

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2350

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

GRANTEE MASTER NAME # Terry L. +

PARCEL # / FILING NUMBER 18017/67375

Robin A. Meyer

# 13126

DOC STAMPS 101.25

tax/lien

SALES FILE # 239

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

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

Appraised FARM

TAX DISTRICT 45

TOTAL SALE PRICE 45,000

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

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

REVIEW CODE NO

SALES DATE 7-25-2017

DEED TYPE JTWD

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

COMMENTS 1/3 interest Neal + Shelly clayburn

# Real Estate Transfer Statement

239

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 07 Day 25 Yr. 2017		Mo. 09 Day 13 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Neal & Shelly A. Clayburn				Grantee's Name (Buyer) Terry L. & Robin A. Meyer			
Street or Other Mailing Address 7400 S 36th				Street or Other Mailing Address 1127 Hwy 136			
City Lincoln		State NE		Zip Code 68516		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
						Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No \_\_\_\_\_

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

Yes  No \_\_\_\_\_

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

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

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

\$62880.00

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

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

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes Garv Thompson Agency  No

18 Address of Property

1127 Hwy 136  
Red Cloud, NE 68970

18a  No address assigned 18b  Vacant land

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

same as Grantee

20 Legal Description

see attached

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

22 Total purchase price, including any liabilities assumed .....	22	\$ 45,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 45,000.00

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

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

David B. Garwood (402) 746-3613

Print or Type Name of Grantee or Authorized Representative Phone Number

*David B. Garwood* Attorney 9-28-17

Signature of Grantee or Authorized Representative Title Date

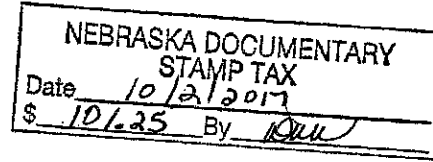
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 10 Day 02 Yr. 2017	\$ 101.25	BW 2017, Pg 2350	

The West 100 feet of the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW $\frac{1}{4}$ ) 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 (NW $\frac{1}{4}$ ) 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 NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 2, thence S01°40'33"W, on the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , 57.02 feet to the true point of beginning; thence continuing S01°40'33"W on the east line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , 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.

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 2<sup>nd</sup> day of Oct A.D., 2017, at 11:30 o'clock A.M. Recorded in Book 2017 on Page 2350 - 2351  
Debra Klagenberger County Clerk  
16.00 DKW Deputy  
Ind      Comp      Assessor      Carded     



### JOINT TENANCY WARRANTY DEED

Neal Clayburn and Shelley A. Clayburn, husband and wife, GRANTORS, in consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) receipt of which is hereby acknowledged, convey to Terry L. Meyer and Robin A. Meyer, husband and wife as joint tenants, GRANTEES, an undivided one-third (1/3) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 100 feet of the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) 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 (NW<sup>1</sup>/<sub>4</sub>) 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 NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of said Section 2, thence S01°40'33"W, on the east line of said NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>, 57.02 feet to the true point of beginning; thence continuing S01°40'33"W on the east line of the NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>, 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.

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 13, 2017.

Neal Clayburn  
Neal Clayburn

Shelley A. Clayburn  
Shelley A. Clayburn

STATE OF NEBRASKA, COUNTY OF Seward ) ss.

The foregoing warranty deed was acknowledged before me on September 13, 2017, by Neal Clayburn and Shelley A. Clayburn, husband and wife.

Comm. expires Sept 30, 2017

Sally J. Bodtke  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2352 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Terry + Robin Meyer  
 PARCEL # / FILING NUMBER 001801700/67375 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DOC STAMPS 101.25 tax/lien

SALES FILE # 240 # PAGES \_\_\_\_\_

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

*Appraisal FARM*

TAX DISTRICT 45

TOTAL SALE PRICE 45,000

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

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

REVIEW CODE NO

SALES DATE 7-25-2017

DEED TYPE JTWD

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

COMMENTS 1/3 interest Janet Offner

# Real Estate Transfer Statement 240

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 07 Day 25 Yr. 2017		Mo. 09 Day 28 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Janet A. Offner				Grantee's Name (Buyer) Terry L. & Robin A. Meyer			
Street or Other Mailing Address 817 West 4th Avenue				Street or Other Mailing Address 1127 Hwy 136			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
						State NE	
						Zip Code 68970	
Phone Number				Phone Number		is the grantee a 501(c)(3) organization?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
 \$ 62,880.00

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

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

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

18 Address of Property  
 1127 Hwy 136  
 Red Cloud, NE 68970

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
 see attached

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

22 Total purchase price, including any liabilities assumed	\$ 45,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 45,000.00

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

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

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

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

Attorney  
 Title

(402) 746-3613  
 Phone Number

9-28-17  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 02 Yr. 2017	27 Value of Stamp or Exempt Number \$ 101.25	28 Recording Data BW 2017, Pg 2352

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

The West 100 feet of the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW $\frac{1}{4}$ ) 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 (NW $\frac{1}{4}$ ) 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 NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 2, thence S01°40'33"W, on the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , 57.02 feet to the true point of beginning; thence continuing S01°40'33"W on the east line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , 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.



Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Oct A.D., 202017 at 11:57 o'clock P M. Recorded in Book 2017 on Page 2352  
Debra Klunberg County Clerk  
10.00 Ind. 2000 Comp. Assessor

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10/27/17  
\$ 101.25 By GMW

**JOINT TENANCY WARRANTY DEED**

Janet A. Offner, a single person, GRANTOR, in consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) receipt of which is hereby acknowledged, convey to Terry L. Meyer and Robin A. Meyer, husband and wife as joint tenants, GRANTEES, an undivided one-third interest (1/3) in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 100 feet of the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW¼) of Section Two (2), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, except that portion heretofore deeded to the State of Nebraska for highway purposes; AND

A tract of land in the Northwest Quarter (NW¼) of Section Two (2), Township One (1) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska described as follows: Commencing at the NE corner of the NW¼ of the NW¼ of said Section 2, thence S01°40'33"W, on the east line of said NW¼NW¼, 57.02 feet to the true point of beginning; thence continuing S01°40'33"W on the east line of the NW¼NW¼, 162.98 feet; thence N90°00'00"W, 6.14 feet; thence N01°27'08"E, a distance of 162.97 feet; thence S89°58'01"E, 6.78 feet to the point of beginning, containing 0.02 acres more or less.

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 28, 2017.

Janet A. Offner  
Janet A. Offner

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing warranty deed was acknowledged before me on September 28, 2017, by Janet A. Offner, a single person.

Comm. expires 10-22-2018



David B. Garwood  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2353

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

GRANTEE MASTER NAME # Terry + Robin

PARCEL # / FILING NUMBER 00 1801700/67375

Meyer  
#13126

DOC STAMPS 101.25

tax/lien

SALES FILE # 241

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

NEIGHBORHOOD #	<u>①</u>	100	105	200	205	300	305	400
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	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
							RURAL RESIDENTIAL _____	
							SUBURBAN <u>X</u>	

Appraised FARM

TAX DISTRICT 45

TOTAL SALE PRICE 45,000

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

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

REVIEW CODE NO

SALES DATE 7-25-2017

DEED TYPE JTWD

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

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

COMMENTS Y3 interest Steven + Susan offner

# Real Estate Transfer Statement 241

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>07</u> Day <u>25</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>09</u> Day <u>13</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Steven L. &amp; Susan Offner</b> Street or Other Mailing Address <b>17637 Douglas Circle</b> City <b>Omaha</b> State <b>NE</b> Zip Code <b>68118</b> Phone Number _____ Email Address _____		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Terry L. &amp; Robin A. Meyer</b> Street or Other Mailing Address <b>1127 Hwy 136</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number _____ Email Address _____ is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

**14 What is the current market value of the real property?**  
**\$ 62,850.00**

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

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

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

**18 Address of Property**  
 1127 Hwy 136  
 Red Cloud, NE 68970

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

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

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

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

22 Total purchase price, including any liabilities assumed .....	22	\$	45,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	45,000.00

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

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

**David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney  
 Signature of Grantee or Authorized Representative Title Date **9-28-17**

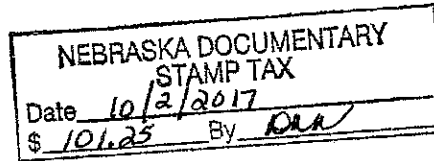
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>02</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>101.25</u>	28 Recording Data <u>BW 2017, Pg 2353 - 2354</u>

The West 100 feet of the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW $\frac{1}{4}$ ) 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 (NW $\frac{1}{4}$ ) 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 NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 2, thence S01°40'33"W, on the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , 57.02 feet to the true point of beginning; thence continuing S01°40'33"W on the east line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , 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.

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 20<sup>th</sup> day of Oct A.D., 20 17, at 12:00 o'clock P.M. Recorded in Book 2017 on Page 2353 - 2354  
Debra Klungenberg County Clerk  
Herco Duke Deputy  
Ind      Comp      Assessor      Carded     



### JOINT TENANCY WARRANTY DEED

Steven L. Offner and Susan Offner, husband and wife, GRANTORS, in consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) receipt of which is hereby acknowledged, convey to Terry L. Meyer and Robin A. Meyer, husband and wife as joint tenants, GRANTEES, an undivided one-third (1/3) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 100 feet of the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) 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 (NW<sup>1</sup>/<sub>4</sub>) 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 NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of said Section 2, thence S01°40'33"W, on the east line of said NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>, 57.02 feet to the true point of beginning; thence continuing S01°40'33"W on the east line of the NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>, 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.

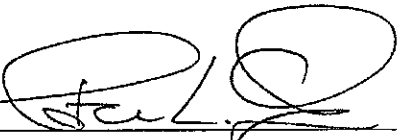
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:


(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 13, 2017.

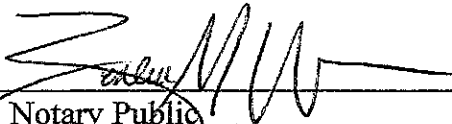
  
\_\_\_\_\_  
Steven L. Offner

  
\_\_\_\_\_  
Susan Offner

STATE OF NEBRASKA, COUNTY OF Douglas ) ss.

The foregoing warranty deed was acknowledged before me on September 13, 2017, by Steven L. Offner and Susan Offner, husband and wife.

Comm. expires Feb-01, 2019

  
\_\_\_\_\_  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2376-2377 # PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Village of Guide Rock  
# 10945

PARCEL # / FILING NUMBER 600615700/18150

DOC STAMPS Exempt #2

tax/lien

SALES FILE # 242

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

TAX DISTRICT 25

TOTAL SALE PRICE \$25.00

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

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

REVIEW CODE NO

SALES DATE 9-20-2017

DEED TYPE Sheriff's Deed

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS Sheriff's Sale

# Real Estate Transfer Statement 242

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

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

1 County Name <b>Webster</b>	2 County Number Select County & County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>9</b> Day <b>20</b> Yr. <b>2017</b>	4 Date of Deed Mo. <b>9</b> Day <b>20</b> Yr. <b>2017</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>County of Webster</b> Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Village of Guide Rock</b> Street or Other Mailing Address <b>P.O. Box 41</b>	
City <b>Guide Rock</b>	State <b>NE</b>	Zip Code <b>68942</b>	City <b>Guide Rock</b>
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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$140,000**

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

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

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

18 Address of Property  
**500 BIK of High Street**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Same as #6**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**S95' of Lots 13-18, BIK 20, Talbot's Add to Guide Rock,**

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

22 Total purchase price, including any liabilities assumed	22	\$	<b>25,000</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<b>25,000</b>

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

sign here

**Cindy Sanders**  
Print or Type Name of Grantee or Authorized Representative

**Randy Sanders**  
Signature of Grantee or Authorized Representative

**City Clerk**  
Title

Phone Number  
**10/2/17**  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>10</b> Day <b>02</b> Yr. <b>2017</b>	27 Value of Stamp or Exempt Number <b>\$ #2</b>	28 Recording Data <b>BW 2017, Pg 2376-2377</b>	



BW 2017. Pg 2376

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 2<sup>nd</sup> day  
of Oct A.D., 2017, at 1:50  
o'clock P M. Recorded in Book 2017  
on Page 2376-2377  
Debra Klingenberg County Clerk  
16.00 DW Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date <u>10/2/17</u>	By <u>DW</u>
<u>\$ Exempt #2</u>	

**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. LARRY PITCHFORD and JENNIFER PITCHFORD, et al., Defendants; District Court Case No. CI 17-2, that Webster County, Nebraska (judgment creditor) did on or about April 10, 2017, obtain a decree finding there to be due the sum of \$1,241.02, plus interest thereon from the date of judgment until paid in full, plus costs of the suit;

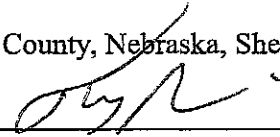
WHEREAS, it was further ordered that in default of the payment of the sum so found due that the Webster County Sheriff, should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same, and

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 VILLAGE OF GUIDE ROCK, hereinafter referred to as "GRANTEE" whether one or more, property described as THE SOUTH NINETY-FIVE (95) FEET OF LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), AND EIGHTEEN (18), BLOCK TWO (2) TALBOT'S ADDITION TO GUIDE ROCK, WEBSTER COUNTY, NEBRASKA, for the sum of \$25.00, 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 SOUTH NINETY-FIVE (95) FEET OF LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), AND EIGHTEEN (18), BLOCK TWO (2) TALBOT'S ADDITION TO GUIDE ROCK, WEBSTER COUNTY, NEBRASKA.

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

  
\_\_\_\_\_  
TROY R. SCHMITZ  
Sheriff of Webster County, Nebraska

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF WEBSTER    )

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

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

(seal)



  
\_\_\_\_\_  
Clerk of Webster County District Court

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2379

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

GRANTEE MASTER NAME # City of Red Cloud

PARCEL # / FILING NUMBER 00191390 / 68960 2-11

#10954

DOC STAMPS Exempt # 2

tax/lien

SALES FILE # 243

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

Appraisal - FARM

TAX DISTRICT 45

TOTAL SALE PRICE 4,500

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

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

REVIEW CODE NO

SALES DATE 10-2-2017

DEED TYPE WD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

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

243

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <b>10</b> Day <b>02</b> Yr. <b>2017</b>	4 Date of Deed Mo. <b>10</b> Day <b>02</b> Yr. <b>2017</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Gary L. Mahin</b> Street or Other Mailing Address <b>45 N Seward St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>The City of Red Cloud</b> Street or Other Mailing Address <b>540 N Webster St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Email Address	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

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

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**see attached**

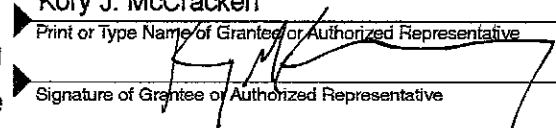
21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed .....	22	\$	4,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	4,500.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 Grantee or Authorized Representative Phone Number

**sign here**  Attorney  
 Signature of Grantee or Authorized Representative Title

Date **10/3/17**

Register of Deeds Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>10</b> Day <b>3</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 2</b>	28 Recording Data <b>BK2017, Pg 2379</b>

Part of County Surveyor's Lot 23 A-1 in the Northeast Quarter (NE1/4) of Section 35, Township 2 North, Range 11, West of the 6th P.M., Webster County, Nebraska, bounded as follows: Commencing at a point 116.8 feet West of the Northwest corner of County Surveyor's Lot 23 A-2 in said Northwest Quarter; extending thence West parallel with the South line of said Northwest Quarter to the power pole line of the City of Red Cloud, as now located; thence North in said power pole line to the center line of Crooked Creek as now located; thence easterly in the centerline of Crooked Creek as now located to the West right-of-way line of Highway 281; thence southerly on the West line of said Highway 281 to the Northeast corner of the tract conveyed to the City of Red Cloud by Warranty Deed recorded in Book 78, page 369; thence West to a point 116.8 feet West and 30 feet North of the Northwest corner of said County Surveyor's Lot 23 A-2; thence South 30 feet to the point of beginning, EXCEPT a tract conveyed to the State of Nebraska for highway by deed in Book 71, page 862 and Book 77, page 1536.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of October A.D., 2017, at 9:35 o'clock A.M. Recorded in Book 2017 on Page 2379  
Deb Klingenberger County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-3-17  
\$ Exempt # 2 By BB

**WARRANTY DEED**

Gary L. Mahin, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, a Nebraska municipal corporation, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Part of County Surveyor's Lot 23 A-1 in the Northeast Quarter (NE1/4) of Section 35, Township 2 North, Range 11, West of the 6th P.M., Webster County, Nebraska, bounded as follows: Commencing at a point 116.8 feet West of the Northwest corner of County Surveyor's Lot 23 A-2 in said Northwest Quarter; extending thence West parallel with the South line of said Northwest Quarter to the power pole line of the City of Red Cloud, as now located; thence North in said power pole line to the center line of Crooked Creek as now located; thence easterly in the centerline of Crooked Creek as now located to the West right-of-way line of Highway 281; thence southerly on the West line of said Highway 281 to the Northeast corner of the tract conveyed to the City of Red Cloud by Warranty Deed recorded in Book 78, page 369; thence West to a point 116.8 feet West and 30 feet North of the Northwest corner of said County Surveyor's Lot 23 A-2; thence South 30 feet to the point of beginning, EXCEPT a tract conveyed to the State of Nebraska for highway by deed in Book 71, page 862 and Book 77, page 1536.

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 October 2, 2017.

Gary L. Mahin  
Gary L. Mahin

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 2, 2017, by Gary L. Mahin, a single person.

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

Kory McCracken  
Notary Public

BOOK-PAGE 2017-2379 DATE OF SALE 12-2-2017

LEGAL DESCRIPTION pt of County Surveyors Lot 23 A-1 in NE 1/4 35-2-11

LOCATION ID PARCEL(S) 001913901 - 68960

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY Rural

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	3720		3720
2016	3945		3945
2017	4305		4305

SELLING PRICE	4,500	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
---------------	-------	----------------	---------------------	------------------------

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

MOBILE HOME --- Suburban RC

4A P	4A B P	4A F P	4A K P	4A R P	4A S P	4A V P	4A U P
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
PAGE 4							

BOOK-PAGE		PARCEL(S)														
CRP	ACRES	EQUIP DRYLAND	ACRES	CREP DRYLAND	ACRES	GREENBELT DRYLAND	ACRES	GRASSLAND	ACRES	EQUIP GRASSLAND	ACRES	CREP GRASSLAND	ACRES	GREENBELT GRASSLAND	ACRES	TOTAL
1D1		1D1 E		1D1 P		1D1 G		1G1		1G1		1G1		1G1		1G1
1D		1D E		1D P		1D G		1G		1G		1G		1G		1G
2D1		2D1 E		2D1 P		2D1 G		2G1		2G1		2G1		2G1		2G1
2D		2D E		2D P		2D G		2G		2G		2G		2G		2G
3D1		3D1 E		3D1 P		3D1 G		3G1	3.0	3G1		3G1		3G1		3G1
3D		3D E		3D P		3D G		3G		3G		3G		3G		3G
4D1		4D1 E		4D1 P		4D1 G		4G1		4G1		4G1		4G1		4G1
4D		4D E		4D P		4D G		4G		4G		4G		4G		4G
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	3.0	TOTAL		TOTAL		TOTAL		TOTAL

CRP		CANOPY 30% GREATER		CANOPY 2 ENCASED BY DRY OR IRR		AG OTHER		NON-AG ACRES	
ACRES		ACRES		ACRES		ACRES		ACRES	
1C1		1T1		1T1 2		SHELTERBELT		ROADS	
1C		1T		1T 2		ACCRETION		FARM SITE	
2C1		2T1		2T1 2		WASTE	6.16	HOME SITES	
2C		2T		2T 2		OTHER		OTHER	
3C1		3T1		3T1 2		WRP		WRP	
3C		3T		3T 2		RECREATION		RECREATION	
4C1		4T1		4T1 2					
4C		4T		4T 2					
TOTAL		TOTAL		TOTAL		TOTAL	6.16	TOTAL	3.16



WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 10/24/2017

Parcel # : 001913901  
 Current Owner : CITY OF RED CLOUD  
 540 NORTH WEBSTER STREET  
 RED CLOUD, NE 68970-0000

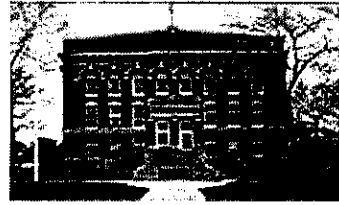
Map # : 4371-35-0-000000-000-0000  
 Tax District : 45  
 Neighborhood : 1  
 Greenbelt Area/Date :

Legal Description : PT OF CO SUR LOT 23A1 ALSO KNOWN AS CO SUR LOT 3A OR TRACT II IN 35-2-11

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2671	HOLDREGE SILT LOAM, 3-7% SLOP GRAS	GRAS	3G1	No		3.00	1,425	4,275	4,275
						Grass Use Totals :		4,275	4,275
WASTE	WASTE	WASTE		No		0.16	180	30	30
						Waste Use Totals :		30	30
						Parcel Totals :		4,305	4,305

# WEBSTER COUNTY ASSESSOR

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



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

DATE: 11/1/2017

SELLER: GARY MAHIN  
45 N SEWARD ST.  
RED CLOUD, NE 68970  
BUYER: THE CITY OF RED CLOUD  
540 N WEBSTER ST  
RED CLOUD, NE 68970

## RE: AGRICULTURE PROPERTY SALES VERIFICATION

PARCEL ID: 1913901 BOOK /PAGE: 2017-2379 DATE OF SALE: 10/2/2017  
LEGAL DESCRIPTION: PT OF CO SUR LOT23A-1 IN NE1/4 35-2-11

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

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

What Was the total purchase  
1 price? \$ 4,500 Yes / No

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

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

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

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

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

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

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

6 one: Advertising Broker/Realtor Family Newspaper Seller

Prior Knowledge Other (please explain): \_\_\_\_\_

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

Set by Seller Other (please explain): **CONTNUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2380

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

GRANTEE MASTER NAME # Dallas Duffey

PARCEL # / FILING NUMBER 000614600 / 18600

# 12889

DOC STAMPS 2.25

tax/lien

SALES FILE # 244

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

TAX DISTRICT 25

TOTAL SALE PRICE \$50.00

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

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

REVIEW CODE NO

SALES DATE 9-20-2017

DEED TYPE Sheriff's Deed

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS Sheriff's Sale

# Real Estate Transfer Statement

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

244

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

1 County Name	2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. ___ Day ___ Yr. ___	4 Date of Deed Mo. ___ Day ___ Yr. ___
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) The County of Webster Street or Other Mailing Address City State Zip Code Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dallas Duffy Street or Other Mailing Address 150 E Lincoln P.O. Box 202 City State Zip Code Goulds Rock NE 68442 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
215

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

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

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

18 Address of Property  
545 Republican St

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Same as # 6

18a  No address assigned    18b  Vacant land

20 Legal Description  
The East 70' of Lot 1 + East 70' of North 40 feet of Lot 2 Block 1 Talbots Addition to Village of Goulds Rock

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

22 Total purchase price, including any liabilities assumed	22	\$	50.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	50.00

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

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

sign here

X: Dallas Duffy  
Print or Type Name of Grantee or Authorized Representative

X: Dallas Duffy  
Signature of Grantee or Authorized Representative

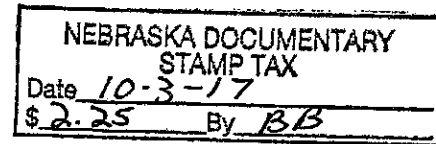
Title \_\_\_\_\_

Phone Number 10-3-2017  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 3 Yr. 17	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BR2017, Pg 2380-2381

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 3 day of October A.D., 2017, at 11:05 o'clock P M. Recorded in Book 2017 on Page 2380-2381  
Deb Klungenberger County Clerk  
\$16.00 BB 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. PATSY JENNINGS deceased, HEIRS THEREOF, et al., Defendants; District Court Case No. CI 16-60, that Webster County, Nebraska (judgment creditor) did on or about April 10, 2017, obtain a decree finding there to be due the sum of \$54.18, plus interest thereon from the date of judgment until paid in full, plus costs of the suit;

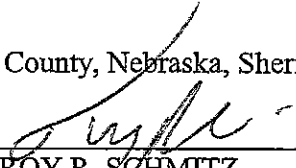
WHEREAS, it was further ordered that in default of the payment of the sum so found due that the Webster County Sheriff, should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same, and

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 DALLAS DUFFY, hereinafter referred to as "GRANTEE" whether one or more, property described as THE EAST SEVENTY (70) FEET OF LOT ONE (1) AND THE EAST SEVENTY (70) FEET OF THE NORTH FORTY (40) FEET OF LOT TWO (2), BLOCK ONE (1), TALBOT'S ADDITION TO THE VILLAGE OF GUIDE ROCK, WEBSTER COUNTY, NEBRASKA, for the sum of \$50.00, 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 SEVENTY (70) FEET OF LOT ONE (1) AND THE EAST SEVENTY (70) FEET OF THE NORTH FORTY (40) FEET OF LOT TWO (2), BLOCK ONE (1), TALBOT'S ADDITION TO THE VILLAGE OF GUIDE ROCK, WEBSTER COUNTY, NEBRASKA,

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

  
\_\_\_\_\_  
TROY R. SCHMITZ  
Sheriff of Webster County, Nebraska

STATE OF NEBRASKA    )  
                                  ) ss.  
COUNTY OF WEBSTER    )

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

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

(seal)



  
\_\_\_\_\_  
Clerk of Webster County District Court

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2382

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

GRANTEE MASTER NAME # Todd A. +

PARCEL # / FILING NUMBER 000103000/30170

Lisa M. Mahin  
# 10373

DOC STAMPS 2.25

tax/lien

SALES FILE # 245

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

NEIGHBORHOOD #

1	100	105	200	<u>205</u>	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	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	<u>2000</u>	4000	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	RURAL RESIDENTIAL _____
					SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE \$500.00

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

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

REVIEW CODE NO

SALES DATE 10-2-2017

DEED TYPE JTWD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Parent to child

# Real Estate Transfer Statement

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

245

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>2</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>10</u> Day <u>2</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Gary L. Mahin</b> Street or Other Mailing Address <b>45 N Seward St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Todd A. &amp; Lisa M. Mahin</b> Street or Other Mailing Address <b>105 N Cherry St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

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

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

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

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

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

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

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

**20 Legal Description**  
**The South Fifteen feet, four and one-fourth inches (S15'4 1/4") North of the South six inches (S6") of Lot Eight (8), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska.**

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

<b>22 Total purchase price, including any liabilities assumed</b> .....	\$ <b>500.00</b>
<b>23 Was non-real property included in the purchase?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ <b>0.00</b>
<b>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</b> .....	\$ <b>500.00</b>

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

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

**sign here** **Kory J. McCracken** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney  
 Signature of Grantee or Authorized Representative Date **10/3/17**

Register of Deed's Use Only		For Dept. Use Only
<b>26 Date Deed Recorded</b> Mo. <u>10</u> Day <u>3</u> Yr. <u>17</u>	<b>27 Value of Stamp or Exempt Number</b> \$ <u>2.25</u>	<b>28 Recording Data</b> <u>BK2017, Pg 2382</u>

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



State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of October A.D., 2017, at 4:20 o'clock P. M. Recorded in Book 2017 on Page 2382  
Deb Klingenberg County Clerk  
10.00 BB Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-3-17  
\$ 2.25 By BB

**JOINT TENANCY WARRANTY DEED**

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

The South Fifteen feet, four and one-fourth inches (S15'4 1/4") North of the South six inches (S6") of Lot Eight (8), Block Four (4), Original Town 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 October 2, 2017.

Gary L. Mahin  
\_\_\_\_\_  
Gary L. Mahin

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 2, 2017, by Gary L. Mahin, a single person.

Comm. expires \_\_\_\_\_  
**KORY MCCrackEN**  
General Notary  
State of Nebraska  
My Commission Expires Aug 27, 2018

[Signature]  
\_\_\_\_\_  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2401

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

GRANTEE MASTER NAME # Teresa Denney

PARCEL # / FILING NUMBER 000120900/35320

# 13127

DOC STAMPS Exempt # 5A

tax/lien

SALES FILE # 241e

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

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

TAX DISTRICT 65

TOTAL SALE PRICE 10.00 - Gift

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

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

REVIEW CODE NO

SALES DATE 9-5-2017

DEED TYPE QCD

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

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

COMMENTS Spouse to Spouse

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **246**  
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name <b>Webster</b>		2 County Number <b>95</b>		3 Date of Sale/Transfer Mo. <b>9</b> Day <b>5</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>10</b> Day <b>5</b> Yr. <b>2017</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Greg Denney</b> Street or Other Mailing Address <b>209 14th Ave</b> City <b>Franklin</b> State <b>NE</b> Zip Code <b>68939</b> Phone Number <b>307-331-1953</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Teresa Denney</b> Street or Other Mailing Address <b>209 14th Ave</b> City <b>Franklin</b> State <b>NE</b> Zip Code <b>68939</b> Phone Number <b>307-331-1953</b> Email Address			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
**\$9,960**

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

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

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

18 Address of Property  
**605 N Elm St.  
Red Cloud NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Teresa Denney  
209 14th Ave  
Franklin NE 68939**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**South 12'6 Lot 10 and All Lots 11 and 12 Block 1  
Red Cloud City, Webster County, Nebraska**

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

22 Total purchase price, including any liabilities assumed .....	22	\$ 10   00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 10   00

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

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

**Teresa Denney**  
 Print or Type Name of Grantee or Authorized Representative

*Teresa Denney*  
 Signature of Grantee or Authorized Representative

**307-331-1953**  
 Phone Number

**9-5-2017**  
 Date

\_\_\_\_\_ Title

<b>Register of Deed's Use Only</b>		<b>For Dept. Use Only</b>
26 Date Deed Recorded Mo. <b>10</b> Day <b>5</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt #5a</b>	28 Recording Data <b>BK2017, Pg 2401-2402</b>

Prepared By

Name: Teresa Denney  
Address: 209 14th Ave  
Franklin  
State: Nebraska Zip Code: 68939

After Recording Return To

Name: Teresa Denney  
Address: 209 14th Ave  
Franklin  
State: Nebraska Zip Code: 68939

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 5 day of October A.D., 2017, at 10:30 o'clock A M. Recorded in Book 2017 on Page 2401-2402  
Deb Klengenberger County Clerk  
\$16.00 BB Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-5-17  
\$ Exempt 15a By BB

Space Above This Line for Recorder's Use

NEBRASKA QUIT CLAIM DEED

STATE OF NEBRASKA

COUNTY OF Webster

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars (\$ 10.00 ) in hand paid to Greg Denney, a married Man, residing at 209 14th Ave, County of Franklin, City of Franklin, State of Nebraska (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Teresa Denney, a Married Woman, residing at 209 14th Ave, County of Franklin, City of Franklin, State of Nebraska (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Webster, Nebraska to-wit:

South 12'6 Lot 10 and All Lots 11 and 12  
Block 1 Smith and Moore's Addition Webster County  
Red Cloud City (605 N Elm Street) Parcel ID # 000126900

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Greg Denney  
Grantor's Signature

\_\_\_\_\_  
Grantor's Signature

Greg Denney  
Grantor's Name

\_\_\_\_\_  
Grantor's Name

209 14th Ave  
Address

\_\_\_\_\_  
Address

Franklin NE 68939  
City, State & Zip

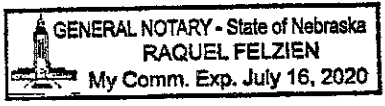
\_\_\_\_\_  
City, State & Zip

STATE OF NEBRASKA)  
COUNTY OF Franklin )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg Denney whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 5 day of October, 2017.

Raquel Felzien  
Notary Public



My Commission Expires: July 16, 2020

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2403

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

GRANTEE MASTER NAME # Teresa Denny

PARCEL # / FILING NUMBER 000123800/

# 13127

DOC STAMPS Exempt SA

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

35600

SALES FILE # 247.

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

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

TAX DISTRICT 65

TOTAL SALE PRICE 10.00

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

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

REVIEW CODE NO

SALES DATE 9-5-2017

DEED TYPE QCD

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

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

COMMENTS Spouse to Spouse

# Real Estate Transfer Statement

247

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

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

1 County Name <b>Webster</b>		2 County Number <b>95</b>		3 Date of Sale/Transfer Mo. <b>9</b> Day <b>5</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>10</b> Day <b>5</b> Yr. <b>2017</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Greg Denney</b> Street or Other Mailing Address <b>209 14th Ave</b> City <b>Franklin</b> State <b>NE</b> Zip Code <b>68939</b> Phone Number <b>307-331-1953</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Teresa Denney</b> Street or Other Mailing Address <b>209 14th Ave</b> City <b>Franklin</b> State <b>NE</b> Zip Code <b>68939</b> Phone Number <b>307-331-1953</b> Email Address			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$ 21,835**

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

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

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

18 Address of Property  
**729 N Elm St.  
 Red Cloud NE 68970**

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Teresa Denney  
 209 14th Ave,  
 Franklin NE 68939**

20 Legal Description  
**Lots 4-6 Block 6 Smith and Moor's Addition  
 Red Cloud City Webster County Nebraska**

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

22 Total purchase price, including any liabilities assumed	\$	10.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	10.00

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

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

sign here

**Teresa Denney**  
 Print or Type Name of Grantee or Authorized Representative

*Teresa Denney*  
 Signature of Grantee or Authorized Representative

**307-331-1953**  
 Phone Number

**9-5-2017**  
 Date

Title \_\_\_\_\_

Register of Deed's Use Only

26 Date Deed Recorded Mo. <b>10</b> Day <b>5</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 5a</b>	28 Recording Data <b>BK2017 Pg 2403-2404</b>	For Dept. Use Only
---	---	---	--------------------

Prepared By

Name: Teresa Denney  
Address: 209 14th Ave  
Franklin  
State: Nebraska Zip Code: 68939

After Recording Return To

Name: Teresa Denney  
Address: 209 14th Ave  
Franklin  
State: Nebraska Zip Code: 68939

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 5 day of October A.D., 2017 at 10:35 o'clock A M. Recorded in Book 2017 on Page 2403-2404  
Deb Kligenberger County Clerk  
\$16.00 BB Deputy  
Ind  Comp  Assessor  Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-5-17  
\$ Exempt 5 By BB

Space Above This Line for Recorder's Use

NEBRASKA QUIT CLAIM DEED

STATE OF NEBRASKA

COUNTY OF Webster

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars (\$ 10.00 ) in hand paid to Greg Denney, a Married Man, residing at 209 14th Avenue County of Franklin, City of Franklin, State of Nebraska (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Teresa Denney, a Married Woman, residing at 209 14th Avenue County of Franklin, City of Franklin, State of Nebraska (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Webster, Nebraska to-wit:

Lots 4-6 Block b Smith and Moore's Addition  
Red Cloud City, Webster County, Nebraska  
Address - 729 N Elm Street Parcel ID 000123800

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



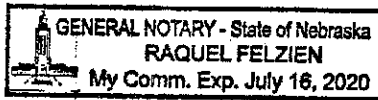
Greg Denney  
Grantor's Signature  
Greg Denney  
Grantor's Name  
209 14th Ave  
Address  
Franklin NE 68939  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature  
\_\_\_\_\_  
Grantor's Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City, State & Zip

STATE OF NEBRASKA)  
COUNTY OF Franklin )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg Denney whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 5 day of October, 2017.



Raquel Felzien  
Notary Public

My Commission Expires: July 16, 2020

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2410

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

GRANTEE MASTER NAME # Donnel M. Lygrisse

PARCEL # / FILING NUMBER 000168000 / 42050

Jeanette M. Luttrell

Lynette K. Lygrisse

DOC STAMPS Exempt SA

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

# 13/28 LE

SALES FILE # 248

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

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

TAX DISTRICT 65

TOTAL SALE PRICE -0-

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

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

REVIEW CODE NO

SALES DATE 7-77-2017

DEED TYPE QCD

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

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

COMMENTS Life Estate / Don Ames Passed away

# 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.

248

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 07 Day 17 Yr. 2017	Mo. 07 Day 17 Yr. 2017

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Linda L. Lygrisse		Grantee's Name (Buyer) Daniel M. Lygrisse, Jeanette M. Luttrell, Lynnette K. Lygrisse	
Street or Other Mailing Address 1034 N Chestnut St		Street or Other Mailing Address 1034 N Chestnut St	
City Red Cloud	State NE	Zip Code 68970	City Red Cloud
			State NE
			Zip Code 68970
Phone Number (402) 746-5177		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address		Email Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

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

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

8 Type of Deed.

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

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

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

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes  No

18 Address of Property

1034 N Chestnut St  
Red Cloud, NE 68970

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

Linda L. Lygrisse  
1034 N Chestnut St  
Red Cloud, NE 68970

18a  No address assigned 18b  Vacant land

20 Legal Description

**Lots Twenty-five (25), Twenty-six (26) and Twenty-seven (27), Shuck's Subdivision of Annex Lot One (1), City of Red Cloud, Webster County, Nebraska.**

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

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

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

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

**sign here**

Kory J. McCracken  
Print or Type Name of Grantee or Authorized Representative

*[Signature]*  
Signature of Grantee or Authorized Representative

Attorney

(402) 746-3613  
Phone Number

10/10/17  
Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 10 Day 10 Yr. 17	\$ Exempt # 5a	BK2017, Pg 2410-2411	

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

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of October A.D., 2017, at 11:00 o'clock A.M. Recorded in Book 2017 on Page 2410-2411  
Deb Klingenberg County Clerk  
316.00 BB Deputy  
Infr Comm Accentry Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-10-17  
\$ Exempt # 50 By BB

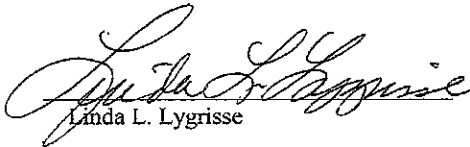
**QUITCLAIM DEED**

Linda L. Lygrisse, a single person and surviving joint tenant of Donald F. Ames, whose death certificate is attached hereto, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Daniel M. Lygrisse, a single person, Jeanette M. Luttrell, a married person, Lynnette K. Lygrisse, a married person, Joshua A. Ames, a married person, and Amanda Robertson, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-five (25), Twenty-six (26) and Twenty-seven (27), Shuck's Subdivision of Annex Lot One (1), City of Red Cloud, Webster County, Nebraska.

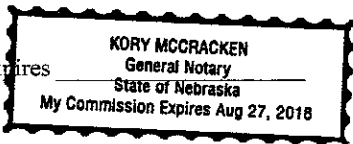
**GRANTOR HEREBY RESERVES TO THEMSELVES A LIFE ESTATE IN SAID REAL ESTATE.**

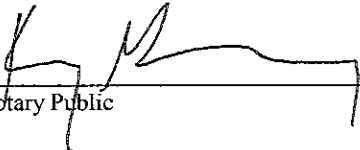
Executed July 17, 2017.

  
Linda L. Lygrisse

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July 17, 2017, by Linda L. Lygrisse, a single person.

Comm. expires 

  
Notary Public

BR20171527A

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

7/26/2017

LINCOLN, NEBRASKA

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

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH

17 08881

1. DECEDENT'S NAME (First, Middle, Last, Suffix) <b>Donald Fred Ames</b>				2. SEX <b>Male</b>		3. DATE OF DEATH (Mo., Day, Yr.) <b>June 28, 2017</b>	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH <b>Denver, Colorado</b>			5a. AGE - Last Birthday (Yrs.) <b>74</b>	5b. UNDER 1 YEAR MOS. DAYS	5c. UNDER 1 DAY HOURS MINS.	6. DATE OF BIRTH (Mo., Day, Yr.) <b>October 4, 1942</b>	
7. UMBER			8a. PLACE OF DEATH HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input checked="" type="checkbox"/> Other (Specify)				
8b. FACILITY NAME (If not institution, give street and number) <b>1034 North Chestnut Street</b>			8c. CITY OR TOWN OF DEATH (Include Zip Code) <b>Red Cloud 68970</b>		8d. COUNTY OF DEATH <b>Webster</b>		
9a. RESIDENCE STATE <b>Nebraska</b>		9b. COUNTY <b>Webster</b>		9c. CITY OR TOWN <b>Red Cloud</b>		9d. STREET AND NUMBER <b>1034 North Chestnut Street</b>	
9e. APT. NO.		9f. ZIP CODE <b>68970</b>		9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, Divorced <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown				10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name. <b>Linda Lygrisse</b>			
11. FATHER'S NAME (First, Middle, Last, Suffix) <b>Clifton Ashley Ames</b>				12. MOTHER'S NAME (First, Middle, Maiden Surname) <b>Edith Annabelle Adamson</b>			
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) Yes <b>1-1/2000-1-2000</b>				14a. INFORMANT NAME <b>Linda Lygrisse</b>		14b. RELATIONSHIP TO DECEDENT <b>Spouse</b>	
15. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE <b>Not Embalmed</b>		16b. LICENSE NO.		16c. DATE (Mo., Day, Yr.) <b>June 28, 2017</b>	
16d. CEMETERY, CREMATORY OR OTHER LOCATION <b>BV Cremation Center</b>		CITY / TOWN <b>Hastings</b>		STATE <b>Nebraska</b>			
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) <b>Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska</b>						17b. Zip Code <b>68970</b>	
<b>CAUSE OF DEATH (See instructions and examples)</b>							
18. PART I. Enter the chain of events - diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.						APPROXIMATE INTERVAL	
IMMEDIATE CAUSE: <b>a) CARDIO PULMINARY ARREST</b>						onset to death <b>SUDDEN</b>	
DUE TO, OR AS A CONSEQUENCE OF: <b>b) LIVER CANCER</b>						onset to death: <b>TWO MONTHS</b>	
DUE TO, OR AS A CONSEQUENCE OF: <b>c)</b>						onset to death	
DUE TO, OR AS A CONSEQUENCE OF: <b>d)</b>						onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to the death but not resulting in the underlying cause given in PART I.						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO		22a. DATE OF INJURY (Mo., Day, Yr.)					
22b. TIME OF INJURY		22c. PLACE OF INJURY - At home, farm, street, factory, office building, construction site, etc. (Specify)					
22d. INJURY AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED					
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE		ZIP CODE	
23a. DATE OF DEATH (Mo., Day, Yr.)		23b. DATE SIGNED (Mo., Day, Yr.)		23c. TIME OF DEATH		24a. DATE SIGNED (Mo., Day, Yr.) <b>June 28, 2017</b>	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)		24b. TIME OF DEATH <b>08:00 AM</b>		24c. PRONOUNCED DEAD (Mo., Day, Yr.) <b>June 28, 2017</b>		24d. TIME PRONOUNCED DEAD <b>08:45 AM</b>	
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO			
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) <b>Troy Schmitz, Webster County Sheriff, 641 N Cedar, Red Cloud, Nebraska, 68970</b>							
28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) <b>July 13, 2017</b>			

0097386

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2435

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

GRANTEE MASTER NAME # EAST COAST

PARCEL # / FILING NUMBER 000139500/37430

Boys Hunting Club, LLC

DOC STAMPS 54.00

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

# 13129

SALES FILE # 249

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

NEIGHBORHOOD #	1	100	105	<u>200</u>	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
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	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 65

TOTAL SALE PRICE 24,000

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

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

REVIEW CODE NO

SALES DATE 10-6-2017

DEED TYPE WD

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

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

249

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. ____ Day ____ Yr. <b>2017</b>		4 Date of Deed Mo. ____ Day ____ Yr. <b>2017</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>James D. Milliken</b> Street or Other Mailing Address <b>57828 855th Rd</b> City <b>Wayne</b> State <b>NE</b> Zip Code <b>68787</b> Phone Number <b>(402) 375-9163</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>East Coast Boys Hunting Club, LLC</b> Street or Other Mailing Address <b>57828 855th Rd</b> City <b>Wayne</b> State <b>NE</b> Zip Code <b>68787</b> Phone Number <b>(402) 375-9163</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$24,000**

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

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

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

18 Address of Property  
**631 N Chestnut St  
 Red Cloud, NE 68970**

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**East Coast Boys Hunting Club, LLC  
 57828 855th Rd  
 Wayne, NE 68787**

20 Legal Description  
**The South Half (S 1/2) of Lot Two (2) and all of Lot Three (3), Block Six (6), LeDuc's Addition to Red Cloud, Webster County, Nebraska**

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

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

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

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

**sign here** **James D. Milliken** (402) 375-9163  
 Printer Type, Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Title President Date **10-6-17**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>10</b> Day <b>13</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>54.00</b>	28 Recording Data <b>BK2017, Pg 2435</b>	

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

State of Nebraska } ss.  
County of Webster }

BK2017, Pg 2435

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of October A.D., 2017, at 10:40 o'clock A M. Recorded in Book 2017 on Page 2435  
Deb Klingenberger County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-13-17  
\$ 54.00 By BB

WARRANTY DEED

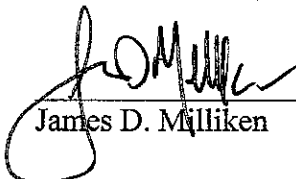
JAMES D. MILLIKEN, a single person, GRANTOR, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION received from GRANTEE, EAST COAST BOYS HUNTING CLUB, LLC, a Nebraska Limited Liability Company conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S 1/2) of Lot Two (2) and all of Lot Three (3), Block Six (6), LeDue's Addition to Red Cloud, Webster County, Nebraska

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except for those easements, restrictions, zoning regulations, and covenants of record, if any.
- (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.

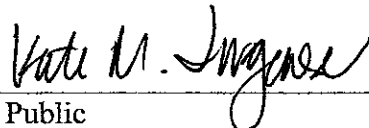
Executed 10.6, 2017.

  
James D. Milliken

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF WAYNE    )

The foregoing instrument was acknowledged before me on October 6, 2017, by James D. Milliken, a single person.

GENERAL NOTARY - State of Nebraska  
KATE M. JORGENSEN  
My Comm. Exp. October 6, 2018

  
Notary Public



PAGE 1 COMMENTS

BOOK-PAGE 2017-2435 DATE OF SALE 10-6-2017

LEGAL DESCRIPTION South 25' Lot 2 + ALL Lot 3 Block 6 LeDuc's Addition Red Cloud

LOCATION ID PARCEL(S) 000139500

ASSESSOR LOCATION Red Cloud ADDRESS OF PROPERTY 631 N Chestnut St

YEAR	LAND	IMPROVEMENTS	TOTAL
<u>2015</u>	<u>940</u>	<u>28690</u>	<u>29630</u>
<u>2016</u>	<u>940</u>	<u>27470</u>	<u>28410</u>
<u>2017</u>	<u>940</u>	<u>27470</u>	<u>28410</u>

SELLING PRICE 24,000 521 ADJUSTMENT ASSESSOR ADJUSTMENT ADJUSTED SELLING PRICE

SCHOOL BASE # 91-0002 HOUSE QUALITY 40 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1882

MOBILE HOME NA

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 10/27/2017  
Inspected By: TS Inspection Date: 09/28/2016

Record : 1 of: 1

---

Parcel ID #:	000139500	Map #	: 4371-00-0-10025-006-0000
--------------	-----------	-------	----------------------------

---

EAST COAST BOYS HUNTING CLUB, LLC	Situs	:631 N CHESTNUT ST
57828 855TH ROAD	Legal	:SOUTH 25' LOT 2 & ALL LOT 3 BLOCK 6
WAYNE,NE		LEDUC'S ADDITION RED CLOUD

---

LOT INFORMATION

---

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

---

PHYSICAL INFORMATION

---

Type :	1 - Single Family	Year Built/Age :	1882/135
Quality :	40 - Good	Effective Age :	
Condition :	30 - Average	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	1-1/2-St-Fin 93% One-Story 7%		
Exterior Wall :	100% SIDING		
Floor Area :	1,674		
Basement Area :	0		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	3		
Baths :	2.0		
Heat Type :	93% WARM & COOLED 7% STOVE HEAT		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	8		

---

VALUATION SUMMARY

---

Estimate of Value (Using Cost Approach) .....	\$28,410
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

---

FINAL ESTIMATE

---

Improvement Value .....	\$27,470
Land Value .....	\$940
FINAL ESTIMATE OF VALUE .....	\$28,410
Value per Square Foot .....	16

---

Current Total Assessed Value for Parcel # 000139500 .....	\$28,410
---	----------

---

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: 10/27/2017

Record : 1 of: 1

Parcel ID #: 000139500	Map # : 4371-00-0-10025-006-0000
EAST COAST BOYS HUNTING CLUB, LLC	Situs : 631 N CHESTNUT ST
57828 855TH ROAD	Legal : SOUTH 25' LOT 2 & ALL LOT 3 BLOCK 6
WAYNE, NE	LEDUC'S ADDITION RED CLOUD
68787-	

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION

	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	1,674	x	91.68	= 153,472
<u>ADJUSTMENTS</u>				
ROOFING	1,153		(1.95)	(2,243)
SUBFLOOR				
HEATING & COOLING	1,674		1.84	3,080
PLUMBING Base is: 12 (under base)	4		1910	(7,265)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
<hr/>				
ADJUSTED STRUCTURE COST	1674	x	87.84	= 147,044
<u>IMPROVEMENTS</u>				
NO GARAGE				
DET GAR FAIR COND	180		16.20	42% 1,690 *
CONCRETE DRIVE/FAIR	651		4.11	42% 1,550 *
SLAB W/ROOF & STEPS	162		31.82	5,155
OPEN SLAB/FAIR/NOT ATTAC	324		7.46	42% 1,400 *

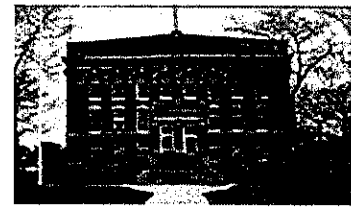
TOTAL REPLACEMENT COST NEW	1674	x	90.92	= 152,200
----------------------------	------	---	-------	-----------

Depreciation	: 85% Total	85% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(129,370)

Improvement Value .....	\$22,830
Land Value .....	\$940
Lump Sums	4,640 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$28,410
Value per Square Foot .....	\$16.00

**WEBSTER COUNTY ASSESSOR**

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



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

DATE: 10/30/2017

SELLER: JAMES D. MILLIKEN  
57828 885TH RD  
WAYNE, NE 68787  
BUYER: EAST COAST BOYS HUNTING CLUB, LLC  
57828 855TH RD  
WAYNE, NE 68787

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 139500 37430 BOOK/PAGE: 2017-2435 DATE OF SALE: 10/6/2017  
LEGAL DESCRIPTION: SOUTH F25' LOT 2 & ALL LOT 3 BLOCK 6 LEDUC'S ADDITION RED CLOUD

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

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

What was the total purchase

1 price? \$ \$ 24,000.00 Yes / No

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

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

Appliances Furniture Other (please explain):

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

*If the property is a rental property and produces income, what rent has been charged for it in* \$ \_\_\_\_\_  
4 *each of the past five years?* \_\_\_\_\_

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

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

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

(Example: Remodeling Renovations Additions Repairs Demolition)

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

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2436

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

GRANTEE MASTER NAME # Clay D +

PARCEL # / FILING NUMBER 001702001 / 66195-34-10

Ashley L. Thurman

New - 001702003 66196

# 13132

DOC STAMPS 427.50

tax/lien

SALES FILE # 250

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

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

Blue Hill Appraisal Type - FARM

TAX DISTRICT 185

TOTAL SALE PRICE 189,300

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

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

REVIEW CODE NO

SALES DATE 10-10-2017

DEED TYPE JTWD

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

COMMENTS split - See Survey for ALL the different parcels w/ new parcel # 001702003 (house)

# Real Estate Transfer Statement

250

• 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 ADAMS - 1	3 Date of Sale/Transfer Mo. 10 Day 10 Yr. 17	4 Date of Deed Mo. 10 Day 10 Yr. 17
---------------	------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Plowshare, L.L.C. Street or Other Mailing Address P.O. Box 519 City Hastings State NE Zip Code 68902 Phone Number (402) 519-2777 Email Address adam@Agriaffiliates.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Clay D. and Ashley L. Thurman Street or Other Mailing Address 2404 Road 1625 City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-3248 Email Address claythurman1980@yahoo.com	
---	--	---	--

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
\$189,300

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

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

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

18 Address of Property  
2404 Rd 1625, Blue Hill, NE 68930

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
See attachment

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

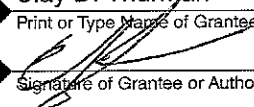
22 Total purchase price, including any liabilities assumed	\$	189,300.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	189,300.00

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

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

sign here

Clay D. Thurman  
Print or Type Name of Grantee or Authorized Representative

  
Signature of Grantee or Authorized Representative

Grantee

(402) 705-3248  
Phone Number

10-10-2017  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day 13 Yr. 17	27 Value of Stamp or Exempt Number \$ 427.50	28 Recording Data BK2017, Pg 2436

Exhibit A

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, thence N90°00'00"E (assumed bearing) on the South line of said Southwest Quarter a distance of 253.05 feet, thence N01°40'30"W a distance of 232.89 feet to the point of beginning, thence N83°09'40"E a distance of 69.12 feet, thence N00°00'05"E a distance of 191.86 feet, thence N89°59'17"W a distance of 144.07 feet, thence S89°57'16"W a distance of 150.02 feet, to the East right of way line of county road number 1625, thence S01°37'00"E along said East right of way line a distance of 199.99 feet, thence S89°58'33"E a distance of 219.81 feet, to the point of beginning.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of October A.D., 2017, at 11:15 o'clock A M. Recorded in Book 2017 on Page 2436  
Deb. Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind.      Comp.      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-13-17  
\$ 427.50 By BB

Return to: Clay D. and Ashley L. Thurman, 2404 Rd. 1625, Blue Hill, NE 68930

JOINT TENANCY WARRANTY DEED

PLOWSHARE, L.L.C., GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to **CLAY D. THURMAN AND ASHLEY L. THURMAN**, husband and wife, GRANTEEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, thence N90°00'00"E (assumed bearing) on the South line of said Southwest Quarter a distance of 253.05 feet, thence N01°40'30"W a distance of 232.89 feet to the point of beginning, thence N83°09'40"E a distance of 69.12 feet, thence N00°00'05"E a distance of 191.86 feet, thence N89°59'17"W a distance of 144.07 feet, thence S89°57'16"W a distance of 150.02 feet, to the East right of way line of county road number 1625, thence S01°37'00"E along said East right of way line a distance of 199.99 feet, thence S89°58'33"E a distance of 219.81 feet, to the point of beginning.

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

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

Executed: 10-10, 2017.

PLOWSHARE, L.L.C.

Adam D. Pavelka  
ADAM D. PAVELKA, MEMBER

STATE OF NEBRASKA )  
                                  ) SS:  
COUNTY OF ADAMS )

The foregoing warranty deed was acknowledged before me on Oct. 10<sup>th</sup>, 2017, by Adam D. Pavelka.

GENERAL NOTARY - State of Nebraska  
LAURIE L. HAWES  
My Comm. Exp. June 24, 2018

Laurie L. Hawes  
Notary Public



WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENCE DATA

Date of Print: 10/31/2017

Record: 1 of: 1

Inspected By: SK Inspection Date: 08/05/2015

Parcel ID #: 001702001

Map # : 4133-3-3-0-0-66195

THURMAN, CLAY D. AND ASHLEY L.

Situs : 2404 RD 1625

Legal : A TRACT OF LAND IN SE1/4SW1/4 3-4-10

2404 ROAD 1625  
BLUE HILL, NE

68930-

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1970 / 47
Quality	: 30 - Average	Effective Age	:
Condition	: 30 - Average	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: One-Story 34% Two-Story 66%		
Exterior Wall	: 100% SIDING		
Floor Area	: 2498		
Basement Area	: 784		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 5		
Baths	: 3.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 12		

RESIDENCE VALUATION SUMMARY

Improvement Value .....	\$99,620
Lump Sums .....	\$10,020 *
Lump Sums Description : SUB BH	
FINAL ESTIMATE OF VALUE.....	\$109,640

FARM VALUATION SUMMARY

Residence Value .....	\$109,640
Outbuilding Value .....	
Agland Value .....	\$10,645
Total Value .....	\$120,285

Current Total Assessed Value for Parcel # 001702001 .....	\$120,285
---	-----------

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

Parcel ID #: 001702001 Map # : 4133-3-3-0-0-66195  
 THURMAN, CLAY D. AND ASHLEY L. Situs :2404 RD 1625  
 Legal :A TRACT OF LAND IN SE1/4SW1/4 3-4-10  
 2404 ROAD 1625  
 BLUE HILL, NE 68930-

COST APPROACH - Values By Marshall & Swift

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

<u>DESCRIPTION</u>				
	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	2,498	x	67.83	= 169,439
<u>ADJUSTMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	2,498	2.01	2.01	5,021
PLUMBING Base is: 9 (over base)	3	1176.67	1.34	3,347
BASEMENT COST	784	17.55	5.51	13,759
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH	684	6.8	1.86	4,651
ADJUSTED STRUCTURE COST	2498	x	78.55	= 196,218
<u>IMPROVEMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
ATTACHED GARAGE	792	21.25	0.56	16,830
CONCRETE DRIVE	820	4.04		3,315
SINGLE 1/S FIRE PL	1	2519.64		2,520
BRICK VENEER/EXTRA	1164	4.04		4,705
SOLARIUM/AVER	360	33.54	17%	10,020 *
PORCH W/ROOF & STEPS	81	27.95		2,265
OPEN SLAB	40	6.85		275
OPEN SLAB	40	6.85		275

TOTAL REPLACEMENT COST NEW 2498 x 90.63 = 226,405

Depreciation : 56% Total 56% Physical Functional Economic  
 Less Depreciation/Plus Appreciation : (126,785)

Improvement Value .....	\$99,620
Lump Sums SUB BH .....	10,020 *
Outbuilding Value .....	
Land Value .....	\$10,645
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$120,285
Value per Acre .....	\$89,100

WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENCE DATA

Date of Print: 10/31/2017

Record: 1 of: 1

Inspected By:            Inspection Date:

Parcel ID #: 001702003

Map # : 4133-3-3-0-0-66196

PLOWSHARE, LLC

Situs :

Legal : PT OF SE4SW4 3-4-10

5709 HAY MEADOW RIDGE  
HASTINGS, NE

68901-

PHYSICAL INFORMATION

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

RESIDENCE VALUATION SUMMARY

Improvement Value .....	\$0
Lump Sums .....	
Lump Sums Description :	
FINAL ESTIMATE OF VALUE.....	

FARM VALUATION SUMMARY

Residence Value .....	
Outbuilding Value .....	\$6,460
Agland Value .....	\$35,185
Total Value .....	\$41,645

Current Total Assessed Value for Parcel # 001702003 .....	\$41,645
---	----------

WEBSTER COUNTY ASSESSOR'S OFFICE  
 RURAL OUTBUILDINGS  
 Date of Run : 10/31/2017

Parcel # : 001702003  
 Current Owner : PLOWSHARE, LLC  
 5709 HAY MEADOW RIDGE  
 HASTINGS, NE  
 68901-  
 Map # : 4133-3-3-0-0-66196  
 Tax District : 185  
 Neighborhood : 1  
 Legal Description : PT OF SE4SW4 3-4-10

Appraisal Zone : 1000 Manual Date : 06/13  
 COST APPROACH - Values by Marshall & Swift  
 Cost Factor : 1

Code	Description	Year	Qual	Condition	Dimensions	Roof Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1 SH2	SHED CONC	1960	30	Poor	48 x 24 x	GABL	SHINGL	WOOD CONC	1,152	8.90	10,253	37%	6,460

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 10/31/2017

Parcel # : 001702003  
 Current Owner : PLOWSHARE, LLC  
 5709 HAY MEADOW RIDGE  
 HASTINGS, NE 68901-

Map # : 4133-3-3-0-0-66196  
 Tax District : 185  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : PT OF SE4SW4 3-4-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.25	0	0	0
					Road Use Totals :	0.25		0	0
BDD1SU	BUILDING SITE 1ST ACRE, SUBUR SITE		BDD1SU	No		0.86	5,765	5,765	5,765
RES	RURAL RESIDENTIAL - ADDITTONA SITE		RES	No		15.99	1,840	29,420	29,420
					Site Use Totals :	16.85		35,185	35,185
					Parcel Totals :	17.10		35,185	35,185

COMMENTS Split Parent 001702001 + 001702003 (new)

BOOK-PAGE 2017-2436 DATE OF SALE 10-10-2017

LEGAL DESCRIPTION Pt of Sellysville 3-4-10

LOCATION ID PARCEL(S) 001702003 + 001702001

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY House 2004 Road 1625

YEAR	LAND	IMPROVEMENTS	TOTAL
2017	35185	6460	41645
2015	37015	107505	144520
2016	37015	109640	146655
2017	10645	109640	120285

SELLING PRICE 189300 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 91-6074 | HOUSE QUALITY 30 | HOUSE CONDITION 30 | DATE OF CONSTRUCTION 1970

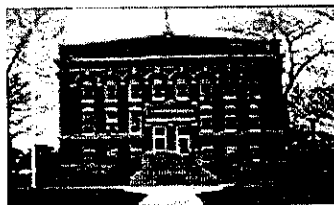
MOBILE HOME NA

BOOK-PAGE

EQUIP	EQUIP	EQUIP	EQUIP	EQUIP	EQUIP	EQUIP	EQUIP	EQUIP
IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION
WELL	BOSTWICK	GOTTSCH WASTE WATER	CREEK	REPUBLICAN RIVER	STREAM	WELL / BOSTWICK	UNKNOWN SOURCE	
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 E	1A1 B E	1A1 F E	1A1 K E	1A1 R E	1A1 S E	1A1 V E	1A1 U E	
1A E	1A B E	1A F E	1A K E	1A R E	1A S E	1A V E	1A U E	
2A1 E	2A1 B E	2A1 F E	2A1 K E	2A1 R E	2A1 S E	2A1 V E	2A1 U E	
2A E	2A B E	2A F E	2A K E	2A R E	2A S E	2A V E	2A U E	
3A1 E	3A1 B E	3A1 F E	3A1 K E	3A1 R E	3A1 S E	3A1 V E	3A1 U E	
3A E	3A B E	3A F E	3A K E	3A R E	3A S E	3A V E	3A U E	
4A1 E	4A1 B E	4A1 F E	4A1 K E	4A1 R E	4A1 S E	4A1 V E	4A1 U E	
4A E	4A B E	4A F E	4A K E	4A R E	4A S E	4A V E	4A U E	
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	
CREP	CREP	CREP	CREP	CREP	CREP	CREP	CREP	CREP
IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION
WELL	BOSTWICK	GOTTSCH WASTE WATER	CREEK	REPUBLICAN RIVER	STREAM	WELL / BOSTWICK	UNKNOWN SOURCE	
ACRES	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](mailto:dlwebcoassr@outlook.com)

DATE: 10-31-2017

SELLER: PLOWSHARE, LL  
PO BOX 519  
HASTINGS, NE 68902  
BUYER: CLAY D. AND ASHLEY L. THURMAN  
2404 ROAD 1625  
BLUE HILL, NE 68930

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

PARCEL ID: 1702001 BOOK /PAGE: 2017-2436 DATE OF SALE: 10/10/2017  
LEGAL DESCRIPTION

A TRACT OF LAND IN SE1/4SW1/4 3-4-10

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

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

- 1 Was the total purchase price? \$ 189,300 Yes / No  
If No explain: \_\_\_\_\_  
How much of the selling price is contributable to the house and/or buildings? \$ \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Pivot Irrigation Pipe (Above ground / Buried) Motor Machinery Grain / Crops Furniture Appliances Other (please explain):  
\_\_\_\_\_
- 3 What is the dollar value of the personal property that was it included in the purchase price? \$ \_\_\_\_\_
- 4 If this sale was involved in a 1031 like kind exchange; is it going to a holding company? Yes / No
- 5 How long was the property on the market? \_\_\_\_\_
- 6 How did you learn the property was for sale? Circle one: Advertising Broker/Realtor Family Newspaper Seller  
Prior Knowledge Other (please explain): \_\_\_\_\_
- 7 How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement  
Set by Seller Other (please explain): \_\_\_\_\_

CONTINUED ON BACK



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2464

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

GRANTEE MASTER NAME # Oliver Lunberg III

PARCEL # / FILING NUMBER 000131000 / 36330

+ Teresa  
# 13130

DOC STAMPS 173.25

tax/lien

SALES FILE # 251

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

TAX DISTRICT 65

TOTAL SALE PRICE 77,000

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

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

REVIEW CODE NO

SALES DATE 10-13-2017

DEED TYPE JTWD

SALE QUAL

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

Real Estate Transfer Statement

251

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

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 10 Day 13 Yr. 17
4 Date of Deed Mo. 10 Day 12 Yr. 17
5 Grantor's Name, Address, and Telephone (Please Print) Don E. Theobald and Teresa L. Theobald
6 Grantee's Name, Address, and Telephone (Please Print) Oliver Lunbery III and Teresa Lunbery
City Red Cloud State NE Zip Code 68970
Phone Number (402) 746-2774
Email Address n/a

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
(A) Status: Improved [checked], Unimproved, IOLL
(B) Property Type: Single Family [checked], Industrial, Agricultural, Commercial, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.) Yes [checked] No
12 Was real estate purchased for same use? (If No, state the intended use.) Yes [checked] 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 [checked] No
Aunt or Uncle to Niece or Nephew, Family Corp., Partnership, or LLC, Self, Other, Brothers and Sisters, Grandparents and Grandchild, Spouse, Ex-spouse, Parents and Child, Step-parent and Step-child

14 What is the current market value of the real property? \$77,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes [checked] No \$ %

16 Does this conveyance divide a current parcel of land? Yes [checked] No
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Bridget [checked] No

18 Address of Property 937 Seward St., Red Cloud NE 68970
19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
18a [checked] No address assigned 18b [checked] Vacant land

20 Legal Description See attachment

21 If agricultural, list total number of acres

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 77,000.00. Row 23: Was non-real property included in the purchase? Yes [checked] No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 77,000.00.

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. Oliver Lunbery III, Print or Type Name of Grantee or Authorized Representative. Signature of Grantee or Authorized Representative, Title, Grantee, Date 10-13-2017, Phone Number 970.405.1334

Register of Deed's Use Only
26 Date Deed Recorded Mo. 10 Day 17 Yr. 17
27 Value of Stamp or Exempt Number \$ 173.25
28 Recording Data BK2017, Pg 2464
For Dept. Use Only

Lot Eighteen (18) and the South Seventy-Five (S 75) feet of Lots Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), inclusive; and the South Six (6) feet of the North Sixty-Seven (N 67) feet of Lots Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), inclusive; ALL in Block Seventeen (17), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

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 17 day of October A.D., 2017, at 12:45 o'clock P. M. Recorded in Book 2017 on Page 2464  
Deb Klingenberg County Clerk  
10.00 BB Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-17-17  
\$ 173.25 By BB

Return To: Oliver Lunbery III and Teresa Lunbery, 937 Seward Street, Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

**DON E. THEOBALD AND TERESA L. THEOBALD**, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration receipt of which is hereby acknowledged, convey to **OLIVER LUNBERY III AND TERESA LUNBERY**, husband and wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

Lot Eighteen (18) and the South Seventy-Five (S 75) feet of Lots Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), inclusive; and the South Six (6) feet of the North Sixty-Seven (N 67) feet of Lots Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), inclusive; ALL in Block Seventeen (17), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances except 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: October 12, 2017.

  
DON E. THEOBALD

  
TERESA L. THEOBALD

STATE OF NEBRASKA )  
 ) SS:  
COUNTY OF Adams )

The foregoing warranty deed was acknowledged before me on October 12, 2017, by Don E. Theobald and Teresa L. Theobald.

GENERAL NOTARY - State of Nebraska  
JANINE M. RUHTER  
My Comm. Exp. Feb. 27, 2018

  
Notary Public

My commission expires: Feb 27, 2018

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 10/30/2017  
Inspected By: TS Inspection Date: 09/28/2016

Record : 1 of: 1

Parcel ID #:	000131000	Map #	: 4371-00-0-10020-017-0000
LUNBERY, OLIVER III & TERESA		Situs	:937 N SEWARD ST
937 SEWARD STREET		Legal	:LOT 18 & SOUTH 75' LOTS 19-24&SOUTH
RED CLOUD, NE	68970-		6'OF NORTH 67' LOTS 19-24 BLOCK 17
			SMITH & MOORE'S ADDITION RED CLOUD

LOT INFORMATION

Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	1	# of Units :	15700
Lot Depth :	15700	Unit Value :	0.09
Topography :	LEVEL	Amenities	
Street Access :	PW,B,A,C&G	Adjustments :	
Utilities :	ALL	Lot Value :	1,385

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1913/104
Quality :	30 - Average	Effective Age :	
Condition :	35 - Average +	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	Two-Story 100%		
Exterior Wall :	100% MASONRY-VENEER		
Floor Area :	1,450		
Basement Area :	725		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	3		
Baths :	2.0		
Heat Type :	100% BASEBOARD HOT 100% REFRIG W/DUCT		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	9		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$67,940
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value .....	\$66,555
Land Value .....	\$1,385
FINAL ESTIMATE OF VALUE .....	\$67,940
Value per Square Foot .....	46
Current Total Assessed Value for Parcel # 000131000 .....	\$67,940

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: 10/30/2017

Record : 1 of: 1

Parcel ID #: 000131000	Map #: 4371-00-0-10020-017-0000
LUNBERY, OLIVER III & TERESA	Situs : 937 N SEWARD ST
937 SEWARD STREET	Legal : LOT 18 & SOUTH 75' LOTS 19-24 & SOUTH 6' OF NORTH 67' LOTS 19-24 BLOCK 17
RED CLOUD, NE 68970-	SMITH & MOORE'S ADDITION RED CLOUD

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,450	x	81.88	= 118,726
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,450	4.03	4.03	5,844
PLUMBING Base is: 9	Base			
BASEMENT COST	725	17.79	8.89	12,898
PARTITION FINISH				
RECREATIONAL FINISH	725	17.13	8.57	12,419
MINIMUM FINISH				
 ADJUSTED STRUCTURE COST	 1450	 x	 103.37	 = 149,887
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
DET GAR AVERAGE COND	260	18.39	32%	3,250 *
YARD SHED/FAIR	80	2.38	42%	110 *
ASPHALT DRIVE/LOW	1375	2.30	52%	1,520 *
KNEE-WALL PORCH	180	57.72		10,390
OPEN SLAB PORCH	15	19.01		285
SOLARIUM	225	33.54		7,545
SOLARIUM	225	33.54		7,545

TOTAL REPLACEMENT COST NEW	1450	x	121.14	= 175,650
----------------------------	------	---	--------	-----------

Depreciation	: 65% Total	63% Physical	5% Functional	Economic	
				Less Depreciation/Plus Appreciation :	(113,975)

Improvement Value .....	\$61,675
Land Value .....	\$1,385
Lump Sums FUNC BSMT FINISH FAIR	4,880 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$67,940
Value per Square Foot .....	\$46.00

PAGE 1 COMMENTS

BOOK-PAGE 2017-24464 DATE OF SALE 10-13-2017

LEGAL DESCRIPTION S 75' Lots 19-24 + South 67' of North 67' Lots 19-24 Block 17 Smith + Moors Addition to R.C.

LOCATION ID PARCEL(S) 000131000

ASSESSOR LOCATION Red cloud ADDRESS OF PROPERTY 937 N Seward St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1385	57755	59140
2016	1385	66555	67940
2017	1385	64555	67940

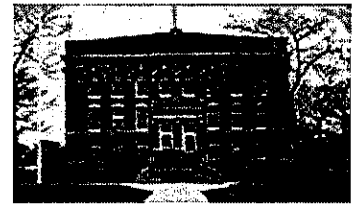
SELLING PRICE 77,000 ASSESSOR ADJUSTMENT 30 ADJUSTED SELLING PRICE 521 ADJUSTMENT 35+

SCHOOL BASE # 91-0002 HOUSE QUALITY 30 HOUSE CONDITION 35+ DATE OF CONSTRUCTION 1913

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](mailto:dlwebcoassr@outlook.com)

DATE: 10/30/2017

SELLER: DON E. AND TERESA L. THEOBALD  
PO BOX 423  
RED CLOUD, NE 68970

BUYER: OLIVER III AND TERESA LUNBERY  
937 SEWARD STREET  
RED CLOUD, NE 68970

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 131000 BOOK/PAGE: 2017-2464 DATE OF SALE: 10/13/2017  
LEGAL DESCRIPTION: LOT 18 & THE SOUTH 75' LOTS 19-24 & SOUTH 6' NORTH 67' LOTS 19-24 ALL IN BLOCK 17  
SMITH AND MOORE'S ADDITION TO RED

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

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

What was the total purchase

1 price? \$ \_\_\_\_\_ Yes / No

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

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

Appliances Furniture Other (please explain):

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

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

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

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

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

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

(Example: Remodeling Renovations Additions Repairs Demolition)

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

**CONTINUED ON BACK**



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2476

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

GRANTEE MASTER NAME # \_\_\_\_\_

PARCEL # / FILING NUMBER 000 615200 / 18010

Keith Morgan  
# 13131

DOC STAMPS 22.50

tax/lien

SALES FILE # 252

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

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

TAX DISTRICT 25

TOTAL SALE PRICE 10,000

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

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

REVIEW CODE NO

SALES DATE 10-13-2017

DEED TYPE WD

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

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

252

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <b>07</b> Day <b>13</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>07</b> Day <b>13</b> Yr. <b>2017</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Crystal L. Fountaine</b> Street or Other Mailing Address <b>PO Box 162</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 257-7257</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Keith Morgan</b> Street or Other Mailing Address <b>540 N University</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

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

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

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

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

**18 Address of Property**  
 540 N University  
 Guide Rock, NE 68942

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

18a  No address assigned    18b  Vacant land

**20 Legal Description**

The North Three (N 3') feet of Lot Eighteen (18) and all of Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska.

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

<b>22 Total purchase price, including any liabilities assumed</b> .....	\$ 10,000 <sup>00</sup>
<b>23 Was non-real property included in the purchase?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0 <sup>00</sup>
<b>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</b> .....	\$ 10,000 <sup>00</sup>

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

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

**sign here** **Attorney**

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

Signature of Grantee or Authorized Representative: \_\_\_\_\_ Title: \_\_\_\_\_ Date: **10/13/17**

Register of Deed's Use Only		For Dept. Use Only
<b>26 Date Deed Recorded</b> Mo. <b>10</b> Day <b>17</b> Yr. <b>17</b>	<b>27 Value of Stamp or Exempt Number</b> \$ <b>22.50</b>	<b>28 Recording Data</b> <b>BK2017, Pg 2476</b>

BK2017, Pg 2476

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 17 day of October A.D., 2017, at 7:00 o'clock P M. Recorded in Book 2017 on Page 2476  
Deb Klinspenger County Clerk  
\$10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-17-17  
\$ 22.50 By BB

**WARRANTY DEED**


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

The North Three feet (N3') of Lot Eighteen (18) and all of Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska.

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

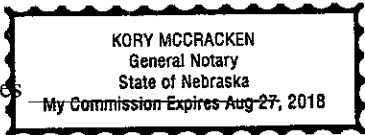
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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


Executed October 13, 2017.

  
Crystal L. Fountaine

STATE OF NEBRASKA, COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on October 13, 2017, by Crystal L. Fountaine, a single person.

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

  
Notary Public

PAGE 1

COMMENTS

BOOK-PAGE 2017-2476 DATE OF SALE 10-13-2017

LEGAL DESCRIPTION N/3' Lot 18 & all of Lots 19, 20, & 21 Block 1 Talbots Addition to Guide Rock

LOCATION ID PARCEL(S) 900665200

ASSESSOR LOCATION CR ADDRESS OF PROPERTY 540 N University

YEAR	LAND	IMPROVEMENTS	TOTAL
<del>2015</del>	165	12190	12355
2016	165	16575	16740
2017	105	17950	18055

SELLING PRICE 10,000 521 ADJUSTMENT   ASSESSOR ADJUSTMENT   ADJUSTED SELLING PRICE  

SCHOOL BASE # 25 65-0011 HOUSE QUALITY 40 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1900

MOBILE HOME NA

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 10/30/2017  
Inspected By: SK Inspection Date: 10/17/2013

Record : 1 of: 1

Parcel ID #: 000615200 Map # : 4487-00-0-40020-001-18010  
MORGAN, KEITH Situs :540 UNIVERSITY ST  
540 N UNIVERSITY ST Legal :N3' OF 18 & ALL 19 THRU 21 BLOCK 1  
GUIDE ROCK, NE 68942- TALBOTS ADDITION TO GUIDE ROCK

LOT INFORMATION

Neighborhood : 100 GUIDE ROCK  
Lot Width : 140 Value Method: SF  
Lot Depth : 70 # of Units : 9800  
Topography : LEVEL Amenities Unit Value : 0.01  
Street Access : BLACKTOP Adjustments :  
Utilities : ALL Lot Value : 105

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1900/117  
Quality : 40 - Good Effective Age :  
Condition : 30 - Average Remodel Date :  
Arch Type : Remodel Type :  
Style : One-Story 100%  
Exterior Wall : 100% METAL/STEEL  
Floor Area : 1,032  
Basement Area : 0  
Sub Floor : WOOD JOIST/WOOD SUBFLOOR  
Bedrooms : 2  
Baths : 1.0  
Heat Type : 100% BASEBOARD ELEC  
Roof Type : COMP SHINGLES  
Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ..... \$18,055  
Estimate of Value (Using Market Approach) .....  
Estimate of Value (Using Model) .....  
Model # and Description  
Calculations 0 x 0

FINAL ESTIMATE

Improvement Value ..... \$17,950  
Land Value ..... \$105  
FINAL ESTIMATE OF VALUE ..... \$18,055  
Value per Square Foot ..... 17  
Current Total Assessed Value for Parcel # 000615200 ..... \$18,055

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

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

Date of Print: 10/30/2017

Record : 1 of: 1

Parcel ID #: 000615200	Map # : 4487-00-0-40020-001-18010
MORGAN, KEITH	Situs :540 UNIVERSITY ST
540 N UNIVERSITY ST	Legal :N3' OF 18 & ALL 19 THRU 21 BLOCK 1
GUIDE ROCK, NE	TALBOTS ADDITION TO GUIDE ROCK
68942-	

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,032	x	110.49	= 114,026
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING	1,032	(1.34)	(1.34)	(1,383)
SUBFLOOR				
HEATING & COOLING	1,032	(0.49)	(0.49)	(506)
PLUMBING Base is: 12 (under base)	7	1910	(12.31)	(12,704)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1032	x	96.35	= 99,433
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
ATTACHED GARAGE	440	32.24	0.87	14,185
YARD SHED/LOW/96SQ	1	100.00	0%	100 *
SLAB W/ROOF & STEPS	50	41.20		2,060
SOLID WALL PORCH	124	72.71		9,015
SOLID WALL PORCH	200	63.02		12,605

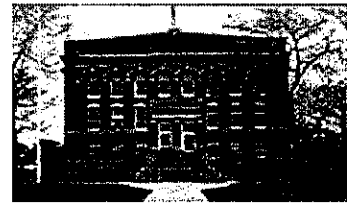
TOTAL REPLACEMENT COST NEW	1032	x	133.04	= 137,300
----------------------------	------	---	--------	-----------

Depreciation	: 87% Total	87% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(119,450)

Improvement Value .....	\$17,850
Land Value .....	\$105
Lump Sums	100 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$18,055
Value per Square Foot .....	\$17.00

# WEBSTER COUNTY ASSESSOR

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



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

DATE: 10/30/2017

SELLER: CRYSTAL L. FOUNTAINE  
PO BOX 162  
GUIDE ROCK, NE 68942  
BUYER: KEITH MORGAN  
540 N UNIVERSITY  
GUIDE ROCK, NE 68942

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

PARCEL ID: 615200 BOOK/PAGE: 2017-2476 DATE OF SALE: 10/13/2017  
LEGAL DESCRIPTION: THE NORTH 3' OF LOT 18 AND ALL OF LOTS 19, 20, AND 21, BLOCK 1, TALBOTS ADDITION TO  
GUIDE ROCK, WEBSTER COUNTY, NE

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

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

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

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2479 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Benjamin L. + Courtney D. Hansen  
 PARCEL # / FILING NUMBER 001718900 / 67250 36-4-10  
 DOC STAMPS 245.25 tax/lien \_\_\_\_\_ # 13133

SALES FILE # 253 # PAGES \_\_\_\_\_

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

TAX DISTRICT 185

TOTAL SALE PRICE 109,000

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

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

REVIEW CODE NO

SALES DATE \_\_\_\_\_

DEED TYPE 10-17-2017

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

COMMENTS \_\_\_\_\_



# Real Estate Transfer Statement

253

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

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

1 County Name <b>WEBSTER - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>17</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>10</u> Day <u>16</u> Yr. <u>2017</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>David P. Long, Pers Rep of Est of Robert P. Long, Deceased</b> Street or Other Mailing Address <b>819 South Shore Dr</b> City <b>Aastrop</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>N/A</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Benjamin L. Hansen and Courtney D. Hansen</b> Street or Other Mailing Address <b>1819 Road V</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>402-984-9004</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>n/a</b>	
---	--	---	--

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

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

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

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

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

14 What is the current market value of the real property? <b>\$109,000</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property <b>1819 Road V Blue Hill, NE 68930</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantees</b>
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description  
A tract situated in the NW¼ of Section Thirty-six (36), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: Beginning at a point in the North line of said NW¼, 759 feet East of the center of the road running North and South on the West side of said NW¼, thence South 480 feet; thence East 256 feet; thence North 480 feet; thence West 256 feet to the point of beginning.

21 If agricultural, list total number of acres 3+-

22 Total purchase price, including any liabilities assumed	22	\$	109,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	109,000.00

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.  
**Benjamin L. Hansen**  
Print or Type Name of Grantee or Authorized Representative  
*Benjamin L. Hansen*  
Signature of Grantee or Authorized Representative  
Title  
Grantee  
Phone Number **402-984-9004**  
**10/16/2017**  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>17</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number <b>\$245.25</b>	28 Recording Data <b>BK2017, Pg 2479</b>

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

BK 2017, Pg 2479

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 17 day of October A.D., 2017, at 4:10 o'clock P. M. Recorded in Book 2017 on Page 2479  
Deb Klingsberger County Clerk  
10.00 BB Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-17-17  
\$ 245.25 By BB

Return to:  
Southern Title, LLC  
2837 W Hwy 6 #205  
Hasting, NE 68901

**PERSONAL REPRESENTATIVE'S DEED**

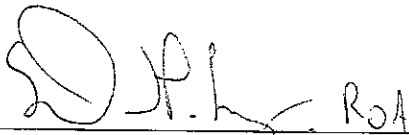
David P. Long, Personal Representative of the Estate of Robert P. Long, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from GRANTEES, Benjamin L. Hansen and Courtney D. Hansen, husband and wife, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

A tract situated in the NW¼ of Section Thirty-six (36), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, described as follows: Beginning at a point in the North line of said NW¼, 759 feet East of the center of the road running North and South on the West side of said NW¼, thence South 480 feet; thence East 256 feet; thence North 480 feet; thence West 256 feet to the point of beginning.

Subject to easements, reservations, covenants and restrictions of record;

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

Executed October 16, 2017.

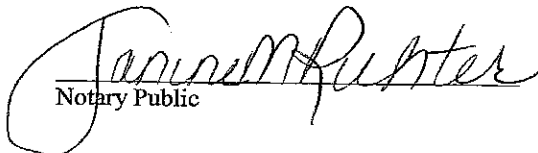


David P. Long, Personal Representative of the Estate of Robert P. Long, Deceased

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on October 16, 2017 by David P. Long, Personal Representatives of the Estate of Robert P. Long, Deceased.

GENERAL NOTARY - State of Nebraska  
JANINE M. RUTTER  
My Comm. Exp. Feb. 27, 2018

  
Notary Public

BOOK-PAGE 2017-2479

DATE OF SALE

10-17-2017

LEGAL DESCRIPTION

A Tract situated in NW 1/4 36-4-18

LOCATION ID PARCEL(S)

Rural

ASSESSOR LOCATION

Rural

ADDRESS OF PROPERTY

1819 Rd r Blue Hill

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	13220	25145	38365
2016	13220	24340	37560
2017	17605	24340	41945

SELLING PRICE 109,000

522 ADJUSTMENT

ASSESSOR ADJUSTMENT

ADJUSTED SELLING PRICE

SCHOOL BASE # 91-0074

HOUSE QUALITY 30

HOUSE CONDITION 25<sup>r</sup>

DATE OF CONSTRUCTION 1905

MOBILE HOME N/A

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

BOOK-PAGE

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

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WBP Bld 1.0
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL 3.00

1C1	1T1	1T1 2	SHELTERBELT	ROADS
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WBP Bld 1.0
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL 3.00

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 11/01/2017

Parcel # : 001718900  
 Current Owner : HANSEN, BENJAMIN L. & COURTNEY D.  
 1819 ROAD V  
 BLUE HILL, NE 68970-

Map # : 4133-36-2-0-0-67250  
 Tax District : 185  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : A TRACT 480' X 256' SITUATED IN NW1/4 36-4-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
HOM1RR	HOME SITE 1ST ACRE - RURAL RE HOME		HOM1RR	NO		1.00	10,000	10,000	10,000
Home Use Totals :						1.00		10,000	10,000
RES	RURAL RESIDENTIAL - ADDITONA SITE		RES	NO		1.00	1,840	1,840	1,840
BDD1RR	BUILDING SITE 1ST ACRE - RESI SITE		BDD1RR	NO		1.00	5,765	5,765	5,765
Site Use Totals :						2.00		7,605	7,605
Parcel Totals :						3.00		17,605	17,605

WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENCE DATA

Date of Print: 11/01/2017  
Inspected By: SK Inspection Date: 10/16/2014

Record: 1 of: 1

Parcel ID #: 001718900	Map #	: 4133-36-2-0-0-67250
<hr/>		
HANSEN, BENJAMIN L. & COURTNEY D.	Situs	:1819 RD V
1819 ROAD V	Legal	:A TRACT 480' X 256'SITUATED IN NW1/4
BLUE HILL, NE		36-4-10
68970-		

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1905 / 112
Quality	: 30 - Average	Effective Age	:
Condition	: 25 - Fair+	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: One-Story 70% 1-1/2-St-Fin 30%		
Exterior Wall	: 100% SIDING		
Floor Area	: 1444		
Basement Area	: 616		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	:		
Baths	: 1.0		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 5		

RESIDENCE VALUATION SUMMARY

Improvement Value .....	\$14,355
Lump Sums .....	\$1,965 *
Lump Sums Description : RURAL RES BASEMENT FINISH LOW	
FINAL ESTIMATE OF VALUE.....	\$16,320

FARM VALUATION SUMMARY

Residence Value .....	\$16,320
Outbuilding Value .....	\$8,020
Agland Value .....	\$17,605
Total Value .....	\$41,945

Current Total Assessed Value for Parcel # 001718900 .....	\$41,945
---	----------

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

Date of Print: 11/01/2017

Record : 1 of: 1

Parcel ID #: 001718900	Map #	: 4133-36-2-0-0-67250
HANSEN, BENJAMIN L. & COURTNEY D.		Situs :1819 RD V
1819 ROAD V		Legal :A TRACT 480' X 256'SITUATED IN NW1/4
BLUE HILL, NE		36-4-10
68970-		

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>			
	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	1,444	x	77.55	= 111,982
<u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,444		2.01	2,902
PLUMBING Base is: 9 (under base)	4		1176.67	(4,476)
BASEMENT COST	616		18.21	11,220
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH	408		7.22	2,946
ADJUSTED STRUCTURE COST	1444	x	86.27	= 124,574
<u>IMPROVEMENTS</u>				
NO GARAGE				
DET GAR FAIR DIRT	280		12.11	42% 1,965 *
SOLID WALL PORCH	64		76.06	4,870
WOOD DECK	144		17.11	2,465
OPEN SLAB PORCH	24		19.01	455

TOTAL REPLACEMENT COST NEW	1444	x	91.67	= 132,365
----------------------------	------	---	-------	-----------

Depreciation	: 89% Total	89% Physical	1% Functional	Economic
				Less Depreciation/Plus Appreciation : (118,010)

Improvement Value .....	\$14,355
Lump Sums RURAL RES BASEMENT FINISH LOW	1,965 *
Outbuilding Value .....	\$8,020
Land Value .....	\$17,605
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$41,945
Value per Acre .....	\$13,980

WEBSTER COUNTY ASSESSOR'S OFFICE  
 RURAL OUTBUILDINGS  
 Date of Run : 11/01/2017

Parcel # : 001718900  
 Current Owner : HANSEN, BENJAMIN L. & COURTNEY D.  
 1819 ROAD V  
 BLUE HILL, NE 68970-  
 Map # : 4133-36-2-0-0-67250  
 Tax District : 185  
 Neighborhood : 1  
 Legal Description : A TRACT 480' X 256' SITUATED IN NW1/4 36-4-10

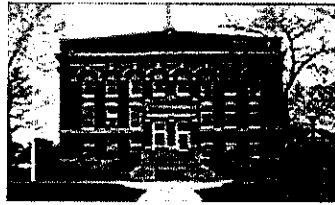
Appraisal Zone : 1000 Manual Date : 06/13 COST APPROACH - Values by Marshall & Swift  
 Cost Factor : 1

Code	Description	Year	Qual	Condition	Dimensions	Roof Cover	Wall	Floor	Units	Cost	RCN	Depr	Value	
2	BARN BARN	30	Average		36 x 40 x	GABL	METAL	WOOD	DIRT	1,440	22.06	31,766	83%	5,400
3	SH1 SHED DIRT	10	Fair		20 x 32 x	GABL	METAL	WOOD	DIRT	640	6.60	4,224	42%	2,450
4	SH1 SHED DIRT	10	Poor		12 x 12 x	GABL	METAL	METAL	DIRT	144	6.60	950	82%	170
													Total Outbuilding Value :	8,020



**WEBSTER COUNTY ASSESSOR**

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



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

DAT ###

SELLER: ROBERT P. LONG ESTATE  
819 SOUTH SHORE DR  
HASTINGS, NE 68901  
BUYER: BENJAMIN L. AND COURTNEY D. HANSEN  
1819 ROAD V  
BLUE HILL, NE 68970

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

PARCEL ID: 1718900 BOOK /PAGE: 2017-1691 DATE OF SALE: 10/17/2017

LEGAL DESCRIPTION

A TRACT SITUATED IN NW1/4 36-4-10

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

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

1 Was the total purchase price? \$ 109,000 Yes / No

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

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

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

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

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

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

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

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

Prior Knowledge Other (please explain): \_\_\_\_\_

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

Set by Seller Other (please explain): \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2527 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Gary D. + Kim M. Brubaker #12466

PARCEL # / FILING NUMBER 000155700/39310

DOC STAMPS 63.00 tax/lien

SALES FILE # 254 # PAGES \_\_\_\_\_

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

TAX DISTRICT 65

TOTAL SALE PRICE 28,000

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

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

REVIEW CODE NO

SALES DATE 10-20-2017

DEED TYPE WD

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

COMMENTS \_\_\_\_\_

Real Estate Transfer Statement

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

254

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 20 Yr. 2017 4 Date of Deed Mo. 10 Day 20 Yr. 2017

5 Grantor's Name, Address, and Telephone (Please Print) Frank Degener 6 Grantee's Name, Address, and Telephone (Please Print) Gary D. Brubaker and Kim M. Brubaker

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)

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

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.)

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

14 What is the current market value of the real property? \$28,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property 341 S Walnut St Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees

20 Legal Description All of Block Twelve (12), Railroad Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

Table with 3 rows and 3 columns: 22 Total purchase price, including any liabilities assumed \$28,000.00; 23 Was non-real property included in the purchase? No; 24 Adjusted purchase price paid for real estate \$28,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here Print or Type Name of Grantee or Authorized Representative Budget Daewig Signature of Grantee or Authorized Representative Budget Daewig Title Real Estate Associate Broker

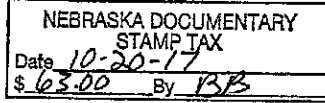
402-746-2242 Phone Number 10-20-17 Date

Register of Deed's Use Only 26 Date Deed Recorded Mo. 10 Day 20 Yr. 17 27 Value of Stamp or Exempt Number \$ 63.00 28 Recording Data BK2017, Pg 2527

BK2017, Pg 2527

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of October, A.D., 2017 at 10:25 o'clock A.M. Recorded in Book 2017 on Page 2527  
Deb Klingenberg County Clerk  
310-02 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



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

WARRANTY DEED

Frank Degener, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Gary D. Brubaker and Kim M. Brubaker, 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):

All of Block Twelve (12), Railroad Addition to the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:

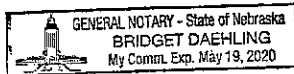
- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed October 20, 2017.

\_\_\_\_\_  
Frank Degener

STATE OF NEBRASKA             )  
  ) ss.  
COUNTY OF WEBSTER         )

The foregoing instrument was acknowledged before me on October 20, 2017 by Frank Degener, a single person.



\_\_\_\_\_  
Notary Public

My commission expires: May 19, 2020

PAGE 1 COMMENTS

BOOK-PAGE 2017-2527 DATE OF SALE 10-20-2017

LEGAL DESCRIPTION All Block 12 Railroad Addition to Red Cloud

LOCATION ID PARCEL(S) 000155700 / 39310

ASSESSOR LOCATION Red Cloud ADDRESS OF PROPERTY 241 S. Walnut

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	2690	16115	18805
2016	2690	11570	14260
2017	2690	11570	14260

SELLING PRICE 28,000	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
----------------------	----------------	---------------------	------------------------

SCHOOL BASE # 65 91-0002

HOUSE QUALITY 30 HOUSE CONDITION 10

DATE OF CONSTRUCTION 1890

MOBILE HOME N/A

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 11/03/2017  
Inspected By: TS Inspection Date: 05/11/2016

Record : 1 of: 1

---

Parcel ID #: 000155700 Map # : 4491-00-0-10065-012-0000

---

BRUBAKER, GARY & KIM Situs : 341 S WALNUT ST  
725 NORTH CHERRY STREET Legal : ALL BLOCK 12 RAILROAD ADDITION RED  
RED CLOUD, NE 68970-0000 CLOUD

---

LOT INFORMATION

---

Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	300	# of Units :	90000
Lot Depth :	300	Unit Value :	0.03
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	2,690
Utilities :			

---

PHYSICAL INFORMATION

---

Type :	1 - Single Family	Year Built/Age :	1890/127
Quality :	30 - Average	Effective Age :	
Condition :	10 - Poor	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	1-1/2-St-Fin 84% One-Story 16%		
Exterior Wall :	100% STUCCO		
Floor Area :	1,168		
Basement Area :	0		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	1.0		
Heat Type :	100% GRAVITY		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	5		

---

VALUATION SUMMARY

---

Estimate of Value (Using Cost Approach) .....	\$14,260
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

---

FINAL ESTIMATE

---

Improvement Value .....	\$11,570
Land Value .....	\$2,690
FINAL ESTIMATE OF VALUE .....	\$14,260
Value per Square Foot .....	10

---

Current Total Assessed Value for Parcel # 000155700 ..... \$14,260

---

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: 11/03/2017

Record : 1 of: 1

Parcel ID #: 000155700	Map # : 4491-00-0-10065-012-0000
BRUBAKER, GARY & KIM	Situs : 341 S WALNUT ST
725 NORTH CHERRY STREET	Legal : ALL BLOCK 12 RAILROAD ADDITION RED CLOUD
RED CLOUD, NE	68970-0000

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,168	x	75.88	= 88,628
<u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 9 (under base)	4		1176.67	(3.83) (4,473)
BASEMENT COST				0.00
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1168	x	72.05	= 84,154
<u>IMPROVEMENTS</u>				
NO GARAGE				
SALVAGE BLDG	1		100.00	0% 100 *
MACH SHD CONC/AVE.	1440		11.26	32% 11,025 *
OPEN PORCH W/ROOF	84		19.33	1,625
SLAB W/ROOF & STEPS	28		33.97	950
RED CLOUD SALV HOUSE	1168		0.38	0% 445 *

TOTAL REPLACEMENT COST NEW	1168	x	74.26	= 86,730
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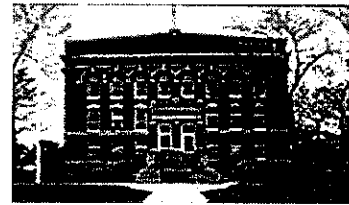
Depreciation : 100% Total	100% Physical	Functional	Economic	
	Less Depreciation/Plus Appreciation :			(86,730)

Improvement Value .....	\$0
Land Value .....	\$2,690
Lump Sums .....	11,570 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$14,260
Value per Square Foot .....	\$10.00

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

**WEBSTER COUNTY ASSESSOR**

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



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

DATE: 11/16/2017

SELLER: FRANK DEGENER  
1249 HWY 281  
RED CLOUD, NE 68970

BUYER: GARY D. & KIM M. BRUBAKER  
725 N CHERRY ST.  
RED CLOUD, NE 68970

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 155700 BOOK/PAGE: 2017-2527 DATE OF SALE: 10/20/2017  
LEGAL DESCRIPTION: ALL OF BLOCK 12 RAILROAD ADDITION TO THE CITY OF RED CLOUD, WEBSTER COUNTY

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

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

What was the total purchase  
1 price? \$ \$ 28,000.00 Yes / No

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

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

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

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

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

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

**CONTINUED ON BACK**



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2528

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

GRANTEE MASTER NAME # Gene B. Horne

PARCEL # / FILING NUMBER 000159400 / 39710

+ Modesta O.

Horne

# 13134

DOC STAMPS 297.00

tax/lien

SALES FILE # 255

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 65

TOTAL SALE PRICE 132,000

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

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

REVIEW CODE NO

SALES DATE 10-20-2017

DEED TYPE Trustees Deed

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

Real Estate Transfer Statement

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

255

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, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

(A) Status, (B) Property Type, (C) Mobile Home

8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

18a No address assigned, 18b Vacant land, 20 Legal Description

21 If agricultural, list total number of acres, 22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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.

Gene B. Horne (402) 746-3316, Print or Type Name of Grantee or Authorized Representative, Phone Number, Signature of Grantee or Authorized Representative, Title, Date

sign here

Register of Deed's Use Only, 26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data, For Dept. Use Only

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

State of Nebraska }  
County of Webster }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of October A.D., 2017, at 10:45 o'clock A.M. Recorded in Book 2017 on Page 2528  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-20-17  
\$ 297.00 By BB

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

**TRUSTEE'S DEED**

Edward Alan Amack and Vonda Sharon Amack, Trustees of the Amack Family Revocable Trust Dated December 17, 1985, also known as the Amack Revocable Living Trust dated December 17, 1985, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Gene B. Horne and Modesta O. Horne, husband and wife, conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Two (2), Case & McNeny's Addition to Red Cloud, Webster County, Nebraska

Subject to easements and restrictions of record

GRANTORS covenants with GRANTEES that GRANTORS:

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

Executed October 19, 2017.

Edward Amack, Trustee  
Edward Alan Amack, Trustee

Vonda Sharon Amack, Trustee  
Vonda Sharon Amack, Trustee

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on October 19, 2017, by Edward Alan Amack and Vonda Sharon Amack, Trustees of the Amack Family Revocable Trust Dated December 17, 1985, also known as the Amack Revocable Living Trust dated December 17, 1985.

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

Teresa L Theobald  
Notary Public

My Commission Expires: 8/27/2021

PAGE 1

COMMENTS

BOOK/PAGE 2017-2528 DATE OF SALE 10-20-2017

LEGAL DESCRIPTION Lots 9, 10, 11, 12 Block 2 Case & McNeely's Addition to RC

LOCATION ID PARCEL(S) 000159400

ASSESSOR LOCATION Red Cloud ADDRESS OF PROPERTY 705 N Jefferson st

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1255	57935	59190
2016	1255	46525	47780
2017	1255	45150	46405

SELLING PRICE 132,000 ASSESSOR ADJUSTMENT 30 ADJUSTED SELLING PRICE 1964

SCHOOL BASE # 91-0002 HOUSE QUALITY 30 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1964

MOBILE HOME N/A

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 11/03/2017  
Inspected By: TS Inspection Date: 10/13/2016

Record : 1 of: 1

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Parcel ID #:	000159400	Map #	: 4371-00-0-10075-002-0000
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HORNE, GENE B. & MODESTA O.	Situs	: 705 N JEFFERSON ST
705 N JEFFERSON ST.	Legal	: LOTS 9-12 BLOCK 2 CASE & MCNENY'S
RED CLOUD, NE		ADDITION RED CLOUD

68970-

---

LOT INFORMATION

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Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	100	# of Units :	14200
Lot Depth :	142	Unit Value :	0.09
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	1,255
Utilities :			

---

PHYSICAL INFORMATION

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Type :	1 - Single Family	Year Built/Age :	1964/53
Quality :	30 - Average	Effective Age :	
Condition :	30 - Average	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% HARDBOARD		
Floor Area :	1,724		
Basement Area :	1,196		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	3		
Baths :	1.5		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	8		

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VALUATION SUMMARY

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Estimate of Value (Using Cost Approach) .....	\$46,405
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

---

FINAL ESTIMATE

---

Improvement Value .....	\$45,150
Land Value .....	\$1,255
FINAL ESTIMATE OF VALUE .....	\$46,405
Value per Square Foot .....	26

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Current Total Assessed Value for Parcel # 000159400 .....	\$46,405
---	----------

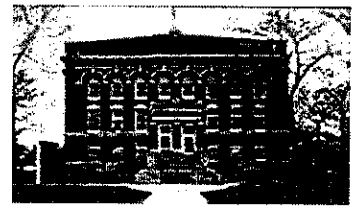
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DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.



**WEBSTER COUNTY ASSESSOR**

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



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

DATE: 11/17/2017

SELLER: EDWARD ALAN AMACK AND VONDA SHARON AMACK, TRUSTEES  
705 N JEFFERSON ST  
RED CLOUD, NE 68970  
BUYER: GENE B. AND MODESTA O. HORNE  
705 N JEFFERSON ST  
RED CLOUD, NE 68970

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 159400 BOOK/PAGE: 2017-2528 DATE OF SALE: 10/20/2017  
LEGAL DESCRIPTION: LOTS 9, 10, 11, 12, BLOCK 2 CASE & MCNENY'S ADDITION TO RED CLOUD

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

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

- 1 What was the total purchase price? \$ \$ 132,000.00 Yes / No  
If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain): \_\_\_\_\_
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
*If the property is a rental property and produces income, what rent has been charged for it in* \$ \_\_\_\_\_  
4 *each of the past five years?* \_\_\_\_\_
- 5 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2540

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

GRANTEE MASTER NAME # Aaron Joseph Kierl

PARCEL # / FILING NUMBER 001215200 / 62585 33-3-9

† Elizabeth Jesse Kierl

DOC STAMPS SA -0-

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

#13135

SALES FILE # 256

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

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

TAX DISTRICT 5

TOTAL SALE PRICE -0-

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

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

REVIEW CODE NO

SALES DATE 10-20-2017

DEED TYPE JTWD

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

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

COMMENTS Gifted



# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 256  
 • 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 Select County & County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>20</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>10</u> Day <u>20</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Harold E and Evelyn J Rehtus</b> Street or Other Mailing Address <b>70776 Hunter Drive</b> City <b>Republican City</b> State <b>NE</b> Zip Code <b>68971</b> Phone Number <b>(402) 984-3406</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Aaron Joseph Kierl and Elysabeth Jesse Kierl</b> Street or Other Mailing Address <b>2110 Road N</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 984-0581</b> is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$175,000

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

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

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

18 Address of Property  
Same as grantee

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
The SW1/4 of Section 33, T3N, R9W, Webster County, Nebraska  
SW1/4 SW1/4

21 If agricultural, list total number of acres 40+-.

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

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

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

<b>sign here</b>	<u>HAROLD E. Rehtus</u> Print or Type Name of Grantee or Authorized Representative		<u>402-469-9103</u> Phone Number
	<u>Harold E. Rehtus</u> Signature of Grantee or Authorized Representative	Title	<u>10-20-2017</u> Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>20</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2017, Pg 2540</u>	

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

BK2017, Pg 2540

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 20 day of October A.D., 2017, at 11:50 o'clock A. M. Recorded in Book 2017 on Page 2540  
Deb Klingsberg County Clerk  
10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-20-17  
\$ Exempt # 5a By BB

**JOINT TENANCY WARRANTY DEED**

Harold E. Rehtus and Evelyn J. Rehtus, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) love and affection, receipt of which is hereby acknowledged, convey to Aaron Joseph Kierl and Elysabeth Jesse Kierl, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter of the Southwest Quarter (SW¼SW¼) of Section Thirty-three (33), Township Three (3) North, Range Nine (9) 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 October 20, 2017.

Harold E. Rehtus  
Harold E. Rehtus

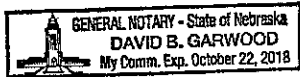
Evelyn J. Rehtus  
Evelyn J. Rehtus

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 20, 2017, by Harold E. Rehtus and Evelyn J. Rehtus, husband and wife.

Comm. expires 10-22-2018

David B. Garwood  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2541

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

GRANTEE MASTER NAME # Board of

PARCEL # / FILING NUMBER 000168100 / 42060

Public Trust  
City Clerk  
10023

DOC STAMPS Exempt #2

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

SALES FILE # 257

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

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

TAX DISTRICT 65

TOTAL SALE PRICE 1,200

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

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

REVIEW CODE NO

SALES DATE 10-20-2017

DEED TYPE WTD

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

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

257

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

1 County Name WEBSTER - 91 2 County Number \_\_\_\_\_ 3 Date of Sale/Transfer 20 Mo. 10 Day 16 Yr. 2017 4 Date of Deed Mo. 10 Day 16 Yr. 2017

5 Grantor's Name, Address, and Telephone (Please Print)  
 Grantor's Name (Seller) Susan M. Daily  
 Street or Other Mailing Address 1720 Del Norte Ave  
 City Loveland State CO Zip Code 80538-3638  
 Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

6 Grantee's Name, Address, and Telephone (Please Print)  
 Grantee's Name (Buyer) Board of Public Trust  
 Street or Other Mailing Address c/o City Clerk, 540 N Webster St  
 City Red Cloud State NE Zip Code 68970  
 Phone Number (402) 746-2215 Is the grantee a 501(c)(3) organization?  Yes  No  
 If Yes, is the grantee a 509(a) foundation?  Yes  No  
 Email Address \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property 1046 N Chestnut St  
Red Cloud, NE 68970

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

18a  No address assigned 18b  Vacant land

20 Legal Description

**Lots Twenty-eight (28), Twenty-nine (29) and Thirty (30), Shucks Subdivision of Annex Lot One (1) to the City of Red Cloud, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed .....	22	\$	1,200.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	1,200.00

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

**sign here** Kory J. McCracken Print or Type Name of Grantee or Authorized Representative  
[Signature] Signature of Grantee or Authorized Representative  
 \_\_\_\_\_ Title **Attorney**  
 \_\_\_\_\_ Phone Number (402) 746-3613  
 \_\_\_\_\_ Date 10/20/17

**Register of Deed's Use Only**

26 Date Deed Recorded Mo. 10 Day 20 Yr. 2017 27 Value of Stamp or Exempt Number \$ Exempt # 2 28 Recording Data BLW2017, Pg 2541

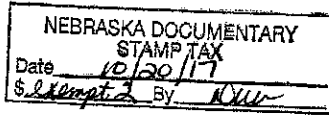
For Dept. Use Only

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

BW 2017, Pg 2541

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 20<sup>th</sup> day of Oct A.D., 2017, at 12:27 o'clock P.M. Recorded in Book 2017 on Page 2541  
Debra Klingenberg County Clerk  
10.00 OKA Deputy  
Ind Comp Assessor Carded



WARRANTY DEED

Susan Daily, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-eight (28), Twenty-nine (29) and Thirty (30), Shucks Subdivision of Annex Lot One (1) 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 October 16, 2017.

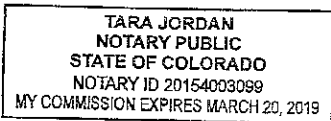
Susan Daily  
Susan Daily

STATE OF COLORADO, COUNTY OF Larimer ) ss.

The foregoing instrument was acknowledged before me on October 16, 2017, by Susan Daily, a single person.

Comm. expires 3/20/2019

Tara Jordan  
Notary Public



PAGE 1 COMMENTS

BOOK-PAGE 2017-2541 DATE OF SALE

LEGAL DESCRIPTION Lots 28-30 Shuck's subdivision of Annex Cot 1 to City of Red Cloud

LOCATION ID PARCEL(S) 000168100 / 42060  
 ASSESSOR LOCATION Red Cloud ADDRESS OF PROPERTY 1046 N Chestnut st.

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	940	480	1420
2016	940	480	1420
2017	940	480	1420

SELLING PRICE 1,200.00 521 ADJUSTMENT ASSESSOR ADJUSTMENT ADJUSTED SELLING PRICE

SCHOOL BASE # 91-0002 HOUSE QUALITY 30 HOUSE CONDITION 20 DATE OF CONSTRUCTION 1905

MOBILE HOME N/A

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 11/03/2017  
Inspected By: TS Inspection Date: 08/16/2016

Record : 1 of: 1

Parcel ID #:	000168100	Map #	: 4371-00-0-10110-000-0000
CITY OF RED CLOUD, BOARD OF PUBLIC TRUST		Situs	:1046 N CHESTNUT ST
540 NORTH WEBSTER STREET		Legal	:LOTS 28-30 SHUCK'S SUBDIVSION OF ANNEX
RED CLOUD NE 68970-			LOT # 1 RED CLOUD

LOT INFORMATION

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

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1905/112
Quality :	30 - Average	Effective Age :	
Condition :	20 - Fair	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% SIDING		
Floor Area :	1,264		
Basement Area :	0		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	1.0		
Heat Type :	100% FORCED AIR		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	7		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$1,420
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value .....	\$480
Land Value .....	\$940
FINAL ESTIMATE OF VALUE .....	\$1,420
Value per Square Foot .....	0
Current Total Assessed Value for Parcel # 000168100 .....	\$1,420

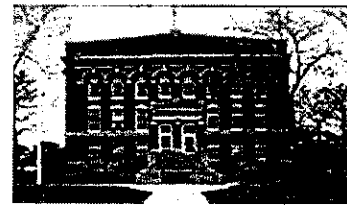
DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.





# WEBSTER COUNTY ASSESSOR

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



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

DATE: 11/16/2017

SELLER: SUSAN M. DAILY  
1720 DEL NORTE AVE  
LOVELAND, CO 80538

BUYER: BOARD OF PUBLIC TRUST%  
CITY CLERK  
540 N WEBSTER ST  
RED CLOUD, NE 68970

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 168100 BOOK/PAGE: 2017-2541 DATE OF SALE: 10/20/2017  
LEGAL DESCRIPTION: LOTS 28,29,30, SHUCKS SUBDIVISION OF ANNEX LOT 1 TO THE CITY OF RED CLOUD

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

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

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

CONTINUED ON BACK

# Real Estate Transfer Statement

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>20</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>10</u> Day <u>10</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>David M. Kaufman and Jeanne M. Kaufman</b> Street or Other Mailing Address <b>1134 Michael Sean Drive</b> City <b>Bedford</b> State <b>TX</b> Zip Code <b>76021</b> Phone Number <b>(402) 984-4624</b> Email Address <b>N.A.</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Megan E. Himmelberg and Logan M. James</b> Street or Other Mailing Address <b>735 Road Y</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>402-984-7002</b> Email Address <b>N.A.</b>			
		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, is the grantee a 509(a) foundation?	
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$40,000**

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

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

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

18 Address of Property

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See Exhibit "A"**

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

22 Total purchase price, including any liabilities assumed	22	\$ 40,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 40,000.00

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

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

**Danielle L. Kelley** (402) 463-4198  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*Danielle L. Kelley* Escrow Closing Agent 10-20-17  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>25</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>90.00</u>	28 Recording Data <b>BK2017, Pg 2560-2562</b>

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

sign here

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-250-2562 # PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Megan E. Himmelberg

PARCEL # / FILING NUMBER 002103302/70440 18-4-11

+ Logan M. James  
# 13142

DOC STAMPS 90.00

tax/lien

SALES FILE # 258

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 105

TOTAL SALE PRICE 40,000

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

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

REVIEW CODE NO

SALES DATE 10-20-2017

DEED TYPE WD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS Split w/ 002103300

Exhibit "A"

County Surveyor's Lot One (1) in the Northwest Quarter (NW¼) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

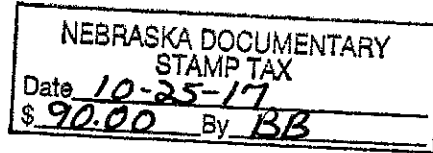
EXCEPT A tract of land in the Northwest Quarter (NW¼) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, said tract being more particularly described as follows: Commencing at the North ¼ Corner of said Section 18; running thence N90°00'00"W (assumed bearings) along the North line of said NW¼ a distance of 658.38 feet to the actual Point of Beginning; thence continuing N90°00'00"W and along the said North line a distance of 300.00 feet; running thence S01°37'36"E a distance of 725.96 feet; running thence S90°00'00"E a distance of 300.00 feet; thence running N01°37'36"W a distance of 725.96 feet, more or less, to the Point of Beginning;

AND EXCEPT a tract of land located in the Northwest Quarter (NW¼) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, said tract being more particularly described as follows: Beginning at the Northeast corner of said Lot 1 said Northeast corner also being the Northeast corner of the NW¼, thence 80 feet south on the East line of Lot 1; thence 25 feet west parallel with the North line of said Lot 1; thence north parallel with the East line of said Lot 1; thence east on the North line of said Lot 1 to the Point of Beginning.

BK2017, Pg 2560

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 25 day of October A.D., 2017, at 11:10 o'clock A M. Recorded in Book 2017 on Page 2560-2562  
Deb Klingenberger County Clerk  
\$ 22.00 BB Deputy  
Ind      Comp      Assessor      Carded     



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

## Warranty Deed

The Grantors, **DAVID M. KAUFMAN AND JEANNE M. KAUFMAN, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and convey to **MEGAN E. HIMMELBERG, A SINGLE PERSON, AND LOGAN M. JAMES, A SINGLE PERSON**, 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:

County Surveyor's Lot One (1) in the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

EXCEPT A tract of land in the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, said tract being more particularly described as follows: Commencing at the North  $\frac{1}{4}$  Corner of said Section 18; running thence N90°00'00"W (assumed bearings) along the North line of said NW $\frac{1}{4}$  a distance of 658.38 feet to the actual Point of Beginning; thence continuing N90°00'00"W and along the said North line a distance of 300.00 feet; running thence S01°37'36"E a distance of 725.96 feet; running thence S90°00'00"E a distance of 300.00 feet; thence running N01°37'36"W a distance of 725.96 feet, more or less, to the Point of Beginning;

AND EXCEPT a tract of land located in the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, said tract being more particularly described as follows: Beginning at the Northeast corner of said Lot 1 said Northeast corner also being the Northeast corner of the NW $\frac{1}{4}$ , thence 80 feet south on the East line of Lot 1; thence 25 feet west parallel with the North line of said Lot 1; thence north parallel with the East line of said Lot 1; thence east on the North line of said Lot 1 to the Point of Beginning.

GRANTORS covenant with GRANTEES that GRANTORS:

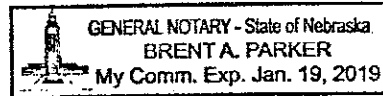
- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed October 10, 2017.

\_\_\_\_\_  
**David M. Kaufman**

*Jeanne M. Kaufman*  
**Jeanne M. Kaufman**

STATE OF Nebraska }  
COUNTY OF Adams } ss



On this 12<sup>th</sup> day of October, 2017, before me personally appeared **David M. Kaufman and Jeanne M. Kaufman, husband and wife.**

*Brent A. Parker*  
Notary Public  
My Commission Expires: Jan 19, 2019

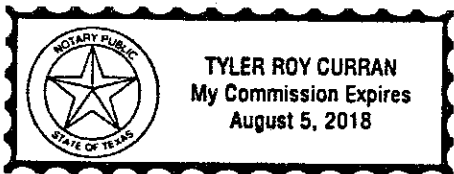
Executed \_\_\_\_\_

David M. Kaufman  
David M. Kaufman

\_\_\_\_\_  
Jeanne M. Kaufman

STATE OF Texas }  
COUNTY OF TARRANT } ss

On this 10<sup>th</sup> day of October, 2017, before me personally appeared **David M. Kaufman and Jeanne M. Kaufman, husband and wife.**



Tyler Roy Curran  
Notary Public  
My Commission Expires: 8/5/18

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 11/16/2017

Parcel # : 002103302  
 Current Owner : HIMMELBERG, MEGAN E. &  
 JAMES, LOGAN M.  
 735 ROAD Y  
 BLADEN, NE 68928-  
 Map # : 4131-18-2-0-0-70441  
 Tax District : 105  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : LOT 1 IN NW1/4 18-4-11 LESS 2 TRACTS OF LAND

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
LE/RIV	LITTLE BLUE RIVER	ACCR	ACCR	No		1.86	0	0	0
Accr Use Totals :						1.86		0	0
8869	HORD SILT LOAM, 0-1% SLOPES	GRAS	1G	No		12.10	1,425	17,245	17,245
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		7.55	1,425	10,760	10,760
3864	HASTINGS SILT LOAM, 0-1% SLOP GRAS	GRAS	1G1	No		8.93	1,425	12,725	12,725
3553	HOBBS SILT LOAM, FREQUENTLY F GRAS	GRAS	4G	No		1.88	1,425	2,680	2,680
2524	COLY SILT LOAM, 3-11% SLOPES	GRAS	4G1	No		11.03	1,425	15,720	15,720
Grass Use Totals :						41.49		59,130	59,130
ROAD	COUNTY ROAD	ROAD	ROAD	No		2.70	0	0	0
Road Use Totals :						2.70		0	0
WASTE	WASTE	WASTE	WASTE	No		9.84	180	1,770	1,770
Waste Use Totals :						9.84		1,770	1,770
Parcel Totals :						55.89		60,900	60,900



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

BOOK-PAGE

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

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2	18 Acres	WRP
3C	3T	3T 2	1.86	RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

TOTAL	11.70	2.70	2.70	2.70	55.89 Acres
-------	-------	------	------	------	-------------

BOOK PAGE 2017-2560 DATE OF SALE 10-20-2017

LEGAL DESCRIPTION Lot 1 in NW 1/4 18-4-11 less 2 tracts of land

LOCATION ID PARCEL(S) 002103302

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY Rural

YEAR	LAND	IMPROVEMENTS	TOTAL
2017	60900		60900

SELLING PRICE 49,000 <sup>522</sup> ADJUSTMENT ASSESSOR ADJUSTMENT ADJUSTED SELLING PRICE

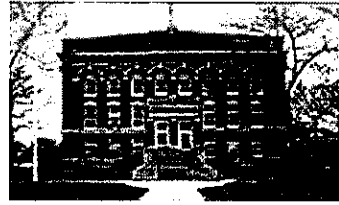
SCHOOL BASE # 105 61-0123 HOUSE QUALITY --- HOUSE CONDITION --- DATE OF CONSTRUCTION ---

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](mailto:dlwebcoassr@outlook.com)



DATE: 11/16/2017

SELLER: DAVID M. AND JEANNE M. KAUFMAN  
1134 MICHAEL SEAN DRIVE  
BEDFORD, TX 76021  
BUYER: MEGAN E. HIMMELBERG AND LOGAN M. JAMES  
735 ROAD Y  
BLADEN, NE 68928

## RE: AGRICULTURE PROPERTY SALES VERIFICATION

PARCEL ID: 2103302 BOOK /PAGE: 2017-2560 DATE OF SALE: 10/20/2017  
LEGAL DESCRIPTION: COUNTY SURVEYORS LOT 1 IN THE NW1/4 18-4-11 LESS 2 TRACTS

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

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

What Was the total purchase  
1 price? \$ 40,000 Yes / No

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

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

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

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

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

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

6 one: Advertising Broker/Realtor Family Newspaper Seller

Prior Knowledge Other (please explain): \_\_\_\_\_

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

Set by Seller Other (please explain):

CONTNUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2570-2572 # PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Megan E.

PARCEL # / FILING NUMBER 210330202103300

Himelberg  
+ Logan M. James  
# 13142

DOC STAMPS 540 tax/lien \_\_\_\_\_

SALES FILE # 259 # PAGES \_\_\_\_\_

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

TAX DISTRICT 105

TOTAL SALE PRICE 240,000

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

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

REVIEW CODE NO

SALES DATE 10-20-2017

DEED TYPE WD

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

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

COMMENTS split w/ 002103302

# 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.

259

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>20</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>10</u> Day <u>16</u> Yr. <u>17</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>David M. Kaufman and Jeanne M. Kaufman</b> Street or Other Mailing Address <b>1134 Michael Sean Drive</b> City <b>Bedford</b> State <b>TX</b> Zip Code <b>76021</b> Phone Number <b>(402) 984-4624</b> Email Address <b>N.A.</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Megan E. Himmelberg and Logan M. James</b> Street or Other Mailing Address <b>735 Road Y</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>402-984-2002</b> Email Address <b>N.A.</b>					
		Is the grantee a 501(c)(3) organization?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, is the grantee a 509(a) foundation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$240,000**

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

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

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

18 Address of Property  
**735 Road Y  
Bladen, NE 68928**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See Exhibit "A"**

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

22 Total purchase price, including any liabilities assumed .....	22	\$ 240,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 240,000.00

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

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

**sign here** Danielle L. Kelley (402) 463-4198  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Escrow Closing Agent 10-20-17  
 Signature of Grantee or Authorized Representative Title Date

**Register of Deed's Use Only**

26 Date Deed Recorded Mo. <u>10</u> Day <u>25</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <b>540.00</b>	28 Recording Data <b>BK2017, Pg 2578-2572</b>	For Dept. Use Only
--	--	--	--------------------

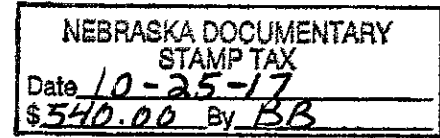
Grantee—Retain a copy of this document for your records.

Exhibit "A"

A tract of land in the Northwest Quarter (NW¼) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, said tract being more particularly described as follows: Commencing at the North ¼ Corner of said Section 18; running thence N90°00'00"W (assumed bearings) along the North line of said NW¼ a distance of 658.38 feet to the actual Point of Beginning; thence continuing N90°00'00"W and along the said North line a distance of 300.00 feet; running thence S01°37'36"E a distance of 725.96 feet; running thence S90°00'00"E a distance of 300.00 feet; thence running N01°37'36"W a distance of 725.96 feet, more or less, to the Point of Beginning.

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of October A.D., 2017, at 11:27 o'clock A M. Recorded in Book 2017 on Page 2570-2572  
Deb Rlingenberger County Clerk  
\$ 22.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



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

## Warranty Deed

The Grantors, **DAVID M. KAUFMAN AND JEANNE M. KAUFMAN, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and convey to **MEGAN E. HIMMELBERG, A SINGLE PERSON, AND LOGAN M. JAMES, A SINGLE PERSON**, 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 in the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows:  
Commencing at the North <sup>1</sup>/<sub>4</sub> Corner of said Section 18; running thence N90°00'00"W (assumed bearings) along the North line of said NW<sup>1</sup>/<sub>4</sub> a distance of 658.38 feet to the actual Point of Beginning; thence continuing N90°00'00"W and along the said North line a distance of 300.00 feet; running thence S01°37'36"E a distance of 725.96 feet; running thence S90°00'00"E a distance of 300.00 feet; thence running N01°37'36"W a distance of 725.96 feet, more or less, to the Point of Beginning.**

GRANTORS covenant with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons

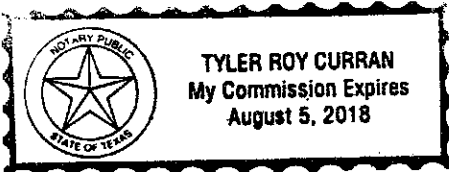
Executed October 16, 2017

David M. Kaufman  
David M. Kaufman

Jeanne M. Kaufman

STATE OF TEXAS }  
COUNTY OF TARRANT } ss

On this 16<sup>th</sup> day of October, 2017, before me personally appeared **David M. Kaufman, a married person.**



Tyler Roy Curran  
Notary Public  
My Commission Expires: 08/05/2018

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared **Jeanne M. Kaufman, a married person.**

\_\_\_\_\_  
Notary Public  
My Commission Expires:



Executed \_\_\_\_\_

\_\_\_\_\_  
David M. Kaufman

*Jeanne M. Kaufman*  
\_\_\_\_\_  
Jeanne M. Kaufman

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared **David M. Kaufman, a married person.**

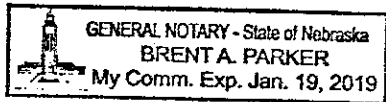
\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF Nebraska }  
COUNTY OF Adams } ss

On this 16<sup>th</sup> day of October, 2017, before me personally appeared **Jeanne M. Kaufman, a married person.**

*Brent A. Parker*  
\_\_\_\_\_  
Notary Public

My Commission Expires: Jan 19, 2019



Dave & Jeanne Kaufman

Parcel # 002103300 (pending) (Sale)

SCALE 1"=100'  
 CORNERS FOUND = ●  
 CORNERS SET = ○ (5/8" REBARS)  
 NAILS SET = X

# RECORD OF SURVEY

## WEBSTER COUNTY, NEBRASKA

NORTHWEST CORNER  
 SEC. 18, T4N, R11W  
 FOUND 5/8" REBAR  
 W/ALUM CAP

NO. LINE OF NW 1/4 OF SEC. 18  
 NORTH 90°00'00"WEST  
 300.00'

SET PK NAIL

NORTH 1/4 CORNER  
 SEC. 18, T4N, R11W  
 FOUND 5/8" REBAR  
 W/ALUM CAP

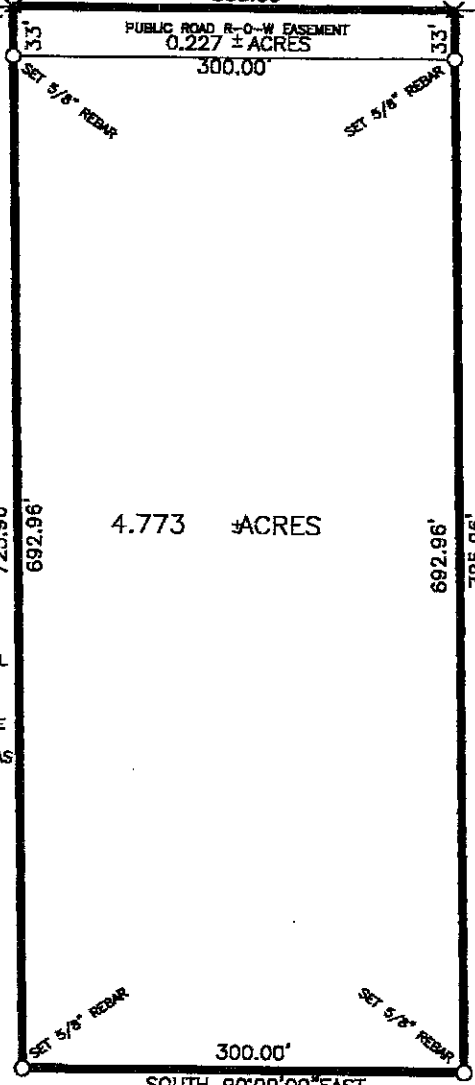


### SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE. ALL EXISTING SECTION CORNERS FOUND ARE MONUMENTED AS SHOWN ON THE PLAT, AND ALL CORNERS SET ARE MONUMENTED WITH 5/8" REBARS AND PK NAILS AS SHOWN ON THE PLAT. ALL MEASUREMENTS ARE RECORDED IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS 15TH DAY OF NOVEMBER, 1998.

*Roger S. Parks*  
 ROGER S. PARKS L.S. 287



4.773 ACRES

### LEGAL DESCRIPTION

A tract of land in the Northwest Quarter of Section 18, Township 4 North, Range 11 West of the 6th Principal Meridian, Webster County, Nebraska, said tract being more particularly described as follows:

Commencing the the North 1/4 Corner of said Section 18, T4N,R11W; running thence N 90°00'00"W (assumed bearings) along the north line of said NW 1/4 a distance of 658.38 feet to the Actual Point of Beginning; thence continuing N 90°00'00"W and along the said North line a distance of 300.00 feet; running thence S 01°37'36"E a distance of 725.96 feet; running thence S 90°00'00" E a distance of 300.00 feet; thence running N01°37'36" W a distance of 725.96 feet, more or less, to the Point of Beginning, and containing a calculated area of 5.000 acres, more or less, of which 0.227 acres, is presently being occupied by a public road Right-of-Way, said tract also being subject to any easements or restrictions of record.

### SECTION CORNER TIES

NORTHWEST CORNER SEC 18, T4N, R11W  
 FOUND 5/8" REBAR W/ALUM CAP  
 APPROX. IN THE CENTER OF INTERSECTION

TIES: SW 48.20' TO X NAILS IN FENCE POST  
 SE 37.19' TO X NAILS IN CORNER FENCE POST  
 NNE 32.22' TO X NAILS IN CORNER FENCE POST  
 NW 43.95' TO X NAILS IN GATE POST

NORTH 1/4 CORNER SEC. 18, T4N, R11W  
 FOUND 5/8" REBAR W/ALUM CAP

TIES: NE 52.79' TO X NAILS IN TEL RISER POST  
 NNE 49.87' TO TOP BOLT IN GAS WARNING POST  
 SW 48.21' TO X NAILS IN POWER POLE  
 WEST 14' TO CENTERLINE OF ROAD NORTH  
 NORTH 8' TO CENTERLINE OF ROAD EAST AND WEST



4A P	4A B P	4A F P	4A K P	4A R P	4A S P	4A V P	4A U P
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

BOOK PAGE

PAGE 4 PARCELS)		EQUIP		CREP		GREENBELT		GRASSLAND		EQUIP		CREP		GREENBELT	
DRYLAND		DRYLAND		DRYLAND		DRYLAND		GRASSLAND		GRASSLAND		GRASSLAND		GRASSLAND	
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1	1G1	1G1	1G1	1G1	1G1	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G	1G	1G	1G	1G	1G	1G	1G	1G	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1	2G1	2G1	2G1	2G1	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G	2G	2G	2G	2G	2G	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1	3G1	3G1	3G1	3G1	3G1	3G1	3G1	3G1
3D	3D E	3D P	3D G	3G	3G	3G	3G	3G	3G	3G	3G	3G	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1	4G1	4G1	4G1	4G1	4G1	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G	4G	4G	4G	4G	4G	4G	4G	4G	4G	4G	4G
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

3.77

0.26

3.51

CRP		CANOPY 30% GREATER		CANOPY 2 ENCASED BY DRY OR IRR		AG OTHER		NON-AG ACRES	
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS	0.23	FARM SITE	1.0	HOME SITES	1.0
1C	1T	1T 2	ACCRETION	OTHER		OTHER		OTHER	
2C1	2T1	2T1 2	WASTE	RECREATION		RECREATION		RECREATION	
2C	2T	2T 2	OTHER	WRP		WRP		WRP	
3C1	3T1	3T1 2							
3C	3T	3T 2							
4C1	4T1	4T1 2							
4C	4T	4T 2							
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	1.23	TOTAL	507800	TOTAL	Acres

WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENCE DATA

Date of Print: 11/16/2017

Record: 1 of: 1

Inspected By:            Inspection Date:

Parcel ID #: 002103300	Map # : 4131-18-2-0-0-70440
HIMMELBERG, MEGAN E. & JAMES, LOGAN M. 735 ROAD Y BLADEN, NE	Situs : 735 RD Y Legal : 5.0 ACRE TRACT 18-4-11 68928-

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1999 / 18
Quality : 20 - Fair	Effective Age :
Condition : 35 - Average +	Remodel Date :
Arch Type :	Remodel Type :
Style : One-Story 100%	
Exterior Wall : 100% SIDING	
Floor Area : 1904	
Basement Area : 1904	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 3	
Baths : 2.0	
Heat Type : 100%	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 8	

RESIDENCE VALUATION SUMMARY

Improvement Value .....	\$105,110
Lump Sums .....	\$19,215 *
Lump Sums Description : RURAL RESIDENTIAL	
FINAL ESTIMATE OF VALUE.....	\$124,325

FARM VALUATION SUMMARY

Residence Value .....	\$124,325
Outbuilding Value .....	
Agland Value .....	\$15,370
Total Value .....	\$139,695
Current Total Assessed Value for Parcel # 002103300 .....	\$139,695

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

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

Date of Print: 11/16/2017

Record : 1 of: 1

Parcel ID #: 002103300	Map # : 4131-18-2-0-0-70440
HIMMELBERG, MEGAN E. & JAMES, LOGAN M. 735 ROAD Y BLADEN, NE	Situs : 735 RD Y Legal : 5.0 ACRE TRACT 18-4-11
68928-	

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,904	x	64.28	= 122,389

<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 7 (over base)	1	922.14	0.46	876
BASEMENT COST	1,904	15.13	15.13	28,808
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				

ADJUSTED STRUCTURE COST	1904	x	79.87	= 152,072
-------------------------	------	---	-------	-----------

<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
YARD SHED/AVE	64	2.38	32%	105 *
DET GAR GOOD COND	960	21.54	22%	16,130 *
CONC DRIVE/GOOD	960	3.98	22%	2,980 *
WOOD DECK	256	10.91		2,795
OPEN SLAB	340	4.87		1,655
OPEN SLAB	64	5.59		360

TOTAL REPLACEMENT COST NEW	1904	x	82.39	= 156,880
----------------------------	------	---	-------	-----------

Depreciation : 33% Total	33% Physical	Functional	Economic	
	Less Depreciation/Plus Appreciation :			(51,770)

Improvement Value .....	\$105,110
Lump Sums RURAL RESIDENTIAL	19,215 *
Outbuilding Value .....	
Land Value .....	\$15,370
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$139,695
Value per Acre .....	\$27,940

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 11/16/2017

Parcel # : 002103300  
 Current Owner : HIMMELBERG, MEGAN E. &  
 JAMES, LOGAN M.  
 735 ROAD Y  
 BLADEN, NE 68928-

Map # : 4131-18-2-0-0-70440  
 Tax District : 105  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : 5.0 ACRE TRACT 18-4-11

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
3864	HASTINGS SILT LOAM, 0-1% SLOP GRAS		1G1	No		3.51	1,425	5,000	5,000
2524	COLY SILT LOAM, 3-11% SLOPES GRAS		4G1	No		0.26	1,425	370	370
						Grass Use Totals :		5,370	5,370
HOW1	HOME SITE 1ST ACRE, AG RELATE HOME		HOW1	No		1.00	10,000	10,000	10,000
						Home Use Totals :		10,000	10,000
ROAD	COUNTRY ROAD	ROAD	ROAD	No		0.23	0	0	0
						Road Use Totals :		0	0
						Parcel Totals :		15,370	15,370

# WEBSTER COUNTY ASSESSOR

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



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

DATE: 11-16-2017

SELLER: DAVID M. & JEANNE M. KAUFMAN  
1134 MICHAEL SEAN DRIVE  
BEDFORD, TX 76021  
BUYER: MEGAN E. HIMMELBERG AND LOGAN M. JAMES  
735 ROAD Y  
BLADEN, NE 68928

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

PARCEL ID: 2103300 BOOK /PAGE: 2017-2570 DATE OF SALE: 10/20/2017

### LEGAL DESCRIPTION

A TRACT OF LAND IN THE NW1/4 18-4-11

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

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

- 1 Was the total purchase price? \$ 240,000 Yes / No  
If No explain: \_\_\_\_\_  
How much of the selling price is contributable to the house and/or buildings? \$ \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Pivot Irrigation Pipe (Above ground / Buried) Motor Machinery Grain / Crops Furniture Appliances Other (please explain): \_\_\_\_\_
- 3 What is the dollar value of the personal property that was it included in the purchase price? \$ \_\_\_\_\_
- 4 If this sale was involved in a 1031 like kind exchange; is it going to a holding company? Yes / No
- 5 How long was the property on the market? \_\_\_\_\_
- 6 How did you learn the property was for sale? Circle one: Advertising Broker/Realtor Family Newspaper Seller  
Prior Knowledge Other (please explain): \_\_\_\_\_
- 7 How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement  
Set by Seller Other (please explain): \_\_\_\_\_

CONTINUED ON BACK



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2583

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

GRANTEE MASTER NAME # Kevin D.

PARCEL # / FILING NUMBER 000161000 / 39880 Annex Lot 3

Billinger +  
Sherril

DOC STAMPS 45.00

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

Billinger

SALES FILE # 2100

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

#13136

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

TAX DISTRICT 65

TOTAL SALE PRICE 20,000

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

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

REVIEW CODE NO

SALES DATE 10-25-2017

DEED TYPE WD

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

COMMENTS Homestead on it

Real Estate Transfer Statement

260

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, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone

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

8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?

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

20 Legal Description

21 If agricultural, list total number of acres

Table with 2 columns: Question number and Amount. Rows 22-24.

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

Signature section with fields for Name, Signature, Title, Date, and Phone Number

Register of Deed's Use Only and For Dept. Use Only

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 25<sup>th</sup> day of OCT A.D., 2017, at 12:14 o'clock P.M. Recorded in Book 2017 on Page 2583  
Debra Klungenberger County Clerk  
10.00 DML Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10/25/17  
\$ 45.00 By DML

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

WARRANTY DEED

Yvonne B. Stephens, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Kevin D. Billinger and Sherri L. Billinger, 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):

The South 210 feet of Annex Lot Three (3) to the City of Red Cloud, Webster County, Nebraska

Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:

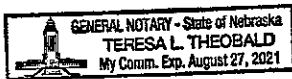
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed October 24, 2017.

Yvonne B Stephens by Sarah Y Woodman ATTY-in-fact  
Yvonne B. Stephens by Sarah Y. Woodman  
her Attorney-in-Fact

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Adams )

The foregoing instrument was acknowledged before me on October 24, 2017 by Sarah Y. Woodman, as Attorney-in-Fact for Yvonne B. Stephens.



Teresa L Theobald  
Notary Public

My commission expires: 8/27/2021

PAGE 1

COMMENTS

BOOK-PAGE 2017-2583 DATE OF SALE 10-25-2017

LEGAL DESCRIPTION The South 210' Annex Lot 3 City of Red Cloud

LOCATION ID PARCEL(S) 000161000

ASSESSOR LOCATION Red Cloud ADDRESS OF PROPERTY 1009 W Chestnut St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	2460	13380	15840
2016	2460	10960	13420
2017	2460	9590	12050

SELLING PRICE 20,000 521 ADJUSTMENT ASSESSOR ADJUSTMENT 30 ADJUSTED SELLING PRICE

SCHOOL BASE # 65 91-0002 HOUSE QUALITY 30 HOUSE CONDITION 20 DATE OF CONSTRUCTION 1884

MOBILE HOME NA

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 11/06/2017  
Inspected By: CJ Inspection Date: 10/17/2016

Record : 1 of: 1

Parcel ID #: 000161000 Map #: 4371-00-0-10090-000-0000  
BILLINGER, KEVIN D. & SHERRI L. Situs :1009 N CHESTNUT ST  
1511 RED POPPY WAY Legal :THE SOUTH 210' ANNEX LOT 3 CITY OF RED  
BRIGHTON, CO 80601- CLOUD

LOT INFORMATION

Neighborhood : 200 RED CLOUD  
Lot Width : 210 Value Method: SF  
Lot Depth : 280 # of Units : 58800  
Topography : LEVEL Amenities Unit Value : 0.04  
Street Access : BLACKTOP Adjustments :  
Utilities : ALL Lot Value : 2,460

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1884/133  
Quality : 30 - Average Effective Age :  
Condition : 20 - Fair Remodel Date :  
Arch Type : Remodel Type :  
Style : One-Story 22% Two-Story 78%  
Exterior Wall : 75% METAL/STEEL 25% STUCCO  
Floor Area : 1,908  
Basement Area : 0  
Sub Floor : WOOD JOIST/WOOD SUBFLOOR  
Bedrooms : 4  
Baths : 1.0  
Heat Type : 100% FORCED AIR  
Roof Type : COMP SHINGLES  
Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ..... \$12,050  
Estimate of Value (Using Market Approach) .....  
Estimate of Value (Using Model) .....  
Model # and Description  
Calculations 0 x 0

FINAL ESTIMATE

Improvement Value ..... \$9,590  
Land Value ..... \$2,460  
FINAL ESTIMATE OF VALUE ..... \$12,050  
Value per Square Foot ..... 5  
Current Total Assessed Value for Parcel # 000161000 ..... \$12,050

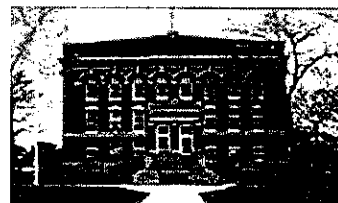
DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.



# WEBSTER COUNTY ASSESSOR

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

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



DATE: 11/17/2017

SELLER: YVONNE B. STEPHENS %SARAH WOODMAN  
20900 W 42ND ST  
KENESAW, NE 68956  
BUYER: KEVIN D. & SHERRI L. BILLINGER  
1511 RED POPPY WAY  
BRIGHTON, CO 80601

## RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 161000 BOOK/PAGE: 2017-2583 DATE OF SALE: 10/25/2017  
LEGAL DESCRIPTION: THE SOUTH 210 FEET OF ANNEX LOT 3, TO THE CITY OF RED CLOUD

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

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

- 1 What was the total purchase price? \$ \$ 20,000.00 Yes / No
- If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
*If the property is a rental property and produces income, what rent has been charged for it in* \$ \_\_\_\_\_  
4 *each of the past five years?* \_\_\_\_\_
- 5 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2589

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

GRANTEE MASTER NAME # Jeffrey Allen

PARCEL # / FILING NUMBER 000 509600 / 1170

Greene

10752

DOC STAMPS Exempt SA

tax/lien

SALES FILE # 261

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

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

TAX DISTRICT 140

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 10-25-2017

DEED TYPE QCD

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

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

COMMENTS Removed Life Estate



# 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 <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>25</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>08</u> Day <u>08</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Christopher D. Greene</b> Street or Other Mailing Address <b>PO Box 286</b> City <b>Maxwell</b> State <b>NE</b> Zip Code <b>69151</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Jeffrey Allen Greene</b> Street or Other Mailing Address <b>12013 Leyden St</b> City <b>Brighton</b> State <b>CO</b> Zip Code <b>80602-4613</b> Phone Number <b>(303) 746-5575</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**326 W Frances St  
 Bladen, NE 68928**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**Lots Six (6) and Seven (7), Block Four (4), Spence's Addition to Bladen, Webster County, Nebraska.**

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

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

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

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

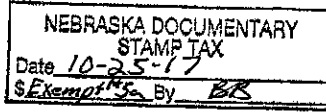
**Kory J. McCracken** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number

**[Signature]** Attorney  
 Signature of Grantee or Authorized Representative Title Date 10/25/17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>25</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2017, Pg 2589</u>

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of October A.D., 2017, at 1:30 o'clock P. M. Recorded in Book 2017 on Page 2589  
Deb Klingenberg County Clerk  
10.00 Deputy  
Ind.      Comp.      Assessor      Carded     



QUITCLAIM DEED

Christopher D. Greene, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Jeffrey Allen Greene, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6) and Seven (7), Block Four (4), Spence's Addition to Bladen, Webster County, Nebraska.

Executed August 8, 2017.

[Signature]  
Christopher D. Greene

STATE OF Nebraska, COUNTY OF Lincoln ) ss.

The foregoing instrument was acknowledged before me on August 8, 2017, by Christopher D. Greene, a single person.

Comm. expires 11/13/17

[Signature]  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2590 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Dale W. Gewecke #13137

PARCEL # / FILING NUMBER 000509600 / 1170

DOC STAMPS 18.00 tax/lien

SALES FILE # 262 # PAGES \_\_\_\_\_

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

TAX DISTRICT 140

TOTAL SALE PRICE 7500.00

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

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

REVIEW CODE NO

SALES DATE 10-25-2017

DEED TYPE WD

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

262

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>25</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>8</u> Day <u>1</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Jeffrey Allen Greene</b> Street or Other Mailing Address <b>12013 Leyden St</b> City <b>Brighton</b> State <b>CO</b> Zip Code <b>80602-4613</b> Phone Number <b>(303) 746-5575</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Dale W. Gewecke</b> Street or Other Mailing Address <b>1310 W 4th St, Apt #2</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**326 W Frances Bladen, NE 68928** - 314 W Frances St.

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
**Lots Six (6) and Seven (7), Block Four (4), Spence's Addition to Bladen, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed	22	\$	7,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	7,500.00

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

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

**sign here**

Print or Type Name of Grantee or Authorized Representative  
**Kory J. McCracken**

Signature of Grantee or Authorized Representative \_\_\_\_\_ Title **Attorney**

Phone Number **(402) 746-3613**  
 Date **10/25/17**

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>10</u> Day <u>25</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>18.00</u>	28 Recording Data <b>BR2017, Pg 2590</b>	For Dept. Use Only
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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 25 day of October A.D., 2017, at 1:35 o'clock P. M. Recorded in Book 2017 on Page 2590  
Deb Klengenberger County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-25-17  
\$ 18.00 By BB

WARRANTY DEED

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

Lots Six (6) and Seven (7), Block Four (4), Spence's Addition to Bladen, 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 1<sup>st</sup>, 2017.

Jeffrey Allen Greene  
Jeffrey Allen Greene

STATE OF COLORADO, COUNTY OF ADAMS ) ss.

The foregoing instrument was acknowledged before me on August 1<sup>st</sup>, 2017, by Jeffrey Allen Greene, a single person.

Comm. expires 03/19/2018

[Signature]  
Notary Public

SUNIL POUDYAL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144012175  
MY COMMISSION EXPIRES 03/19/2018

PAGE 1

COMMENTS

BOOK-PAGE 2017--2590 DATE OF SALE 10-25-2017

LEGAL DESCRIPTION

LOCATION ID PARCEL(S) 000509600

ASSESSOR LOCATION Bladen. ADDRESS OF PROPERTY 314 W Frances St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1845		1845
2016	1845		1845
2017	1845	1885	3730

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
\$17500.00			

SCHOOL BASE # 140 01-0123 HOUSE QUALITY 20 HOUSE CONDITION 10 DATE OF CONSTRUCTION 1907

MOBILE HOME NA

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 11/06/2017  
Inspected By: CJ Inspection Date: 04/17/2017

Record : 1 of: 1

Parcel ID #: 000509600 Map # : 4131-00-0-30015-004-1170

GEWECKE, DALE W. Situs : 326 W FRANCES ST  
1310 W 4TH ST. APT. #2 Legal : LOT 6 & 7 BLK 4 BLADEN SPENCES  
HASTINGS, NE 68901- ADDITION

LOT INFORMATION

Neighborhood : 400 BLADEN		
Lot Width : 100		Value Method: SF
Lot Depth : 140		# of Units : 14000
Topography : LEVEL	Amenities	Unit Value : 0.13
Street Access : BLACKTOP		Adjustments :
Utilities : ALL		Lot Value : 1,845

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1907/110
Quality : 20 - Fair	Effective Age :
Condition : 10 - Poor	Remodel Date :
Arch Type :	Remodel Type :
Style : One-Story 100%	
Exterior Wall : 100% SIDING	
Floor Area : 856	
Basement Area : 0	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 2	
Baths :	
Heat Type : 100% STOVE HEAT	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 5	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$3,730
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value .....	\$1,885
Land Value .....	\$1,845
FINAL ESTIMATE OF VALUE .....	\$3,730
Value per Square Foot .....	2
Current Total Assessed Value for Parcel # 000509600 .....	\$3,730

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: 11/06/2017

Record : 1 of: 1

Parcel ID #: 000509600 Map #: 4131-00-0-30015-004-1170

GEWECKE, DALE W. Situs :326 W FRANCES ST  
1310 W 4TH ST. APT. #2 Legal :LOT 6 & 7 BLK 4 BLADEN SPENCES  
HASTINGS, NE 68901- ADDITION

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION

	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	856	x	75.00	= 64,200

ADJUSTMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	856	(3.69)	(3.69)	(3,159)
PLUMBING Base is: 7 (under base)	2	922.14	(2.05)	(1,755)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				

ADJUSTED STRUCTURE COST	856	x	69.26	= 59,287
-------------------------	-----	---	-------	----------

IMPROVEMENTS

	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
OPEN PORCH W/ROOF	108	15.76		1,700
PORCH W/ROOF & STEPS	72	24.74		1,780

TOTAL REPLACEMENT COST NEW	856	x	73.32	= 62,765
----------------------------	-----	---	-------	----------

Depreciation : 97% Total	96% Physical	25% Functional	Economic	
	Less Depreciation/Plus Appreciation :			(60,880)

Improvement Value .....	\$1,885
Land Value .....	\$1,845
Lump Sums FUNC FOR SHOULD NOT BE LIVED IN	
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$3,730
Value per Square Foot .....	\$2.00

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



# WEBSTER COUNTY ASSESSOR

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



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

DATE: 11/17/2017

SELLER: JEFFREY ALLEN GREENE  
12013 LEYDEN ST  
BRIGHTON, CO 80602  
BUYER: DALE W. GEWECKE  
1310 W 4TH ST. APT. 32  
HASTINGS, NE 68901

## RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 509600 BOOK/PAGE: 2017-2590 DATE OF SALE: 10/25/2017  
LEGAL DESCRIPTION: LOTS 6, 7, BLOCK 4 SPENCES ADDITION TO BLADEN, WEBSTER CO, NEBRASKA

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

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

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

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2593 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Frances Peterson

PARCEL # / FILING NUMBER 000136200 / 37110 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ #13138

DOC STAMPS \$27.00 \_\_\_\_\_ tax/lien \_\_\_\_\_

SALES FILE # 263 # PAGES \_\_\_\_\_

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

TAX DISTRICT 65

TOTAL SALE PRICE 16.00

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

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

REVIEW CODE NO

SALES DATE 10-23-2017

DEED TYPE QCD

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

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

COMMENTS Parents to child \$10.00 Sale Doc Stamp \$27.00

Real Estate Transfer Statement

263

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

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

1 County Name: Webster; 2 County Number: 45; 3 Date of Sale/Transfer: Mo. 10 Day 23 Yr. 17; 4 Date of Deed: Mo. Day Yr.; 5 Grantor's Name, Address, and Telephone (Please Print): Kily Gortmaker, 405 N Chestnut, Red Cloud, NE 68970, 402-750-6639, kily.405@gmail.com; 6 Grantee's Name, Address, and Telephone (Please Print): Frances Peterson, P.O. Box 155, Yoder, KS 67585, 785-282-0845, nannymcfanny@hotmail.com

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status: [X] Improved, [ ] Unimproved, [ ] IOLL; (B) Property Type: [X] Single Family, [ ] Multi-Family, [ ] Commercial, [ ] Industrial, [ ] Agricultural, [ ] Recreational, [ ] Mineral Interests-Nonproducing, [ ] Mineral Interests-Producing, [ ] State Assessed, [ ] Exempt; (C) Mobile Home: [ ]

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) [ ] Yes, [X] No; 10 Type of Transfer: [ ] Distribution, [ ] Easement, [ ] Exchange, [ ] Court Decree, [ ] Auction, [ ] Foreclosure, [ ] Gift, [ ] Grantor Trust, [ ] Irrevocable Trust, [ ] Life Estate, [ ] Partition, [ ] Revocable Trust, [ ] Sale, [ ] Satisfaction of Contract, [ ] Transfer on Death, [ ] Trustee to Beneficiary, [ ] Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.) [X] Yes, [ ] No; 12 Was real estate purchased for same use? (If No, state the intended use.) [X] 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.) [X] Yes, [ ] No; [ ] Aunt or Uncle to Niece or Nephew, [ ] Brothers and Sisters, [ ] Ex-spouse, [ ] Family Corp., Partnership, or LLC, [ ] Grandparents and Grandchild, [ ] Parents and Child, [ ] Self, [ ] Spouse, [ ] Step-parent and Step-child, [ ] Other

14 What is the current market value of the real property? \$ 11,240; 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) [ ] Yes, [X] No

16 Does this conveyance divide a current parcel of land? [ ] Yes, [X] No; 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) [ ] Yes, [X] No

18 Address of Property: 405 N Chestnut Red Cloud, NE 68970; 18a [ ] No address assigned, 18b [ ] Vacant land; 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Frances Peterson, P.O. Box 155, Yoder, KS 67585

20 Legal Description: 87 1/2' SE Corner Block 2 Ludwigs Addition

21 If agricultural, list total number of acres

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed. \$ 10,00. Row 23: Was non-real property included in the purchase? [ ] Yes, [X] No. \$ 0,00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23). \$ 10,00.

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. Signatures: Frances Peterson (Grantee/Authorized Representative), Frances Peterson (Signature of Grantee/Authorized Representative). Phone Number: 785-282-0845, Date: 10-23-17

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 10 Day 26 Yr. 2017; 27 Value of Stamp or Exempt Number: \$ 27.00; 28 Recording Data: Bld 2017, P 2593

Entered on the numerical index and filed for record in the Clerk's office of said county this 26<sup>th</sup> day of Oct A.D., 20 17, at 8:38 o'clock A.M. Recorded in Book 201 on Page 2593  
Debra Klingenberg County Clerk  
10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

QUITCLAIM DEED

Agreement set forth this 23<sup>rd</sup> day of October, 20 17  
in the county of Webster in the state of Nebraska.

Indenture is made between Kily Gortmaker, of the city and state of Red Cloud, Nebraska who shall be identified as GRANTOR,  
and Frances Peterson who is identified as the GRANTEE.

The GRANTOR, on behalf of partners, heirs or successors for and in consideration of the sum of \$ 10<sup>00</sup> conveys and quit claims the current possession of the following property that bears the legal description of:

87 1/2' SE Corner Block 2 Leduc's Addition to Red Cloud

to the GRANTEE.

Kily Gortmaker Dated this 23<sup>rd</sup> day of October, 20 17  
GRANTOR's Signature

I, Andrea Williams Notary Public in and for the state of Kansas, do hereby certify that on this 23<sup>rd</sup> day of October, 20 17, personally appeared before me known to be or satisfactorily proven the individual described in and who executed the foregoing instrument.

NOTARY PUBLIC in and for the State of Kansas

My commission expires 4-28-2019



Andrea Williams

Frances Peterson Grantee 10-23-17 Date

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2609 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Merle K &

PARCEL # / FILING NUMBER 001300000/62655 + 001300100/62660 Janis K.  
1-4-9 Schmieding

DOC STAMPS Exempt SA tax/lien # 10666

SALES FILE # 264 # PAGES \_\_\_\_\_

NEIGHBORHOOD #	<u>3</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 150

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 10-20-2017

DEED TYPE JT @ CD

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

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

COMMENTS Added merle to 1300000 + Connected initials on 001300100

# 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.

264

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>20</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>10</u> Day <u>20</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Merle A. and Janis K. Schmieding</b> Street or Other Mailing Address <b>365 Kansas Street</b> City <b>Utica</b> State <b>NE</b> Zip Code <b>68456</b> Phone Number <b>(402) 643-0124</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Merle K. and Janis K. Schmieding</b> Street or Other Mailing Address <b>365 Kansas Street</b> City <b>Utica</b> State <b>NE</b> Zip Code <b>68456</b> Phone Number <b>(402) 643-0124</b> Email Address			
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$382,665**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantee Box 6**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**All that portion of the Northeast Quarter of Section 1, Township 4 North, Range 9, West of the 6th P.M., Webster County, Nebraska, lying Southwesterly of the former Missouri Pacific Railroad right of way.**

21 If agricultural, list total number of acres 150 +/-

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

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

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

**Michael G. Mullally, P.C., L.L.O.** (402) 643-4581  
Print or Type Name of Grantee or Authorized Representative Phone Number

**Michael G. Mullally** Attorney  
Signature of Grantee or Authorized Representative Title

**10/24/17**  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>26</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	28 Recording Data <u>BK2017, Pg 2609</u>	

BK2017, Pg 2609

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 26 day  
of October A.D., 2017, at 1:35  
o'clock P. M. Recorded in Book 2017  
on Page 2609  
Deb Klingsberger County Clerk  
\$10.00 BB Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10-26-17  
\$ Exempt #5a By BB

Return to: Michael G. Mullally, P.C., L.L.O., PO Box 411, Seward, NE 68434

**JOINT TENANCY  
QUITCLAIM DEED**

MERLE A. SCHMIEDING and JANIS K. SCHMIEDING, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration, received from GRANTEES,

MERLE K. SCHMIEDING and JANIS K. SCHMIEDING, husband and wife,

quitclaims to GRANTEES, as joint tenants and not as tenants in common in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All that portion of the Northeast Quarter of Section 1, Township 4 North, Range 9, West of the 6<sup>th</sup> P.M., Webster County, Nebraska, lying Southwesterly of the former Missouri Pacific Railroad right of way

The purpose of this deed is to create a joint tenancy ownership between a husband and wife as to all of the interest in the above referenced real estate previously obtained by either of the GRANTORS.

Executed October 20, 2017.

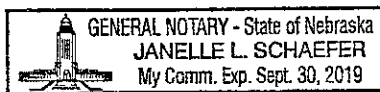
Merle A. Schmieding  
MERLE A. SCHMIEDING

Janis K. Schmieding  
JANIS K. SCHMIEDING

STATE OF NEBRASKA     )  
  )SS  
COUNTY OF SEWARD     )

The foregoing instrument was acknowledged before me on October 20, 2017, by MERLE A. SCHMIEDING and JANIS K. SCHMIEDING, husband and wife, as their voluntary act and deed.

Janelle L. Schaefer  
NOTARY PUBLIC



COVER PAGE PROPERTY TRANSFER

#13139

BOOK & PAGE 2017-2622

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

GRANTEE MASTER NAME # K+M Kirchner Farm LLC

PARCEL # / FILING NUMBER 001204500/61990 + 01205600/62055 + 001206200/62085  
3-9  
001204100/61970 + 001209400/62295 + 001205700/62060

DOC STAMPS Exempt

tax/lien

SALES FILE # 265

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

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

TAX DISTRICT 15,5,

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 10-30-2017

DEED TYPE WD

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

COMMENTS Trust ownership to an LLC



# Real Estate Transfer Statement 265

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>30</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>10</u> Day <u>30</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Margaret D. Kirchner, Trustee</b> Street or Other Mailing Address <b>2260 Rd S</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-7484</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>K &amp; M Kirchner Farm, LLC</b> Street or Other Mailing Address <b>2260 Rd S</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-7484</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

**14 What is the current market value of the real property?**  
**\$772,000**

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

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

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

**18 Address of Property**  
**2260 Rd S**  
**Blue Hill, NE 68930**

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

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

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

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

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

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

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

**sign here**

Print or Type Name of Grantee or Authorized Representative <b>David B. Garwood</b>	Title _____	(402) 746-3613 Phone Number <b>10-30-17</b> Date
Signature of Grantee or Authorized Representative 		Attorney

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5B</u>	28 Recording Data <u>BW2017, Pg2622</u>

Bk 2017, Pg 2622

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30<sup>th</sup> day of Oct A.D., 20 17, at 3:42 o'clock P.M. Recorded in Book 2017 on Page 2622  
Debra Klingenberg County Clerk  
10.00 Dina Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10/30/17  
\$ 10.00 By Dina

**WARRANTY DEED**

Margaret D. Kirchner, Trustee of the Margaret D. Kirchner Revocable Trust dated August 28, 2012, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to K & M Kirchner Farm, LLC, a Nebraska limited liability company, GRANTEE, a one-half (1/2) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Ten; AND  
The Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Eleven (11); AND  
The North Half of the Northwest Quarter (N1/2NW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4) of Section Fourteen (14), EXCEPT the West 660 feet of the South 660 feet thereof previously conveyed to Glenwood Telephone Company; AND  
The East Half (E1/2) of Section Fifteen (15), EXCEPT the North 429 feet of the East 1102.20 feet thereof, previously conveyed by Warranty Deed recorded in Book 2004, page 2306; AND  
The North Half of the Northeast Quarter (N1/2NE1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Nine (9), 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 October 30, 2017.

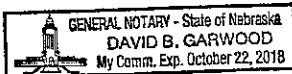
Margaret D. Kirchner  
Margaret D. Kirchner, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 30, 2017, by Margaret D. Kirchner, Trustee of the Margaret D. Kirchner Revocable Trust dated August 28, 2012.

Comm. expires 10-22-2018 8102-22-18

David B. Garwood  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2622

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

GRANTEE MASTER NAME # K+ M Kirchner

PARCEL # / FILING NUMBER Same As Sales file # 265

FARMS, LLC

DOC STAMPS Exempt

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

SALES FILE # 266

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

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

TAX DISTRICT 15+5

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

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

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

REVIEW CODE NO

SALES DATE 10-30-2017

DEED TYPE WD

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

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

COMMENTS Trust Ownership to An LLC

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. *266*  
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 10 Day 30 Yr. 2017		Mo. 10 Day 30 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Kenneth G. Kirchner, Trustee				Grantee's Name (Buyer) K & M Kirchner Farm, LLC			
Street or Other Mailing Address 2260 Rd S				Street or Other Mailing Address 2260 Rd S			
City Blue Hill		State NE		Zip Code 68930		City Blue Hill	
						State NE	
						Zip Code 68930	
Phone Number (402) 756-7484				Phone Number (402) 756-7484		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property? **\$772,000**

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

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

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

18 Address of Property  
2260 Rd S  
Blue Hill, NE 68930

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**see attached**

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

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

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

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

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

*David B. Garwood* Attorney 10-30-17  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>30</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number <u>\$ Exempt 5B</u>	28 Recording Data <u>BK2017, Pg2623</u>	

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30<sup>th</sup> day of Oct A.D., 2017 at 3:55 o'clock P.M. Recorded in Book 2017 on Page 2623  
Debra Kingberger County Clerk  
10.00 DNA Deputy  
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 10/30/17  
\$ 10.00 By DNA

**WARRANTY DEED**

Kenneth G. Kirchner, Trustee of the Kenneth G. Kirchner Revocable Trust dated August 28, 2012, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to K & M Kirchner Farm, LLC, a Nebraska limited liability company, GRANTEE, a one-half (1/2) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

- The Southeast Quarter (SE1/4) of Section Ten; AND
- The Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Eleven (11); AND
- The North Half of the Northwest Quarter (N1/2NW1/4); and the West Half of the Southeast Quarter (W1/2SE1/4) of Section Fourteen (14), EXCEPT the West 660 feet of the South 660 feet thereof previously conveyed to Glenwood Telephone Company; AND
- The East Half (E1/2) of Section Fifteen (15), EXCEPT the North 429 feet of the East 1102.20 feet thereof, previously conveyed by Warranty Deed recorded in Book 2004, page 2306; AND
- The North Half of the Northeast Quarter (N1/2NE1/4) of Section Twenty-two (22), ALL in Township Three (3) North, Range Nine (9), 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.

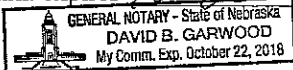
Executed October 30, 2017.

Kenneth G. Kirchner  
Kenneth G. Kirchner, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 30, 2017, by Kenneth G. Kirchner, Trustee of the Kenneth G. Kirchner Revocable Trust dated August 28, 2012.

Comm. expires 10-22-2018



David B. Garwood  
Notary Public

COVER PAGE PROPERTY TRANSFER

12301 *ell*

BOOK & PAGE 2017-2625

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

GRANTEE MASTER NAME # Michael L. Letson, Jr.

PARCEL # / FILING NUMBER 001114000/61880

~~001411600/64240~~

Trustee

001902860/68715  
<sup>2-9</sup>

001411200/64270  
<sup>2-9 1-10</sup>

001411300/64225

DOC STAMPS 0 <sup>2-11</sup> 167805

tax/lien 001806400/67775  
<sup>1-10</sup>

<sup>1-10</sup>

SALES FILE # 267 <sup>1-11</sup>

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 10-30-2017

DEED TYPE WD

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

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

COMMENTS Self 1/4 int. to Trust

# Real Estate Transfer Statement

267

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>30</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>10</u> Day <u>30</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Michael L. Letson, Jr.</b> Street or Other Mailing Address <b>6205 Harwood Ave</b> City <b>Oakland</b> State <b>CA</b> Zip Code <b>94618</b> Phone Number <b>(415) 722-4511</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Michael L. Letson, Jr. Trustee - Michael L. Letson, Jr. Trust</b> Street or Other Mailing Address <b>6205 Harwood Ave</b> City <b>Oakland</b> State <b>CA</b> Zip Code <b>94618</b> Phone Number <b>(415) 722-4511</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property  
 Rural Property  
**Webster County, NE**  
 18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**see attached**

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

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

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

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

**David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney  
 Signature of Grantee or Authorized Representative Title Date **10-31-17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>10</u> Day <u>31</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>exempt 5B</u>	28 Recording Data <u>BW2017.Pg2624</u>

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

## CERTIFICATE OF EXEMPTION

The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 76-902 (19) and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

REASON FOR EXEMPTION: Grantor(s) are Trustee(s) of a revocable trust for benefit of Grantor(s).

Dated this 31 day of October, 2017.

A handwritten signature in black ink, appearing to read "David J. Russell", is written over a horizontal line. The signature is cursive and somewhat stylized.



An undivided one-fourth ( $\frac{1}{4}$ ) interest in all of the following described real estate:

The Southwest Quarter ( $SW\frac{1}{4}$ ) of Section Thirty-two (32), Township Two (2) North, Range ✓  
Nine (9) West of the 6th P.M., Webster County, Nebraska; AND

The South Half of the Southwest Quarter ( $S\frac{1}{2}SW\frac{1}{4}$ ) and the Southwest Quarter of the Southeast  
Quarter ( $SW\frac{1}{4}SE\frac{1}{4}$ ) of Section Twenty-six (26); and the East Half of the Southeast Quarter ✓  
( $E\frac{1}{2}SE\frac{1}{4}$ ) of Section Twenty-seven (27), ALL in Township One (1) North, Range Ten (10) West  
of the 6th P.M., Webster County, Nebraska; AND

Lots Five (5), Six (6), Seven (7) and Eight (8); the South Half ( $S\frac{1}{2}$ ) of the Southeast Quarter ✓  
( $SE\frac{1}{4}$ ); and the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ); ALL in Section  
Twelve (12), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster  
County, Nebraska, including a barn thereon; EXCEPT a tract of land previously conveyed to  
Merle L. Illian and Beverly A. Illian by Warranty Deed recorded in Book 99, page 134, located in  
the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section Twelve (12), Township One (1) North, Range Eleven  
(11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:  
Commencing at the Southeast (SE) Corner of the Southwest Quarter ( $SW\frac{1}{4}$ ) of said Section  
Twelve (12); Thence  $N90^{\circ}00'00''W$  on an assumed bearing along the South line of said  
Southwest Quarter ( $SW\frac{1}{4}$ ) a distance of 621.00 feet to the True Point of Beginning; Thence,  
continuing  $N90^{\circ}00'00''W$  a distance of 193.00 feet; Thence,  $N01^{\circ}36'16''W$ , a distance of 461.23  
feet; Thence  $N67^{\circ}19'57''E$  a distance of 105.75 feet; Thence  $S50^{\circ}39'59''$  a distance of 160.84  
feet; Thence  $S02^{\circ}18'05''W$  a distance of 400.18 feet to the True Point of Beginning, said tract  
containing 2.22 acres, more of less; AND

The Northeast Quarter ( $NE\frac{1}{4}$ ) and Lot One (1) in the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section ✓  
Thirteen (13), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster  
County, Nebraska; AND

The Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Twenty-six (26), Township Two (2) North, Range ✓  
Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT the following described  
tract of land which was conveyed to South Central Public Power District of Nebraska by  
Warranty Deed in Book 34 at Page 452 and described as follows: A tract of land commencing at  
the Northwest (NW) corner of said Section Twenty-six (26), Township Two (2) North, Range  
Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence East 435.6 feet, thence  
South 300 feet, thence West 435.6 feet, thence North 300 feet, to the place of beginning,  
containing approximately three (3) acres, more or less.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2651 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Daryl A. +  
 PARCEL # / FILING NUMBER 001700600 / 66085 (2-4-10) New - 001700601 Deborah E.  
11889 66086 Kottwitz

DOC STAMPS 342.00 tax/lien \_\_\_\_\_ # 13143 The House 5.88 Acres  
 SALES FILE # 268 # PAGES \_\_\_\_\_

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

TAX DISTRICT 185

TOTAL SALE PRICE 151,500

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

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

REVIEW CODE NO

SALES DATE 10-25-2017

DEED TYPE WD

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<u>1</u>	2	3	4	5			
	USABILITY	AS ADJUSTED	SURCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	COW	GR	INA	RC	RDS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

split COMMENTS Death Certificates were not filed on Vivian + Burnell Kottwitz - so it stays in Burnell + Vivians name until they are filed w/ clerk

# Real Estate Transfer Statement

268

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 10 Day 25 Yr. 2017		Mo. 10 Day 25 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Angela Duering, Successor Trustee				Grantee's Name (Buyer) Daryl A. Kottwitz & Debora E. Kottwitz			
Street or Other Mailing Address 880 E. 26th				Street or Other Mailing Address 13965 Ames Ave			
City Hastings		State NE		City Omaha		State NE	
Zip Code 68901				Zip Code 68164			
Phone Number (402) 462-6218				Phone Number (402) 290-5485		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a				Email Address n/a		Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.)

Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

\$151,500

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes  No

18 Address of Property

1713 Road AA  
Blue Hill, NE 68970

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent

Daryl & Debora Kottwitz  
13965 Ames Ave  
Omaha, NE 68164

20 Legal Description

see attached

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	151,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	151,500.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Mark A. Beck (402) 463-4500  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Mark A. Beck* Attorney 10/25/17  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 11 Day 1 Yr. 17	\$ 342.00	BK2017, Pg 2651

## EXHIBIT "A"

A parcel of land located in the Northwest Quarter of Section 2, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of Section 2, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska; thence S 89°50'46"E (assumed bearing) on the North line of said Northwest Quarter, a distance of 558.00 feet to the point of beginning; thence continuing S 89°50'46"E on said North line, a distance of 671.86 feet; thence S00°09'14"W, a distance of 277.48 feet; thence N87°49'24"W, a distance of 255.53 feet; thence S02°01'46"E, a distance of 184.86 feet; thence S89°38'17"W, a distance of 423.55 feet; thence N00°09'13"E, a distance of 457.00 feet to the point of beginning, containing 5.96 acres, more or less, including 0.50 acres, more or less, of County road right of way.

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 November A.D., 2017, at 3:40  
o'clock P.M. Recorded in Book 2017  
on Page 2651  
Deb Klingenberg County Clerk  
\$10.00 Deputy  
Ind. — Comp. — Assessor — Carded —

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-1-17  
\$ 342.00 By BB

Return to:  
Charter Title & Escrow  
747 N. Burlington Ste G208  
Hastings, NE 68901

WARRANTY DEED

ANGELA DUERING, Successor Trustee of the Burnell H. Kottwitz and Vivian M. Kottwitz Revocable Trust Agreement, dated April 30, 2002, GRANTOR, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION received from GRANTEE, DARYL A. KOTTWITZ and DEBORA E. KOTTWITZ, Husband and Wife, conveys to GRANTEE as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A parcel of land located in the Northwest Quarter of Section 2, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of Section 2, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska; thence S 89°50'46"E (assumed bearing) on the North line of said Northwest Quarter, a distance of 558.00 feet to the point of beginning; thence continuing S 89°50'46"E on said North line, a distance of 671.86 feet; thence S00°09'14"W, a distance of 277.48 feet; thence N87°49'24"W, a distance of 255.53 feet; thence S02°01'46"E, a distance of 184.86 feet; thence S89°38'17"W, a distance of 423.55 feet; thence N00°09'13"E, a distance of 457.00 feet to the point of beginning; containing 5.96 acres, more or less, including 0.50 acres, more or less, of County road right of way.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except for 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 as of the 25<sup>th</sup> day of October, 2017.

Angela M. Duering TTEE  
Angela Duering, Successor  
Trustee

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ADAMS )

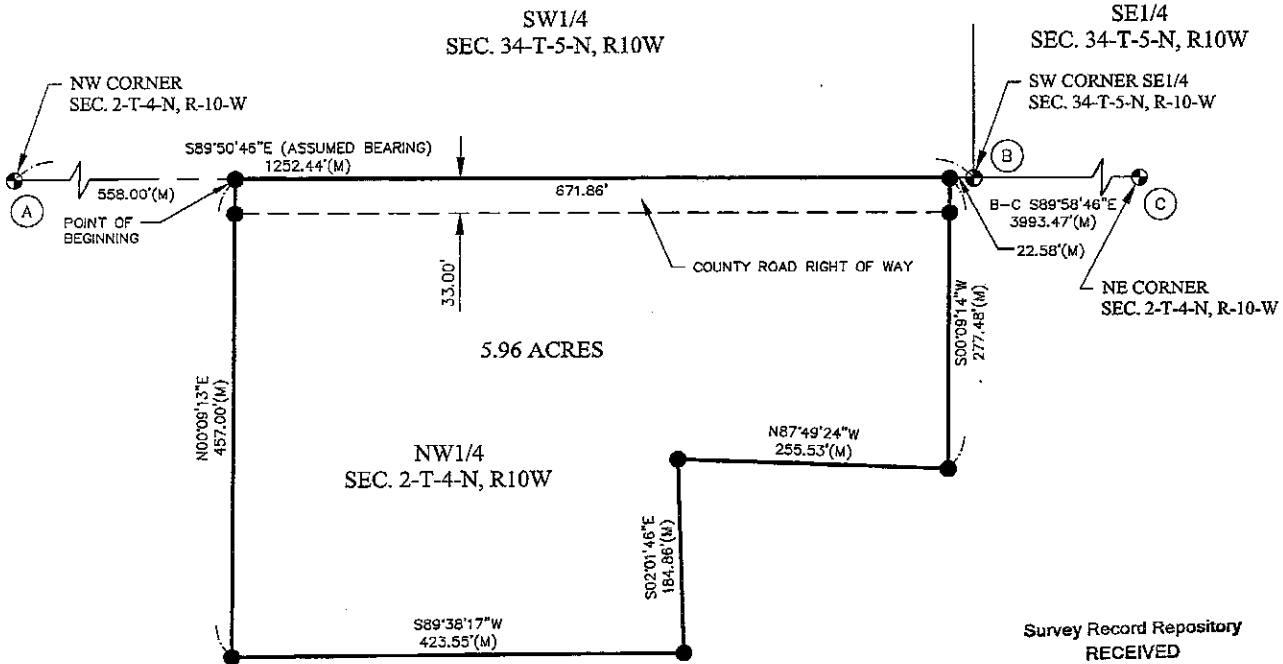
The foregoing instrument was acknowledged before me on this 25<sup>th</sup> day of October, 2017, by Angela Duering, Successor Trustee of the Burnell H. Kottwitz and Vivian M. Kottwitz Revocable Trust Agreement.

GENERAL NOTARY - State of Nebraska  
MARK A BECK  
My Comm. Exp. Jan. 6, 2021

[Signature]  
Notary Public

# SURVEY RECORD KOTTWITZ

BK 2017, Pg 896



Survey Record Repository  
RECEIVED  
500  
APR 4 2017  
Webster  
1314-062 1/2

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 5 day of May A.D., 2017, at 11:00 o'clock A. M. Recorded in Book 2017 on Page 896-897  
Deb Klingsenberg County Clerk  
N/C B/S Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

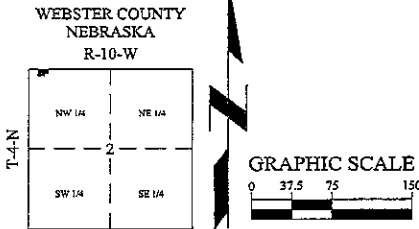
**SURVEYOR'S REPORT:**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DARYL KOTTWITZ. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER L.S. 448.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

**VICINITY SKETCH**



**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA; THENCE S89°50'46"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 558.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°50'46"E ON SAID NORTH LINE, A DISTANCE OF 671.86 FEET; THENCE S00°09'14"W, A DISTANCE OF 277.48 FEET; THENCE N87°49'24"W, A DISTANCE OF 255.53 FEET; THENCE S02°01'46"E, A DISTANCE OF 184.86 FEET; THENCE S89°38'17"W, A DISTANCE OF 423.55 FEET; THENCE N00°09'13"E, A DISTANCE OF 457.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.96 ACRES, MORE OR LESS, INCLUDING 0.50 ACRES, MORE OR LESS, OF COUNTY ROAD RIGHT OF WAY.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER, LS 448



NOTE: ALL BEARINGS ARE ASSUMED.

**LEGEND**

- ⊙ MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

DATE	12-22-16
SCALE	1" = 150'
DRAWN	KSL
JOB NO.	R162008
FIELD BOOK	WEBSTER CO. #10
FIELD WORK	JG/JM
SHEET	1 OF 2

JEO CONSULTING GROUP, INC  
800.723.8567

# SURVEY RECORD

## KOTTWITZ

BK2017, Pg 897


**CORNER TIES:**

**(A) NW CORNER SECTION 2-T4N-R10W**  
 FOUND AN ALUMINUM CAP STAMPED "L.S. 345"  
 SSW 32.75' TO A FOUND NAIL WITH BOTTLE CAP IN THE NORTH FACE OF A CORNER FENCE POST  
 (3' ABOVE GROUND)  
 W 37.0' TO THE CENTERLINE OF A ROAD  
 NW 79.50' SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "LS-448" IN THE EAST FACE OF A POWER  
 POLE (1' ABOVE GROUND)  
 NE 35.58' SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "RM 2016"  
 SE 27.21' SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "RM 2016"

**(B) SW CORNER SE1/4 SECTION 34-T5N-R10W**  
 FOUND A 1/2" PIPE, 1.4' DEEP  
 NW 47.33' TO A FOUND NAIL "X" IN THE SE FACE OF A CORNER FENCE POST (2' ABOVE GROUND)  
 NE 52.95' TO A FOUND NAIL WITH BOTTLE CAP IN THE SW FACE OF A CORNER FENCE POST  
 (1' ABOVE GROUND)  
 SW 44.58' TO A FOUND PK NAIL IN THE EAST FACE OF A FENCE POST (2' ABOVE GROUND)  
 SE 41.69' TO THE NORTHWEST CORNER OF A TELEPHONE PEDESTAL BASE

**(C) NE CORNER SECTION 2-T4N-R10W**  
 FOUND A 1/2" PIPE IN CONCRETE, 1.3' DEEP  
 SE 52.04' SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "KRUEGER L.S. 448"  
 NE 47.70' SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "KRUEGER L.S. 448"  
 NW 38.05' SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "L.S. 448" IN THE EAST FACE OF A  
 POWER POLE (1' ABOVE GROUND)  
 NW 55.58' SET A MAG-NAIL WITH AN ALUMINUM DISK STAMPED "L.S. 448" IN THE NE FACE OF A  
 CORNER FENCE POST (1' ABOVE GROUND)

DATE	12-22-16
SCALE	1" = 150'
DRAWN	KSL
JOB NO.	RJ62008
FIELD BOOK	WEBSTER CO. #10
FIELD WORK	JG/JM
SHEET	2 OF 2



**JEO CONSULTING GROUP INC**  
 800.723.8567

BOOK-PAGE 2017-2651 DATE OF SALE 10-25-2017

LEGAL DESCRIPTION A parcel of Land located in the NW 1/4 2-4-10

LOCATION ID PARCEL(S) 001700600 / split to 001700601 - The land (House) is now Daryl + Deb

ASSESSOR LOCATION Rural - 1700600 - 1713 RD AA ADDRESS OF PROPERTY Rural Kottwitz

YEAR	LAND	IMPROVEMENTS	TOTAL
<u>1700600</u>			
<u>2015</u>	<u>387865</u>	<u>62845</u>	<u>450710</u>
<u>2016</u>	<u>354215</u>	<u>55355</u>	<u>409550</u>
<u>2017 split</u>	<u>22885</u>	<u>55335</u>	<u>78220</u>
<u>split</u>			
<u>1700600</u>	<u>356000</u>		<u>356000</u>

SELLING PRICE 151,500 521 ADJUSTMENT 91-0074 ASSESSOR ADJUSTMENT 30 ADJUSTED SELLING PRICE 1400

SCHOOL BASE # 91-0074 HOUSE QUALITY 30 HOUSE CONDITION 20 DATE OF CONSTRUCTION 1990

MOBILE HOME \_\_\_\_\_





WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENCE DATA

Date of Print: 11/16/2017  
Inspected By: SK Inspection Date: 10/15/2014

Record: 1 of: 1

Parcel ID #: 001700600 Map # : 4133-2-2-0-0-66085

KOTTWITZ, VIVIAN M & BURNELL H -TRUSTEES Situs :1713 RD AA  
906 E "F" STREET Legal :NW1/4 2-4-10 LESS A 5 ACRE TRACT OF  
HASTINGS, NE 68901-0000 LAND

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1900 / 117  
Quality : 30 - Average Effective Age :  
Condition : 20 - Fair Remodel Date :  
Arch Type : Remodel Type :  
Style : One-Story 28% Two-Story 72%  
Exterior Wall : 100% SIDING  
Floor Area : 2854  
Basement Area : 400  
Sub Floor : WOOD JOIST/WOOD SUBFLOOR  
Bedrooms :  
Baths : 1.0  
Heat Type : 64% FORCED AIR 36% STOVE HEAT  
Roof Type : COMP SHINGLES  
Plumbing Fixt : 5

RESIDENCE VALUATION SUMMARY

Improvement Value .....	\$20,660
Lump Sums .....	
Lump Sums Description :	
FINAL ESTIMATE OF VALUE.....	\$20,660

FARM VALUATION SUMMARY

Residence Value .....	\$20,660
Outbuilding Value .....	\$34,675
Agland Value .....	\$22,885
Total Value .....	\$78,220

Current Total Assessed Value for Parcel # 001700600 ..... \$78,220

WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 11/16/2017

Record : 1 of: 1

Parcel ID #: 001700600	Map #	: 4133-2-2-0-0-66085
KOTTWITZ, VIVIAN M & BURNELL H -TRUSTEES	Situs	:1713 RD AA
906 E "F" STREET	Legal	:NW1/4 2-4-10 LESS A 5 ACRE TRACT OF LAND
HASTINGS, NE		68901-0000

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000      Manual Date : 06/13      Cost Factor :0.95

	<u>DESCRIPTION</u>	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		2,854	x	65.62	= 187,279
<u>ADJUSTMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING					
SUBFLOOR					
HEATING & COOLING		2,854	(1.26)	(1.26)	(3,596)
PLUMBING Base is: 9 (under base)		4	1176.67	(1.57)	(4,481)
BASEMENT COST		400	19.05	2.67	7,620
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST		2854	x	65.46	= 186,823
<u>IMPROVEMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE					
WOOD DECK		35	28.68		1,005

TOTAL REPLACEMENT COST NEW	2854	x	65.81	= 187,830
----------------------------	------	---	-------	-----------

Depreciation	: 89% Total	89% Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : (167,170)

Improvement Value .....	\$20,660
Lump Sums	
Outbuilding Value .....	\$34,675
Land Value .....	\$22,885
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$78,220
Value per Acre .....	\$13,300

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE  
 RURAL OUTBUILDINGS  
 Date of Run : 11/16/2017

Parcel # : 001700600  
 Current Owner : KOPWITZ, VIVIAN M & BURNELL H -TRUSTEES  
 906 E "F" STREET  
 HASTINGS, NE 68901-0000  
 Map # : 4133-2-2-0-0-66085  
 Tax District : 185  
 Neighborhood : 1  
 Legal Description : NW1/4 2-4-10 T1ESS A 5 ACRE TRACT OF LAND

Appraisal Zone : 1000 Manual Date : 06/13 COST APPROACH - Values by Marshall & Swift  
 Cost Factor : 1

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1	GDA DFT GAR AVERAGE	30	Average		31 x 30 x	GABL	SHINGL	OTHER	CONC	930	19.36	18,005	32%	12,245
2	*SLV SALVAGE BIN	30	Fair		x 44 x 9				CONC	1	100.00	100	0%	100
3	NV SHED				x x		SHINGL	WOOD	DIRT	1	0.00	0	0%	0
4	SH1 SHED DIRT	30	Poor		16 x 10 x	GABL	SHINGL	WOOD	DIRT	160	6.60	1,056	82%	190
5	NV SHED				x x		SHINGL	WOOD	DIRT	1	0.00	0	0%	0
6	NV SHED				x x		WOOD	DIRT	DIRT	1	0.00	0	0%	0
7	MCH MACH SHD DIRT	30	Fair		80 x 42 x 14	GABL	METAL	METAL	DIRT	3,360	9.57	32,155	42%	18,650
8	SALV SALVAGE BLDG				37 x 12 x	GABL	METAL	WOOD	DIRT	1	100.00	100	0%	100
9	SH1 SHED DIRT	30	Poor		18 x 10 x	GABL	SHINGL	METAL	DIRT	180	6.60	1,188	82%	215

Code	Description	Year	Qual	Condition	Dimensions	Roof Cover	Wall	Floor	Units	Cost	RCN	Depr	Value	
10	BLOW YARD SHED	30	POOR		10 x 8 x	GABL	SHNGL	WOOD	DIRT	1	100.00	100	0%	100
Notes :														
11	SH1 SHED DIRT	30	POOR		26 x 10 x	GABL	METAL	METAL	DIRT	260	6.60	1,716	82%	310
Notes :														
12	SALV SALVAGE BLDG				25 x 17 x	GABL	SHNGL	OTHER	DIRT	1	100.00	100	0%	100
Notes :														
13	BARN BARN	30	POOR		60 x 40 x	GABL	METAL	WOOD	DIRT	2,400	22.06	52,944	96%	2,380
Notes :														
14	SH1 SHED DIRT	30	POOR		20 x 12 x	GABL	SHNGL	WOOD	DIRT	240	6.60	1,584	82%	285
Notes :														

Total Outbuilding Value : 34,675

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 11/16/2017

Parcel # : 001700600  
 Current Owner : KOTTWITZ, VIVIAN M & BURNELL H - TRUSTEES  
 906 E "F" STREET  
 HASTINGS, NE 68901-0000

Map # : 4133-2-2-0-0-66085  
 Tax District : 185  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : NW1/4 2-4-10 LESS A 5 ACRE TRACT OF LAND

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	NO		0.99	5,765	5,765	5,765
BLD2	BUILDING SITE ADDITIONAL ACRE	FARM	BLD2	NO		1.51	2,950	4,455	4,455
						Farm Use Totals :	2.50	10,220	10,220
2671	HOLDREGE SILT LOAM, 3-7% SLOP GRAS	GRAS	3G1	NO		0.24	1,425	340	340
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS	GRAS	4G	NO		0.63	1,425	900	900
4148	HOLDREGE SOILS, 7-11% SLOPES, GRAS	GRAS	4G1	NO		0.38	1,425	540	540
3864	HASTINGS SILT LOAM, 0-1% SLOP GRAS	GRAS	1G1	NO		0.62	1,425	885	885
						Grass Use Totals :	1.87	2,665	2,665
HOW1	HOME SITE 1ST ACRE, AG RELATE HOME	HOME	HOW1	NO		1.00	10,000	10,000	10,000
						Home Use Totals :	1.00	10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	NO		0.51	0	0	0
						Road Use Totals :	0.51	0	0
						Parcel Totals :	5.88	22,885	22,885

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 11/16/2017

Parcel # : 001700601  
 Current Owner : KOTTWITZ, VIVIAN M & BURNELL H - TRUSTEES  
 Map # : 4133-2-2-0-0-66086  
 Tax District : 185  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

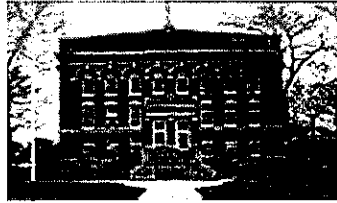
906 E "F" STREET  
 HASTINGS, NE 68901-0000

Legal Description : A TRACT OF LAND IN NW1/4 2-4-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
7261	DEROIN SOILS, 3-6% SLOPES, SE DRY	3D		No		3.56	2,265	8,065	8,065
4148	HOLDREGE SOILS, 7-11% SLOPES, DRY	4D1		No		11.68	2,190	25,580	25,580
4147	HOLDREGE SOILS, 3-7% SLOPES, DRY	3D		No		0.37	2,265	840	840
3864	HASTINGS SILT LOAM, 0-1% SLOP DRY	1D1		No		74.18	2,705	200,655	200,655
2675	HOLDREGE SILT LOAM, 3 TO 7% S DRY	2D		No		0.09	2,265	205	205
2671	HOLDREGE SILT LOAM, 3-7% SLOP DRY	3D1		No		12.22	2,265	27,680	27,680
2669	HOLDREGE SILT LOAM, 1-3% SLPE DRY	1D		No		2.37	2,705	6,410	6,410
2521	COLY-HOBBS SILT LOAMS, 0-30% DRY	4D		No		13.62	2,190	29,830	29,830
						Dry Use Totals :	118.09	299,265	299,265
9999	WATER	GRAS	GWAS	No		6.36	740	4,705	4,705
4148	HOLDREGE SOILS, 7-11% SLOPES, GRAS	GRAS	4G1	No		0.81	1,425	1,155	1,155
4147	HOLDREGE SOILS, 3-7% SLOPES, GRAS	GRAS	3G	No		3.17	1,425	4,515	4,515
3864	HASTINGS SILT LOAM, 0-1% SLOP GRAS	GRAS	1G1	No		0.49	1,425	700	700
3561	HOBBS SILT LOAM, OCCASIONALLY GRAS	GRAS	2G1	No		5.96	1,425	8,495	8,495
2675	HOLDREGE SILT LOAM, 3 TO 7% S GRAS	GRAS	2G	No		4.00	1,425	5,700	5,700
2671	HOLDREGE SILT LOAM, 3-7% SLOP GRAS	GRAS	3G1	No		2.94	1,425	4,190	4,190
2669	HOLDREGE SILT LOAM, 1-3% SLPE GRAS	GRAS	1G	No		0.46	1,425	655	655
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS	GRAS	4G	No		18.68	1,425	26,620	26,620
						Grass Use Totals :	42.87	56,735	56,735
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.65	0	0	0
						Road Use Totals :	3.65	0	0
						Parcel Totals :	164.61	356,000	356,000

# WEBSTER COUNTY ASSESSOR

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 11-16-2017

SELLER: ANGELA DUERING, SUCCESSOR TRUSTEE  
880 E. 26TH  
HASTINGS, NE 68901

BUYER: DARYL A. AND DEBORA E. KOTTWITZ  
13965 AMES AVE  
OMAHA, NE 68164

## RE: AGRICULTURE/ IMPROVED(BUILDING/HOUSE) PROPERTY SALES VERIFICATION

PARCEL ID: 1700600 BOOK /PAGE: 2017-2651 DATE OF SALE: 10/25/2017

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW1/4 2-4-10

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

- 1 Was the total purchase price? \$ 151,500 Yes / No  
If No explain: \_\_\_\_\_  
How much of the selling price is contributable to the house and/or buildings? \$ \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Pivot Irrigation Pipe (Above ground / Buried) Motor Machinery Grain / Crops Furniture Appliances Other (please explain):  
\_\_\_\_\_
- 3 What is the dollar value of the personal property that was it included in the purchase price? \$ \_\_\_\_\_
- 4 If this sale was involved in a 1031 like kind exchange; is it going to a holding company? Yes / No
- 5 How long was the property on the market? \_\_\_\_\_
- 6 How did you learn the property was for sale? Circle one: Advertising Broker/Realtor Family Newspaper Seller  
Prior Knowledge Other (please explain): \_\_\_\_\_
- 7 How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement  
Set by Seller Other (please explain): \_\_\_\_\_

CONTINUED ON BACK



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2652

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Robert E. Willcott Jr.

PARCEL # / FILING NUMBER 000342700/10380

# 13140

DOC STAMPS 182.25

tax/lien

SALES FILE # 269

# PAGES \_\_\_\_\_

NEIGHBORHOOD #	1	100	105	200	205	<u>300</u>	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
							RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 195

TOTAL SALE PRICE 81,000

S21 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 11-1-2017

DEED TYPE Special W-D

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<u>1</u>	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	<u>BH</u>	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

269

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>01</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>09</u> Day <u>27</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>U.S. Bank National Association</b> Street or Other Mailing Address <b>4801 Frederica Street</b> City <b>Owensboro</b> State <b>KY</b> Zip Code <b>42301</b> Telephone Number <b>(800) 872-2657</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Robert E Willicott Jr.</b> Street or Other Mailing Address <b>108 South Hickory Street</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Telephone Number <b>(402) 460-0626</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$82,440**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Chronos solutions LLC**  No

18 Address of Property  
**108 South Hickory Street, Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Robert E Willicott Jr.**  
**108 South Hickory Street, Blue Hill, NE 68930**

18a  No address assigned    18b  Vacant land

20 Legal Description  
A TRACT OF LAND IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINE (9), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, ALL OF WHICH IS LOCATED IN COUNTY SURVEYOR'S LOT TEN (10) AND IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF COUNTY SURVEYOR'S LOT TEN (10) AND THE NORTH LINE OF SALINE STREET EXTENDED WEST; THENCE WEST ALONG THE NORTH LINE OF SALINE STREET EXTENDED WEST, A DISTANCE OF 150.0 FEET TO A POINT, THENCE AT A RIGHT DEFLECTION

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$ 81,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 81,000.00

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.

**Amir Saleem** (469) 777-4800  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Amir Saleem* Escrow Specialist 11/01/2017  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ Yr. <u>2017</u>	27 Value of Stamp or Exempt Number <u>182.25</u>	28 Recording Data <u>Book 2017 Page 2652</u>

**sign here**

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 11/02/17  
\$ 182.25 By BB

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 02 day of November A.D., 2017, at 11:15 o'clock AM. Recorded in Book 2017 on Pages 2652-2654.



County Clerk

Fee: \$22.00 By: BB Deputy  
Electronically Recorded

**After Recording Return to &  
Mail Tax Statements to:**  
Robert E. Willicott Jr.  
108 South Hickory Street  
Blue Hill, NE 68930

Property Tax ID#: 000342700  
Order #: N-USB-117501

### SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 27 day of September, 2017, by and between U.S. BANK NATIONAL ASSOCIATION, as Successor by Merger to U.S. Bank National Association ND, whose address is 4801 Frederica Street, Owensboro, KY 42301, hereinafter called GRANTOR, grants to ROBERT E. WILLICOTT JR., whose address is 108 South Hickory Street, Blue Hill, NE 68930, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of \$81,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Webster County, Nebraska:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WEBSTER, STATE OF NEBRASKA, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINE (9), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, ALL OF WHICH IS LOCATED IN COUNTY SURVEYOR'S LOT TEN (10) AND IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF COUNTY SURVEYOR'S LOT TEN (10) AND THE NORTH LINE OF SALINE STREET EXTENDED WEST; THENCE WEST ALONG THE NORTH LINE OF SALINE STREET EXTENDED WEST, A DISTANCE OF 150.0 FEET TO A POINT; THENCE AT A RIGHT DEFLECTION ANGLE OF 89°57' WITH THE LAST DESCRIBED LINE A DISTANCE OF 135.0 FEET TO A POINT; THENCE AT A RIGHT DEFLECTION ANGLE OF 90°03' WITH THE LAST DESCRIBED LINE, A DISTANCE OF 150.0 FEET TO A POINT ON THE EAST LINE OF COUNTY SURVEYOR'S LOT 10; THENCE AT A RIGHT DEFLECTION ANGLE OF 89°57' WITH THE LAST DESCRIBED LINE, A DISTANCE OF

135.0 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS MEYER'S ADDITION TO BLUE HILL, AS SURVEYED AND PLATTED DECEMBER 29, 1964 (THE "PROPERTY").

Parcel ID: 000342700

Commonly known as: 108 South Hickory Street, Blue Hill, NE 68930

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with said Grantees that the Grantors is lawfully seized of said land in fee simple; that the Grantors has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 20\_\_.

IN WITNESS THEREOF, first party has hereunto set a hand and seal the day and year first written above.

U.S. BANK NATIONAL ASSOCIATION, as  
Successor by Merger to U.S. Bank National  
Association ND

By Michael D. Sackmaster

Name/Title: Michael D. Sackmaster/Vice President

STATE OF Minnesota

COUNTY OF Hennepin

The foregoing instrument was hereby acknowledged before me this 27 day of September, 2017, By Michael D. Sackmaster its Vice President of U.S. BANK NATIONAL ASSOCIATION, as Successor by Merger to U.S. Bank National Association ND, who is personally known to me or who has produced N/A, as identification, and who signed this instrument willingly.

Crystal Ann Vaughn  
 Notary Public  
 CRYSTAL ANN VAUGHN My commission expires: Jan 31, 2021  
 NOTARY PUBLIC - MINNESOTA  
 My Commission Expires Jan. 31, 2021  
Crystal Ann Vaughn  
 Printed Name

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

BOOK-PAGE

2017-2652

DATE OF SALE

11-1-2017

LEGAL DESCRIPTION

A Tract of Land in Nully 9-4-10

LOCATION ID PARCEL(S)

000342700/10380

ASSESSOR LOCATION

Blue Hill

ADDRESS OF PROPERTY

108 S Hickory St

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	4495	63585-	108080
2016	4495	77945	82440
2017	4495	76245	80740

SELLING PRICE 81,000 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 195 | HOUSE QUALITY 30 | HOUSE CONDITION 30 | DATE OF CONSTRUCTION 1920

MOBILE HOME

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 11/07/2017  
Inspected By: CJ Inspection Date: 09/09/2015

Record : 1 of: 1

Parcel ID #:	000342700	Map #	: 4133-09-0-20070-000-0000
WILLICOTT, ROBERT E. JR		Situs	:108 S HICKORY ST
108 S HICKORY ST		Legal	:135' X 150' 9-4-10 MEYERS ADDITION
BLUE HILL, NE			BLUE HILL
	68930-		

LOT INFORMATION

Neighborhood :	300 BLUE HILL	Value Method:	SF
Lot Width :	135	# of Units :	20250
Lot Depth :	150	Unit Value :	0.22
Topography :	LEVEL	Amenities	
Street Access :	PAVED	Adjustments :	
Utilities :	ALL	Lot Value :	4,495

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1920/97
Quality :	30 - Average	Effective Age :	
Condition :	30 - Average	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	1-1/2-St-Fin 100%		
Exterior Wall :	100% VINYL		
Floor Area :	1,728		
Basement Area :	1,152		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	4		
Baths :	1.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$80,740
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value .....	\$76,245
Land Value .....	\$4,495
FINAL ESTIMATE OF VALUE .....	\$80,740
Value per Square Foot .....	44
Current Total Assessed Value for Parcel # 000342700 .....	\$80,740

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: 11/07/2017

Record : 1 of: 1

Parcel ID #: 000342700	Map #	: 4133-09-0-20070-000-0000
WILLICOTT, ROBERT E. JR	Situs	:108 S HICKORY ST
108 S HICKORY ST	Legal	:135' X 150' 9-4-10 MEYERS ADDITION
BLUE HILL, NE		BLUE HILL
68930-		

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000	Manual Date : 06/13	Cost Factor :0.95
-----------------------	---------------------	-------------------

	<u>DESCRIPTION</u>	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,728	x 69.88	= 120,753
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,728	2.01	2.01	3,473
PLUMBING Base is: 9 (under base)	4	1176.67	(2.59)	(4,476)
BASEMENT COST	1,152	16.09	10.73	18,540
PARTITION FINISH	1,037	25.28	15.17	26,215
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1728	x	95.20	= 164,506
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
DET GAR FAIR COND	836	16.20	27%	9,885 *
SLAB W/ROOF & STEPS	256	22.06		5,645

TOTAL REPLACEMENT COST NEW	1728	x	98.47	= 170,150
----------------------------	------	---	-------	-----------

Depreciation	: 61% Total	61% Physical	Functional	Economic	
					(103,790)

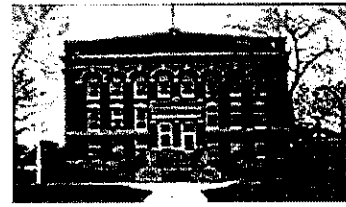
Improvement Value .....	\$66,360
Land Value .....	\$4,495
Lump Sums	9,885 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$80,740
Value per Square Foot .....	\$44.00

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.



**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[diwebcoassr@outlook.com](mailto:diwebcoassr@outlook.com)

DATE: 11/15/2017

SELLER: US BANK NATIONAL ASSOCIATION  
4801 FREDERICA STREET  
OWENSBORO, KY 42301

BUYER: ROBERT E. WILLICOTT JR.  
108 SOUTH HICKORY STREET  
BLUE HILL, NE 68930

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 342700 BOOK/PAGE: 2017-2652 DATE OF SALE: 11/1/2017  
LEGAL DESCRIPTION: A TRACT OF LAND IN THE NW1/4 OF 9-4-10

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. \*If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What was the total purchase

1 price? \$ \_\_\_\_\_ Yes / No

If No explain: \_\_\_\_\_

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):

Appliances Furniture Other (please explain):

3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_

*If the property is a rental property and produces income, what rent has been charged for it in* \$ \_\_\_\_\_  
4 *each of the past five years?*

5 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_

6 How long was the property on the market? \_\_\_\_\_

7 Were any changes made to the property either before or after the sale? Yes / No

(Example: Remodeling Renovations Additions Repairs Demolition)

If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2655 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # BP+S Farms, LLC

PARCEL # / FILING NUMBER 001715501/67027 26-4-10 # 10711

DOC STAMPS 54.00 tax/lien

SALES FILE # 270 # PAGES \_\_\_\_\_

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	<u>2000</u>	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL _____		
						SUBURBAN _____		

TAX DISTRICT 185

TOTAL SALE PRICE 24,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 10-13-2017

DEED TYPE Special Warranty Deed

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	<u>A</u>	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS BP+S Farms LLC Sold to Cottonwood 7-14-2017  
Selling Back to BP+S (Same Amount)

# 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.

270

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>10</b> Day <b>13</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>10</b> Day <b>13</b> Yr. <b>2017</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>COTTONWOOD WIND LAND HOLDINGS, LLC</b> Street or Other Mailing Address <b>3000 El Camino Real, 5 Palo Alto Square, Suite 700</b> City <b>Palo Alto</b> State <b>CA</b> Zip Code <b>94306-2122</b> Phone Number <b>(650) 543-1654</b> Email Address <b>lhartwell@maproyalty.com</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>BP &amp; S FARMS, L.L.C.</b> Street or Other Mailing Address <b>8857 Highmark Lane</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68526</b> Phone Number <b>402-434-3260</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input checked="" type="checkbox"/> Other <b>Warranty</b>
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Essement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
				<input type="checkbox"/> Other (Explain, _____)	

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$24,000**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes  No

18 Address of Property  
**BP & S FARMS, L.L.C., attn: Gregory Barnason**  
**8857 Highmark Lane**  
**Lincoln, NE 68526**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**A 5 acre parcel of land located in the Southwest Quarter of the Southeast Quarter of Section Twenty-Six, Township Four North, Range Ten West of the 6th P.M, Webster County, Nebraska. Being same premises as described in Book 2015, Page 461 in the Office of teh Webster County Register of Deeds, Webster County, Nebraska.**

21 If agricultural, list total number of acres **5**

22 Total purchase price, including any liabilities assumed .....	22 \$ <b>24,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ <b>24,000.00</b>

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.

**Greg Barnason**  
 Print or Type Name of Grantee or Authorized Representative

**Greg Barnason**  
 Signature of Grantee or Authorized Representative

**OWNER / MANAGER**  
 Title

**402-434-3260**  
 Phone Number

**10/9/17**  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number <b>2017 Nov 02 11:15 AM 54.00</b>	28 Recording Data <b>Book 2017 Page 2655</b>



including specifically, but without limitation, those obligations set forth in that certain Corrective Warranty Deed executed February 24, 2015, filed for record March 10, 2015 in Book 2015, Page 461 in the Office of the Webster County Register of Deeds, Webster County, Nebraska, and (ii) this conveyance is made by Grantor and accepted by Grantee on an "AS IS", "WHERE IS" and "WITH ALL FAULTS" basis.

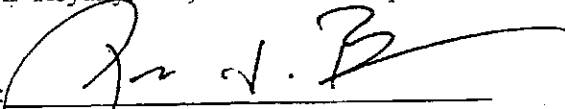
EXECUTED on the date of the notary acknowledgment set forth below to be effective as of October 13, 2017.

[Remainder of page intentionally left blank; signature page follows.]

COTTONWOOD WIND LAND HOLDINGS, LLC, a Delaware limited liability company

By: MAP 2006, L.P., a Delaware limited partnership, its Manager

By: MAP Royalty, Inc., a California corporation, its General Partner

By:   
Name: Peter J. Blum  
Title: Vice President

[Attach Notary Block]

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of SANTA CLARA )

On 10-3-2017 before me, LAUREN L. HARTWELL  
Date Here Insert Name and Title of the Officer

personally appeared PETER J. BLUM  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Lauren L. Hartwell  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2696

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Duval Farms, LLC

PARCEL # / FILING NUMBER 002010700/69590  
17-3-11

002011000/69615  
18-3-11

002011300/69620  
20-3-11

12524  
002011200/69630  
19-3-11

002013900/69855  
5-3-11

002008400/69390  
8-3-11

DOC STAMPS Exempt 5b

tax/lien

# 13141

SALES FILE # 271

# PAGES \_\_\_\_\_

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL _____		
						SUBURBAN _____		

TAX DISTRICT 110

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 10-10-2017

DEED TYPE QCD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>4</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Trust to LLC



# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

271

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>10</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>10</u> Day <u>10</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See attached</b> Street or Other Mailing Address <b>474 Road Y, Bladen, NE 68928</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Duval Farms, L.L.C.</b> Street or Other Mailing Address <b>474 Road Y, Bladen, NE 68928</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) <u>Transfer to LLC</u>

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input checked="" type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$2,848,140**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property

18a  No address assigned    18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Shirley Ewing  
474 Road Y  
Bladen, NE 68928**

20 Legal Description  
**See attached.**

21 If agricultural, list total number of acres 1.280

22 Total purchase price, including any liabilities assumed	\$	0,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5(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.

**sign here**

**Daniel D. McMahon** (402) 834-2022  
Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* Attorney 11/1/17  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>3</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 56</u>	28 Recording Data <u>BK2017, Pg 2696-2697</u>

Grantee—Retain a copy of this document for your records.

**Attachment to 521 Statement (Webster County)**

Line 5-Grantor's Name: Shirley Ewing, Trustee of the Shirley Ann Vance Revocable Trust, and James L. Duval

Line 20 – Legal Description:

The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$ ) and the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Eight (8), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska. ✓

The Northwest Quarter (NW $\frac{1}{4}$ ) of Section Seventeen (17), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska. ✓

The Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eighteen (18), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska. ✓

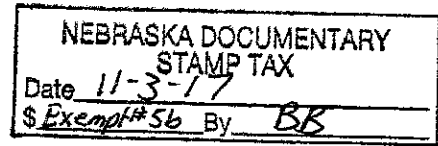
The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Nineteen (19), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska. ✓

The West Half (W $\frac{1}{2}$ ) of Section Twenty (20), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Beginning 411 feet North of the Southwest corner of said Section 20, thence East 198 feet; thence North 195 feet; thence Northwesterly to a point 688 feet North and 133 feet East of the Southwest corner of Section 20; thence West 133 feet; thence South 277 feet to the place of beginning

The South Half (S $\frac{1}{2}$ ) of Section Thirty-One (31), Township Three (3) North, Range Eleven (11), 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 3 day  
of November A.D., 2017, at 10:35  
o'clock A M. Recorded in Book 2017  
on Page 2696-2697  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind    Comp    Assessor    Carded   



Please Return To: McM Law Office, L.L.C., 2727 W. 2<sup>nd</sup> St., Suite 225, Hastings, NE 68901

**QUITCLAIM DEED**

Shirley Ewing, Trustee of the Shirley Ann Vance Revocable Trust, and James L. Duval, a married person, Grantor (whether one or more), in consideration of member interests in the Limited Liability Company referenced below, quitclaims and conveys to Duval Farms, L.L.C., a Nebraska Limited Liability Company, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section (76-201):

The South Half of the Southwest Quarter (S½SW¼) and the West Half of the Southeast Quarter (W1/2SE¼) of Section Eight (8), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

The Northwest Quarter (NW¼) of Section Seventeen (17), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

The Northeast Quarter (NE¼) of Section Eighteen (18), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

The Southeast Quarter (SE¼) of Section Nineteen (19), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

The West Half (W½) of Section Twenty (20), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Beginning 411 feet North of the Southwest corner of said Section 20, thence East 198 feet; thence North 195 feet; thence Northwesterly to a point 688 feet North and 133 feet East of the Southwest corner of Section 20; thence West 133 feet; thence South 277 feet to the place of beginning

The South Half (S½) of Section Thirty-One (31), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

EXECUTED: September 1, 2017.

Shirley Ewing  
Shirley Ewing, Trustee of the Shirley Ann Vance Revocable Trust

James L. Duval  
James L. Duval

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF ADAMS     )

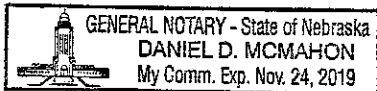
The foregoing instrument was acknowledged before me on this 1<sup>st</sup> day of September, 2017, by Shirley Ewing, Trustee of the Shirley Ann Vance Revocable Trust.



[Signature]  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me on this 1<sup>st</sup> day of September, 2017, by James L. Duval.



[Signature]  
Notary Public