · · · · · · · · · · · · · · · ·	-		
SALES FILE#	_dd 1	· · · · · · · · · · · · · · · · · · ·	_ #PAGE	S				
NEIGHBORHOOD#	1	100	105	(200	205	300	305	400
	AGRICULTURAL	GUIDE RÖCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	game & Parks		SUBURBAN	
L TAX DISTRICT_	65					·	SUBURDAN	
TOTAL SALE PRICE_	1,00	0.00						
521 ADJUSTMENTS	s							
SSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE_	7-1	10-201	7					
DEED TYPE_	w	<u>'0-201</u> D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT		· · · · · · · · ·	
LOCATION CODE	BH	BLA	cow	GR	INA	9	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS _	Asses	sed @	11 049					



Real Estate Transfer Statement

FORM

 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. __07 Mo. 07 Day 10 Yr. 2017 10 WEBSTER - 91 Dav 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tammy Varela Grantor's Name (Seller) Melba L. Dell Street or Other Mailing Address PO 303 Street or Other Mailing Address 121 S Seward St State NE Zip Code 68947 State NE Zip Code 68970 Hildreth Red Cloud Phone Number Phone Number Is the grantee a 501(c)(3) organization? **✓** No Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) √ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Unimproved Multi-Family Agricultural Exempt [] IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Lease Personal Rep. Trust/Trustee Corrective Easement Death Certificate - Transfer on Death Mineral Quit Claim √ Warranty ☐ Cemeterv Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Easement Gift Life Estate Sale Auction Trustee to Beneficiary Yes Partition Court Decree Exchange Grantor Trust Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes Yes No. √ Yes ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild ☐ Spouse Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate,) ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 121 S Seward St same as Grantee Red Cloud, NE 68970 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 1.000.00 22 Total purchase price, including any liabilities assumed 22 0:00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 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. Kory J. McCracken (402) 746-3613 Print or Type Name of Gr e or Authorized Representative Phone Number Attornev Title here

Nebraska Department of Revenue

26 Date Deed Recorded

Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

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

For Dept. Use Only

28 Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

\$

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 M. Recorded in Book 2017 on Page 28 // Oeb Klingenberger County Clerk \$ 10.00 By Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-27-/7
\$ 2.25 By RB

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 10, 2017.

Melha L. Dell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 10, 2017, by Melba L. Dell, a single person.

Comm.

KORY MCCRACKEN

XPITES General Notary

State of Nebraska

My Commission Expires Aug 27, 2018

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 10/02/2017 Record: 1 of: 1

Inspected By: TA Inspection Date: 10/03/2011

Parcel ID #: 000152400 Map # : 4491-00-0-10065-002-0000

VARELA, TAMMY Situs :121 S SEWARD ST

Legal :LOTS 6-8 BLOCK 2 RAILROAD ADDITION RED

121 S SEWARD ST CLOUD

RED CLOUD, NE 68970-

LOT INFORMATION

200 RED CLOUD Neighborhood :

Lot Width : 75 Value Method: Lot Depth : 140
Topography : LEVEL # of Units : 10500

Unit Value : 0.09 Amenities

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 Conarda Arch Type : 20 - Fair Remodel Date : Remodel Type :

: 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 0×0

FINAL ESTIMATE

Improvement Value	\$10,120
Land Value	\$925
FINAL ESTIMATE OF VALUE	\$11,045
Value per Square Foot	7

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

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

Date of Print: 10/02/2017 Record: 1 of: 1

Parcel ID #: 000152400 Map # : 4491-00-0-10065-002-0000

VARELA, TAMMY Situs :121 S SEWARD ST

Legal :LOTS 6-8 BLOCK 2 RAILROAD ADDITION RED

121 S SEWARD ST

CLOUD

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift
Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor :0.95

	DESC	RIPTION			
		Square fee	t Ba:	<u>se SF Cost</u>	Total Cost
BASIC STRUCTURE COST		1,404	x	97.45	= 136,820
ADJUSTMENTS		Units	Unit Cost	Area Adj	Total Cost
ROOFING		780	(2.41)	(1.34)	(1,881)
SUBFLOOR					
HEATING & COOLING		1,404	(3.69)	(3.69)	(5,181)
PLUMBING Base is: 12	(under base)	4	1910	(5.17)	(7,259)
BASEMENT COST				0.00	
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST		1404	x	87.25	= 122,499
IMPROVEMENTS		<u>Units</u>	Unit Cost	Depr	Total Cost
NO GARAGE		324	12.11	82%	70F +
DET GAR LOW COND		32 4 132		828	705 *
SOLID WALL PORCH					9,465
OPEN SLAB PORCH		154	16.45		2,535

Depreciation	:	93%	Total	93%	Physical	Funct	ional	Econon	mic
~					Less Depr	reciation/Pl	us Appre	ciation :	(125,085)
Improvement Va	alue .								\$9,415
									\$9,415 \$925
Land Value									
Improvement Va Land Value Lump Sums VINI ESTIMATE OF VA	LY SII	OING (OVER BRI	CK HO	JSE		• • • • • • •		\$925

PAGE 1 COMMENTS	5		
300K-PAGE 2017	-2284 DATE OF SAL	E	
LEGAL DESCRIPTION CO	+ 6,7,8, Block 2 Rai	droad Addition to City of	l PO
OCATION ID BARCEL(s)	000 152400		2
ASSESSOR LOCATION Re	ed Cloud	ADDRESS OF PROPERTY /2/5	Seward St
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	925	15525	16 450
2016	925	10120	11 045
2017	925	10120	11045
SELLING PRICE 1, DC	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
3CHOOL BASE #	91-0002	HOUSE QUALITY 40 HOUSE CONDITION	DATE OF CONSTRUCTION 1875
MOBILE HOME V	14		

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk

dlwebcoassr@outlook.com

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:

DATE:

10/3/2017

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

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

What was the total	purchase		
1 price?	\$ \$	1,000.00	Yes / No
If No explain:			
2 Was any personal pro	operty included in the sale price?	Yes / No I	Personal Property was (circle all that apply):
Appliances Furnita	re Other (please explain):		
	lue of the personal property that was ental property and produces income years?		
5 What expenses have	been incurred in each of the past fi	ive years? \$	
6 How long was the pr	operty on the market?		
7 Were any changes m	ade to the property either before or a	fter the sale?	Yes / No
(Example: Remodel	ing Renovations Additions Re	epairs Demolition)	
If Yes explain:			-

CONTINUED ON BACK

BOOK & PAG	<u>2017-</u>	2286	_ # PAGE	:s	_ GF	RANTEE MASTER NAME	<u>, Crceia</u>	+
PARCEL#		7300/		<u>30710</u>		_	Carna	tion Be
			_			_	#12	783
DOC STAMPS	58.	50	_	tax/lien_		_		
SALES FILE #	22	8	# PAGE	s	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	Bladen residenti
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	(NAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	65 26,0	<u>00</u>						
1 ADJUSTMENTS	\$							
R ADJUSTMENTS								
REVIEW CODE	NO	-						
SALES DATE	9-	28-201	7					
DEED TYPE_		28201 JWE						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT	•		
LOCATION CODE	ВН	BLA	cow	GR	INA	(RC)	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L			1.	<u> </u>		I	_	
COMMENTS _								

Nebreska Department of REVENUE

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

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

228

FORM **521**

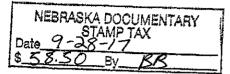
The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 1 County Name WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Grantor's Name (Seller Craig Beck and Carnation Beck Beverly M. Reicks and Kathy S. Pettersen Street or Other Mailing Address 441 N Cedar St ther Mailing Address Zin Code Red Cloud NE 68970 Is the grantee a 501(c)(3) organization? Phone Number If Yes, is the grantee a 509(a) foundation? Yes Email Address Émail Address n/a 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural ☐ Exempt Unimproved Multi-Family Mineral Interests-Producing ☐ IOLL Commercia Recreational Sheriff Other Distribution Land Contract/Memo 8 Type of Deed Partition Trust/Trustee Lease Bill of Sale Easement Personal Rep. Quit Claim √ Warranty Death Certificate - Transfer on Death Executor Mineral Cemetery Was the property purchased as part of an IRS like-kind exchange' (I.R.C. § 1031 Exchange) Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Gift Life Estate ✓ Sale Trustee to Beneficiary Easement **✓** No Partition Satisfaction of Contract Other (Explain) Yes Court Decree Exchange Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☐ No ✓ Yes √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other Yes Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$26,000 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes <u>Garv Thompson Agency</u> No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 441 N Cedar St Grantees Red Cloud, NE 68970 18a No address assigned 18b 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_ 26,000,00 22 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 26,000100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and hat I am duly authorized to sign this statement. aertens /2017 Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Day 28 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

State of Nebraska Scunty of Webster Ss.

BK2017, Pg 2286

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 11:15 o'clock_ .M. Recorded in Book 20/2 County Clerk _Deputy Ind __Comp__Assessor. Carded.

> Prepared by: Theobald Law Office PO Box 423 Red Cloud, NE 68970



JOINT TENANCY WARRANTY DEED

Beverly M. Reicks and Kathy S. Pettersen, as spouse of each other, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Craig Beck and Carnation Beck, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska

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

- (1) are lawfully seised of such real estate and that it is free from encumbrances:
- (2) have legal power and lawful authority to convey the same;

, 2017.

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

Executed September 5

Bevery M. Reicks by Pamela J Reicks, her Attorney-in-Fact

Kathy S. Pettersen by Pamela J. Reicks, her

Attorney-in-Fact

STATE OF NEBRASKA

COUNTY OF Vougles) ss.

The foregoing instrument was acknowledged before me on September 25 Pamela J. Reicks, as Attorney-in-Fact for Beverly M. Reicks; and Pamela J. Reicks as Attorneyin-Fact for Kathy S. Pettersen.

GENERAL NOTARY-State of Nebraska WILLIAM F WADE My Comm. Exp. June 4, 2021

Milliam H Wall

My Commission Expires: 6/4/2021

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record: 1 of:

Date of Print: 10/04/2017

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

Parcel ID #: 000107300 Map # : 4371-00-0-10005-014-0000

Taleel 15 #. 000107300 Fap # . 4371-00-0-10003-014-0000

BECK, CRAIG & CARNATION Situs :441 N CEDAR ST

Legal :LOTS 1-4 BLOCK 14 ORIGINAL TOWN RED

317 NORTH SEWARD STREET CLOUD

RED CLOUD NE 68970-

LOT INFORMATION

Neighborhood: 200 RED CLOUD

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

Topography : Amenities
Street Access :

Street Access:

Utilities: Adjustments:

Lot Value: 1,255

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 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

Legal :LOTS 1-4 BLOCK 14 ORIGINAL TOWN RED

317 NORTH SEWARD STREET CLOUD

RED CLOUD NE 68970-

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,728	x	69.88	= 120,753
ADJUSTMENTS		<u>Units</u>	<u>Unit Cost</u>	Area Adj	Total Cost
ROOFING					
SUBFLOOR					
HEATING & COOLING		1,728	2.01	2.01	3,473
PLUMBING Base is: 9	(under base)	1	1176.67	(0.65)	(1,123)
BASEMENT COST		1,152	16.10	10.73	18,541
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST		1728	x	81.97	= 141,644
IMPROVEMENTS		Units	<u>Unit Cost</u>	Depr	Total Cost
NO GARAGE					
SLAB W/ROOF & STEPS		360	21.00		7,560
SLAB W/ROOF & STEPS		24	34.31		825

Depreciation	:	84% Total	84% Physi	cal Fund	tional	Econon	nic
			Less	Depreciation/F	lus Appre	ciation :	(126,025)
Improvement Va	alue .						\$24,005

		9-28-2017	
al description Lots	1,2,3,4 Block 14 origi	nal 76wn Red Cloud	
ATION ID PARCEL(S)	0107300		
essor location Red	Cloud	ADDRESS OF PROPERTY 44	N Cedar St
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1255	23705	24960
2016	1255	24 005	25260
2017	1255	24005	25 2100
NG PRICE 2(0, OC	S 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
OOL BASE #	91-0002 H	OUSE QUALITY 36 HOUSE CONDITION	30 DATE OF CONSTRUCTION 1892

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:

CONTINUED ON BACK

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

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

,	What was the total pure	chase				
1	price?	\$_\$		26,000.00	Yes / No	
	If No explain:					
2 Wa	is any personal propert	y included in the s	ale price?	Yes / No	Personal Proper	ty was (circle all that apply):
Ap	pliances Furniture	Other (please exp	olain):			
3 Wł	at is the dollar value o	f the personal prop	perty that was include	d in the purchase p	rice?	\$
If t	he property is a rental	property and pro	oduces income, what	rent has been char	ged for it in	\$
4 eac	ch of the past five year	s?				
5 W/	at expenses have beer	ı incurred in each	of the past five year.	s?		
6 Ho	w long was the propert	y on the market?				
7 We	re any changes made t	o the property eith	er before or after the	sale?	Yes / No	
(E:	xample: Remodeling	Renovations A	Additions Repairs	Demolition)		
If Y	es explain:					

BOOK & PAGE	2017-2	2297	# PAGES	<u> </u>	. GR	ANTEE MASTER NAME#	Scott F	. Schmic
PARCEL#/ FILING NUMBER	00171	6400/1	07085	28-4-10		-	1 4	a Schmi
	260		-			-	# (31	23
DOC STAMPS	<u> 393.</u>	73	-	tax/lien		-		
SALES FILE#	220	7	# PAGES					
GHBORHOOD#	(1)	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUÉ HIEL COMMERCIAL	BLADEN RESIDENTIA
:	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITÉ	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT				- ·	
OPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			,
TAX DISTRICT	185			···		•		
AL SALE PRICE	175,	000						
ADJUSTMENTS	\$							
ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	9-2	8-20 UD	17					
DEED TYPE	L	UD						
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	(1)	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
CATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
l				1	!	<u> </u>	<u> </u>	
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.

	The deed t	vill not be rec	orded unles	ss this staten				25 are acc	urately comple		
1 County Name		2 County Nu	mber			Date of Sale/Tra		2017	4 Date of Dee		3 2017
	WEBS'	TER - 91				Mo. 9 Da		·			3 Yr. 2017
5 Grantor's Name, A	<u> </u>	hone (Please F	Print)				*	ss, and Tele	phone (Please Pr	rint)	
Grantor's Name (Selle Jim D. Rutt and	^{er)} ḋ Rhonda L.∃	Rutt			Š	rantee's Name (E cott F. Sch	midt aı	nd Jessid	ca Schmidt		
Street or Other Mailing 2217 Home St						reet or Other Ma 511 Hwy 4	iling Add	iress			
City Hastings		State NE		Zip Code 6890		lue Hill			State NE		Zip Code 68930
Phone Number (402) 461-1711					(4	none Number 102) 469-66	63		ntee a 501(c)(3) o he grantee a 509(
Email Address n/a					n/	nail Address 'a					
7 Property Classific	ation Number. Cl	neck one box ir	categories A	and B. Check	C if pro	perty is also a	mobile l	home.			
(A) Status					(B) Pro	operty Type					(C)
✓ Improved	Single Fa	mily	Industrial			Vineral Interests	-Nonproc	ducing	State Asse	essed	Mobile Home
Unimproved	Multi-Far	•	Agricultura Recreation			Mineral Interests	-Producir	ng	Exempt		
8 Type of Deed	Conservator		D	istribution	Land C	ontract/Memo	Parti	ition	Sheriff	Othe	er
Bill of Sale	Corrective Death Certifica	ite – Transfer on		asement xecutor	Lease Mineral	ſ	=	onal Rep. Claim	Trust/Trustee ✓ Warranty		
9 Was the property part of an IRS like-		10 Type of Tra		ribution Fo	reclosur	re Irrevocal	ble Trust	Revocal	ble Trust	Transfer	on Death
(I.R.C. § 1031 Excl	hange)	Auction	_	ement Gif	t antor Tri	Life Esta		Sale	tion of Contract		to Beneficiary
Yes ✓ 11 Was ownership tran	No nsferred in full? (If	Court De		hangeGr	asiloi iii					haranal	tte the intended use.)
✓ Yes	No					ı	✓ Yes	No_			
13 Was the transfer be		r if to a trustee,	are the trustor				-		.)	1	
Yes _✓	No Aunt o	or Uncle to Niece	or Nephew			iership, or LLC	=	Self		Other	Maria
	=	ers and Sisters		Grandparer		Grandchild		Spouse			
	Ex-spo			Parents and			_		and Step-child		
14 What is the current	market value of th	e real property?			15		_		s, state the amoun	nt and interes	
\$175,000	oo divida a ayyee	t never leftered?			17	Yes	✓ No	\$	gent or a title com	namy? (If Ve	s, include the name
<u>-</u>	No	i paicer or land?			"	of the agent or	title com	pany contac	t.) 🕢 Yes Sout	thern Title.	LLC No
18 Address of Property	7				19	19 Name and Address of Person to Whom the Tax Statement Should be Sent					be Sent
1511 Hwy 4 Blue Hill, NE 689	970				G	rantees					
18a No address as	ssigned 18b	Vacant lan	ď								
20 Legal Description											
See Attache	d										
								÷			
		4 7									
21 If agricultural, list to	tal number of acre	es1.7									
22 Total purchase p	orice, including a	any liabilities a	ssumed						22 \$		175,000,00
23 Was non-real pro	operty included	in the purchas	se? Tyes	✓ No (If Yes	, enter	dollar amount	and atta	ach itemize	ed list.) 23 \$		ļ
24 Adjusted purcha	se price paid fo	r real estate (li	ne 22 minus	line 23)				******	24		175,000 00
25 If this transfer is	exempt from the	e documentar	y stamp tax,	list the exemp	ion nu	mber		<u>.</u>			
	nder penalties of and that I am duly				ment a	nd that it is, to t	he best o	of my knowle	edge and belief, to	rue, comple	te, and
	sa Theobald	GUETOTZOU IV S	.g.: uno occasin							,	402) 746-2246
Print or	Type Name of Gr	antee or Authori	zed Represent	ative						Pł	none Number
sign	Decese	<u> </u>	lexto	ele 🖳	- —		Tit	le Agent			9/28/2017
here Signatu	ire of Grantee or A	luthorized Repre			Title						ate
		1		of Deed's Use		D				Fo	or Dept. Use Only
26 Date Deed Recorde	ed	27 Value of St		t Number	28	Recording Data	10-		a –7		
Mo Day	Ø_Yr. / /	\$ 39	3.75			SKAUL	4/5	1 dd	/ / Authorized by	/ Neb. Rev. Sta	at. §§ 76-214, 77-1327(2)

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 M. Recorded in Book 2017 nachtraer County Clerk BB Deputy _Assessor_ _Carded_

NEBRASKA DOCUMENTARY

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 (NW1/4) 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 (NW1/4) 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. Schoula L. Rutt STATE OF NEBRASKA) ss. COUNTY OF ADAMS The foregoing instrument was acknowledged before me on September 25, 2017 by

Jim D. Rutt and Rhonda L. Rutt, husband and wife.

GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021

A Thorseld

8/27/2021 My commission expires: ___

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Record: 1 of: 1

Date of Print: 10/03/2017

Inspection Date: 10/09/2014 Inspected By: TS

Map # : 4133-28-2-0-0-67085 Parcel ID #: 001716400

Situs :1511 HWY 4 Legal :1.7 ACRES SCHMIDT, SCOTT F. & JESSICA :1.7 ACRES IN NW1/4 28-4-10

1511 HWY 4

68930-BLUE HILL, NE

PHYSICAL INFORMATION

Year Built/Age : 1916 / 101 Effective Age :

Type : 1 - Single Family
Quality : 50 - Very Gara Condition : 35 - Average + Remodel Date

Arch Type Style Remodel Type

: Two-Story 97% One-Story 3%

Exterior Wall : 100% SIDING Floor Area : 2396 Basement Area :

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3 Baths : 2.0

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

Plumbing Fixt : 8

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	
	\$76,705
Residence Value	
Residence Value	\$3,270
	\$3,270 \$15,765

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

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

Date of Print: 10/03/2017 Record: 1 of: 1

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-

COST APPROACH - Values By Marshall & Swift

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

DESCR	RIPTION			
	Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST	2,396	Х	108.84	= 260,781
ADJUSTMENTS	<u>Units</u>	Unit Cost	Area Adj	Total Cost
ROOFING SUBFLOOR	1,237	(3.31)	(1.71)	(4,097)
HEATING & COOLING	2,396	2.37	2.37	5,679
PLUMBING Base is: 15 (under base) BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	7	2475.33	(6.87) 0.00	(16,461)
ADJUSTED STRUCTURE COST	2396	x	102.63	= 245,901
IMPROVEMENTS NO GARAGE	<u>Units</u>	Unit Cost	<u>Depr</u>	Total Cost
DET GAR FAIR COND	288	16.20	42%	2,705
SLAB W/ROOF & STEPS	248	34.20		8,480
OPEN SLAB	36	10.61		380

TOTAL REPLACEN	ATENIA C	COL NE			2396	Х	100.33	= 254,760
Depreciation	:	71% T	otal 58%	Physical Less Dep	24% Func reciation/P			mic (180,760)
				···				
Improvement Va	alue .					• • • • • • • • • • • • • • • • • • •		\$74,000
						• • • • • • • •		\$74,000 2,705 ⁴
Lump Sums R RE	ES/CON	JD AVE	HIGH / AVE	LOW / FUNC	REMARKS			, ,
Lump Sums R RE Outbuilding Va	ES/CON alue .	ND AVE	HIGH / AVE	LOW / FUNC	REMARKS			2,705
Improvement Va Lump Sums R RE Outbuilding Va Land Value ESTIMATE OF VA	ES/CON alue .	ND AVE	HIGH / AVE	LOW / FUNC	REMARKS	· · · · · · · · · · · · · · · · · · ·		2,705 [*] \$3,270

WEBSTER COUNTY ASSESSOR'S OFFICE RURAL OUTBUILDINGS

Date of Run : 10/03/2017

Parcel # : 001716400

Current Owner: SCHMIDT, SCOTT F. & JESSICA

Map #

4133-28-2-0-0-67085

Tax District

185

Neighborhood

1

1511 HWY 4

Legal Description: 1.7 ACRES IN NW1/4 28-4-10

BLUE HILL, NE 68930-

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 1000

Manual Date: 06/13

Cost Factor: 1

Code Description	Year Qual Con	dition Di	mensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
2 SH2 SHED CHIC HOUSE Notes :	30 Aver	age 14 2	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 2	: 18 ж	GABL	METAL	METAL	CONC	648	8.90	5,767	82%	1,040
5 YDS YARD SHED Notes :	20 Poor	12 2	х 8 х	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

Map # Tax District

4133-28-2-0-0-67085

1511 HWY 4

BLUE HILL, NE 68930-

Neighborhood

185

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 - R	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

PAGE 1 COMMENTS			
BOOK-PAGE 2017-	2297 DATE OF S.	ALE 9-28-2017	
LEGAL DESCRIPTION A	ract of Landin W	W14 28-4-10	
LOCATION ID PARCEL(S)	01716400		
ASSESSOR LOCATION		ADDRESS OF PROPERTY	
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	15 765	59560	75325
2016	15765	79975	95740
2017	15765	79 975	95 740
CD			
	<u> </u>		•
SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	91-0074	HOUSE QUALITY 50 HOUSE CONDITION 3	DATE OF CONSTRUCTION 1916

MOBILE HOME NA

BOOK-PAGE

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

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

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

1 Was the total purchase price? \$		175,000	Yes /	'No		
If No explain:						
How much of the selling price is contributable to the	he house and/or bu	iildings?	\$			
2 Was any personal property included in the sale price	ce?	Yes / No	Personal P	roperty was ((circle all that a	pply):
Pivot Irrigation Pipe (Above ground / Buried) M	Motor Machinery	Grain / Crops	Furniture	Appliances	Other (please e	explain):
	and the state of					
3 What is the dollar value of the personal property th	nat was it included	in the purchase	price?	\$_		
4 If this sale was involved in a 1031 like kind exchar	nge; is it going to a	holding compa	ny?	Yes /]	No	
5 How long was the property on the market?						
6 How did you learn the property was for sale? Circ	ele one:	Advertising E	roker/Realt	or Family	Newspaper	Seller
Prior Knowledge Other (please explain):						
7 How was the sale price set? Circle one:	Appraisal Auct	ion Compara	ble Neighbo	rhood Sales	Mutual Agre	ement
Set by Seller Other (please explain):						

CONTINUED ON BACK

BOOK & PAGE	•	-2307	- #PAGE		•	ANTEE MASTER NAME #	1 INUT PIEC) 1.1
FILING NUMBER	<u>0032</u>	09200	[115]	5 20-1	1-/2_	_	Jenniter #106	<u>J. Uter</u> .84
DOCSTAMPS	63.	00	-	tax/lien		-		
SALES FILE#	23	30	# PAGES	5				
NEIGHBORHOOD #	0	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE.	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
				1.00			SUBURBAN	
TAX DISTRICT	<i>55</i>							
TOTAL SALE PRICE_	27,73	50.00						
521 ADJUSTMENTS <u>1</u>	\$		<u> </u>					
SOR ADJUSTMENTS	\$ <u></u>							
REVIEW CODE	NO							
SALES DATE	7-20	6-201	1					
DEED TYPE_	PRJ1	WD						
SALE QUAL	(<u>V</u> es	ADJUSTED	SUBCHNGD		MOBILE			
CODE	Î	2	3		5			
	USABILITY	AS ADJUSTED	Subchanged	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT	0101		
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN :	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
							1.	



Real Estate Transfer Statement

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

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

	The deed t	will not be re	corded unless	this state:	nen	t is signed and i					
1 County Name	WEBS	2 County Nu TER - 91	mber			3 Date of Sale/Tra Mo. 07 Da			Date of Deed Mo. 09		Yr. 2017
5 Grantor's Name, Ad	dress, and Telep	hone (Please	Print)			6 Grantee's Name	e, Address, a	nd Telephone	(Please Pri	nt)	
Grantor's Name (Seller Estate of Robert	J. Christy					Grantee's Name (I Matthew D.	<u>& Jennife</u>				
Street or Other Mailing c/o Michael Chri	Address isty,PR / 26					Street or Other Ma 2467 Rd 162		•			7.0.
City Bellingham	,,, • 	State WA		Zip Code 9822	25	City Blue Hill			State NE		Zip Code 68930
Phone Number (360) 734-2815 Email Address	.					Phone Number (402) 984-37 Email Address	765 Is	the grantee a Yes, is the gran			Yes ✓ No Yes No
7 Property Classifica	tion Number. Cl	neck one box in	ı categories A aı	nd B. Check	C H	property is also a	mobile hom	ie.			
(A) Status		· · · · · · · · · · · · · · · · · · ·			(B)	Property Type			•		(C)
☐ Improved ☐ Unimproved ☐ IOLL	Single Fa	nily	Industrial Agricultural Recreational			Mineral Interests Mineral Interests	•		State Asses Exempt	ssed	Mobile Home
8 Type of Deed Bill of Sale	Conservator Corrective	ма	Dist	ribution	Lan	ed Contract/Memo	Partition		eriff st/Trustee	Othe	r
Cemetery	Death Certifica	te – Transfer on	Death Exec	sutor =	Min	eral	Quit Clai	m 🔽 Wa	rranty		
9 Was the property pupart of an IRS like-k (I.R.C. § 1031 Excha	ind exchange? inge) Vo ferred in full? (If	10 Type of Tra AuctionCourt De No, explain the	Easem	ient 🔲 G	ift	Life Esta	te 🔽	Revocable Trus Sale Satisfaction of the purchased for No	Contract	Trustee t Other (E	on Death o Beneficiary xplain) te the intended use,)
13 Was the transfer between Yes Ves Ves 14 What is the current m	o Aunt o	r Uncle to Niece irs and Sisters iuse	or Nephew	Family Cor	p., P. nts a	artnership, or LLC ind Grandchild	Self Spou	se parent and Ste	•	Other	t rate)
14 VVnat is the current in	iarkel value oi in	e rear property?					age assumed √ No \$		ure amount	and interes	%
16 Does this conveyance Yes		t parcel of land?				17 Was transfer the of the agent or	rough a real title company	estate agent or contact.)	a title comp Yes <u>Agri A</u>	any? (If Ye. (ffiliates, I	s, include the name
18 Address of Property Rural Property Webster County, N	IE					19 Name and Add same as G		n to Whom the	Tax Stateme	ent Should	be Sent
18a No address ass		☐ Vacant lan	d								
20 Legal Description					i		 ,		· · · · · · · · · · · · · · · · · · ·		
An undivided one North, Range Twe 21 f agricultural, list tota	elve (12), We	st of the 6th					∕2NE1∕4) of 3	Section Twe	enty (20),	in Town:	ship One (1)
22 Total purchase pri	ce, including a	ny liabilities a	ssumed						22 \$		27,750,00
23 Was non-real prop							and attach	itemized list.)	23 \$		0,00
24 Adjusted purchase	e price paid for	real estate (fi	ne 22 minus lin	e 23)	 .				24 S	·	27,750,00
25 If this transfer is a	xempt from the	documentary	stamp tax, list	the exemp	tion	number					
correct, at David	nd that I am duly B. Garwood	authorized to si	gn this statement		emen	it and that it is, to the	ne best of my	/ knowledge ar	nd belief, tru	(4	e, and 102) 746-3613
sign	ppe name of Gra	AUTHOR	ed Representativ	<u> </u>			Atto	ney			-38-17
here Signature	of Grantee or A	utherized Repre				Title				Da	
			Register of E		On					For	Dept. Use Only
26 Date Deed Recorded Mo. 2 Day 28	2 17	27 Value of St	amp or Exempt N	umber		28 Recording Data BK2017	B2.	307			
1910 Day ==Q			 				<u> </u>		usbasinad ba N	lab Day Stat	ES 76 014 77 1997/01

BK2017/Pg 2307

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re affice of said county this at a gray	
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ock P. M. Recorded in Book 2017	
age 2307	
Kingenberger County Clerk	
8B Deputy	
Cardad	
CompAssessorCarded	NEBRASKA DOCUMENTARY
	Date G. STAMP TAX
	\$ 43 00 5
	\$ 63.00 By BB
	The same of the sa
	NAL REPRESENTATIVE'S
JOINT TI	ENANCY WARRANTY DEED
Michael Christy Evecutor/Per	sonal Representative of the Estate of Robert J. Christy,
Michael Christy, Executor/Per	SUMMINGUISSEMANIA OF THE ESTATE OF ROOMS S. OHISTY,
Deceased, in consideration of TWEN	TY-SEVEN THOUSAND SEVEN HUNDRED FIFTY
AND NO/100 DOLLARS (\$27,750.0	00), received from GRANTEES, Matthew D. Utecht and
Jennifer I Litecht husband and wife a	as joint tenants, conveys to GRANTEES, the following
1 1 1 l defined in No.	sh Day Stat 76 201):
described real estate (as defined in Ne	D. Rev. Stat. 70-201).
) 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 Cour	
of the our living weeder cour	,, 1 (00,000,000,000,000,000,000,000,000,000
- Light to appropriate and restrictions	of record
subject to easements and restrictions of	of record.
	The company of the control of the co
GRANTOR covenants with G	RANTEE that GRANTOR has legal power and lawful
authority to convey the same.	
real	
Executed August 20 , 2017.	
Executed Pagust, 2017.	ESTATE OF ROBERT J. CHRISTY, DECEASED.
	ESTATE OF ROBERT J. CHRIST I, DECEMBED.
	1000
•	By: While Clay
	Michael Christy, Personal Representative/Executor
STATE OF WASHINGTON, COUN	TY OF Whatcom) ss.
STATE OF WASHINGTON, COUN	I I OF WALLOWIN) SS.
	SCOT
The foregoing instrument was acknow	
	cutor of the Estate of Robert J. Christy, Degeased MENT
Circuly i vibriant respiration of the	SO SOTARL S
-	
4.2.22	Marie Alexander ala Amici a
Comm. expires 1.12-20	Nanny N. mmnhail OBLIA
	Notary Public
•	OF WASHI
Garwood & McCracken, Lawyers	Ph/Fax (402) 746-3613 Page 1 of 1 pages

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401 North Webster Street, Red Cloud,NE 68970

IUMBE	(DOSS) D	<i>1800.</i>	-	5 20-1-	<u> </u>	_	2011110	rJ. Ute 684
		_	_			_		684
TAMPS	63.	00	_	tax/lien		_		
S FILE#	231		# PAGE	s	<u>.</u>			
100D #	D ,	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADÉN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		,	
L	مسر <i>س</i> د				,,		SUBURBAN	
TRICT_	<u> </u>							
PRICE_	27,7	<u> 50.00</u>	<u> </u>					
IENTS S	5							
ENTS S	;							
CODE	NO							
DATE	7-20	e-2017	[
-)-	100 two						
TYPE_ QUAL					1			
	©	ADJUSTED	SUBCHNGD	NO	MOBILÉ			
ODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
ODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

Real Estate Transfer Statement

FORM

 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 08 Mo. 07 Day 26 Yr. 22 _{Yr.} 2017 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Priscilla Hollingshead, Pamela Hollingshead & Christy Crafton Matthew D. & Jennifer J. Utecht Street or Other Mailing Address 2467 Rd 1625 Street or Other Mailing Address 620 N Elm St City Red Cloud State NE City Blue Hill 68970 NE 68930 Phone Number (402) 984-3765 Is the grantee a 501 (c)(3) organization? Phone Number (402) 746-3987 Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Industrial Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt | IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Corrective Bill of Sale Easement Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Mineral Quit Claim **√** Warranty Cemetery Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Fasement Gift Life Estate **V** Sale Trustee to Beneficiary Yes **V** No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended us ✓ Yes ☐ No √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) | Yes Agri Affiliates, Inc. Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 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 27.750<mark>.</mark>00 22 0:00 23 Was non-real property included in the purchase? Tyes VNo (If Yes, enter dollar amount and attach itemized list.) 23 00ر27.75 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood one Number Attorney Title Signature of Grantee or Authorized Representative

26 Date Deed Recorded . Day <u>28</u>

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

\$

For Dept. Use Only

Register of Deed's Use Only

Value of Stamp or Exempt Number

BK2017, Pg 2308

State of Nebraska 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., 20/7, at 2:52 o'clock 9 M. Recorded in Book 2017 on Page 2308-2309

Och Klingenberger County Clerk 516.00 B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 9-28-77 \$ 63.00 By 138

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 _______, 2017.

Insulla Hollingshead
Priscilla Hollingshead

Pamela Sue Hollingshead

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970

Phone/Fax: (402) 746-3613

Page 1 of 2 Pages

DAVE:F:\WP\2017\UTECHT\HOLLINGS.JTD 8/22/17-

Owash a. Crafton Christy A. Crafton
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.
The foregoing instrument was acknowledged before me on August 92, 2017, by Priscilla Hollingshead ENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2018 Comm. expires 10-22-2018 Notary Public
STATE OF NEBRASKA, COUNTY OF Webster) ss.
The foregoing instrument was acknowledged before me on September 2, 2017, by Pamela Sue Hollingshead.
ENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2018 October 22, 2018 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 10-50-9018 Mule Simulation Notary Public Notary Public Notary Public
manufacture the Comm. Evo October 22, 2018

BOOK & PAGE	2017-	2310	_ # PAGE	s	_ GF	RANTEE MASTER NAME:	" Matthe	WD.+
PARCEL# / FILING NUMBER		9200/	1/315	20-1-	-12	_ ,	Jennife	v.J. Utech
			_			_	#16	0684
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SALES FILE #	<i>a3</i>	2	# PAGE:	S	-			
NEIGHBORHOOD #	Q	100	105	200	205	300	305	400
1	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	5 10	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	<i>5</i> 5					•		
TOTAL SALE PRICE	27,75	50.00						
521 ADJUSTMENTS <u>s</u>	\$							
SOR ADJUSTMENTS	\$							
REVIEW CODE	NO						4	
\$ALES DATE_	7-26	-2017						
DEED TYPE_	Trustees	:2017 :JTW	D					
SALE QUAL	©	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	O	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
<u> </u>	1/10	Atrere	st					

Nebraska Department of

Real Estate Transfer Statement

FORM

 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 3 Date of Sale/Transfer 2 County Number 4 Date of Deed 2017 Mo. _ 08 Mo. 07 Day 26 Yr. WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name. Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) First Nebraska Trust Co. Ttee-James B. Burden RT Matthew D. & Jennifer J. Utecht Street or Other Mailing Address c/o Robin Smith, PO Box 81667 Street or Other Mailing Address 2467 Rd 1625 City Lincoln State Zip Code 68501 City Blue Hill NE 68930 Phone Number (402) 477-2200 Phone Number (402) 984-3765 Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt □ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Fasement Personal Rep. lease Trust/Trustee Death Certificate - Transfer on Death Cemetery TEXACUTOR 7 Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 16 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Life Estate Easement 7 Trustee to Beneficiary Yes V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Was ownership transferred in tull? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☐ No. √ Yes √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Ves Agri Affiliates, Inc. Yes **V** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description An undivided one-sixth (1/6th) interest in the North Half of the Northeast Quarter (N½NE¾) 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 27.750[!]00 22 0.00 23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 23 27.750100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement, David B. Garwood (402) 746-3613 Phone Number Attorney Title

26 Date Deed Recorded

For Dept. Use Only

Form No. 96-269-2008 2-2016 Rev. Supe ersedes 96-269-2008 Rev. 7-2014 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

BK2017, Pg 2310

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., 2017, at 2:55 o'clock P. M. Recorded in Book 2017 on Page 3310

Deb Klingenberger County Clerk 110.00

Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-28-17
\$ 63-00 By 13-18

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 (N½NE¾) 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 <u>23</u>, 2017.

By 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.

Comm. expires <u>Clober 9</u> 2019

Notary Public

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

Page 1 of 1 Pages

PATRICIA J. CORKLE My Comm. Exp. October 9, 2019

DAVE:F:\WP\2017\UTECHT\BURDENJBJTD 8/21/17

AGRICULTURAL GUIDE ROCK RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL BLAPEN RESIDENTIAL COMMERCIAL SUPERIOR COMMERCIAL SUPERIOR COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL COMMERCIAL WISTE COMMERCIAL STEE BOOK & PAG		23 [[# PAGE		_	RANTEE MASTER NAME :	#Matthe	w D. 4	
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COMMERCIAL, NO INAVALE WINDME SITE COMMERCIAL HOME SITE HOME SITE 1010 1015 1020 GRASS GREEN / GOLF SAND GREEN / GOLF RURAL ANIMAL COURSE COURSE CONFINEMENT PROPERTY CLASS 1000 2000 6000 9000 9500 RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS SUBURBAN TAX DISTRICT 55 TOTAL SALE PRICE 377, 7550.00 SALES DATE 7-2U-2017 DEED TYPE JT WJ SALE QUAL 65 ADJUSTED SUBCHINGD NO MOBILE CODE 2 3 4 5 USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT) LIDCATION CODE BH BLA COW GR INA RECEIPED RESIDENTIAL RESIDENTIAL LIDCATION CODE BH BLA COW GR INA RECEIPED RESIDENTIAL RESIDENTIAL LIDCATION CODE BH BLA COW GR INA RECEIPED RESIDENTIAL RESIDENTIAL LIDCATION CODE BH BLA COW GR INA RECEIPED RESIDENTIAL RESIDENT		615	700	705	710	800	805	1000	1005
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		BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURÁL
COMMENTS Y6 interest	Ĺ	1// - 1	10 00 001						



1 County Name

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **FORM** 521 · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 07 Day 26 Yr. 2017 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller) 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 State Zip Code Lincoln NE 68502	City Blue Hill	State NE	Zip Code 68930
Phone Number (402) 430-3301	Phone Number Is the grantee a 5	601 (c)(3) organiz	ation? Yes 🗸 No
Email Address	(402) 984-3765 If Yes, is the gran	res s pos(s) ioni	ndation? Yes No
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home		
) Property Type		(C)
Improved Single Family Industrial		State Assessed	Mobile Home
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing	Exempt	
Ochmercial Recreational			
	nd Contract/Memo Partition She	_	Other
	ase	st/Trustee rrantv	
Land Land	losure Irrevocable Trust Revocable Trus		insfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale	Tru	istee to Beneficiary
	or Trust Partition Satisfaction of C		ner (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Y Yes No	12 Was real estate purchased for ✓ Yes No	rsame use? (If N	ko, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.			
	Partnership, or LLC Self	Othe	r
Brothers and Sisters Grandparents	and Grandchild Spouse		
Ex-spouse Parents and C	hild Step-parent and Step	o-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state t	he amount and i	,
16 Does this conveyance divide a current parcel of land?	Yes V No \$	a diffa aanaa aana	%
Yes V No	of the agent or title company contact.)	Yes Agri Affilia	tes, Inc. No
18 Address of Property	19 Name and Address of Person to Whom the	Tax Statement SI	nould be Sent
Rural Property Webster County, NE	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 Northe	ast Quarter (N½NE1/4) of Section Twe	nty (20), in T	ownship One (1)
North, Range Twelve (12), West of the 6th P.M., Webster County, Ne	ebraska.		
94 If again throat Kattabul wought as a gave			
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? Yes V No (If Yes, et	nter 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 correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and	d belief, true, cor	mplete, and
David B. Garwood			(402) 746-3613
sign Print or live Name of Grantee or Authorized Representative	Attorney		Phone Number
00000	Attorney		7-08-11
liele ,			Jaio
Register of Deed's Use On	<u> </u>		For Dept, Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	i	

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

BK2017, Pg 2311

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this <u>a8</u> day of <u>September</u> A.D., 2017, at 3:00 o'clock <u>P</u> M. Recorded in Book <u>2017</u> on Page <u>a311</u>

Deb Klingenberger County Clerk <u>510.00</u> BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 9-28-77 \$ 103:00 By 1313

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 (N½NE¾) 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

STATE OF NEBRASKA, COUNTY OF LANCASTER) ss.

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

Comm. expires

8

Notary Public

GENERAL HOTARY-State of Hebraska

CARINA K SMAUS

Phone/Fax: (402) 145-3615 My Comm. Exp. algorist tel ab leages

FILING NUMBER	Wado	1001 1	1315	20-1-1:		_	Utech	+#1068
DOC STAMPS	63.	00	-	tax/lien		-		
SALES FILE #	234	<u>L</u>	# PAGES	3	•			
NEIGHBORHOOD #	0_	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOMÉ SITE	INAVALE/NO HOME SITE	inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT_ OTAL SALE PRICE_	<u>55</u>		···					
21 ADJUSTMENTS <u>:</u>	\$							
R ADJUSTMENTS <u>:</u> REVIEW CODE	NO		<u></u> .,					
SALES DATE_	70	26.30	\					
DEED TYPE_	JT	OCD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO NO	MOBILE			
CODE	1	2	3	4	5			
1	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT		<u> </u>	
						1	4	
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR



Real Estate Transfer Statement

FORM

521 •To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number County Name Mo. 07 Day 26 Yr. 2017 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Matthew D. & Jennifer J. Utecht Gianene Prentice, wife of David P. Burden Street or Other Mailing Address 2467 Rd 1625 Street or Other Mailing Address 2720 S 24th St City Lincoln Zip Code 68502 City Blue Hill Zip Code NE ΝĒ 68930 Phone Number (402) 430-3301 Phone Number (402) 984-3765 is the grantee a 501(c)(3) organization? √ No If Yes, is the grantee a 509(a) foundation? Email Address Fmail Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mineral Interests-Nonproducing Improved State Assessed Mobile Home Single Family Industrial Agricultural Mineral Interests-Producing Exempt ✓ Unimproved Multi-Family ☐ IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee ☐ Bill of Sale Corrective Easement ✓ Warranty Death Certificate - Transfer on Death Mineral Quit Claim Cemetery Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Life Estate Sale Trustee to Beneficiary Auction Easement Partition Satisfaction of Contract Other (Explain) Title Correction M Yes V No Court Decree Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use,) ☐ No. ☐ No Yes Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self ☐ Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ☑ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Ves Agri Affiliates, Inc. Yes No No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description An undivided one-sixth (1/6th) interest in the North Half of the Northeast Quarter (N½NE½) 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 0,00 22 22 Total purchase price, including any liabilities assumed 0.00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David B. Garwood hone Number Attornev Title For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data

BK2017, Pg 23/2

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 B. Deputy ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMPIAX Date 9-28-7 \$ Exempt 4 By BB
JOINT TENANCY Q	UITCLAIM DEED
NO/100 DOLLARS (\$1.00), and other valuable co Matthew D. Utecht and Jennifer J. Utecht, husband following described real estate (as defined in Neb. The North Half of the Northeast Quarter (1	d and wife as joint tenants, GRANTEES, the
Executed August, 2017.	
Gianene Prentice	
STATE OF NEBRASKA, COUNTY OF LANCA The foregoing instrument was acknowledge Gianene Prentice.	ASTER) ss.
Comm. expires <u>Jan 30, 2019</u>	Butt Miller Notary Public

PARCEL#/ FILING NUMBER	0022	092001	<u>'</u> '112.	1 <u>5 20</u>)-/-12	-	<u> </u>	19. Ut
DOC STAMPS	63	. <i>DO</i>	_	tax/lien	, <u>, , , , , , , , , , , , , , , , , , </u>	_		<u> </u>
SALES FILE#	23	5	# PAGES	<u> </u>	•			
NEIGHBORHOOD#	Q,	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	BŁADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT_	<u>55</u>							
TOTAL SALE PRICE_	a7	750						
521 ADJUSTMENTS <u>\$</u>								
SOR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE_	7-2	16-201	7					
DEED TYPE_	<u></u>	100 D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED .	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow .	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDEROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL



Real Estate Transfer Statement



FORM 521

• If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number County Name 2017 Mo. 07 Day 26 Yr. Mo. 08 Day WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Matthew D. & Jennifer J. Utecht Grantor's Name (Seller Jack Donald & Anne Wilson Street or Other Mailing Address 2467 Rd 1625 Street or Other Mailing Address 824 Arlene Avenue Zip Code 68046 City Blue Hili City Papillion State 68930 Phone Number (402) 305-2564 Phone Number (402) 984-3765 ls the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mobile Home Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed √ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt □ 10 Recreational Commercial Distribution Land Contract/Memo Sheriff 8 Type of Deed Partition Other Corrective Trust/Trustee Bill of Sale Easement Lease Personal Rep Quit Claim √ Warranty Death Certificate - Transfer on Death Executor Mineral Cemetery Was the property purchased as 10 Type of Transfer Distribution Foreclosure Innevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate √ Sale Trustee to Beneficiary Yes **V** N₀ Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ☐ No. ☐ No Yes √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 1 No Family Corp., Partnership, or LLC ☐ Self ☐ Other ☐ Yes Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild ☐ Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Agri Affiliates. Inc. Yes √ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Rural Property same as Grantee Webster County, NE 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 27.750.00 22 0.00 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 27,750,00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-3613 David-B. Garwood one Numbel Attorney Title For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded _{Day} <u>2</u>8

BK2017, Pg 2313

Entered on the lex and filed for record in the of said county this 28 day

A.D., 20/7, at 3:07

on Page 23/3

Deb Klingenberger County Clerk

\$10.00

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 (N½NE¾) 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 (3) warrants and will defend title to the re-	
Executed August <u>& 4</u> , 2017.	
Jack Donald Wilson STATE OF NEBRASKA, COUNTY OF Sa	Anne Wilson Arry SS.
The foregoing instrument was acknowledge	
Jack Donald Wilson and Anne Wilson, husband a	JOANN CHECKSFIELD
Comm. expires <u>9-16-20</u>	My Comm. Exp. September 16, 202 Notary Public My Comm. Exp. September 16, 202
Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970	Phone/Fax: (402) 746-3613 Page 1 of 1 Pages DAVE:F:\WP\2017\UTECHT\WILSONJK_ITD \8/21/17

BOOK & PAGE	2017-	2314	# PAGE	s	_ GR	ANTEE MASTER NAME #	Mathe	WD.
PARCEL#/ FILING NUMBER	<u>00220</u>	92001	71315	20-1	-12	-	<u>)enrise</u> Uteci	rJ.
DOC STAMPS	63	.0D	-	tax/lien		- -		
SALES FILE#	<u> 23</u>	36	# PAGE:	5				
NEIGHBORHOOD#	0	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	·
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT TOTAL SALE PRICE 521 ADJUSTMENTS		750						
OR ADJUSTMENTS	 -		·					
REVIEW CODE	NO	<i>-1</i> -1	~ A17					
SALES DATE_		7-26.	2011					
DEED TYPE_		TWI						
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	0	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	НЗ	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
Ĺ	Yle			<u></u> <u>.</u>		L		
COMMENTS _	1 W	1115.	1,7	·				



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 Mo. 07 Day 26 yr. 2017 Mo. 08 Day 25 yr. 2017					
WEBSTER - 91						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)					
Roger D. & Marjorie Wilson	Matthew D. & Jennifer J. Utecht					
Street or Other Mailing Address 1202 E 1st	Street or Other Mailing Address 2467 Rd 1625	7-0-4-				
City State Zip Code NE 69001	City State NE NE	Zip Code 68930				
Phone Number (308) 345-3652	Phone Number Is the grantee a 501(c)(3) organization (402) 984-3765 If Yes, is the grantee a 509(a) foundation (402) 11 yes, is the grantee a 509(a) foundation (402) 12 yes, is the grantee a 509(a) foundation (402) 13 yes, is the grantee a 501(c)(3) organization (402) 14 yes, is the grantee a 501(c)(3) organization (402) 15 yes, is the grantee a 501(c)(3) organization (402) 15 yes, is the grantee a 501(c)(3) organization (402) 15 yes, is the grantee a 501(c)(3) organization (402) 15 yes, is the grantee a 501(c)(3) organization (402) 15 yes, is the grantee a 501(c)(3) organization (402) 15 yes, is the grantee a 500(c)(6) organization (402) 15 yes, is the grantee a 500(c)(6) organization (
Email Address	Email Address					
7 Property Classification Number, Check one box in categories A and B. Check C if	property is also a mobile home.					
(A) Status (B)	Property Type	(C)				
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home				
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt					
IOLL Commercial Recreational	d Contract/Memo Partition Sheriff	Other				
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea		Otribi				
Cemetery Death Certificate - Transfer on Death Executor Min	•					
9 Was the property purchased as 10 Type of Transfer Distribution Foreck	osure Irrevocable Trust Revocable Trust Tra	insfer on Death				
part of an IRS like-kind exchange? Auction Easement Gift		istee to Beneficiary				
	r Trust Partition Satisfaction of Contract Other	ner (Explain)				
11 Was ownership transferred in full? (If No, explain the division.) Yes NoNo	✓ Yes No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)					
	artnership, or LLC Self Solf Othe	r				
Brothers and Sisters Grandparents a	-					
Ex-spouse Parents and Ch 14 What is the current market value of the real property?	ild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and it	nterest rate				
14 What is the current market value of the real property:	Yes V No \$					
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?					
Yes 🗸 No	of the agent or title company contact.) Yes Agri Affilia	tes Inc. No				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St	nould be Sent				
Rural Property Webster County, NE	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 (N½NE½) 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	c					
22 Total purchase price, including any liabilities assumed		27,750,00				
23 Was non-real property included in the purchase? Yes V No (If Yes, en	ter dollar amount and attach itemized list.)	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 statemer correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, true, co	mplete, and				
David B. Garwood		(402) 746-3613				
sign Paint or Type Name of Graptice of Authorized Representative/	Attorney	Phone Number				
	Title	Date				
Register of Deed's Use On	ly	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					
Mahraelra Department of Revenue	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)				

BK2017, Pg 2314

State of Nebraska 3 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 23/4/ Deb Rlincenberger County Clerk Ind Comp___Assessor____

NEBRASKA DOCUMENTARY

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 _25 13, 2017.

STATE OF NEBRASKA, COUNTY OF Red William) ss.

The foregoing instrument was acknowledged before me on August 25^{13} , 2017, by Roger Duane Wilson and Marjorie Wilson, husband and wife.

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Phone/Fax: (402) 746-3618

State of Nebraska - General Notary STEVEN K RASMUSEÑS DAVE:F:\WP\2017\UTECHT\WILSN ROG.ITD 8/21/10ly Commission Expires July 5, 2020

PAGE 1 COMMENTS	27,750 from 6	different owners 1/6	interest each
	2307 DATE OF SA	_	
LEGAL DESCRIPTION N	ZNE14 20-1-12		
LOCATION ID PARCEL(S)	02209200 - 7/315		
ASSESSOR LOCATION YU	val	ADDRESS OF PROPERTY Run	ul 20-1-12
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	115,060		115060
2016	164 685		104685
2017	105765		105765
F-1			
SELLING PRICE (66)	500 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 91-6	562	HOUSE QUALITY WA HOUSE CONDITION	NA DATE OF CONSTRUCTION NA
MOBILE HOME 1/A	_ Agland c	nly	

BOOK-PAGE

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

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

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 10/05/2017

Parcel #

Current Owner:

: 002209200

UTECHT, MATTHEW D & JENNIFER J

2467 ROAD 1625

BLUE HILL, NE 68930-0000

Legal Description: N1/2NE1/4 20-1-12

Map #

4493-20-1-0-0-71315

Tax District : 55

Neighborhood : 1

Greenbelt Area/Date : NO

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8869	HORD SILT LOAM, 0-1% SLOPE		1D	No		3.00	2,705	8,115	8,115
8870	HORD SILT LOAM, 1-3% SLOPE		1D	No		21.00	2,705	56,805	56,805
3553	HOBBS SILT LOAM, FREQUENTL		4D	No		10.00	2,190	21,900	21,900
4000					Dry Use Totals :	34.00		86,820	86,820
3553	HOBBS SILT LOAM, FREQUENTL	y f gras	4G	No		9.00_	1,425	12,825	12,825
3333					Grass Use Totals :	9.00		12,825	12,825
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.00	0	0	0
ROAD	COOKII ROID	11012			Road Use Totals :	3.00		0	0
WASTE	WASTE	WASTE	WASTE	No		34.00	180	6,120	6,120
MAGIE	MWDID	WHOIL	W.W. 1.1		Waste Use Totals			6,120	6,120
					Parcel Totals :	80.00		105,765	105,765

COVER PAGE PROPERTY TRANSFER

			_			_	# 131	25
DOC STAMP:	<u>202.5</u>	50	_	tax/lien		_		
SALES FILE	237		_ # PAGE	s	_			
NEIGHBORHOOD #	1	100	105	200	205	300	305	490
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT_	195							
TOTAL SALE PRICE	90,0	00.00	<u> </u>					
321 ADJUSTMENTS :	\$							
OR ADJUSTMENTS <u>s</u>	;							
REVIEW CODE	NO							
SALES DATE_	9-29	7-2017 D						
DEED TYPE	W	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED .	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
1	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	(NAVALE	RED CLOUD	ROSEMONT	RURAL



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

	The deed will	not be recorded			is signed and items 1-25 are accurately completed.	
1 County Name		County Number			3 Date of Sale/Transfer 4 Date of Deed	
•	WEBSTE	R - 91			Mo. 9 Day 29 Yr. 2017 Mo. 9 Day 2 7 Yr. 20	17
5 Grantor's Name, Ad	idress, and Telepho	ne (Please Print)			6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seile	er)	on and Danier	\		Grantee's Name (Buyer)	
Walt and LaVer Street or Other Mailing P O Box 251		an and Fenny	AAIIIG		Kelly McConville Street or Other Mailing Address	
City Blue Hill		State NE	Zip Co 68	de 1930	City State Zip C	ode 88930
Phone Number 402 - 40	,9-0367			ے	Phone Number Is the grantee a 501(c)(3) organization? Yes 22-4(20-102) If Yes, is the grantee a 509(a) foundation? Yes	
Email Address n/a					Email Address n/a	
7 Property Classifica	ation Number. Checl	k one box in categ	orles A and B. Ch	eck C if	property is also a mobile home.	
(A) Status	r			(B)	Property Type (C)	
✓ Improved	Single Family	/ Ind	lustrial		Mineral Interests-Nonproducing State Assessed Mobil	e Home
Unimproved	Multi-Family Commercial	= 1	ricultural creational		Mineral Interests-Producing Exempt	
8 Type of Deed	Conservator		Distribution	Lar	Contract/Memo Partition Sheriff Other	
Bill of Sale Cemetery	Corrective Death Certificate –	Transfer on Death	Easement Executor	Lea	terminal to the state of the st	
9 Was the property p part of an IRS like-II.R.C. § 1031 Exch	kind exchange? nange) No	Type of Transfer Auction Court Decree explain the division	Distribution Easement Exchange	Forector Gift Granto	sure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiar Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intend	
	No	•			✓ Yes No	
13 Was the transfer bet Yes √ If	No Aunt or Ur	ncle to Niece or Nep and Sisters	hew Family Grandp	Corp., P	ves? (If Yes, check the appropriate box.) rtnership, or LLC Self Other d Grandchild Spouse d Step-parent and Step-child	
14 What is the current r			<u>—</u>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
\$90,000					Yes	%
16 Does this conveyand		rcel of land?			17 Was transfer through a real estate agent or a title company? (If Yes, include the of the agent or title company contact.)	e name
18 Address of Property					19 Name and Address of Person to Whom the Tax Statement Should be Sent	
205 S Sycamore S Blue Hill, NE 6893					Grantee	
18a 🔲 No address as	signed 18b	Vacant land				
20 Legal Description						
Lots Eight (8 Nebraska), Nine (9) ar	nd Ten (10)	, Block Fifte	een (15), Original Town of Blue Hill, Webster County,	
21 If agricultural, list tota	al number of acres		_ ·		I fe	
22 Total purchase pr					S	00
					er dollar amount and attach itemized list.) 23 \$ 90,000	100
24 Adjusted purchas	se price paid for rea	aı estate (line 22 r	ninus line 23)			100
correct, a		, I declare that I ha	ve examined this s		number and that it is, to the best of my knowledge and belief, true, complete, and	
sign 🖑	Type Name of Grante	e or Authorized Rep	resentative		Phone Numbe Grantee 9/29/20	r
here Signatur	e of Grantee or Autho	prized Representativ	e	7	tle Date	
		Reni	ster of Deed's U	se Onl	For Dept. Use	Only
26 Date Deed Recorded	27	Value of Stamp or I			28 Recording Data	
Mo. 9 Day 2	19 yr. 17	\$ 202.3	50		BK2017, Pg 2329-2330	
lebraska Department of Rev	/enue				Authorized by Neb. Rev. Stat. §§ 76-214, 7	7-1327(2)

BK2017, Pg 2329

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. D., 2017, at 1:52 o'clock P. M. Recorded in Book 2017 on Page 2329-2330

Oeh Klingenberger County Clerk
16.00 BB Deputy

Ind__Comp__Assessor__Carded_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-29-17
\$ 202.50

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.

& Durbould

Horman W Wilte	Flenned Middle
NORMAN W. WITTE, INDIVIDUALLY AND AS	PENNY WITTE INDIVIDUALLY AND AS
ATTORNEY-IN-FACT FOR WALT WITTE A/K/A	ATTORNEY-IN-FACT FOR WALT WITTE A/K/A
· ·	WALTER G. WITTE AND LAVERA WITTE A/K/A
LAVERA A. WITTE	LAVERA A. WITTE
State of Nebraska)	
) ss. County of <u>Adam 5</u>)	
The foregoing Instrument was acknowledged be by NORMAN W. WITTE, INDIVIDUALLY AND A WALTER G. WITTE AND LAVERA WITTE A/K/A LA	S ATTORNEY-IN-FACT FOR WALT WITTE A/K/A
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021	Jouesn J Mobald Notary Public
State of Nebraska)	
) ss. County of <u>Adam 5</u>)	
The foregoing Instrument was acknowledged be by PENNY WITTE, INDIVIDUALLY AND AS ATTORN WITTE AND LAVERA WITTE A/K/A LAVERA A. WI	EY-IN-FACT FOR WALT WITTE A/K/A WALTER G.
	A

Notary Public

GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record: 1 of: 1

Date of Print: 10/03/2017

Inspected By: TS Inspection Date: 07/20/2015

Parcel ID #: 000306800 Map # : 4133-00-0-20005-015-6600

MCCONVILLE, KELLY Situs :205 S SYCAMORE ST

Legal :LOTS 8-10 BLOCK 15 ORIGINAL TOWN BLUE

PO BOX 215 HILL

BLUE HILL, NE 68930-

LOT INFORMATION

Neighborhood : 300 BLUE HILL

Lot Width : 135 Value Method: SF Lot Depth : 66 # of Units : 8910 Topography : LEVEL Amenities Unit Value : 0.25

Street Access : C,SW,C&G

Adjustments: Utilities : ALL Lot Value : 2,220

PHYSICAL INFORMATION

: 1 - Single Family Year Built/Age : 1980/37

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

: One-Story 100% Exterior Wall : 100% VINYL Floor Area : 1,512

Basement Area : 1,512

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3 Baths : 2.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$73,675

.........

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value \$71,455 Land Value \$2,220 FINAL ESTIMATE OF VALUE \$73,675 Value per Square Foot 47

Current Total Assessed Value for Parcel # 000306800 \$73,675

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: 10/03/2017

Parcel ID #: 000306800

Map # : 4133-00-0-20005-015-6600

MCCONVILLE, KELLY

Situs :205 S SYCAMORE ST Legal :LOTS 8-10 BLOCK 15 ORIGINAL TOWN BLUE HILL

BLUE HILL, NE 68930-

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

 1,512
 x
 77.94
 = 117,845
 BASIC STRUCTURE COST ADJUSTMENTS Units Unit Cost Area Adj Total Cost ROOFING SUBFLOOR
 1,512
 2.01
 2.01
 3,039

 1
 1176.67
 (0.74)
 (1,119)

 1,512
 15.37
 15.37
 23,239
 HEATING & COOLING PLUMBING Base is: 9 (under base) (1,119)BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH ADJUSTED STRUCTURE COST 1512 x 94.58 = 143,005**IMPROVEMENTS** Units Unit Cost Depr Total Cost 448 23.78 0.56 ATTACHED GARAGE 10,655 SHED CONC/AVE 264 8.46 17% 1,855 * CONCRETE DRIVE 464 4.19 1,945 CONCRETE PAD/SH2/AVE 1.58 48 17% 65 * SLAB W/ROOF & STEPS 48 31.70 1,520 OPEN SLAB PORCH 54 16.82 910

					,			
De <u>p</u> reciation	:	56%	Total	56% Physical	Func	tional	Econom	nic
				Less Depr	reciation/P	lus Appre	ciation :	(88,500)
	alue			• • • • • • • • • • • • • • • • • • • •				\$69,535
				• • • • • • • • • • • • • • • • • • • •				\$69,535 \$2,220
Land Value								• •
	• • • • •	• • • • • •						\$2,220

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

Page 2 of 2

PAGE 1 COMMENT	S		
	- 2329 DATE OF SALE	9-29-2017	
LEGAL DESCRIPTION LO	ts 8 to 10 Black 15 01	riginal 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	73 035	75255
2017	2220	71 455	73 475
Phys.			
SELLING PRICE 90	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	91-0074	OUSE QUALITY 30 HOUSE CONDITION	30 DATE OF CONSTRUCTION 1980
MOBILE HOME /	14		

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

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

What wa	as the total pur	chase				
1	price?	\$_5	3	90,000	.00 Yes / N	No
If No	explain:			<u></u>		
2 Was any po	ersonal proper	ty included in th	e sale price?	Yes / No	Personal Pro	operty was (circle all that apply):
Appliances	s Furniture	Other (please	explain):			
3 What is the	e dollar value o	of the personal p	roperty that was i	ncluded in the purchas	e price?	<i>\$</i>
If the prop	erty is a renta	l property and p	produces income,	what rent has been c	harged for it in	\$
4 each of the	e past five year	rs?				
5 What expe	nses have bee	n incurred in ea	ich of the past fiv	e years? \$		
6 How long	was the proper	ty on the marke	t?			
7 Were any o	changes made	to the property e	ither before or aft	ter the sale?	Yes / No	
(Example:	Remodeling	Renovations	Additions Rep	pairs Demolition)		
If Yes expl	ain:					
					CO	NTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017-	-233/-	2333# PAGES	5	GR.	ANTEE MASTER NAME #		ry t
PARCEL#/ FILING NUMBER		3100/	<i>33</i> 0			_	Caitlin	1 Crowe
			_			_	#131	24
DOC STAMPS	4.5	D		tax/lien		<u>-</u>		,
SALES FILE#	238		# PAGES	· i				
NEIGHBORHOOD#	1	100	1.05	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	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_	140							
TOTAL SALE PRICE	- 2,00	<u> 20. 00 </u>						
521 ADJUSTMENTS عصصت	\$							
ASSESSOR ADJUSTMENTS	<u></u>							
REVIEW CODE	NO							
SALES DATE_	9-21	-2017						
DEED TYPE_	QC	<u>d.</u> .						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO 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	BLUE HILL	BLADEN	cow	GR GUIDE ROCK	INA	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
COMMENTS		<u>.</u>		Lot	w/c	arage	on i+	

REVENUE

Real Estate Transfer Statement

FORM 521

•To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webstor Select County & County Number Day Z 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Granter's Name (Seller)

POSH & VEVIN BOVO Grantee's Name (Buyer) Zacharu and Street or Other Mailing Address
PO BOX 128 Street or Other Mailing Address SZ1 N. Main Blader is the grantee a 501(c)(3) organization? Phone Number Phone Number 402-469-35 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 912 hotmail com bruckman 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) † Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Other_ Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Mineral Quit Claim Cemetery Death Certificate - Transfer on Death Executor Warranty Was the property purchased as part of an IRS like-kind exchang 10 Type of Transfer Distribution Transfer on Death Auction Easement Gift Life Estate F Sale (I.R.C. § 1031 Exchange)
Yes W No 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.) 12 Was real estate purchased for same use? (If No. state the intended use.) No. -----Yes □ No. Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse ☐ Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ∐Yes No. \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) [Yes. Mo No ☐ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 313 Caitlin Crowe DO BOX IIS Bladen, r Rladen, NE 68928 18a No address assigned 18b Vacant land 20 Legal Description Lots G-7 Bikle Bladen original Town 21 If agricultural, list total number of acres 7 DDO 22 Total purchase price, including any liabilities assumed 22 23 Was non-real property included in the purchase? 🔲 Yes 🏻 🖾 No (If Yes, enter dollar amount and attach itemized list.) 23 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. rowe aitlin ature of Grantee or Authorized Representative Thie Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data . Day 29 Nebraska Department of Revenue

Form No. 96-269-2008 2-2016 Bey Sur

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 2.7 day of September A.D., 20.7 at 1:55 o'clock | M. Recorded in Book 20.7 on Page 233-233 | Deb Klingerberger County Clerk | 22.00 | B. Deputy Ind Comp Assessor Carded

BK2017, Pg 2331

RECORDING REQUESTED BY:

Zachary Harold Crowe

INSTRUMENT PREPARED BY:

Zachary Harold Crowe

Bladen, Nebraska 68928

RETURN DEED TO:

Zachary Harold Crowe
321 North Main Street
Bladen, Nebraska 68928

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-29-17
\$_4.50 By BB

(Above reserved for official use only)

SEND TAX STATEMENTS TO:

Zachary Harold Crowe
321 North Main Street
Blace, Nebraska 68928

Tax Parcel/APN # 000503100

QUIT CLAIM DEED FOR NEBRASKA

STATE OF NEBRASKA

COUNTY OF WEBSTER

DATE: September 21, 2017

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

K2017, Pg 2332

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

Grantee: Caitlin Ann 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 Bleden 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.

<u>Signatures</u>

Grantors signed, sealed, and delivered this Quit Claim Deed to Grantees on September 21,

Grantor (or authorized agent)

Signed: Print Name: Posie

Grantor (or authorized agent

Signed: Print Name:

Notary Public

2017,Pg 2333

STATE OF NEBRASKA

COUNTY OF WEBSTER

On this the Adday of Spalowhere 17	- C
as of September 21, 2017 was sworn to and a	e foregoing QUIT CLAIM DEED, entered into cknowledged before me by the following
person(s), known or proven to me to be the re-	cknowledged before me by the following
the instrument:	cknowledged before me by the following rson(s) whose name(s) is/are subscribed to within

(names of signatories).

WITNESS my hand and official seal.

PRINT: CIMY TIMM [Affix seal] CINDY J. TIMM My Comm. Exp. March 27, 2021

SIGN: My Commission Expires: 3-27-21

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 10/03/2017 Record: 1 of: 1

Inspected By: SK Inspection Date: 10/15/2014

Parcel ID #: 000503100 Map # : 4131-00-0-30005-006-0230

CROWE, ZACHARY & CAITLIN Situs :313 N MAIN ST

:LOTS 5-7 BLK 6 BLADEN ORIGINAL TOWN Legal

321 N MAIN ST. PO BOX 115

BLADEN, NE 68928-

LOT INFORMATION

Neighborhood : 400 BLADEN Lot Width : 75

Value Method: SFLot Depth : 140 # of Units : 10500 Topography : LEVEL Amenities Unit Value : 0.13

Street Access : BLACKTOP Adjustments:

Utilities : ALL Lot Value : 1,385

PHYSICAL INFORMATION

Туре	: 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 (Usir	g Cost Approach)	\$1,385
Estimate of Value (Usir		
Estimate of Value (Usin	g Model)	\$0

Model # and Description

Calculations 0.00 0

FINAL ESTIMATE

Improvement Value Land Value FINAL ESTIMATE OF VALUE Value per Square Foot	\$0 \$1,385 \$1,385
Current Total Assessed Value for Parcel # 000503100	\$1,385

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: 10/03/2017 Record: 1 of: 1

Parcel ID #: 000503100 Map # : 4131-00-0-30005-006-0230

CROWE, ZACHARY & CAITLIN Situs :313 N MAIN ST

Legal :LOTS 5-7 BLK 6 BLADEN ORIGINAL TOWN

321 N MAIN ST. PO BOX 115

BLADEN, NE 68928-

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 х

ADJUSTMENTS Units Unit Cost Area Adj Total Cost

Base

0.00

ROOFING SUBFLOOR

HEATING & COOLING PLUMBING Base is: 0

BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH

ADJUSTED STRUCTURE COST х

IMPROVEMENTS Units Unit Cost Depr Total Cost NO GARAGE

TOTAL REPLACEMENT COST NEW Depreciation Total Physical Functional Economic Less Depreciation/Plus Appreciation: Improvement Value \$0 Land Value \$1,385 Lump Sums ESTIMATE OF VALUE (USING THE COST APPROACH) \$1,385 Value per Square Foot

OCATION ID DADOU (D)	19331-2333 DATE OF SALE LOts 5-7 BIKLE 00503100	9-21-2017 Original town Bladen	
ASSESSOR LOCATION Blace		ADDRESS OF PROPERTY 313	N Main St.
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1.385		/385
20/6	1.385	**************************************	1385
2017	1385		1385
SELLING PRICE 2, DC	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # DI — 9 MOBILE HOME WA)123 _	Empty Lot	DATE OF CONSTRUCTION

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

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:

DATE:

10/4/2017

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

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

What was the total purchase								
1 price?	\$ <u></u> \$	2,000.00	Yes / No					
If No explain:								
2 Was any personal property inclu	ided in the sale price?	Yes/No Pe	ersonal Property was (circle all that apply):					
Appliances Furniture Other	(please explain):							
3 What is the dollar value of the polynomial of the property is a rental property 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 th	ne market?							
7 Were any changes made to the p	property either before or after the	he sale? Y	es / No					
(Example: Remodeling Reno	vations Additions Repairs	s Demolition)						
If Yes explain:								

CONTINUED ON BACK

		01700/67		<u> </u>		_	Shalla	1 A. Clay
DOC STAMPS			-	tax/lien	- Apply sizes a	-	<u>nenec</u>	174. Clay
SALES FILE #			# PAGES			-		
SHBORHOOD #			~	"				
	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	Guide Rock Commercial	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
:	1010	1015	1020					j
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
TAX DISTRICT_	<u>45 </u>							
AL SALE PRICE_	<u> </u>							
DJUSTMENTS :								
DJUSTMENTS :	NO							
DJUSTMENTS :	NO	(-2011						
DJUSTMENTS S	NO	1-2017 f. Survi	vorsh.p					
DJUSTMENTS SEVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO	f 2017 f Survi	VOYSh P	@	MOBILE			
DJUSTMENTS OF THE PROPERTY OF	NO 9-14 Aff o				MOBILE 5			
DJUSTMENTS SEVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO Q-14 Aff or	ADJUSTED	SUBCHNGD 3	@	5			
DJUSTMENTS S EVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO Q-16 AFF O	ADJUSTED 2	SUBCHNGD 3	@ @	5 ARMS LENGTH / NOT VALID FOR	RC	ROS	RUR

Sleven, Michael + Shelley

State of Nebraska ss County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of September A.D., 2017, at 3:15 o'clock 1 M. Recorded in Book 2017 on Page 2.183 - 2/184 Oeb Klingenberger County Clerk 416.00 B3 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 (NW½) 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 ________, 2017

David B. Garwood

SUBSCRIBED in my presence and sworn to before me on September

, 2017

A GENERAL NOTARY-State of Nebraska
MARY HUNT
My Comm. Exp. May 12, 2018

Notary Public

STATE OF NEBRASI

BR2017/633/88

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

DATE OF ISSUANCE 7/11/2016

LINCOLN, NEBRASKA

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

HUMAN SERVICES
STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES



16 0384

		CE	RTIF	CATE OF	DEAT	Ή			16 03648	
	1. DECEDENT'S-NAME (First, Middle, Last, Suffic	c)					2, SEX	3. D/	ATE OF DEATH (Mo., Day, Yr.)	
1	Phyllis J Offner						Female		une 19, 2016	
	4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTS	RY OF BIRTH		GE - Last Birthday Sb. UNDER 1 YEAR				DATE OF BIRTH (Mo., Day, Yr.)		
	1	. (Yrs	r.)	MOS. DAYS		HOURS N	MNS.			
	Webster County, Nebraska			87			L	S	eptember 17, 1928	
[7. SOCIAL SECURITY NUMBER		. —	8a. PLACE OF						
				HOSPITAL	X Inpati	ent	OTHER	lursing Home	e/LTC Hospice Facility	
_ ≃	8b. FACILITY-NAME (If not Institution, give street and numb	er)			ER/O	utpatient		ecedant's H	ome	
2	Webster County Community Hospital				DOA		Па	ther (Specify	v)	
E S	Bc. CITY OR TOWN OF DEATH (Include Zip Code) 8d. COUNTY OF DEATH									
吉	Red Cloud 68970 Webster							-A131		
롱	9a. RESIDENCE-STATE 9b. COUNT		So. CITY OR TOWN							
当	Nebraska Webs	ter	Red Cloud							
. ≘	9d. STREET AND NUMBER		· · · · · · · · · · · · · · · · · · ·					9g. INSIDE CITY LIMITS		
by: FUNERAL DIRECTOR	1127 Hwy 136					<u> </u>	6897	70	YES NO	
100	10a. MARITAL STATUS AT TIME OF DEATH X Married .	Never Married	10b. N	AME OF SPOUS	SE (First,	Middle,	Last, Suffix) If wife, give	maiden name	
Ę	☐ Married, but separated ☐ Widowed ☐ Divorced	Unknown	Stan	ley R Offr	er					
λķ	11. FATHER'S-NAME (First, Middle, Last, Suffix)					NAME (Fi	rst, Middle,	Maiden St	urname)	
be completed/verified	Fay F Paimer					Wilson	,			
츁	13. EVER IN U.S. ARMED FORCES? Give dates of service if	Yes. 14a. IA	NFORMAN					141	b. RELATIONSHIP TO DECEDENT	
9	(Yes, No, or Unk.) No	1	nley R C	Offner					Spouse	
	15. METHOD OF DISPOSITION 16a, EMBALMER-SIG				16	6. LICENS	E NO.	160	c. DATE (Mo., Day, Yr.)	
2	Burial Donation Dayre Williams					0918		I	lune 23, 2016	
	Cremation Entombment 16d, CEMETERY, CRE		OTHER L	OCATION			Y/TOWN		STATE	
	Removal Other (Specify)									
	Red Cloud Cerr					Rei	d Cloud		Nebraska	
	17a. FUNERAL HOME NAME AND MAILING ADDRESS (Stree Simonson-Williams Funeral Horne, 241 W. 4th			Mahroeko	N .				17b. Žip Code 68970	
									565.0	
	CAI 16. PART L Enter the chain of eventsdiseases, injuries, or complication			ee instructi					···	
	respiratory errest, or ventricular fibrillation without showing the etic							isary.	APPROXIMATE INTERVAL	
	IMMEDIATE CAUSE:								onset to death	
	IMMEDIATE CAUSE (Final 8) RESPIRATORY ARRE	EST							10 MINUTES	
	disease or condition resulting in death)		_						1	
	DUE TO, OR AS A CONSEQUE								onset to death	
	Sequentially list conditions, it b) METASTATIC LIVER (any, leading to the cause listed	CANCER							6 MONTHS	
	en line z. DUE TO, OR AS A CONSEQUE	NCE OF:							onset to death	
	Enter the UNDERLYING CAUSE C)								i discrib dout	
	(discase or injury that initiated the events resulting in death) DUE TO DE AS A CONSEQUE									
	LAST Casulting in death) DUE TO, OR AS A CONSEQUE d)	NCE OF:							onset to death	
	<u>, </u>			•					• 1	
	18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions of	ontributing to	the death	but not resultin	ng in the	underlying	cause given in		. WAS MEDICAL EXAMINER	
								·	OR CORONER CONTACTED?	
띮									YES X NO	
Ή		1a. MANNER C				RANSPOR reriOperator	TATION INJURY	21c. WAS A	AN AUTOPSY PERFORMED?	
by: CERTIFI	 	Accident	_		Pas			☐ YES	S X NO	
. C	Not preciously but preciously within 42 days of death		-		Ped			21d. WERE	AUTOPSY FINDINGS AVAILABLE	
d b	Not pregnant, but pregnant 43 days to 1 year before death	Suicide	T could be	be determined	OLh	er (Specify)			MPLETE CAUSE OF DEATH?	
eţe	Unknown if pregnant within the past year							YES	i □ NO	
completed	22a. DATE OF INJURY (Mo., Day, Yr.) 22b. TIME OF INJ	URY 22c. P	LACE OF	INJURY-At hor	e, farm, s	street, facto	ory, office buildi	ng, construc	tion site, etc. (Specify)	
8									**	
pe	22d. INJURY AT WORK? 22e. DESCRIBE HOW INJURY OF	CCURRED								
٤	□YES □NO									
	22f. LOCATION OF INJURY - STREET & NUMBER, APT.NO.	CITY	/TOWN				STATE		7/9 CODE	
							VIOLE		ZIP CODE	
	23a. DATE OF DEATH (Mo., Day, Yr.)			24	a. DATE	SIGNED (M	o., Day, Yr.)	24b, TIM	ME OF DEATH	
Ì	គ្នុឌ្ន June 19, 2016			RRCIAN						
	23b, DATE SIGNED (Mo., Day, Yr.) 23c, TIME	OF DEATH		를 보고 50 × 24	c. PRON	OUNCED D	EAD (Mo., Day,	Yr.) 24d, TIM	IE PRONOUNCED DEAD	
	June 19, 2016 23b, DATE SIGNED (Mo., Day, Yr.) July 8, 2016 23c, TIME July 8, 2016 23c, TIME 06:11 23d, To the best of my knowledge, death occurred at the time, and due to the cause(s) stated. (Signature and Title) Collin P. Kerr. MD			를 가 하는 다						
1	23d. To the best of my knowledge, death occurred at the time, and due to the cause(s) stated. (Signature and Title)	uate and place		1 N N N N N N N N N N N N N N N N N N N	a. On the ba	asis of exami , date and pla	nation and/or inves	rtigation, in my cause(s) stated	opinion death occurred at I. (Signature and Title)	
	ੈ ^{ਛੋ} Colin P. Kerr, MD			To be completed by CORONER'S PHYSICIAN OF COUNTY ATTORNEY ONLY				.,		
- 1	25. DID TOBACCO USE CONTRIBUTE TO THE DEATH?	26a, HAS O	RGAN OF	TISSUE DONAT	TON DEE	N CONSID	ERENO DEN 14	IAS CONSEL	NT GRANTED?	
ı	☐ YES ☐ NO ☐ PROBABLY ☑ UNKNOWN	YES		NO .	DEE	COMOIDE	- 1	licable if 26a		
ļ	27. NAME. TITLE AND ADDRESS OF CERTIFIER (Type or Prin	it)		Δ.,το			Lines Whit		LILO LINO	
i	Colin P. Kerr, MD, 721 W 6th, Red Cloud, Neb	raska, 6897	70							
	28a, REGISTRAR'S SIGNATURE Stariley	10	78-20	7 2.		7	28b. DATE	FILED BY R	REGISTRAR (Mo., Day, Yr.)	
- 1	LILETTILES I		~~~				1,.6.	0.2016	· .	