BOOK & PAG	201-	<u>l-2352</u>)#PAG	5ES		GRANTEE MASTER NAME	* TErry	L. +
PARCEL # FILING NUMBE	100		<u>7</u> 5				Robin ,	4. + 1. Meye. 12/e
	·			, <u></u> ,,	<u> </u>		# 13	126
DOC STAMPS	5 <u>[D].a</u>	5	_	tax/lien		_		
SALES FILE #	239		# PAG.	ES	-			
NEIGHBORHOOD #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	Rosemont Commercial W/SI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME STTE	Amboy Village/ No Home site	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			·
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L. TAX DISTRICT	45		··· : · · · ·		A	ppraisul FARM	SUBURBAN	
TOTAL SALE PRICE	45 45,00	50						
521 ADJUSTMENTS \$	•							
SSOR ADJUSTMENTS \$								
REVIEW CODE	NO		<u> </u>					
SALES DATE	7-2	5-201	7					
DEED TYPE	JTU	5-201° JD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1 USABILITY	2 AS ADJUSTED	3 SUBCHANGED S	ALE NOT TO BE USED AR	VALID FOR			
	BH BLUE HILL	BLA BLADEN	COW COWLES	gr Guide Rock		RC RED CLOUD	ROS ROSEMONT	RUR RURAL
COMMENTS	1/31	nterest	- Ne	alts	nelly	claybe	um	

- - -

COVER PAGE PROPERTY TRANSFER

Nebraska Department of REVENUE	•To be filed wit	h the Register of Deed	nsfer State	on reverse side.	FORM 521
	The deed will not be record				d.
1 County Name	2 County Number WEBSTER - 91	·····	3 Date of Sale/Transfer Mo. 07 Day 25	Vr 2017 4 Date of Deed	Day <u>13 Yr.</u> 2017
5 Grantor's Name, Addre	ss, and Telephone (Please Print)			ss, and Telephone (Please Print	-
Grantor's Name (Seller)	· · · · · · · · · · · · · · · · · · ·		Grantee's Name (Buver)	,,,,,,,,,	<i>I</i>
Neal & Shelly A. C Street or Other Mailing Ad			Terry L. & Robin A Street or Other Mailing Add		
7400 S 36th			1127 Hwy 136		
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) organ If Yes, is the grantee a 509(a) f	
Email Address			Email Address		
7 Property Classification	Number. Check one box in cate	gories A and B. Check C i	f property is also a mobile l	nome.	······································
(A) Status		(B)	Property Type	****	(C)
✓ Improved ☐ Unimproved ☐ IOLL	Multi-Family	ndustrial [gricultural [ecreational	Mineral Interests-Nonproc Mineral Interests-Producir		ed 🔄 Mobile Home
Bill of Sale	onservator orrective eath Certificate – Transfer on Death	Easement		tion Sheriff onal Rep. Trust/Trustee Claim V Warranty	Other
Was the property putch part of an IRS like-kind (I.R.C. § 1031 Exchang Yes Volume 11 Was ownership transferr Ves No	exchange?	Distribution Forecl Easement Gift Exchange Grante	osure Irrevocable Trust Ufe Estate or Trust Partition	Revocable Trust Sale	Transfer on Death Trustee to Beneficiary Other (Explain) f No, state the intended use.
\$ 62880.	Aunt or Uncle to Niece or Ne Brothers and Sisters Ex-spouse et value of the real property?	phew Family Corp., P Grandparents a Parents and Ch	ind Grandchild S ild S 15 Was the mortgage assum Yes No 17 Was transfer through a r	pouse tep-parent and Step-child med? (If Yes, state the amount an \$ eal estate agent or a title compan	w? (If Yes, include the name
Yes V No 18 Address of Property 1127 Hwy 136			of the agent or title comp 19 Name and Address of Pe	pany contact.) V Yes <u>Garv Th</u> erson to Whom the Tax Statement	ompson Agency
Red Cloud, NE 6897			same as Grantee	9	
18a L No address assign 20 Legal Description	ed 18b Vacant land				
See attached	mber of acres	<u></u> .			
22 Total purchase price,	including any liabilities assume	ed			45,000,00
23 Was non-real propert	y included in the purchase?]Yes 📝 No (if Yes, en	ter dollar amount and atta	ch itemized list.)	0.00
24 Adjusted purchase pr	ice paid for real estate (line 22	minus line 23)	• • • • • • • • • • • • • • • • • • • •		45,000,00
	pt from the documentary stam			······	
correct, and the David B.	cenalties of law, I declare that I have a sign this at I am duly authorized to sign this Garwood	statement.	t and that it is, to the best of	my knowledge and belief, true, o	complete, and (402) 746-3613
sign	Name & Grantee or Anthorized Re	oresentative	At	torney	Phone Number
here Signature of	Grantee or Authorized Representati	ve T	itle		
	Reg	ister of Deed's Use Onl	y		For Dept. Use Only
6 Date Deed Recorded Mo. 10 Day 02	27 Value of Stamp or yr. 20/7 \$ //)/, 24	Exempt Number	28 Recording Data BW2017, 1-	2350	_
ebraska Department of Revenue	Supersedes 96-269-2008 Rev. 7-2014		non auri, i	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)
ani no. or 203°2000 2°2010 HeV	•	-Retain a copy of thi	s document for your re	cords.	

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.

BW2017, Pg2350

State of Nebraska 🔪 👝
State of Nebraska County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this <u>a</u> day
of Oct A.D., 20 17, at 11:30
o'clock A.M. Recorded in Book 2017
on Page <u>2350 - 2351</u>
Debra Klungenberger County Clerk
16.00 PM Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date

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 (NW¹/₄) 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 (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;

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

 Phone/Fax: (402) 746-3613
 Page 1 of 2 Pages

 DAVE:F:\WP\700\OFFNER\OFFNRMEY_JTD 9/12/17

Bluaom. Pg 2351

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

Executed September <u>13</u>, 2017. Melley A. Clayburn Neal Clayburn STATE OF NEBRASKA, COUNTY OF JULA SS. The foregoing warranty deed was acknowledged before me on September ____, 2017, by Neal Clayburn and Shelley A. Clayburn, husband and wife. £30,0017 Comm. expires Notary P **GENERAL NOTARY-State of Nebraska** SALLY J. BODTKE MY COMM. EXP. SEPT. 30, 2017

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

COVER PAGE PROPERTY TRANSFER

BOOK & PA	a 2017	-2352	# PAG	ies	(SRANTEE MASTER NAME	* Term	1+ Róbin
PARCEL FILING NUMB	#/ <u>00180</u>	60000/	1375				Mey	it Robin er 26
			_			_	#131	26
DOC STAM	PS	1.25	-	tax/lien		<u> </u>		
SALES FILE	<u>"24</u>	D	# PAGE	s	_			
NEIGHBORHOOD	# (1)	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD	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	2005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	_		\checkmark
L TAX DISTRICT	45	8 I I II II II I		<u> </u>	4	ppraisof FAR	^{SUBURBAN} .	
TOTAL SALE PRICE	45,0	200						
521 ADJUSTMENTS \$								
SESSOR ADJUSTMENTS \$								
REVIEW CODE	NO		· · · · · ·					
SALES DATE	7-25	5-2017						
DEED TYPE	JTU	5-201 <u>7</u> >D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3		5.			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	ALE NOT TO BE USED AR	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH BLUE HILL	BLA BLADEN	COW COWLES	gr Guide Rock	ina Inavale	RC RED CLOUD	ROS ROSEMONT	RUB
	V3 in	Herest	Jane	+ Offn		j	l.	J
				<u>××××</u>				·

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Nebraska Department of	•To be filed with	Estate Tra	nsfer State	ment	240	FORM 521
	 If additional s 	pace is needed, add a	n attachment and identify	y the item.		
	······································		nt is signed and items 1-			
1 County Name	2 County Number BSTER - 91		3 Date of Sale/Transfer Mo. 07 Day 25		Date of Dee	d Day 28 Yr. 2017
Grantor's Name, Address, and T						
Grantor's Name (Seller)	reephone (riease rint)		5 Grantee's Name, Addres Grantee's Name (Buyer)	s, and rejephon	e (Piease Pri	nt)
Janet A. Offner	-		Terry L. & Robin A			
817 West 4th Avenue			Street or Other Mailing Add 1127 Hwy 136	ress		
city Red Cloud	State NE	Zip Code 68970	City Red Cloud		State	Zip Code
Phone Number	11	00970	Phone Number	is the grantee a	NE 1501(c)(3) orc	6897 anization? Yes 7
Email Address			Email Address	If Yes, is the gra	antee a 509(a)	foundation? Yes
7 Property Classification Numbe	r. Check one box in cate	gories A and B. Check C	if property is also a mobile t	iome.		
(A) Status		······) Property Type			(C)
		ndustrial	Mineral Interests-Nonprod	- <u>-</u>	State Asses	sed 🔄 Mobile Hon
		gricultural [lecreational	Mineral Interests-Producin	ig L	Exempt	
8 Type of Deed Conservato			nd Contract/Memo	ion Ts	heriff	Other
Bill of Sale Corrective					ust/Trustee	
Cemetery Death Cert	tificate – Transfer on Death	Executor Mi	neral 🗌 Quit (Claim 🔽 W	arranty	
9 Was the property purchased as part of an IRS like-kind exchange	10 Type of Transfer	Distribution Forec	losure 🔲 Irrevocable Trust	Revocable Tru	st	Transfer on Death
(I.R.C. § 1031 Exchange)		Easement Gift		🗸 Sale	· [Trustee to Beneficiary
Yes V No	/If No explain the division		or Trust Partition	Satisfaction of		Other (Explain)
✓ Yes No		····	Yes	No	or same use?	(If No, state the intended us
3 Was the transfer between relative	s, or if to a trustee, are the	trustor and beneficiary rela	tives? (If Yes, check the appro	opriate box.)		· · · · · · · · · · · · · · · · · · ·
🗋 Yes 🔽 No 🗌 Au	int or Uncle to Niece or Ne	phew 🛛 🗌 Family Corp., F	Partnership, or LLC 🛛 🗌 Se	əf		Other
	int or Uncle to Niece or Ne others and Sisters			elf pouse		Other
	others and Sisters -spouse		and Grandchild			Other
	others and Sisters -spouse	Grandparents	and Grandchild Sinid Sinid Sinid Sinid Sinid Stranger St	oouse rep-parent and Ste	ap-child	
Bring	others and Sisters -spouse of the real property?	Grandparents	and Grandchild Sp nild St 15 Was the mortgage assum Yes V No 17 Was transfer through a re	pouse rep-parent and Ste ned? (If Yes, state \$ all estate agent of	ep-child the amount a	ind interest rate.)
Bring	others and Sisters -spouse of the real property?	Grandparents	and Grandchild Sp nild St 15 Was the mortgage assum Yes V No 17 Was transfer through a re	pouse rep-parent and Ste ned? (If Yes, state \$ all estate agent of	ep-child the amount a	ind interest rate.)
Bring	others and Sisters -spouse of the real property?	Grandparents	and Grandchild Sp nild St 15 Was the mortgage assum Yes No 17 Was transfer through a re of the agent or title comp 19 Name and Address of Pe	bouse tep-parent and Stand for the second state and state and estate agent of any contact.)	ap-child the amount a r a title compa Yes <u>Garv T</u>	Ind interest rate.)
Bri Ex What is the current market value of Concept of the current market value of Concept of the current Does this conveyance divide a current Yes No Address of Property 1127 Hwy 136	others and Sisters -spouse of the real property?	Grandparents	and Grandchild Sin hild Sin 15 Was the mortgage assum Yes No 17 Was transfer through a re of the agent or title comp	bouse tep-parent and Stand for the second state and state and estate agent of any contact.)	ap-child the amount a r a title compa Yes <u>Garv T</u>	Ind interest rate.)
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Br Br Ex What is the current market value of Br Br Ex S Does this conveyance divide a cur Yes Yes Address of Property 1127 Hwy 136 Red Cloud, NE 68970 Ba No address assigned 1	others and Sisters -spouse of the real property? rrent parcel of land?	Grandparents	and Grandchild Sp nild St 15 Was the mortgage assum Yes No 17 Was transfer through a re of the agent or title comp 19 Name and Address of Pe	bouse hep-parent and Stand hed? (If Yes, state sal estate agent of any contact.)	ap-child the amount a r a title compa Yes <u>Garv T</u>	und interest rate.)
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Br Br Ex What is the current market value of Construction Boos this conveyance divide a curr Ves No Baddress of Property 1127 Hwy 136 Red Cloud, NE 68970 Ba No address assigned 1 Legal Description See attached	others and Sisters -spouse of the real property? rrent parcel of land? 8b Vacant land	Grandparents	and Grandchild Sp nild St 15 Was the mortgage assum Yes No 17 Was transfer through a re of the agent or title comp 19 Name and Address of Pe	bouse hep-parent and Stand hed? (If Yes, state sal estate agent of any contact.)	ap-child the amount a r a title compa Yes <u>Garv T</u>	und interest rate.)
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Br Br Ex What is the current market value of A () 3 880 · · · · Does this conveyance divide a cur Yes No Address of Property 127 Hwy 136 Red Cloud, NE 68970 a No address assigned 1 Legal Description See attached If agricultural, list total number of a	others and Sisters spouse of the real property? rrent parcel of land? 8b Vacant land	Grandparents in Grandparents and Cl	and Grandchild Sp nild St 15 Was the mortgage assum Yes No 17 Was transfer through a re of the agent or title comp 19 Name and Address of Pe Same as Grantee	bouse hep-parent and Stand hed? (If Yes, state sal estate agent of any contact.)	ap-child the amount a r a title compa Yes <u>Garv T</u>	und interest rate.)
Bring Ex What is the current market value of Does this conveyance divide a cur Yes No Address of Property 1127 Hwy 136 Red Cloud, NE 68970 a No address assigned 1 Legal Description See attached If agricultural, list total number of a	others and Sistersspouse of the real property? rrent parcel of land? 8b Vacant land cres g any liabilities assume	Grandparents and Ci	and Grandchild Sp nild St 15 Was the mortgage assum Yes No 17 Was transfer through a re of the agent or title comp 19 Name and Address of Pe same as Grantee	pouse rep-parent and Standard Standard Standard State and estate agent of any contact.)	ap-child the amount a r a title compa Yes <u>Garv T</u> Tax Statement 22 \$	Ind interest rate.) Iny? (If Yes, Include the nam <u>'hompson Agency</u> No Int Should be Sent
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Br Br Ex 4 What is the current market value of C 2 880 - 5 Does this conveyance divide a cur Yes No 3 Address of Property 1127 Hwy 136 Red Cloud, NE 68970 3a No address assigned 1 0 Legal Description See attached If agricultural, list total number of a 2 Total purchase price, including 3 Was non-real property include 4 Adjusted purchase price paid	others and Sisters spouse of the real property? rrent parcel of land? 8b Vacant land cres g any liabilities assume ed in the purchase?	Grandparents i Grandparents i Grandparents and Ci Parents and Ci	and Grandchild Sp nild St 15 Was the mortgage assum Yes No 17 Was transfer through a re of the agent or title comp 19 Name and Address of Pe same as Grantee ter dollar amount and attac	bouse hep-parent and Stand hed? (If Yes, state all estate agent of any contact.)	ap-child the amount a r a title compa Yes <u>Garv T</u> Tax Statement 22 \$	Ind interest rate.)
Br Br Ex What is the current market value of Br Ex What is the current market value of Br Case Star See this conveyance divide a cur Pes No Address of Property 1127 Hwy 136 Red Cloud, NE 68970 Br Br Cloud, NE 68970 Br Cloud, NE 68970 Cloud, NE 68970 Cloud, NE 68970 Cloud, NE 68970 Cloud, NE 68970 Cloud, NE 68970 Cloud,	others and Sisters spouse of the real property? rrent parcel of land? 8b Vacant land cres g any liabilities assume ed in the purchase? for real estate (line 22 in the documentary stam)	Grandparents (Parents and C)	and Grandchild Sp nild St 15 Was the mortgage assum Yes No 17 Was transfer through a re of the agent or title comp 19 Name and Address of Pe same as Grantee ter dollar amount and attact	bouse hep-parent and Stand hed? (If Yes, state sal estate agent of any contact.)	ep-child the amount a ra title compa Yes <u>Garv T</u> Tax Statemed 22 \$ 23 \$ 24	Ind interest rate.) % uny? (If Yes, include the name incompson Agency
Br Br Ex What is the current market value of Constraints on veyance divide a cur Yes Yes Address of Property 1127 Hwy 136 Red Cloud, NE 68970 Br Br Cloud, NE 68970 Br Cloud, NE 68970 Cloud, NE 68970 Clo	athers and Sisters	Grandparents : Grandparents and Cl Parents and Cl Parents and Cl Sectors in the second sectors in the statement p tax, list the exemption ave examined this statement	and Grandchild Sp nild St 15 Was the mortgage assum Yes No 17 Was transfer through a re of the agent or title comp 19 Name and Address of Pe same as Grantee ter dollar amount and attac	bouse hep-parent and Stand hed? (If Yes, state sal estate agent of any contact.)	ep-child the amount a ra title compa Yes <u>Garv T</u> Tax Statemed 22 \$ 23 \$ 24	Ind interest rate.) % uny? (If Yes, include the name incompson AgencyN Inompson AgencyN Int Should be Sent 45,000,00 00 45,000,00
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The West 100 feet of the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW¹/₄) 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 (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.

BW2017, Pg2352

State of Nebraska LSS.
County of Webster
Entered on Use
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Oct A.D. 20201 a: 11:37
o'clock A M. Recorded in Book 20 []
on Page 2352
Debra Kluncenberger county Clark
10.00 Put _0
IndCompAssessor rdv

NEBRASKA DOCUMENTARY STAMP

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 (NW¹/₄) 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 (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.L Janet A. Offr

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 /O-0 GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2018

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

Notary Public

Phone/Fax: (402) 746-3613

DAVE:F:\WP\700\OFFNER\JANET_JTD 9/13/17

Page 1 of 1 Pages

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COVER PAGE PROPERTY TRANSFER

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25 If this transfer is exempt from the documentary stamp tax, list the exemption number						\$	45,000,00
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) 746-361 Print by Type Name of Grantee or Authorized Representative Attorney Signature of Grantee or Authorized Representative Title Begister of Deed's Use Only For Dept. Use Only 25 Date Deed Recorded 27 Value of Stamp or Exempt Number Mo. //D Day O2 Yr. 2017 * /0/.25 Vebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-182							
David B. Garwood (402) 746-361 Sign Print or Type Name of Granee or Authorized Representative Attorney Print or Type Name of Granee or Authorized Representative Attorney Signature of Granee or Authorized Representative Title Bate Date Register of Deed's Use Only For Dept. Use Only 25 Date Deed Recorded Mo. 10 Day 02 Yr. 2017 \$ 101.25 BW 2017, Pg 2353 - 2354 Authorized by Neb. Rev. Stat. §§ 76-214, 77-182	U	Inder penalties of law, I declare that I have	ve examined this statemen		est of my knowledge	e and belief, true, o	complete, and
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	Mo. 10 Day 1	02 Yr. 2017 \$ 101.25	-	A	Pg2353.		
Grantee—Retain a copy of this document for your records.		016 Rev. Supersedes 96-269-2008 Rev. 7-2014	-Retain a conv of this	s document for you		Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

The West 100 feet of the North Three (3) acres of County Surveyor's Lot Three (3) in the Northwest Quarter (NW¹/₄) 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

 $\{ (x_i) \in X_i \}$

A tract of land in the Northwest Quarter (NW¹/₄) 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 NW¹/₄ of the NW¹/₄ of said Section 2, thence S01°40'33"W, on the east line of said NW¹/₄NW¹/₄, 57.02 feet to the true point of beginning; thence continuing S01°40'33"W on the east line of the NW¹/₄NW¹/₄, 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.

BW2017, Pg2353

State of Nebraska 3 SS. County of Webster 3 SS. Entered on the numerical index and filed for record in the Clerk's office of said county this 2^{n-4} day of ______ Oct____ A.D., 20_17__, at 12200o'clock_____ M. Recorded in Book 2017on Page______ 2353 - 2354 Debra Klungenbers of County Clerk 16,00 ______ Deputy Ind___Comp____ Assessor___Carded

ſ	NEBRASKA DOCUMENTARY	
Î	STAMP TAX	
	Date 10/2/2017	١
	\$ 101.25 By KACK	<u>ц</u>

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 (NW¹/₄) 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 (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;

BW2017, Pg2354

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

Executed September / 3, 2017. Steven L. Offner Susan Ó STATE OF NEBRASKA, COUNTY OF $_$ Douglas) ss. The foregoing warranty deed was acknowledged before me on September $\frac{1}{2}$, 2017, by Steven L. Offner and Susan Offner, husband and wife. Comm. expires _____ Feb- 01, 20191 Notary Pub **GENERAL NOTARY-State of Nebraska** ZERLAINE M. WILCOXEN My Comm. Exp. Feb. 01, 2019

JOING NOMBER	bodel	5700,	18150	ES			Guide	Rock
						RANTEE MASTER NAME	-# 1094	1001
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SALES FILE #			# PAGE	s	_			
BORHOOD #	1	(100)		200	205	200		
	AGRICULTURAL	GUIDE ROCK	GUIDE ROCK	RED CLOUD	205 RED CLOUD	300 BLUE HILL	305 BLUE HILL	400 BLADEN RESIDEN
		RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
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	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL					
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Nebraska Department of	•To be filed	al Estate Tra	s. • Read instruction	s on reverse side.	ζ FORI 52
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1 County Name	2 County Nu Select County & Cot			D Yr. 2017 Ma 9	Day 20 Yr. 20
Webster				ress, and Telephone (Please	
5 Grantor's Name, Addr Grantor's Name (Seller)	ess, and Telephone (Please F	uni)	Grantee's Name (Buyer)		
County of	Webster			VILLAGE OF C	Suide Rock
Street or Other Mailing Ac	ddress		Street or Other Mailing A	P.O. Box	41
City	State	Zip Code	City C. F. P.	ock ALE	- Zp (68
Shore Munker			Phone Number	is the grantee a 501(c)(3)	
Phone Number				If Yes, is the grantee a 50	
Email Address			Email Address		
7 Property Classificatio	on Number, Check one box ir	categories A and B. Check C	if property is also a mobi	ie home.	
(A) Status			3) Property Type		(C)
	Single Family	industrial	Mineral Interests-Nonp	roducing State A	ssessed 🛄 Mob
Unimproved	Multi-Family	Agricultural	Mineral Interests-Produ	icing Exempt	t 1
	Commercial	Recreational			<u>I</u>
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9 Was the property purch part of an IRS like-kin (I.R.C. § 1031 Exchanged)	chased as 10 Type of Trail id exchange?	nsfer Distribution Fore	closure Intervocable Tru	St [] Hevocablo Irust	Trustee to Beneficia
(I.R.C. § 1031 Exchan			Itor Trust Partition	Satisfaction of Contract	
	arred in full? (If No, explain the		12 Was m	al estate purchased for same	
Ves No			[[\$\vec{V}_{1}]	s 🔲 No	
14 What is the current ma	Ex-spouse riket value of the real property?	Parents and (· · · · ·	Step-parent and Step-child ssumed? (If Yes, state the amo c \$	unt and interest rate.)
16 Does this conveyance	divide a current parcel of land?		17 Was transfer through of the agent or title of	a real estate agent or a title company contact.)	ompany? (If Yes, include t
18 Address of Property		1 1 1 1 1 1	19 Name and Address o	f Person to Whom the Tax Stat	tement Should be Sent
໌ ຠ	100 BIKOZ H	tigh Street			
			Same as	<i>#6</i>	
18a 🗌 No address assig	jned 186 🗌 Vacant Ian	d			
20 Legal Description	1 ot 12 - 18 7	BIK 20, Tal	lbot's Add +	o 6 mJe Rock	-,
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BN 2017, Pg 2376

State of Nebraska 355.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 2 day
of Act A.D., 20 1 at 1:50
o'clock P.M. Recorded in Book 2017
on Page 2376-2377
Debra Klinsenbers & County Clerk
16.00 DUN Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY P TAX Date

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:

BW2017, 192377

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.

R. SCHMITZ

Sheriff of Webster County, Nebraska

STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER)

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

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



				VER PAGE PR				
BOOK & PA	E 2017-	-2379	# PAG	GES	6	RANTEE MASTER NAME	* City,	of Red
PARCEL # FILING NUMBI	#/191 ER191	13201/	<u>4</u> 8960	<u>2-11</u>		RANTEE MASTER NAME	#1	0954
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DOC STAMF	<u>s Exemp</u>	1 [#] 2	_	tax/lien		_		
SALES FILE	* <u>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</u>	3	# PAG	ES				
EIGHBORHOOD	# <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 RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES E COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1009	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	E INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					*
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1000	2000	(4000)	9080	9500	····		
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COMMENTS _

	Insfer Statement ds. • Read instructions on reverse side. 243 521 n attachment and identify the item.
	ent is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 910 Day 02 Yr. 2017 Mo. 910 Day 02 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Gary L. Mahin	The City of Red Cloud
Street or Other Mailing Address 45 N Seward St	Street or Other Mailing Address 540 N Webster St
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970
Phone Number	Phone Number Is the grantee a 501 (c)(3) organization? Yes VNc
Email Address	If Yes, is the grantee a 509(a) foundation? Yes No Email Address
7 Property Classification Number. Check one box in categories A and B. Check C (A) Status	If property is also a mobile home. 3) Property Type (C)
Improved Single Family Industrial Junimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement	and Contract/Memo Partition Sheriff Other ease Personal Rep. Trust/Trustee ineral Quit Claim V Warranty
part of an IRS like-kind exchange?	closure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary tor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in tull? (If No, explain the division.) ✓ Yes No	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 rel	
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other
4 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
6 Does this conveyance divide a current parcel of land?	IYes ✓ 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
8 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	same as Grantee
	•
8a / No address assigned 18b Vacant land 0 Legal Description	
See attached	
22 Total purchase price, including any liabilities assumed	22 \$ 4,500,00
	IS IS
23 Was non-real property included in the purchase? 🔲 Yes 🛛 🖌 No (If Yes, e	S
24 Adjusted purchase price paid for real estate (line 22 minus line 23) $\ldots \ldots$	24 4,500,00
25 If this transfer is exempt from the documentary stamp tax, list the exemptior	
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. Kory J. McCracken	Int and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613
Sign	Attorney 16/7/17
Signature of Grantee of Authorized Representative	Title 16/3/17
Register of Deed's Use Or 5 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 10 Day 3 Yr. 17 \$ Exempt # 2	BK2017, Pa, 2379
rm No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) his document for your records.

F

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.

BK20m, Pg 2379

State of Nebraska }ss. County of Webster }ss.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this <u>3</u> day
of October A.D., 2017, at 9:35
o'clock A_M_Recorded in Book <u>2017</u>
on Page 2379
Deb RlingenbergerCounty Clerk
<u>\$10.00 BB</u> Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY	
STAMP TAX	
SExempt = 2 By BR	-
+second	

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 2017.

Gary ∦ . Mahin

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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



Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Phone/Fax: (402) 746-3613 KORY:C:\wp\800\CITY_MAILWD 10/2/17 Page 1 of 1 Pages

PAGE 1 COMMENTS		
BOOK-PAGE 2017-3379 DATE OF SALE	10-2-2017	
LEGAL DESCRIPTION 24 of County Surveyors Lot 33 A-1 in NEVU 35-2-11	33 A-1 in NEVU 35-2-11	κ
LOCATION ID PARCEL(S) 00913901 - 68960		
ASSESSOR LOCATION RUN	ADDRESS OF PROPERTY RUNU	
YEAR	IMPROVEMENTS	TOTAL
2120 3720		ACT5
2016 3945		2 42.1
abig 4305		4305
SELLING PRICE 4, 500 B21 ADJUSTMENT	ADIUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # FI- COD2	HOUSE QUALITY HOUSE CONDITION	DATE OF CONSTRUCTION
MOBILE HOME Suburban RC		

4A P TOTAL PAGE 4 PARCEL(S)	4A B P TOTAL	4A F P TOTAL	4A K P TOTAL	4A R P TOTAL	4A S P TOTAL	4A V P TOTAL	4A U P TOTAL
BOOK-PAGE							
	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	161	161	161	161
ID	1D E	1D P	1D G	16	16	1G	16
2D1	2D1 E	2D1 P	2D1 G	261	2G1	2G1	2G1
20	2D E	2D P	2D G	26	2G	2G	26
3D1	3D1 E	3D1 P	3D1 G	³⁶¹ 3.0	361.	3G1	361
ЗD	3D E	3D P	3D G	3G	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	461	461	4G1	461
4D	4D E	4D P	4D G	96	46	4G	4G
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL 3.D	TOTAL	TOTAL	TOTAL
CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR		AG OTHER	F-NON	NON-AG ACRES	
ACRES	ACRES	ACRES		ACRES	Ā	ACRES	
1C1	171	111 2	SHELTERBELT		ROADS		
1C	17	1T 2	ACCRETION		FARM SITE		
2C1	2T1	2T1 2	WASTE	D.16	HOME SITES		
2C	2Т	2T 2	OTHER		OTHER		
3C1	3T1	3T1 2			WRP		
3C	ЗТ	3T 2			RECREATION		
4C1	471	4 T1 2					
· 4C	4T	4T 2					
тотац	TOTAL	TOTAL	TOTAL	0.16	TOTAL	TOPAL 3.16	\sim

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 # : 4371-35-0-0000-000-000 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

		Land Use	Land Use LVG Code	Adjust	Adjust Spot LVG # Acres	# Acres	Ag/Acre	Ag/Acre Mkt Value	Assessed Value
2671	HOLDREGE SILT LOAM, 3-7% SLOP GRAS	OP GRAS	3G1	No		3.00	1,425	4,275	4,275
				5	Grass Use Totals : 3.00	3: 3.00		4,275	4,275
WASTE	WASTE	WASTE	WASTE	NO		0,16	180	30	30
				Μā	Waste Use Totals ; 0.16	; 0.16		30	30
				р	Parcel Totals :	3.16		4,305	4,305

Page Number : 1

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com



CONTNUED ON BACK

11/1/2017 DATE: 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** 2017-2379 DATE OF SALE: PARCEL ID: 1913901 BOOK /PAGE: 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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. If we do not hear from you within 15 days, we will be calling for the information. Thank you in advance for you cooperation. (Please circle the Yes or No answer on the questions where appropriate.) What Was the total purchase 4,500 1 price? \$ Yes / No If No explain: 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply): Pivot Irrigation Pipe (Above ground / Buried) Motor Machinery Grain / Crops Other (please explain): 3 What is the dollar value of the personal property that was it included in the purchase price? \$ Yes / No 4 If this sale was involved in a 1031 like kind exchange; is it going to a holding company? 5 How long was the property on the market? How did you learn that the property was for sale? Circle Advertising Broker/Realtor Family Newspaper 6 one: Seller Prior Knowledge Other (please explain): Appraisal Auction Comparable Neighborhood Sales Mutual Agreement 7 How was the sale price set? Circle one:

Set by Seller Other (please explain):

PARCEL # , FILING NUMBER	00061	2380 4600 / 1	8600		0 /9 k L -	_	#128	789
DOC STAMPS	2.25	· · · · · · · · · · · · · · · · · · ·	_	tax/lien		-		
SALES FILE #	214		- # PAGE			-		
EIGHBORHOOD #				······································	-			
	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	guide Rock Commercial	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI/
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1.000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	:
TAX DISTRICT	25							
_	450	<u>^</u>						
TAL SALE PRICE								
ADJUSTMENTS <u>\$</u>								
ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	9-2	0-2017						
DEED TYPE	Sherif	0-2017 fs Dee	9					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE					5			
	1 USABILITY	2 AS ADJUSTED	3 SUBCHANGED S.	ALE NOT TO BE USED AS				
ATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
		A						

NEBRASKA	Ro Ro	al Estate Tra	nsfer St	atemen	+ -44	FORM
Good Life Great Service	1	d with the Register of Deeds			<u> </u>	521
DEPARTMENT OF REVENU	🖬 🕴 🖬	nal space is needed, add an	attachment and id	dentify the item.		v- .
		corded unless this statemer	it is signed and ite 3 Date of Sale/Trans		urately completed. 4 Date of Deed	
1 County Name	2 County Nu Select County & Co	7		sier Yr		Yr.
5 Grantor's Name, Add	dress, and Telephone (Please I	· · · · · · · · · · · · · · · · · · ·			phone (Please Print)	
Grantor's Name (Seller)	1 - Lilalas	1	Grantee's Name (Bu			
Street or Other Mailing		RI	Street of Other Mail	LUCTO ling Address	l. Do	10
			130 8	5 Cinu	<u>>In 1.0.</u>	DOX 202
City	State	Zip Code	Cuide	Kock	State	68942
Phone Number			Phone Number		ntee a 501(c)(3) organiz he grantee a 509(a) fou	
Email Address			Email Address			
7 Bronorty Classifica	tion Number Check one box is	categories A and B. Check C i	if property is also a n	nobile bome		
(A) Status	non Humber, Oneck one box a) Property Type			(C)
X Improved	Single Family	Industrial [Mineral Interests-N	Nonproducing	State Assessed	Mobile Home
Unimproved	Multi-Family	Agricultural [Mineral Interests-F	Producing	Exempt	
	Commercial	Recreational				
8 Type of Deed			nd Contract/Memo	Partition Personal Rep.	Sheriff	Other
Bill of Sale	Corrective Death Certificate – Transfer on		ase [neral [Quit Claim	Warranty	
9 Was the property pu	urchased as 10 Type of Tra		losure Inrevocabl		<u> </u>	ansfer on Death
part of an IRS like-k (I.R.C. § 1031 Excha		Easement Gift	Life Estate	e 🛛 Sale	יד 🗌	ustee to Beneficiary
	No Court De		or Trust Partition	<u> </u>		ther (Explain)
·	sterred in full? (If No, explain the No	division.)		as real estate purch Yes 🚺 No _	ased for same use? (If I	No, state the intended use.)
<u></u>	ween relatives, or if to a trustee,	are the trustor and beneficiary rela	7	<u> </u>	.)	
🗌 Yes 🛛 🕅 🛛 🛛		_ ·	Partnership, or LLC	Self	Ó Oth	er
ł	Brothers and Sisters	Grandparents	and Grandchild	Spouse		
	Ex-spouse	Parents and C			and Step-child	
14 What is the current m 2i	parket value of the real property?	1			s, state the amount and	
16 Does this conveyance	e divide a current parcel of land?	,	Yes	No\$	cent or a title company'	(If Yes, include the name
Yes N	•			itle company contac		
18 Address of Property	11		19 Name and Addre	ess of Person to Wh	om the Tax Statement S	hould be Sent
545 Re	publican st		Same a	s#6		
18a 🗌 No address ass	signed 18b 🗌 Vacant Ian	d	00	~		
20 Legal Description	<u> </u>					
M. Fast	+ TO Shink	1 + East 70' E Vinage of	I nlanch	40 fee.	t of Lot	2 Block 1
The Eus	Addition to	$1 \neq C (a) = 10 e$	authe l	Rock	•	
I allop 1	tasi rion to	or nuge of	Gui S			
21 If agricultural, list tota	I number of acres	·				
	ice, including any liabilities a	ssumed	-		22	50 00
, ,					\$	00
23 Was non-real prop	perty included in the purchas	e? Yes No (If Yes, e	nter dollar amount a	and attach itemize	d list.) 23	· · ·
24 Adjusted purchase	e price paid for real estate (li	ne 22 minus line 23)			24	50,00
25 If this transfer is e	exempt from the documentary	stamp tax, list the exemption	number			
Unc	ler penalties of law, I declare t	hat I have examined this stateme		e best of my knowle	edge and belief, true, or	omplete, and
	nd that I am duly authorized to since $\mathcal{D}_{\mathcal{A}} = \mathcal{D}_{\mathcal{A}} = \mathcal{D}_{\mathcal{A}}$					
Print or T	ype Name of Grantee or Authori:	ed Representative			·	Phone Number
sign Xh	allashin	fr				10-3-2017
here Signature	e of Grantee or Authorized Repre	Secretive	Title			Date
	· · · ·	Register of Deed's Use Or	nly			For Dept. Use Only
26 Date Deed Recorded	27 Value of St	amp or Exempt Number	28 Recording Data	a 75	7 201	/
Mo. 10 Day 5	Yr. 1/ \$ 2.0	2>	BRAUM,	19 2580 '	2501	
Nebraska Department of Revi Form No. 96-269-2008 9-2017	7 Rev. Supersedes 96-269-2008 Rev. 2				Authorized by Neb. F	lev. Stat. §§ 76-214, 77-1327(2)
	Gra	antee—Retain a copy of th	his document for y	your records.		

BK2017, Pg 2380

State of Nebraska 255
State of Nebraska SS. County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this <u>J</u> day
of October A.D., 2017, at 11:05
o'clock P M. Recorded in Book 2017
on Page <u>2380-2</u> 381
Deb Klingenberger County Clerk
376.00 <u>BB</u> Deputy
Ind Comp Assessor Carded

NEBRAS	KA DOCUMENTARY STAMP TAX 3 ーノブ
<u>\$ 2.25</u>	BY BB

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:

BK2017, Pg 2381

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 Septenter, 2017.

TROY SCHMITZ Sheriff of Webster County, Nebraska

STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER }

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

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

Clerk of Webster County District Court



PARCEL # FILING NUMBE	[/] 000 (03000	[30170				Lisa	M. Mal
			_	. <u></u>			# 103	373
DOC STAMP	<u> </u>	5		tax/lien		_		
SALES FILE #	<u> </u>	15	# PAG	jes				
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SFTE		COWLES TE COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	Rosemont Commercial W/Sit
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOMI SITE	e inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAŁ COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	Sand Gréén / Golf Course	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	105						SUBURBAN	
TAX DISTRICT	105 - 100	20						
TAL SALE PRICE		.00	, <u>,, ,, ,</u> ,,, ,,,					
ADJUSTMENTS <u>\$</u>								
ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	10-2	2-201	7					
DEED TYPE	TL	2-201 WD	<u> </u>					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	з	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
CATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
• <u></u>	Para	1+ 70 C	$\left[\alpha^{+}\right]$			_		

Nebraska Department of	• To be filed with th	state Train the Register of Deeds the is needed, add an	s, • Read instruct	ions on reverse si	_{de.} 245	^{FORM} 521
	The deed will not be recorded u				ately completed.	
1 County Name	2 County Number		3 Date of Sale/Trans	fer Yr. 2017	4 Date of Deed	2 yr 2017
5 Grantor's Name, Addr	ess, and Telephone (Please Print)			Address, and Telepho	1	
Grantor's Name (Seller) Gary L. Mahin		· · ·,	Grantee's Name (Bu Todd A. & Lisa	yer) a M. Mabin		
Street or Other Mailing Ad 45 N Seward St	Idress		Street or Other Maili 105 N Cherry	ng Address		
City Red Cloud	State NE	Zip Code 68970	City Red Cloud		State NE	Zip Code 68970
Phone Number			Phone Number		e a 501(c)(3) organiz grantee a 509(a) four	
Email Address	-	- 1 - 17 01 - 20	Email Address	- L 11 - L		
(A) Status	n Number. Check one box in categori		Property Type			(C)
V Improved Unimproved	· · · ·] Mineral Interests-N] Mineral Interests-P	•	State Assessed	Mobile Home
Bill of Sale	Conservator [Corrective] Death Certificate ~ Transfer on Death [Distribution Lar Easement Lea Executor Min	<u> </u>	Partition Personal Rep. Quit Claim	Sheriff Trust/Trustee Warranty	Other
 9 Was the property purc part of an IRS like-kind (I.R.C. § 1031 Exchang Yes V No 	l exchange?	Distribution Foreck Easement Gift Exchange Granto	Life Estate		Tru	nsfer on Death Istee to Beneficiary ner (Explain)
11 Was ownership transfer	red in full? (If No, explain the division.)			s real estate purchase] Yes 🛛 No	d for same use? (If N	o, state the intended use.)
Yes ∏No	en relatives, or if to a trustee, are the trus Aunt or Uncle to Niece or Nephe Brothers and Sisters Ex-spouse		artnership, or LLC Ind Grandchild ild	Self Spouse Step-parent and	-	
14 What is the current mar	ket value of the real property?			e assumed? (If Yes, st No \$	ate the amount and i	nterest rate.) %
Yes 🗹 No	ivide a current parcel of land?		of the agent or titl	e company contact.)	Yes	(If Yes, include the name
18 Address of Property 416 N Webster St Red Cloud, NE 6897	70		19 Name and Addres	intee	the Tax Statement S	rould be Sent
18a 🛄 No address assign	ned 18b 🗌 Vacant land					
	eet, four and one-fourth inches Webster County, Nebraska.	(S15'41⁄4") North of	the South six inc	thes (S6") of Lot I	Eight (8), Block I	Four (4), Original
22 Total purchase price	, including any liabilities assumed .				22 \$	500,00
23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 000					0,00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)					500,00	
	mpt from the documentary stamp ta			•		
correct, and Kory J.	penaities of law, I declare that I have that I am duly authorized to sign this stat VCCracken	lement.	t and that it is, to the	best of my knowledge	and belief, true, co	(402) 746-3613
sign	e Name of Grantee or Authorized Repres	entative		Attorney		Phone Number
here Signature of	Grantee or Authorized Representative		ītle			Date
26 Date Deed Recorded Mo. <u>10</u> Day <u>3</u>	Register 27 Value of Stamp or Exe	er of Deed's Use On mpt Number	y 28 Recording Data BK2017,1	R 2382	· · · · · · · · · · · · · · · · · · ·	For Dept. Use Only
Nebraska Department of Revenu Form No. 96-269-2008 2-2016 Re	ev. Supersedes 96-269-2008 Rev. 7-2014	Retain a copy of thi	s document for yo	our records.	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)

017, Bg 2382

State of Nebraska Ss. County of Webster Ss. Entered on the numerical index and filed for record in the Clerk's office of said county this <u>day</u> of <u>October</u> A.D., 20/7, at <u>4:20</u> o'clock <u>A</u> M. Recorded in Book<u>20/7</u> on Page <u>382</u> <u>Deb Klingenberger</u> County Clerk <u>30.00</u> <u>BB</u> Deputy Ind__Comp__Assessor__Carded__

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	NEBRASKA DOCUMENTARY
	STAMP TAX
1	Date //2.5
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1	Sad AS By TR

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 (S15'4¼") 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 _____, 2017.

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.

KORY MCCRACKEN General Notary Comm. expires <u>State of Nebraska</u>	Lilly
My Commission Expires Aug 27, 2018	Notary Public

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Phone/Fax: (402) 746-3613 KORY:C:\wp\800\MAHI_MAHJTD 10/2/17 Page 1 of 1 Pages

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	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
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	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
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• To be filed with the Register of De • If additional space is needed, add	ransfer Statement ecds. • Read instructions on reverse side. 246 521 than attachment and identity the item.
	ment is signed and items 1-25 are accurately completed.
1 County Number 12 County Number 95	Mo Day 5 Yr 2017 A Date of Deed Mo Day 5 Yr 201
5 Grantor's Name, Address, and Telephone (Picase Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Street or Other Mailing Address 2091 Letth Ave	Street or Other Mailing Address 209 14 th Ave
Franklin NE 68939	
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes
<u>307-331-1953</u> Email Address	Bon 3311953 If Yes, is the grantee a 509(a) foundation? Yes
7 Property Classification Number: Check one box In categories A and B. Check	
(A) Status	(B) Property Type (C)
Improved Improved Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile How Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement	Land Contract/Memo Partition Sherfff Other Lesse Personal Rep. Trust/Trustee Mineral X Quit Claim Warranty
part of an IRS like-kind exchange? Auction Easement	oreclosure Irrevocable Trust Revocable Trust Transfer on Death ift Life Estate Sale Irrust Irrustee to Beneficiary
Yes Yes Court Decree Exchange G Was ownership transferred in full? (If No, explain the division.) Yes No	rantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended used of the in
Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary	
Brothers and Sisters Grandpare	Imits and Grandchild Imits Spouse ad Child Istep-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) %
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 nar of the agent or title company contact.) Yes
Address of Property 605 NEIM St. Red Cloud NE 68970 a \square No address assigned 180 \square Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent TERESA DENNEY 209 14th Ave Franklin NE 68939
South 12'6 Lot 10 and All Red Cloud City, Webster	Lots Iland 12 Block 1 County, Nebraska
If agricultural, list total number of acres	T
Total purchase price, including any liabilities assumed	
Was non-real property included in the purchase? Yes No (If Yes	s, enter dollar amount and attach itemized list.) 23 24 0000
Adjusted purchase price paid for real estate (line 22 minus line 23)	E1
If this transfer is exempt from the documentary stamp tax, list the exemp	tion number ement 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.	$\frac{307 - 331 - 1}{\text{Phone Number}}$
Print of Type Name of Grantee or Authorized Representative	Phone Number
Ign Signature of Grantee or Authorized Representative	$\frac{-}{\frac{9-5-20}{\text{Date}}}$
Register of Deed's Use	Only For Dept. Use Oni 28 Recording Data
Date Deed Recorded 27 Value of Stamp or Exempt Number	BK2017, Pg 2401-2402
raska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-132
m No. 95-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	of this document for your records.

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K2017, Pg 2401

Prepared By Name: <u>Teresa Denney</u> Address: <u>Log 14th Ave</u> Franklin State: <u>Nebraska</u> Zip Code: <u>68939</u> After Recording Return To	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 <u>5</u> day of <u>October</u> A.D., 2017, at 10:30 o'clock <u>A</u> <u>M</u> . Recorded in Book 2017 on Page <u>2401-2402</u> <u>Deb Klingenberger</u> County Clerk <u>576.00</u> <u>BB</u> Deputy Ind <u>Comp</u> <u>Assessor</u> <u>Carded</u>
Name: Teresa Denney Address: 209 14th Avel Franklin State: <u>Nebraska</u> Zip Code: <u>68939</u>	NEBRASKA DOCUMENTARY STAMP TAX Date <u>10 -5 -17</u> \$ <u>Exemptition</u> 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 <u>Ten dollars</u> (\$ 10-00) in hand paid to <u>Greg Denney</u>, a <u>married Man</u>, residing at <u>209 14thAve</u>, County of <u>Franklin</u>, City of <u>Franklin</u>, State of <u>Nebraska</u> (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to <u>Teresa Denney</u>, a <u>Married Woman</u>, residing at <u>209 14thAve</u>, County of <u>Franklin</u>, City of <u>Franklin</u>, State of <u>Nebraska</u> (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 <u>Web Ster</u>, Nebraska to-wit:

South 12'6 Lot 10 and All Lots OCK 1 Smith and Moore's Addition Webster County 605 NEIM Street) ParcelTD# 000120900

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.

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BK2017, Pg 2402

they Dernen
Granter'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)

Given under my hand this 5 day of	OCTOPER , 20 17.
	Notary Public Jolgi
GENERAL NOTARY - State of Nebraska RAQUEL FELZIEN My Comm. Exp. July 16, 2020	My Commission Expires: Tuy 14,2020

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	405	500	505	510	515	600	605	610
:	BLADEN COMMÉRCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSÉMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 Agricultural	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	· · · · · · · · · · · · · · · · · · ·
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	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
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Aspraaka beparanen o	ansfer Statement 247 FORM
• If additional space is needed, add	an attachment and identify the item.
	ent is signed and items 1-25 are accurately completed.
1 County Name 2 County Number 95	3 Date of Sale/Transfer Mo 9 Day 5 Y 2017 Mo 10 Day 5 Y 2017
Webster Select County & County Number 10 5 Granter's Name, Address, and Telephone (Please Print) 10 10	Mo. 7 Day 9 Y 2011 Mo. 10 Day 9 Y 2017 6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buver)
<u>Greg Denney</u>	Teresa Denney
Street or Other Mailing Address	Street or Other Mailing Address 209 14th Ave
City Franklin NE 68939	City Franklin NE State 68939
Phone Number 307-331-1953	Phone Number Is the grantee a 501(c)(3) organization? Yes No
Email Address	307 331-1 953 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	
	(B) Property Type (C)
Industrial Single Family Industrial Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Home
	Mineral Interests-Producing
	Land Contract/Memo Partition Sheriff Other
	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?	eclosure Inrevocable Trust Revocable Trust Transfer on Death
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
	ntor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (if No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary n	
	, Partnership, or LLC Self Other
	is and Grandchild Spouse
Ex-spouse Parents and	Child Green Child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
4 21,835 =	Yes 🛛 No \$%
15 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	19 Name and Address of Person to Whom the Tax Statement Should be Sent
729 NEIMSt.	
Red Cloud NE 68970	Teresa Denney
18a No address assigned 18b Vacant land	209 14th Aves Franklin NE 68939
20 Legal Description	
Lots 4-6 Block 6 Smi	thana moons reaction
Red Cloud City Webste	r County Nebraska
	$\mathcal{O}_{\mathcal{O}}$ is the first of $\mathcal{I}_{\mathcal{O}}$. The second
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	22 ⁵ 10 ⁰⁰
23 Was non-real property included in the purchase? TYes X No (If Yes,	enter dollar amount and attach itemized list.) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
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25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statem	ent and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.	
Print or Sype Name of Scantee or Authorized Representative	<u> 307-331-195</u> Phone Number
Sign Print or Upe Name of Stantee or Authorized Representative	
- Henney	$\frac{1-3-201}{\text{Date}}$
Register of Deed's Use C 25 Date Deed Recorded 27 Value of Stamp or Exempt Number	Image: Point State For Dept. Use Only 28 Recording Data 28 Recording Data
w 10 parts y 17 \$ Evanable 5	RUDAIZ B 1412-1414
Mo. 1 DayYr. 1	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	

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

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BK2017, Pg 2403

Prepared By Name: <u>Teresa Denney</u> Address: <u>Jog 14th Ave</u> <i>Franklin</i> State: <u>Nebraska</u> Zip Code: <u>68939</u> After Recording Return To	State of Nebraska ss. County of Webster ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 5_day of <u>October</u> A.D., 2017, at 10:35 o'clock A_M. Recorded in Book <u>2017</u> on Page <u>2403</u> 2407 <u>Opb Klingenberger</u> County Clerk <u>*16.00</u> <u>/3.B</u> Deputy IndComp_Assessor_Carded
Name: Teresa Denney Address: 209 14th Ave Franklin State: Nebraska Zip Code: 68939	NEBRASKA DOCUMENTARY STAMP TAX Date_10-5-17 \$Exempt AseBy_13B
	Space Above This Line for Recorder's Use
NEBRASKA QUI	T. CLAIM. DEED
STATE OF NEBRASKA	
COUNTY OF Webster	
KNOW ALL MEN BY THESE PRESENTS, THE Ten dollars (\$ 10 - 9) in hand paid to
Greg Denney, a Married Ma	n, residing at 209 14Th Avenue
County of <u>Franklin</u> , City of <u>Franklin</u> (hereinafter known as the "Grantor(s)") hereby	
Teresa Denney, a Married Wo	man, residing at 209 14th Aven up
County of Franklin, City of Franklin	, State of Nebraska
(hereinafter known as the "Grantees(s)") all th	e rights, title, interest, and claim in or to
the following described real estate, situated in to-wit:	the County of Webster, Nebraska
Lots 4-6 Block 6 Smith	and Moore's Addition
Lots 4-6 Blockb Smith Red Cloud City, Webste	County, Nebraska.
Address - 729 NEIM Stree	+ Parcel [D 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.

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Grantor's Signature 109 2D9 111 Address Tanklin 939 City, State & Zip

K2017, Pg 2404

Grantor's Signature

Grantor's Name

Address

City, State & Zip

STATE OF NEBRASKA) COUNTY OF _______

Given under my hand this 5 day of	OCTOPER, 20/7.
E GENERAL NOTARY State (Although I	Rappiel Folgier
GENERAL NOTARY - State of Nebraska RAQUEL FELZIEN My Comm. Exp. July 16, 2020	My Commission Expires: <u>July 16, 20</u> 20
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		• 	_				Lynette	K. Lugr
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	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	510
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
C	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1000	2000	4800	9000	9500		RURAL RESIDENTIAL	
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	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

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Nebraska Department of	 To be filed with the F If additional space is 	legister of Deed: needed, add an	nsfer Statemen . • Read instructions on reverse attachment and identify the item.	side.	FORM 521
	The deed will not be recorded unle	ss this statemer	it is signed and items 1-25 are acc	urately completed.	••••••••••••••••••••••••••••••••••••••
1 County Name	2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo07 Day17 yr2017	4 Date of Deed	17 2017
5 Grantor's Name, Add	dress, and Telephone (Please Print)		6 Grantee's Name, Address, and Telep	. Mo Day	<u> </u>
Grantor's Name (Seller) Linda L. Lygrisse			Grantee's Name (Buyer) Daniel M: Lygrisse, Jeanette		K huminan
Street or Other Mailing 1034 N Chestnu	Address	10 <u>10 11 11 11 11 11 11 11 11 11 11 11 11 1</u>	Street or Other Mailing Address 1034 N Chestnut St		ie n. Lygnsse
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 gran	ntee a 501 (c)(3) organizatio ne grantee a 509(a) foundat	n7 Yes VINo
Email Address			Email Address		
7 Property Classificat	ion Number. Check one box in categories A	and B. Check C if	property is also a mobile home.		· · · · · · · · · · · · · · · · · · ·
(A) Status		(B)	Property Type		(C)
✓ Improved ☐ Unimproved ☐ IOLL	Single Family Industrial Multi-Family Agriculture	L.	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed	Mobile Home
8 Type of Deed Bill of Sale		<u> </u>	d Contract/Memo	Sheriff Ot	har
		asement Lea (ecutor Min		Trust/Trustee Warranty	
9 Was the property pur part of an IRS like-kir (I.R.C. § 1031 Exchai Yes V N 11 Was ownership transfe	ad exchange? Auction Ease a Court Decree Exch erred in full? (If No, explain the division.)	ribution	☐ Life Estate ☐ Sale	on of Contract Other	er on Death e to Beneficiary (Explain) tate the intended use.)
13 Was the transfer betw Yes No	Brothers and Sisters	and beneficiary relat Family Corp., Pamily	artnership, or LLC Self nd Grandchild Spouse	Other_	
14 What is the current ma	rket value of the real property?		15 Was the mortgage assumed? (If Yes,	state the amount and intere	est rate.)
16 Does this conveyance	divide a current parcel of land?		Yes V No \$	ent or a title company? (If y	%
Yes No 18 Address of Property	J		of the agent or title company contact.)	Yes	🔽 No
1034 N Chestnut St			19 Name and Address of Person to Whor Linda L. Lygrisse	n the Tax Statement Should	d be Sent
Red Cloud, NE 689			1034 N Chestnut St		
18a No address assig	ned 18b Vacant land	Ì	Red Cloud, NE 68970		
Lots Twenty-fi (1), City of Red 21 If agricultural, list total r	ve (25), Twenty-six (26) an d Cloud, Webster County, !	d Twenty-se Nebraska.	even (27), Shuck's Subd	ivision of Annex	Lot One
	iditibel di acles,				
	e, including any liabilities assumed			22 \$	0
	rty included in the purchase? [] Yes			S STREET	0;00
	price paid for real estate (line 22 minus li		_	24	0010
20 II Unis transfer is exe	empt from the documentary stamp tax, lis	t the exemption r	number va		· · · · · · · · · · · · · · · · · · ·
correct, and	that I am duly authorized to sign this statemer MCCracken	nou uns statement t	and mathering, to the best of my knowledge		te, and (402) 746-3613
	e Name of Eigentee or Authorized Representat	ive			hone Number

sign	Attorney	Phone Number
here Signature of Grantee or Authorized Representative	Title	Date Date
Register of Deed's Use	e Only	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	······································
Mo. 10 Day 10 Yr. 17 \$ Exempt # Sa	BK2017, Pg 2410-2411	
Nebraska Department of Revenue		Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014		161 Olar 39 10-214, 11-1021(2)

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

۱

BK2017, Pg 2410

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this <u>10</u> day of <u>October</u> A.D., 20 <u>17</u>, at <u>11:00</u> o'clock <u>A</u>. M. Recorded in Book <u>2017</u> on Page <u>2410 2411</u> <u>Deb Klingenberger</u> County Clerk <u>516,00</u> <u>B.A. Deputy</u> Ind Comp. <u>Ascessor</u> <u>Carded</u>

NEBRASKA DOCUMENTARY STAMP TAX Date_/0-/0-/7	
SEXEMPTHS 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

inda L. Lygrisse

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 4, 2017, by Linda L. Lygrisse, a single person.

KORY MCCRACKEN **General Notary** Comm. ext ires State of Nebraska Notary Public My Commission Expires Aug 27, 2018

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Phone/Fax: (402) 746-3613 KORY:C:wp/800LYGRI_LE.QCD 7/17/17 Page 1 of 1 Pages

		STATE OF NEBRASKA	2.13K2017,163417-
A. 5.	CERTIFIES THE DOCUMENT BELC	E RAISED SEAL OF THE STATE O DW TO BE A TRUE COPY OF THE DEPARTMENT OF HEALTH AND HUMAN	ORIGINAL RECORD
	RECORDS OFFICE, WHICH IS THE LEGA	AND STANL	mlin D. Corpon ers boopen and state registran
ر الحرق 2014 - 2014 2014 - 2014	7/26/2017 LINCOLN, NEBRASKA STATE OF NEBR		TMENT HEALTH AND I SERVICES RVICES 17.08881
	1. DECEDENT'S-NAME (First, Middle, Last, Suffix)	CERTIFICATE OF DEATH	EX 3, DATE OF DEATH (Mo., Day, Yr.)
	Donald Fred Ames A CITY AND STATE OR TERRITORY, OR POREIGN COUNTRY Deriver Colorado	OF BIRTH 5a, AGE - Last Birthday 5b. UNDER 1 YEAR 5c	iale June 28, 2017 UNDER 1 DAY 6. DATE OF BIRTH Mic Day Yr.1 URS MINS. October 4, 1942
1994	7. UMBER 8b: FACIUTY-NAME (If not institution, give street and number)	🚟 🚽 👘 👘 🖓 👘	HER INursing Home/LTC Hospice Facility
ECTOR	1034 North Chestnut Street	DOA	Other (Specify)
by: FUNERAL DIRECTOR	8c. CITY OR TOWN OF DEATH (Include Zip Code) Red Cloud 68970 9a. RESIDENCE-STATE 9b. COUNTY	Wel	INTO DEATH
FUNER	9b, RESIDENCE STATE 9b. COUNTY Nebraska Webste 9d. STREET AND NUMBER		
hêở by:	1034 North Chestnut Street 10a MARITAL STATUS AT TIME OF DEATH X Married Nor Married, but separated Wildowod Divorced		
oleted/verified	11. FATHER'S-NAME (First, Middle, Last, Suffix) Clifton Ashley Arnes	12. MOTHER'S-NAME (First, Edith Annabelle Ada	Middle, Maiden Surname)
at the second se	12 EVER IN LLC ADMED EOROFE22 Glue dates of carving if Ve	Linda Lygrisse	14b. RELATIONSHIP TO DECEDENT . Spouse
To be con	File The store Children Store Children		June 28, 2017
	Removal (Other (Specify) BV Cremation Ce		js Nebraska
~	17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, Simonson-Williams Funeral Home, 241 W. 4th A	Ave., Red Cloud, Nebřaska	17b Zip Code 68970
	15. PARTI. Effer the chain of events - diseases, injuries, or complications medicatory agent, of ventricular flaridation without showing the etiology	SE OF DEATH (See instructions and examples that directly caused the death, DO NOT enter terminal excepts such as car gg, DO NOT ABBREVIATE. Enter only one cause on a line. Add additiona	diac arrest, APPROXIMATE INTERVAL
	IMMEDIATE CAUSE (Final IMMEDIATE CAUSE (Final disease or condition resulting	ARREST	SUDDEN
	in dealbh Beguismtalty list conditions, II any, leading to the cause listed	CE OF:	TWO MONTHS
1986	on line a. Enter the UNDERLYING CAUSE Glasses Grinjury that initiated	CE OF:	onset to death
	the events resulting in dustri) LAST d)	ICE OF:	onset to death
er.	18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions co	ntributing to the death but not resulting in the underlying cau	se given in PART I. 19. WAS MEDICAL EXAMINER OR CORONER CONTACTED?
СЕВТИНИЕВ	20. IF FEMALE: 21. Not pregnant within past year	2. MANNER OF DEATH 21b. IF TRANSPORTA Natural Homicide Driver/Operator	
		Accident Pending Investigation Peasenger Suicida Could not be defermined Pedestrian Other (Specify)	21d, WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH?
and a set	Linki for the grant within the past year		Office building, construction Site, etc. (Specify)
Talka comulated bur	224. INJURY AT WORKS 220. DESCRIBE HOW INJURY OC	CURRED	3.0 M 4 24
	221. LOCATION OF INJURY - STREET & NUMBER, APT.NO.	CITY/TOWN	STATE ZIP CODE
100	23a. DATE OP DEATH (Mo., Day, Yr.)	24a. DATE SIGNED (Mo., June 28, 2017	08:00 AM
SVC	A BULL 23b. DATE SIGNED (Mo., Day, Yr.) 23c. TIME 23d. To the best of my knowledge, death occurred at the time, and fue to the cutseles stated. (Signature and Tide)		D (Mo., Day, Yr.) 24d. TIME PRONOUNCED DEAD 08:45 AM on and/or investigation, in my opinion death occurred at
	and due to the cause(s) stated. (Signature and Title)		and due to the cause(s) stated, (signature and line) ster County Sheriff
	25. DID TOBACCO USE CONTRIBUTE TO THE DEATH?	26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDER	ED7 265. WAS CONSENT GRANTED7 Not Applicable If 25a is NO XES NO
	Troy Schmitz, Webster County Sheriff, 641 N C	Cedar, Red Cloud, Nebraska, 68970	Z8b. DATE FILED BY REGISTRAR (MO, Day, YL) July 13, 2017
	282 REGISTRAR'S SIGNATURE Stanley		July 13, 2017
		·····································	

			CO	VER PAGE PRO	OPERTY TRA	NSFER		
BOOK & PAG	11 2017	-2435		5ES		GRANTEE MASTER NAME	* EASt (Coast
PARCEL # FILING NUMBE	1 m /39	<u>-2435</u> 2500/3	<u>7</u> 430				Bous h	Hunting
							Club.	UC
DOC STAMP	<u>54.</u>	00	_	tax/lien		_	#1312	.9
SALES FILE #	* 24°	9	# PAGE	ES			1	
NÉIGHBORHOOD #	#	·						
	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		<u></u>	<u> </u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
. L						ţ	SUBURBAN	
TAX DISTRICT	65							
TOTAL SALE PRICE	24.00	50						
521 ADJUSTMENTS <u>\$</u>								
SOR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	10-	<u>6-2017</u> D						
DEED TYPE	W	\mathcal{D}						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S.	ALE NOT TO BE USED AF	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS

.

Nebraska Department of	• To be filed	with the Regist	er of Deeds	. • Read instru	tatemer Inctions on revers	e side. ^C	249	FORM 521	I
	The deed will not be reco						completed	<u>i.</u>	
1 County Name	2 County Num			3 Date of Sale/Tra	ansfer	4 Da	te of Deed		
-	WEBSTER - 91			Mo Da	ayYr201	<u>7</u> м	o D	ay Yr	
5 Grantor's Name, Addre	ess, and Telephone (Please Pr	ínt)			e, Address, and Tel				
Grantor's Name (Seller) James D. Milliken				Grantee's Name (^{Buyer)} Boys Hunting	Club 11	C		
Street or Other Mailing Ad				Street or Other M	ailing Address				
57828 855th Rd	01-11-	···	Lip Code	57828 855tr	n Hd		State	Zip Ci	nde
^{City} Wayne	State NE	2	68787	Wayne			NE	6	<u>8787</u>
Phone Number (402) 375-9163				Phone Number (402) 375-9	163 Is the gr		1(c)(3) orgar e a 509(a) fo		✓ No No
Email Address	/ · -		<u> </u>	Email Address		<u>uno g</u>			
· · · · · · · · · · · · · · · · · · ·				l				- <u></u>	
	n Number. Check one box in (categories A and E		Property is also a				(C)	
(A) Status	Single Family	Industrial	(8) Г	Mineral Interests	s-Nonproducing		tate Assesse		e Home
Unimproved	Single Family Multi-Family Commercial	Agricultural Becreational		Mineral Interest			xempt		
Bill of Sale	Conservator Corrective Death Certificate – Transfer on E	Distribut	ent Lea		Partition Personal Rep. Quit Claim	Sheri	Trustee	Other	
9 Was the property purc part of an IRS like-king	hased as 10 Type of Trans				ible Trust Revoc	able Trust		Transfer on Death Trustee to Beneficiar	у
(I.R.C. § 1031 Exchang Yes 7 No			=	or Trust 🗌 Partition		letion of Co		Other (Explain) LLC	
Yes No		<u></u>			✓ Yes 🗌 No		ame use? (f No, state the intend	led use.)
13 Was the transfer between	en relatives, or if to a trustee, ar					x.)			
Yes 🗸 No	Aunt or Uncle to Niece of		• •	artnership, or LLC	Self		Цo	ther	
	Brothers and Sisters		•	and Grandchild	Spouse Step-parent	and Stop	shiid		
	Ex-spouse		arents and Ch		jage assumed? (If Y	•		d interest rate)	
\$24,000	ket value of the real property?			Yes		53, 31010 UM	s amount as	a moraer lae.y	%
16 Does this conveyance of	livide a current parcel of land?			17 Was transfer th		agent or a		y? (If Yes, include th	e name V No
Yes V No					dress of Person to W	· 🗆 ·			
18 Address of Property 631 N Chestnut St					oys Hunting Clu				
Red Cloud, NE 6897	0			57828 855th I					
18a 🗌 No address assig	ned 18b 🗌 Vacant land			Wayne, NE 68	8787				
20 Legal Description			·	· · · · · · · · · · · · · · · · · · ·				····	
The South Half (S 1 21 If agricultural, list total n	I/2) of Lot Two (2) and a umber of acres	I of Lot Three ((3), Block S	Six (6), LeDuc's	Addition to Re	d Cloud,	Webster	County, Nebras	ka
22 Total purchase price	, including any liabilities as	sumed					22	24,000	00
23 Was non-real prope	rty included in the purchase	? 🗌 Yes 🔽 N	vlo (If Yes, er	nter dollar amoun	t and attach itemiz	ed list.)	23 		↓
24 Adjusted purchase p	price paid for real estate (line	e 22 minus line 2	3)	<i>.</i>		· · · · · ·	24	24,000	00
25 If this transfer is exe	mpt from the documentary	stamp tax, list the	e exemption	number	•••••••••••••••••••••••••••••••••••••••				
	penalties of law, I declare that that I am duly authorized to sig		this statemer	nt and that it is, to t	the best of my know	ledge and	belief, true,	complete, and	
	D. Milliken	T and otationiona						(402) 375-	9163
	A Name of Grantee or Authorize	d Representative			President	:		Phone Number	7
- //	f Grantee or Authorized Repres	entative		Title				Date	
		Register of Dee	d's Use On					For Dept. Use	Only
26 Date Deed Recorded Mo. 10 Day 13	Yr. 17 \$ 54.	np or Exempt Numl	ber	28 Recording Data RK20/7	1, Pg 243	5	_		
Nebraska Department of Revenu		-	ł	LINOUI I	1.7		orized by Neb	. Rev. Stat. §§ 76-214, 7	7-1327(2)
			. copy of th	is document fo	r your records.				

State of Nebraska 3 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 <u>October</u> A.D., 2017, at 10:40
o'clock A M. Recorded in Book 2017
on Page <u>2435</u>
Deb Klingenberger County Clerk
<u>\$/0.00</u> <u>BB</u> Deputy
IndCompAssessorCarded

BK2017, Pg 2435

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.

, 2017. 10.11 Executed James D. Milliken STATE OF NEBRASKA) ss. COUNTY OF WAYNE

The foregoing instrument was acknowledged before me on <u>Ochuber 6</u> s D. Milliken, a single person. TARY - State of Nebraska E.M. JORGENSEN M. JORGENSEN 2017, by James D. Milliken, a single person.

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

Notary Public

RESIDENTIAL SALES FILE

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

R	ESIDENTIAL DA	FA 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	-0-10025-006-00	00
EAST COAST BOYS HUNTING CLUB, LLC	Situ; Legal		ESTNUT ST ' LOT 2 & ALL L	
57828 855TH ROAD WAYNE, NE 68787-			ADDITION RED CL	
	LOT INFORMA			
Neighborhood : 200 RED CLOUD				
Lot Width : 75			Value Metho	d: SF
Lot Depth : 142			# of Units	: 10650
Topography : Amen:	ities		Unit Value	: 0.09
Street Access :			Adjustments	
Utilities :			Lot Value	: 940
	PHYSICAL INFOR			
Type : 1 - Single Family	Yea	ar Built/Age	: 1882/135	
Quality : 40 - Good	Eff	ective Age	:	
Condition : 30 - Average	Ren	nodel Date	:	
Arch Type :	Ren	lodel Type	;	
Style : 1-1/2-St-Fin 93% One-				
Exterior Wall : 100% SIDING	1			
Floor Area : 1,674				
Basement Area : 0				
Sub Floor : WOOD JOIST/WOOD SUBFI	LOOR			
Bedrooms : 3				
Baths : 2.0				
	1% STOVE HEAT			
Roof Type : COMP SHINGLES	O DIOVE ILEAL			
Plumbing Fixt : 8				
	VALUATION SUM	MARY		
Estimate of Value (Using Cost Approa Estimate of Value (Using Market Appr Estimate of Value (Using Model) Model # and Description Calculations 0 x	roach)			\$28,410
	FINAL ESTIM	ATE		
Improvement Value Land Value	• • • • • • • • • • • • • • •		••••	\$27,470 \$940
FINAL ESTIMATE OF VALUE Value per Square Foot				\$28,410 16
Current Total Assessed Value for Par	cel # 0001395	00		\$28,410

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

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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
	Legal	SOUTH 25' LOT 2 & ALL LOT 3 BLOCK 6
57828 855TH ROAD		LEDUC'S ADDITION RED CLOUD
WAYNE, NE 6	8787-	

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

DESC	RIPTION			
	<u>Square fee</u>	t. Ba	<u>se SF Cost</u>	<u>Total_Cost</u>
BASIC STRUCTURE COST	1,674	x	91.68	= 153,472
ADJUSTMENTS	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	Total Cost
ROOFING	1,153	(1.95)	(1.34)	(2,243)
SUBFLOOR				
HEATING & COOLING	1,674	1.84	1.84	3,080
PLUMBING Base is: 12 (under base)	4	1910	(4.34)	(7,265)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1674	x	87.84	= 147,044
IMPROVEMENTS	<u>Units</u>	<u>Unit Cost</u>	Depr	<u>Total_Cost</u>
NO GARAGE				
DET GAR FAIR COND	180	16.20	42%	1,690 *
CONCRETE DRIVE/FAIR	651	4.11	428	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% To	al 85% Physical	Funct	ional	Econom	ic
	Less Dep:	reciation/Pl	us Appre	ciation :	(129,370)
Improvement Value					\$22,830
Land Value					\$940
Lump Sums					4,640 *
ESTIMATE OF VALUE (USING T	IE COST APPROACH)				\$28,410
Value per Square Foot					\$16.00

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

WEBSTER COUNTY	ASSESSOI	R		MK;	1 Cart	6275
621 N Cedar St						
Red Cloud Ne 68970						
Phone & Fax (402)746-2717						100
Deb Langer, Assessor Clerk					and the second	
dlwebcoassr@outlook.com				DATE:	10/30/2017	
SELLER: JAMES D. MILLIKI	EN					
57828 885TH RD						
WAYNE, NE 68787	r					
BUYER: EAST COAST BOY	S HUNTING CI	LUB, LLC				
57828 855TH RD						
WAYNE, NE 68787	r					
RE: RESIDENTIAL PROPE	RTY SALES V	ERIFICATION				
PARCEL ID: 139500	37430	BOOK/PAGE:	2017-2435	DATE OF	SALE:	10/6/2017
LEGAL DESCRIPTION:	SOUTH F	725' LOT 2 & ALL LOT 3	BLOCK 6 LEDUC'S ADDIT	ION RED C	LOUD	

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

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

سنت من

What w	vas the total purchase				
1	price?	\$_\$	24,000.00	Yes / No	
If N	o explain:			-	
2 Was any p	personal property incl	uded in the sale price?	Yes / No	Personal Property was	s (circle all that apply):
Appliance	es Furniture Othe	r (please explain):			
3 What is th	e dollar value of the j	personal property that was inclu	ded in the purchase p	rice? \$	
		erty and produces income, wh	at rent has been char	ged for it in \$	
4 each of th	e past five years?				
5 What exp	enses have been incu	rred in each of the past five ye	ars? \$		-
6 How long	was the property on t	he market?			
7 Were any	changes made to the	property either before or after the	ne sale?	Yes / No	
(Example	: Remodeling Ren	ovations Additions Repairs	Demolition)		
If Yes exp	lain:				

CONTINUED ON BACK

		9- <i>2436</i> 92 <i>0</i> 01, 901702		ee196			# 1313	<u>y L. Ihu</u> 32
DOCSTAMP	<u>s 427.5</u>	50	_	tax/lien		_		
SALES FILE	<u>25(</u>	0	# PAGE	<u></u>	-			
IGHBORHOOD I		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	inavale Commercial 🔨		AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	. RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
			AGRICOLIORAL	EAEWIFT		Ruetil	SUBURBAN	$\underline{\times}$
AX DISTRICT	185	,			A	Blue Hil pppaisol	Type-FA	rm
L SALE PRICE	189.3	300					•	
DJUSTMENTS \$								
шизтментs \$								
	NO							
					、			
SALES DATE	10-10-		<u> </u>					
DEED TYPE		ωD						
SALE QUAL	(YE)	ADJUSTED	SUBCHNGD	NO	MOBILE			
		2	3	4	5			
CODE		AS ADJUSTED	SUBCHANGED SA	ALE NOT TO BE USED AF	VALID FOR			
CODE	USABILITY				MEASUREMENT			
		BLA	cow	GR	INA	RC	ROS	RUR

VEBRASKA				бО FORM 521
BOOD Life. Great Service.	 To be filed If addition; 	with the Register of Dee al space is needed, add a	ds. • Read instructions on reverse side. In attachment and identify the item.	521
			ent is signed and items 1-25 are accurately con	npleted.
County Name	2 County Num		3 Date of Sale/Transfer 4 Date o	
	ADAMS - 1	S		<u>10 Day 10 Yr. 17</u>
	ss, and Telephone (Please Pr	int)	6 Grantee's Name, Address, and Telephone (Pleas Grantee's Name (Buver)	
rantor's Name (Seller) Iowshare, L.L.C.			Clay D. and Ashley L. thurman	
treet or Other Mailing Add	iress		Street or Other Mailing Address 2404 Road 1625	
P.O. Box 519	State	Zip Code 68902	City State	
lastings hone Number	NE	00902	Phone Number Is the grantee a 501(c)	(3) organization? Yes 🖌
102) 519-2777			(402) 705-3248 If Yes, is the grantee a Email Address	509(a) foundation? Yes 🖌
^{mail Address} dam@Agriaffiliate	s.com		claythurman1980@yahoo.com	
Property Classification	Number. Check one box in a	categories A and B. Check (C if property is also a mobile home.	
(A) Status			B) Property Type	(C)
ا استنا	Single Family			Assessed Mobile Hor
Unimproved	Multi-Family	Agricultural Recreational	Mineral Interests-Producing	, pr
			and Contract/Memo Partition Sheriff	Other
<u> </u>	orrective		_ease Personal Rep. Trust/Trus	
Cernetery 🔲 D	eath Certificate – Transfer on E	Death 🗌 Executor 🔤	Vineral 🗌 Quit Claim 🗹 Warranty	
Was the property purch part of an IRS like-kind	ased as 10 Type of Trans		eclosure irrevocable Trust Revocable Trust	Transfer on Death
(I.R.C. § 1031 Exchang	e) Auction	Easement Gift		Trustee to Beneficiary
Yes Ves No	red in full? (If No, explain the di		ntor Trust Partition Satisfaction of Contra 12 Was real estate purchased for sam	
Yes No		·····	Yes 🗌 No	
Was the transfer betwee	n relatives, or if to a trustee, an	re the trustor and beneficiary r	elatives? (If Yes, check the appropriate box.)	
Yes Vo	Aunt or Uncle to Niece		, Partnership, or LLC	Other
	Brothers and Sisters		ts and Grandchild Spouse	4
	Ex-spouse	Parents and	Child Step-parent and Step-chilk 15 Was the mortgage assumed? (If Yes, state the ar	
	ket value of the real property?		Yes No \$	
\$189,300 Does this conveyance di	ivide a current parcel of land?		17 Was transfer through a real estate agent or a title	company? (If Yes, include the nar
🗌 Yes 🗹 No			of the agent or title company contact.)	Adam Pavelka
Address of Property			19 Name and Address of Person to Whom the Tax S	tatement Should be Sent
2404 Rd 1625,	Blue Hill, NE 689	30	grantees	
	and son 🗌 Vecestions			
a No address assign Legal Description	ied 18b Vacant land			
See attachmen	t			
bee attachmen	L			
If agricultural, list total n	umber of acres	·		
				\$ 180 300 ¹ 00
	umber of acres	sumed	22	\$ 189,300,00
2 Total purchase price			enter dollar amount and attach itemized list.) 23	189,300,00 \$
2 Total purchase price 3 Was non-real proper	, including any liabilities as ty included in the purchase	e? 🗌 Yes 🗌 No (If Yes	enter dollar amount and attach itemized list.) 23	189,300 <u>'</u> 00 \$
2 Total purchase price 3 Was non-real proper 4 Adjusted purchase p	, including any liabilities as rty included in the purchase price paid for real estate (lin	e? Yes No (If Yes) ne 22 minus line 23)	enter dollar amount and attach itemized list.) 23	189,300 <u>'</u> 00 \$
2 Total purchase price 3 Was non-real proper 4 Adjusted purchase p 5 If this transfer is exe	, including any liabilities as ity included in the purchase price paid for real estate (lin mpt from the documentary	e? Yes No (If Yes) ne 22 minus line 23) stamp tax, list the exempt	enter dollar amount and attach itemized list.) 23	189,300,00 \$ \$ \$ 189,300,00
2 Total purchase price 3 Was non-real proper 4 Adjusted purchase p 5 If this transfer is exe Under correct, and	, including any liabilities as rty included in the purchase price paid for real estate (lin mpt from the documentary penalties of law, I declare th that I am duly authorized to sig	e? Yes No (If Yes ne 22 minus line 23) stamp tax, list the exempt nat I have examined this state	enter dollar amount and attach itemized list.) 23	189,300,00 \$ 1 \$ 189,300,00
2 Total purchase price 3 Was non-real proper 4 Adjusted purchase p 5 If this transfer is exe Under correct, and Clay D.	n, including any liabilities as rty included in the purchase price paid for real estate (lin mpt from the documentary penalties of law, I declare th that I am duly authorized to sig Thurman	e? Yes No (If Yes, he 22 minus line 23) stamp tax, list the exempt hat I have examined this state on this statement.	enter dollar amount and attach itemized list.) 23	189,300,00 189,300,00 189,300,00 ief, true, complete, and (402) 705-324
2 Total purchase price 3 Was non-real proper 4 Adjusted purchase p 5 If this transfer is exe Under correct, and Clay D. Print or Type	, including any liabilities as rty included in the purchase price paid for real estate (lin mpt from the documentary penalties of law, I declare th that I am duly authorized to sig	e? Yes No (If Yes, he 22 minus line 23) stamp tax, list the exempt hat I have examined this state on this statement.	enter dollar amount and attach itemized list.) 23	189,300,00 1 1 1 1 1 1 1 1 1 1 1 1 1
2 Total purchase price 3 Was non-real proper 4 Adjusted purchase p 5 If this transfer is exe Under correct, and Clay D. Print or Type	e, including any liabilities as rty included in the purchase price paid for real estate (lin mpt from the documentary penalties of law, I declare th that I am duly authorized to sig Thurman e Marre of Grantee-or Authorize	e? Yes No (If Yes the 22 minus line 23) stamp tax, list the exempt that I have examined this state on this statement. ed Representative	enter dollar amount and attach itemized list.) 23	189,300,00 189,300,00 189,300,00 16f, true, complete, and (402) 705-324 Phone Number
3 Was non-real proper 4 Adjusted purchase p 5 If this transfer is exe Under correct, and Clay D. Print or Type	n, including any liabilities as rty included in the purchase price paid for real estate (lin mpt from the documentary penalties of law, I declare th that I am duly authorized to sig Thurman	e? Yes No (If Yes he 22 minus line 23) stamp tax, list the exempt hat I have examined this state on this statement. ed Representative sentative	enter dollar amount and attach itemized list.) 23 on number nent and that it is, to the best of my knowledge and bel Grantee Title	189,300,00 189,300,00 189,300,00 ief, true, complete, and (402) 705-324 Phone Number 10-10-2017 Date
2 Total purchase price 3 Was non-real proper 4 Adjusted purchase price 5 If this transfer is exe Under correct, and Clay D. Print or Type Sign	h, including any liabilities as rty included in the purchase price paid for real estate (lin mpt from the documentary penalties of law, I declare th that I am duly authorized to sig Thurman Marge of Grantee or Authorized f Grantee or Authorized Repres	e? Yes No (If Yes he 22 minus line 23) stamp tax, list the exempt hat I have examined this state on this statement. ed Representative sentative Register of Deed's Use	enter dollar amount and attach itemized list.) 23 24 on number nent and that it is, to the best of my knowledge and bel Grantee Title Only	189,300,00 189,300,00 189,300,00 ief, true, complete, and (402) 705-324 Phone Number 10-10-2017
2 Total purchase price 3 Was non-real proper 4 Adjusted purchase p 5 If this transfer is exe Under correct, and Clay D. Print or Type	h, including any liabilities as rty included in the purchase price paid for real estate (lin mpt from the documentary penalties of law, I declare th that I am duly authorized to sig Thurman Marge of Grantee or Authorized f Grantee or Authorized Repres	e? Yes No (If Yes he 22 minus line 23) stamp tax, list the exempt hat I have examined this state on this statement. ed Representative sentative	enter dollar amount and attach itemized list.) 23 on number nent and that it is, to the best of my knowledge and bel Grantee Title	189,300,00 189,300,00 189,300,00 16f, true, complete, and (402) 705-324 Phone Number 10-10-2017 Date

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 6th 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 6th 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.

BK2017, Pg 2436

State of Nebraska ss.

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 20/7 on Page 2436 Deb Klingenberger County Clerk \$10.00 BB Deputy Ind Comp___Assessor___Carded

NEBRASKA DOCUMENTARY
STALAD TAV
STAMP TAX
Data 10-13-17
\$ <u>427.50 By BB</u>

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, GRANTEES, 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 Ouarter (SE% SW%) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th 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 6th 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 GRANTEES that GRANTOR:

(1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;

(2) has legal power and lawful authority to convey the same;

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

Executed: 10 - 10. 2017.

PLOWSHARE, L.L.C.

ADAM D. PAVELKA, MEMBER

STATE OF NEBRASKA)) SS:

COUNTY OF ADAMS)

The foregoing warranty deed was acknowledged before me on $(10^{+1} \cdot 10^{+1})$ Adam D. Pavelka.

an) Notary Pul



WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

		M RESIDENCE DA	TA				
Date of Print: Inspected By:	10/31/2017 SK Inspection Date: 08/	05/2015		Record:	1	of:	1
Parcel ID #:	001702001	Map #	: 4133-3-3-0-	0-66195			_
	D. AND ASHLEY L.		:2404 RD 1625 :A TRACT OF L	AND IN SE1/4	SW1/4	3-4-10	-
2404 ROAD 1625 BLUE HILL, NE	68930-						
	РНҮ	SICAL INFORMAT	ION				
Condition Arch Type	: One-Story 34% Two-Story : 100% SIDING : 2498 : 784	Effecti Remodel Remodel	ve Age : Date :	1970 / 47			_
	: 100% WARM & COOLED : COMP SHINGLES						

RESIDENCE VALUATION SUMMARY	
Improvement Value	\$99,620
Lump Sums Lump Sums Description : SUB BH	\$10,020 *
FINAL ESTIMATE OF VALUE	\$109,640
FARM VALUATION SUMMARY	
 Residence Value	\$109,640
Agland Value	\$10,645
Total Value	\$120,285
Current Total Assessed Value for Parcel # 001702001	\$120,285

Page 1 of 2

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Parcel ID #: 001702001	Map # :	4133-3-3-0	-0-66195	
Parcer 1D #: 001/02001	мар # -	4T22=2=2=0	-0-0133	
		2404 RD 162		
	Legal :	A TRACT OF	LAND IN SE:	1/4sw1/4 3-4-1
2404 ROAD 1625 BLUE HILL, NE 68930-				
				-
COST APPROACH - Val	-			
Appraisal Zone : 1000 Manual Date : 06/13	Cost	Factor :0.	95	
DESCR	IPTION			
	Square fee			Total Cost
BASIC STRUCTURE COST	2,498	x	67.83	= 169,439
ADJUSTMENTS	Units	Unit Cost	Area Adj	Total Cost
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
IMPROVEMENTS	Units	Unit Cost	Depr	Total Cost
ATTACHED GARAGE	792		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	178	10,020
PORCH W/ROOF & STEPS		27.95		2,265
OPEN SLAB	40	6.85		275
OPEN SLAB	40	6.85		275

TOTAL REPLACEM	ENT	COST :	NEW			2498	х	90.63	= 226,405
Depreciation	:	568	Total	56%	Physical	Func	tional	Econor	nic
					Less Depr	eciation/P	lus Appre	ciation :	(126,785)
Improvement Va	lue								\$99,620
Lump Sums SUB									10,020 *
Outbuilding Va	lue								
Land Value									\$10,645
ESTIMATE OF VA	LUE	(USIN	G THE CO	ST API	PROACH) .				\$120,285
Value per Acre									\$89,100

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

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WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

		FARM RESIDENCE DA					
Date of Print: Inspected By:	10/31/2017 Inspection Date:		Red	cord:	1	of:	1
Parcel ID #:	001702003	Map #	: 4133-3-3-0-0-66196				
PLOWSHARE, LLC	2	Situs	:				
		Legal	:PT OF SE4SW4 3-4-10				
5709 HAY MEADO	W RIDGE						
HASTINGS, NE	68901-						
		PHYSICAL INFORMAT	TON				
Туре	: N/A	Year Bu	ilt/Age :				
Quality		Effecti	-				
Condition	: N/A	Remodel	_				
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

\$0

Improvement Value
Lump Sums
Lump Sums Description :
FINAL ESTIMATE OF VALUE

FARM VALUATION SUMMARY

	· · · · · · · · · · · · · · · · · · ·	\$6,460 \$35,185 \$41,645
Current Total Asse	essed Value for Parcel # 001702003	\$41,645

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

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

•

6,460	378	8.90 10,253 37%	8.90	1,152	CONC	WOOD	GABL SHNGL WOOD CONC	48 x 24 x	1960 30 Poor	SH2 SHED CONC Notes :
Value	Depr	RCN	Cost	Units	Wall Floor	Wall	Roof Cover	Dimensions	Year Qual Condition	Code Description
					s Swift	shall (Values by Marshall & Swift stor : 1	COST APPROACH - Values	COST Manual Date : 06/13	Appraisal Zone : 1000
								68901-	GS, NE	HASTINGS, NE
		0	W4 3-4-1	Legal Description : PT OF SE4SW4 3-4-10	ion : P1	aripti	Legal Des		5709 HAY MEADOW RIDGE	5709 HJ
				Ч	••	lood	Neighborhood			
				185		:iat	Tax District		ARE, LLC	Current Owner : PLOWSHARE, LLC
		-66196	4133-3-3-0-0-66196	4133-			Map #		003	Parcel # : 001702003

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

Legal Description : PT OF SE4SW4 3-4-10	57 H/	Parcel # : 001702003 Current Owner : PLOWSHARE, LLC	
T OF SE4SW4 3-4-10	5709 HAY MEADOW RIDGE HASTINGS, NE 68901-		
	_		
	NO 1	4133-3-3-0-0-66196 185	

	BLD1SU RES		ROAD	Soil Symbol Soil Name
	BUILDING SITE 1ST ACRE, SUBUR SITE RURAL RESIDENTIAL - ADDITIONA SITE		COUNTY ROAD	Soil Name
	NE, SUBUR SITE		ROAD	Land Use LVG Code
	BLD1SU RES		ROAD	LVG Code
	No		No	Adjust
Parcel Totals :	0,86 15.99 Site Use Totals : 16,85	Road Use Totals : 0.25		Spot LVG
: 17.10	0.86 <u>15.99</u> 16.85	0.25	0.25	# Acres
	5,765 1,840		0	Ag/Acre
35,185	5,765 29,420 35,185		0	# Acres Ag/Acre Mkt Value
35,185	5,765 29,420 35,185	0	0	Assessed Value

Page Number : 1

PAGE 1 COMMENTS 0 BOOK-PAGE DIT -	PAGEI COMMENTS SUIT ON 1702001 & BOOK-PAGE DIT -2436 DATE OF SALE // LEGAL DESCRIPTION PT OF SE 1451/43-4-10	10-10-2017 02 08 3 (New)	
	001762003 + 00170200	0	
ASSESSOR LOCATION RURL	al	ADDRESS OF PROPERTY HOUSE	ise 2404 Road 1625
DOITOX DO3	LAND	IMPROVEMENTS	TOTAL
adit	35185	6460	41645
00170200			
2015	37015	101505	144520
906	37015	109 640	141.655
1106	10 le45	109640	1202RS
SELLING PRICE 189300	OD 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # Q_{I}	- bull	HOUSE QUALITY 3D HOUSE CONDITION 30	DATE OF CONSTRUCTION

.

PAGE 3 PARCEL(S)	Ser(S)						
BOOK-PAGE							
EQUIP	EQUIP	EQUIP	EQUIP	EQUIP	EQUIP	EQUIP	EQUIP
WELL	BOSTWICK	GOTTSCH WASTE WATER	CREEK	REPUBLICAN RIVER	STREAM	WELL / BOSTWICK	IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 E	1A1 B E	1A1 F E	1A1 K E	1A1 R E	1A1 S E	1A1 V E	1A1 U E
1A E	1A B E	1A F E	1AKE	1ARE	1A S E	1A V E	1A U E
2A1 E	2A1 8 E	2A1 F E	2A1 K E	2A1 R E	2A1 S E	2A1 V E	2A1 U E
2A E	2A 8 E	2A F E	2A K E	2A RE	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 8 E	3A F E	3A K E	3ARE	3ASE	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 RE	4A S E	4A V E	4A U E
TOTAL	TOTAL	TOTAL	τοται	TOTAI.	TOTAL	TOTAL	TOTAL
CREP	CREP	CREP	CREP	CREP	CREP	CREP	CREP
IRRIGATION WELL	BOSTWICK	IRRIGATION GOTTSCH WASTE WATER	IRRIGATION CREEK	IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL / BOSTWICK	IRRIGATION · UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 P	1A1 B P	1A1 F P	1A1 K P	1A1 R P	1A1 S P	1A1 V P	1A1 U P
1A P	1A B P	1A F P	1A K P	1A R P	1A S P	1AVP	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	3AU 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

DI ONICITADE I I

621 N Cedar St

Red Cloud Ne 68970

Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

DATE: 10-31-2017

SELLER:	PLOW SHARE, LL
	PO BOX 519
	HASTINGS, NE 68902
BUYER:	CLAY D. AND ASHLEY L. THURMAN
	2404 ROAD 1625
	BLUE HILL, NE 68930
RE: AGRICUI	LTURE/ 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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

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

1 Was the total purchase price? \$	189,300) Yes /	No		
If No explain:					<u>-</u>
How much of the selling price is contributable to the house and/or b	uildings?	\$			
2 Was any personal property included in the sale price?	Yes / No	Personal Pr	operty was ((circle all that a	pply):
Pivot Irrigation Pipe (Above ground / Buried) Motor Machinery	Grain / Crops	Furniture	Appliances	Other (please e	xplain):
3 What is the dollar value of the personal property that was it included	1 in the purchase	price?	\$		
4 If this sale was involved in a 1031 like kind exchange; is it going to	a holding compa	any?	Yes /]	No	
5 How long was the property on the market?					
6 How did you learn the property was for sale? Circle one:	Advertising H	Broker/Realto	or Family	Newspaper	Seller
Prior Knowledge Other (please explain):					
7 How was the sale price set? Circle one: Appraisal Au	ction Compara	able Neighbo	rhood Sales	Mutual Agre	ement
Set by Seller Other (please explain):					
			CONT	INUED ON BA	ACK

BOOK & PAG	-2017-	2464	* 0 ^ 2	:FS	~		Aline	-/unho
PARCEL#		2464	- #PAG	ies	G.	RANTEE MASTER NAME	* U V I V	LUND
FILING NUMBE	<u>00013</u>	51000	ددەد _				4-1era	sa
			_		<u> </u>		# 1	3130
DOC STAMP	<u>s 173.2</u>	5		tax/lien		_		
SALES FILE	<u>* 25</u>		# PAG!	ES	_	,		
IGHBORHOOD I	#1	100	1.05	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIJ
	405	500	505	510	515	600	605	510
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIN
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	. RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL					
OPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
L	105						30001041	····
TAX DISTRICT	77,00	60						
AL SALE PRICE								
ADJUSTMENTS <u>S</u>	\$							
	;							
REVIEW CODE	NO							
SALES DATE	10-	-13-20	17					
DEED TYPE	JTU	UD						
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	Ð	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
ATION CODE	BH	BLA	cow	GR	INA	<u></u>	ROS	RUR

2.0 11 A

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NEBRASKA	Rea	Estate Tra	nsfer Staten	nent a	5/ FORM
Good Life. Great Service.			s. • Read instructions on		² 521
DEPARTMENT OF REVENUE	If additional The deed will not be record		attachment and identify t		polotod
1 County Name	2 County Numb		3 Date of Sale/Transfer	4 Date of	
County Name	WEBSTER - 91		Mo. 10 Day 13 Y		10 Day 12 Yr. 17
5 Grantor's Name, Addre	ess, and Telephone (Please Prin	Contraction of the Contraction o	6 Grantee's Name, Address,		
Grantor's Name (Seller)	· · · · · · · · · · · · · · · · · · ·		Grantee's Name (Buyer)		
	and Teresa L. Theobald	1	Oliver Lunbery III and Street or Other Mailing Addres		¥
Street or Other Mailing Ad P.O. Box 423	aress		937 Seward Street	35	
City Red Cloud	State NE	Zip Code 68970	City Red Cloud	State NE	Zip Code 68970
Phone Number		41	Phone Number,	Is the grantee a 501 (c)(3 If Yes, is the grantee a 5	3) organization? Yes 🖌 No
(402) 746-2774 Email Address	<u>Ala</u>	//	Email Address	¥	
	Nla	to only a start B. Chaste C.	f proporty is also a mahila ba	nla	
	n Number. Check one box in ca		Property Type	me,	(C)
(A) Status	Single Family	Industrial [Mineral Interests-Nonproduc	sing State A	Assessed Mobile Home
	Multi-Family	Agricultural	Mineral Interests-Producing	Exemp	. L
	Commercial	Recreational			
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo	n 🗌 Sheriff	Other
Bill of Sale	Corrective	Easement Le	ase 🗌 Persona	· =	ee
	Death Certificate – Transfer on De		neral Quit Cla	,	
9 Was the property purch part of an IRS like-kind	exchange?			Revocable Trust	Transfer on Death
(I.R.C. § 1031 Exchang	ge) Auction	Easement Gift			Trustee to Beneficiary
Yes Vos	rred in full? (If No, explain the divi		or Trust Partition	Satisfaction of Contract ate purchased for same	t Other (Explain) use? (If No, state the intended use.)
Yes No			Yes	No	
13 Was the transfer betwee	en relatives, or if to a trustee, are	the trustor and beneficiary rela	tives? (If Yes, check the approp	oriate box.)	
Yes 🖌 No	Aunt or Uncle to Niece or	Nephew Eamily Corp., F	Partnership, or LLC 🛛 🗌 Self	f	Other
	Brothers and Sisters	Grandparents	and Grandchild 🛛 🗌 Spo	ouse	
	Ex-spouse	Parents and C	nild Ste	p-parent and Step-child	
14 What is the current mar	ket value of the real property?		15 Was the mortgage assume	ed? (If Yes, state the amo	ount and interest rate.)
\$77,000				\$	%
	livide a current parcel of land?		17 Was transfer through a rea of the agent or title compared	el estate agent or a title on a t	company? (If Yes, include the name
Yes 🖌 No					
18 Address of Property 037 Soward St	., Red Cloud NE 68	2070	19 Name and Address of Pers Grantee	son to whom the lax Sta	itement Should be Sent
N Seward St		510	Granice		
18a 🗍 No address assig	ned 18b 🛄 Vacant land				
20 Legal Description		·			
See attachmer	ıt				
21 If agricultural, list total n	umber of acres				
					\$
22 Total purchase price	e, including any liabilities assu	umed		22	77,000,00
23 Was non-real prope	rty included in the purchase?	Yes 🛄 No (If Yes, e	nter dollar amount and attach	n iternized list.) 23	φ I
					\$ 77,000,00
24 Adjusted purchase p	price paid for real estate (line	22 minus line 23)			11,000100
	mpt from the documentary s			,	
	r penalties of law, I declare that that I am duly authorized to sign		nt and that it is, to the best of r	ny knowledge and belie	f, true, complete, and
	unberry III				970-405-1334
Print or Type	e Name of Grantee or Authorized	Representative			Phone Number
sign And	Yun ITT			antee	10-13-2017
here	f Grantee or Authorized Represe	ntative	Title		Date
	<u> </u>	Register of Deed's Use O	าไy		For Dept. Use Only
26 Date Deed Recorded		p or Exempt Number	28 Recording Data		·
Mo. 10 Day 17	Yr. 17 \$ 173	.25	BK2017, Pg 2	464	
Nebraska Department of Revenu				Authorized	d by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
. onn nu. 90-209-2000 9-2017 H	ev. Supersedes 96-269-2008 Rev. 2-20 Grant		is document for your rec	ords.	

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.

BK2017, Pg 2464

State of Nebraska 355 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 2464 Page_ KlingenbergerCounty Clerk BA Deputy Carded_ Assessor Сото

NEBRASKA DOCUMENTARY STAMP TAX Date_10-17-17
\$ <u>173.25 By BB</u>

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 seised 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.

, 2017. Executed: (

hobald N E. THEOBAI TEPES THEOR

STATE OF NEBRASKA) SS: COUNTY OF

The foregoing warranty deed was acknowledged before me on $\frac{0.405 p_{1}/2}{2}$, 2017, by Don E. Theobald and Teresa L. Theobald.

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

My commission expires: Feb 27, 2018

Notary Public

WEBSTER COUNTY RESIDENTI	ASSESSOR' AL DATA SH					
Date of Print: 10/30/2017 Inspected By: TS Inspection Date: 09/28/20			Record	: 1	of:	1
Parcel ID #: 000131000	Map #	: 4371-00-0-1	L0020-017-0000)		
LUNBERY, OLIVER III & TERESA 937 SEWARD STREET RED CLOUD, NE 68970-	Situs Legal	6'OF NORTH 6) ST JTH 75' LOTS : 57' LOTS 19-24 RE'S ADDITION	I BI	OCK 17	
LOT IN	FORMATION					
Neighborhood : 200 RED CLOUD Lot Width : 1 Lot Depth : 15700 Topography : LEVEL Amenities Street Access : PW,B,A,C&G Utilities : ALL			Value Method: # of Units : Unit Value : Adjustments : Lot Value :	:	SF 15700 0.09 1,385	
PHYSICAL	INFORMATI	ON				
Type: 1 - Single FamilyQuality: 30 - AverageCondition: 35 - Average +Arch Type:Style: Two-Story 100%Exterior Wall: 100% MASONRY-VENEERFloor Area: 1,450Basement Area: 725Sub Floor: WOOD JOIST/WOOD SUBFLOOR	Year Bu Effecti Remodel Remodel	ve Age Date	: 1913/104 : :			
Bedrooms : 3 Baths : 2.0 Heat Type : 100% BASEBOARD HOT 100% REFI Roof Type : COMP SHINGLES Plumbing Fixt : 9	RIG W/DUCT					
VALUATIO	ON SUMMARY					
Estimate of Value (Using Cost Approach) Estimate of Value (Using Market Approach) Estimate of Value (Using Model) Model # and Description Calculations 0 x 0				\$67	,940	
FINAL	ESTIMATE					
Improvement Value				\$66	. 555	

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

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

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WEBSTER COUNTY ASSESSOR'S OFFICE

RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 10/30/2017Record : 1 of: 1Parcel ID #: 000131000Map # : 4371-00-0-10020-017-0000LUNBERY, OLIVER III & TERESASitus :937 N SEWARD STJate of Print: Legal:LOT 18 & SOUTH 75' LOTS 19-24&SOUTH937 SEWARD STREET6'OF NORTH 67' LOTS 19-24 BLOCK 17RED CLOUD, NE68970-SMITH & MOORE'S ADDITION RED CLOUD

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

	DESCRIPTION			
	<u>Square_feet</u>	t. Ba	<u>se SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	1,450	x	81.88	= 118,726
ADJUSTMENTS	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	Total Cost
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
IMPROVEMENTS	<u>Units</u>	<u>Unit Cost</u>	Depr	<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

IOTAL REPLACEMENT COST NEW	1450	x 121.1	14 = 175,650
Depreciation : 65% Total 63% Physical	5% Functio	nal Ecc	onomic
Less Dep	preciation/Plus	Appreciation	: (113,975)
Improvement Value			\$61,675
Land Value			\$1,385
Jump Sums FUNC BSMT FINISH FAIR			4,880 *
STIMATE OF VALUE (USING THE COST APPROACH)			\$67,940
Value per Square Foot			\$46.00

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

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PAGE 1 COMMENTS			
BOOK-PAGE 2017-	2017-2464 DATE OF SALE	F SALE 10-13-2017	
LEGAL DESCRIPTION S ME	1 Lots 19-24 to	LEGAL DESCRIPTION S 75' LOTS 19-24 + SWAM 6' of NOATH 107' LOTS 19-24 BILL 17 SMITHA MOVES	4 Block 17 Smitht mores
LOCATION ID PARCEL(S) COD (3) OD	13)0DD		ACCITION PORC
ASSESSORLOCATION RED CLOULD	cloud	ADDRESS OF PROPERTY 937 N	937 N Sewarb St.
YEAR	IAND	IMPROVEMENTS	TOTAL
2015	اعود ا	57755	59140
2016	1385	Lele 555	67 940
2017	1385	let sss	67940
SELLING PRICE 77, D.D.D.	DD 521 ADIUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	91-0002	HOUSE QUALITY 30 HOUSE CONDITION 35 ⁺	+ DATE OF CONSTRUCTION /9/3
MOBILE HOME			

RESIDENTIAL SALES FILE

WEBSTER COUN	FY ASSESSOR			
621 N Cedar St				
Red Cloud Ne 68970				
Phone & Fax (402)746-2717	7			
Deb Langer, Assessor Clerk				τς · ·
dlwebcoassr@outlook.com			DATE: 10/30/20	017
SELLER: DON E. AND TI	ERESA L. THEOBALD			
PO BOX 423				
RED CLOUD, N	Е 68970			
BUYER: OLIVER III AN	D TERESA LUNBERY			
937 SEWARD S	TREET			
RED CLOUD, N	E 68970			
RE: RESIDENTIAL PRO	PERTY SALES VERIFICATION			
PARCEL ID:	131000 BOOK/PAGE:	2017-2464	DATE OF SALE:	10/13/2017
LEGAL DESCRIPTION:	LOT 18 & THE SOUTH 75' LC	OTS 19-24 & SOUTH 6	NORTH 67' LOTS 19-24 ALL	IN BLOCK 17
	SMITH AND MOORE'S ADDI	FION 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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

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

What was the total p	urchase					
1 price?	\$		Yes / No			
If No explain:						
2 Was any personal prop	erty 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 prop	erty on the market?					
7 Were any changes mad	e to the property either before or after t	he sale?	Yes / No			
(Example: Remodeling	g Renovations Additions Repair	s Demolition)				
If Yes explain:						

CONTINUED ON BACK
COVER PAGE PROPERTY TRANSFER

PARCEL # FILING NUMBE	1000 61	15200 / RU	010				Keith	Morgan
			-				# 12	<u>Morgai</u> 31 <i>3</i> 1
DOC STAMP	<u>. 225</u>	10	_	tax/lien		_		
SALES FILE #	<u>_ 25</u>	2	# PAGE	ES	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500			<u></u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	<u></u>	<u></u>	<u> </u>				SUBURBAN .	
TAX DISTRICT	<u>d</u> 5_							
TAL SALE PRICE		<u> 800</u>						
ADJUSTMENTS <u>\$</u>								
ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	10-13	3-201	7					
DEED TYPE	W	3-201 D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	2 AS ADJUSTED		ALE NOT TO BE USED A				
DCATION CODE	вн	BLA	сож	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

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COMMENTS _

Nebraska Department of	• To be filed with	the Register of Deeds	nsfer State • Read instructions c attachment and identify	on reverse side.	252	FORM 521	
т	he deed will not be recorded				completed.		
1 County Name	2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. Day 3		te of Deed	3 _{Yr.} 2017	
5 Grantor's Name, Address	and Telephone (Please Print)		6 Grantee's Name, Addres				
Grantor's Name (Seller)	· · · · · · · · · · · · · · · · · · ·		Grantee's Name (Buyer) Keith Morgan				
Crystal L. Fountaine Street or Other Mailing Addre			Street or Other Mailing Add	ress			
PO Box 162	State	Zip Code	540 N University	ŝ	State	Zip Code	
Guide Rock	NË	68942	Guide Rock	Is the grantee a 50	NE	68942	
(402) 257-7257			If Yes, is the grantee a 509(a) foundation?				
Email Address			Email Address				
	Number, Check one box in catego			nome.		1 (0)	
(A) Status	Single Family	ustrial (B)	Property Type Mineral Interests-Nonproc		tate Assessed	(C)	
✓ Improved ✓ □ Unimproved □ □ IOLL □	Mutti-Family Agr	icultural	Mineral Interests-Producir	• 	xempt		
Bill of Sale	nservator rective				Trustee	ther	
9 Was the property purchas	th Certificate – Transfer on Death sed as 10 Type of Transfer	Executor Mir		Revocable Trust		sfer on Death	
part of an IRS like-kind ex (I.R.C. § 1031 Exchange)	kchange?	Easement Gift	Life Estate	✓ Sale		ee to Beneficiary	
Yes V No	Court Decree	Exchange Granto	or Trust Partition	Satisfaction of Co		r (Explain)	
11 Was ownership transferred	d in full? (If No, explain the division.)	12 Was real e √ Yes	estate purchased for s	ame use? (If No,	state the intended use	
13 Was the transfer between	relatives, or if to a trustee, are the t	rustor and beneficiary rela	tives? (If Yes, check the app	ropriate box.)			
🗌 Yes 🗹 No	Aunt or Uncle to Niece or Nep	new 🔲 Family Corp., F	Partnership, or LLC	Self	Other_	· · · · ·	
	Brothers and Sisters	=		pouse	1 - 1		
14 What is the current market	Ex-spouse	Parents and Ch	15 Was the mortgage assu	tep-parent and Step-		prest rate.)	
14 What is the current marker	value of the real property:		Yes V No	\$		%	
16 Does this conveyance divi	de a current parcel of land?		17 Was transfer through a of the agent or title com				
Yes V No			19 Name and Address of P			No	
18 Address of Property 540 N University Guide Rock, NE 68942	2		same as Grantee				
18a 🔲 No address assigned							
20 Legal Description							
	e (N 3') feet of Lot Eig), Block One (1), Talk nber of acres						
22 Total purchase price, il	ncluding any liabilities assumed	1			\$ 22	10,000,00	
	included in the purchase?	_	nter dollar amount and atta	ach itemized list.)	23	0,00	
	ce paid for real estate (line 22 r				24	10,000,000	
					22 C.A.Y		
∠⇒ ir uns transfer is exem Under p	pt from the documentary stamp enalties of law, I declare that I have	ve examined this statement	nt and that it is, to the best of	of my knowledge and	belief, true, com	plete, and	
	at I am duly authorized to sign this			-		(402) 746-3613	
Print or Type	lame of Grantee or Authorized Rep	resentative				Phone Number	
sign	JM	<u> </u>		ttorney		10/13/17	
here ^{Signature of G}	rantee or Authorized Representativ	e	Title				
		ster of Deed's Use Or	•			For Dept. Use Only	
26 Date Deed Recorded	27 Value of Stamp or B	exempt Number	28 Recording Data	2476			
Mo. <u>12</u> Day <u>17</u> Y Nebraska Department of Revenue	<u></u>		Dravigig		iorized by Neb. Rev.	Stat. §§ 76-214, 77-1327(2)	
orm No. 96-269-2008 2-2016 Rev.	Supersedes 96-269-2008 Rev. 7-2014 Grantee -	Retain a copy of th	is document for your r	ecords.			

BK2017, Pg 2476

State of Nebraska 3ss. County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this <u>17</u> day
of October A.D., 2017, at 4:00
o'clock_P_M. Recorded in Book2017
on Page 2476
Deb Klingenberger County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded

and the second					
NEBRASKA DOCUMENTARY					
THE WINDOW DOWNER ANT					
STAMP TAX					
Date 10-17-17					
Dato 10 11					
18 22.50 By RR					

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 (, 2017. stal L.

STATE OF NEBRASKA, COUNTY OF Worter) ss.

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



RESIDENTIAL SALES FILE

WEBSTER	COUNTY	ASS	SESSC	R'S	OFFICE
RES	SIDENTIA	AT I	ATA	SHEE	ΞT

Parcel ID #: 000615200	Map #	• 4487-00	-0-40020-001-18	010
Faiter 1D #: 000015200	Map #	. 4407-00	-0-40020-001-18	010
MORGAN, KEITH	Situs		ERSITY ST	
	Legal		8 & ALL 19 THRU ADDITION TO GUI	
540 N UNIVERSITY ST GUIDE ROCK, NE 68942-		TALBUIS	ADDITION TO GOI	DE ROCK
LOT I	NFORMATION			
leighborhood : 100 GUIDE ROCK				
ot Width : 140			Value Metho	i: sf
ot Depth : 70			# of Units	: 9800
opography : LEVEL Amenities			Unit Value	: 0.01
Street Access : BLACKTOP			Adjustments	:
tilities : ALL			Lot Value	: 105
PHYSICA	L INFORMAT	ION		
Type : 1 - Single Family	Year B	uilt/Age	: 1900/117	
Quality : 40 - Good		ive Age	:	
Condition : 30 - Average	Remode	l Date	:	
Arch Type :	Remode	l 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				
VALUAT	ION SUMMAR	Y		
Estimate of Value (Using Cost Approach) Estimate of Value (Using Market Approach) Estimate of Value (Using Model) Model # and Description Calculations 0 x 0				\$18,055
FINA	L ESTIMATE			
- Improvement Value				\$17,950
Land Value				\$105 610 055
FINAL ESTIMATE OF VALUE				\$18,055
Value per Square Foot				17

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

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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
		Legal	:N3' OF 18 & ALL 19 THRU 21 BLOCK 1
540 N UNIVERSITY ST			TALBOTS ADDITION TO GUIDE ROCK
GUIDE ROCK, NE	68942-		

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

	DESCR	IPTION			
		Square fee	t Bas	<u>se SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,032	x	110.49	= 114,026
ADJUSTMENTS	Units	Unit Cost	Area Adj	<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 (un	nder 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
IMPROVEMENTS		<u>Units</u>	<u>Unit Cost</u>	Depr	Total Cost
ATTACHED GARAGE		440	32.24	0.87	14,185
YARD SHED/LOW/96SQ		1	100.00	08	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

Depreciation	:	87% Total	87%	Physical	Funct	tional	Econom	ic
-				Less Depre	eciation/Pl	lus Appre	ciation :	(119,450)
Improvement Va	lue							\$17,850
and Value								\$105
Jump Sums								100 *
STIMATE OF VA	TAE	(USING THE CO	ST AP	PROACH)				\$18,055
	17.	ot						\$17.00

Page 2 of 2

· ____

WEBSTER COUNTY ASS	2 F	5. 5			
621 N Cedar St		ź	12	ر المحد مانيان به محمستومور ومرسول مانيان مارا بر زمان رامان	
Red Cloud Ne 68970					
Phone & Fax (402)746-2717					
Deb Langer, Assessor Clerk		I			
diwebcoassr@outlook.com			DATE:	10/30/2017	
SELLER: CRYSTAL L. FOUNTAIN	ΤE				
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 2	1, BLOCK 1	, TALBOTS A	ADDITION TO
	GUIDE ROCK, WEBSTER COUN	ITY, NE			

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

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

What w	vas the total purchas	e						
1	price?	\$		Yes / No				
If N	o explain:							
2 Was any	personal property in	cluded in the sale price?	Yes / No	Personal Property was (circle all that apply):				
Applianc	es Furniture Oth	her (please explain):						
If the pro		e personal property that was incl perty and produces income, wi						
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	7 Were any changes made to the property either before or after the sale? Yes / No							
(Exampl	e: Remodeling Re	novations Additions Repair	rs Demolition)					
If Yes ex	plain:							
				CONTINUED ON BACK				

			CC	OVER PAGE PI	ROPERTY TRA	NSFER		
BOOK & PAG	<u>a</u> 2017	1-2479	# PA	GES	0	SRANTEE MASTER NAM	Ben;a	min L
PARCEL # FILING NUMBE	#/	18900/	67250	36-4	1-10	SRANTEE MASTER NAM	+ Cou	itrey
	_ 		_				Hanse	n
DOC STAMP	· 245	5.25		tax/lien			#13	133
SALES FILE	. 3	53					, –	
NEIGHBORHOOD I		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMÉRCIAL	COWLES W/ HOME SITE	COWLES NO HOMI SITE		COWLES TE COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	E ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOM SITE	e inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			<u></u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	185						SUBURBAN	<u>.</u>
TOTAL SALE PRICE	109,0	500		-				
521 ADJUSTMENTS <u>\$</u>								
- SOR ADJUSTMENTS <u>\$</u>	· · · · · · · · · · · · · · · · · · ·							
REVIEW CODE	NO							
SALES DATE	····.							
DEED TYPE	10-17	- 201	7					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<u>1</u>	2	3	4	5			
1			SUBCHANGED	SALE NOT TO BE USED				
	USABILITY	AS ADJUSTED			VALID FOR			
LOCATION CODE	USABILITY BH	AS ADJUSTED	cow	GR	VALID FOR MEASUREMENT INA	RC	ROS	RUR

in f

NEBRASKA Real Estate Tra	nsfer Statement 53
	• Read instructions on reverse side. 521
DEPARTMENT OF REVENUE If additional space is needed, add an	
	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed Mo. 10 Day 17 Yr. 2017 Mo. 10 Day 1/2 Yr. 2017
WEBSTER - 91	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) David P. Long, Pers Rep of Est of Robert P. Long, Deceased	Grantee's Name (Buyer) Benjamin L. hansen and Courtney D. Hansen
Street or Other Mailing Address	Street or Other Mailing Address 1819 Road V
City Aastrico NE 68901	City State Zip Code Blue Hill NE 68970
Phone Number	
N/a	4072-984-9004 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	
	Property Type (C)
Improved I Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing
IOLL Commercial Recreational	
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement	
Cemetery Death Certificate - Transfer on Death Executor Min	eral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange? Auction Easement Glift	Disure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Life Estate
(I.R.C. § 1031 Exchange) Auction Easement Gilt Yes Vo Court Decree Exchange Granto	
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.)
Ves No	Yes 🔲 No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relat	ives? (If Yes, check the appropriate box.)
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	nd Grandchild Spouse
Ex-spouse Parents and Ch	ild 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.)
\$109,000	🗌 Yes 🛛 No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes 🖌 No	of the agent or title company contact.) Ves Ruhter Auction & Realty No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
1819 Road V	Grantees
Bille Hill, NE 68930	
18a No address assigned 18b Vacant land	
20 Legal Description	
A tract situated in the NW1/4 of Section Thirty-six (36), Township Four (4) N	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 NW1, Wast side of acid NW14, thereas South 480 facts thereas South 480 facts thereas	759 feet East of the center of the road running North and South on the
West side of said NW1/4, thence South 480 feet; thence East 256 feet; then	ice North 480 leet; thence west 256 feet to the point of beginning.
21 If agricultural, list total number of acres3+	
	\$
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes V No (If Yes, en	ter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	^{\$} 109,000
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
	t and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.	
Benjamin L Hansen Price of Granise or Authorized Representative	462-484-4004
sign	Grantee 10/ /2017
here Gignature of Grantee or Authorized Representative	ītle Date
Register of Deed's Use Onl	y For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 10 Day 17 Yr. 17 \$245.25	BK2017, Pa 2479
Nabraska Department of Revenue Form No. 96-269-2006 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Grantee—Retain a copy of this	s document for your records.

3K2017, Pg 2479

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this <u>17</u> day of <u>October</u> A.D., 20<u>17</u>, at <u>4</u>:10 o'clock <u>P</u> M. Recorded in Book <u>2017</u> on Page <u>2479</u> <u>Deb Klingenberger</u>County Clerk <u>10.00</u> <u>B.B</u> Deputy Ind Comp Assessor <u>Carded</u>

NEBRASKA DOCUMENTARY
STAMP TAX
\$ 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 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.

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 2017.

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

STATE OF NEBRASKA

))ss.)

The foregoing instrument was acknowledged before me on October $\frac{100}{2}$, 2017 by David P. Long, Personal Representatives of the Estate of Robert P. Long, Deceased.

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

Juster Notary Public

BOOK-PAGE 2017-2479 LEGAL DESCRIPTION A TRUCT STANKE	DATE OF SALE $10 - 17 - 3017$	
	1 114L1 SITUMRO IN WW 14 36-4-10	
LOCATION ID PARCEL(S) RUVal		
ASSESSOR LOCATION RUNNED	ADDRESS OF PROPERTY 1819	1819 Rd V Blue Hill
YEAR	IMPROVEMENTS	
3015 /3220	25745	38365-
2016 13220	ay syo	37560
2017 17 605	9434D	41945
		·
SELLING PRICE 109, DOD 521	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 11-0074	HOUSE QUALITY 30 HOUSE CONDITION	26 T DATE OF CONSTRUCTION 1/25
MOBILE HOME NA		

4C TOTAL	4C1	3C	3C1	2C	2C1	1C	1C1	ACRES	CRP				4D1	3D	3D1	20	2D1	1D	101	ACRES	DRYLAND		BOOK-PAGE	PAGE 4 PARCEL(S)	4A P TOTAL
4T TOTAL	4T1	ЗТ	3T1	2T	211	11	171	ACRES	CANOPY 30% GREATER		4D E			3D E	3D1 E	2D E	2D1 E	10 E	1D1 E	ACRES	DRYLAND	EQUIP			4A B P TOTAI
4T 2 TOTAL	471 2	3T 2	3T1 2	2T 2	2T1 2	1T 2	1T1 2	ACRES	CANOPY 2 ENCASED BY DRY OR IRR		4D P	4U1 F		3D P	3D1 P	20 P	2D1 P	1D P	101 P	ACRES	DRYLAND	CREP			4A F P TOTAI
TOTAL				OTHER	WASTE	ACCRETION	SHELTERBELT	AC	AG		4D G	4DT 0		3D G	3D1 G	2D G	2D1 G	1D G	1D1 G	ACRES	DRYLAND	GREENBELT			4A K P TOTAI
								ACRES	AG OTHER		4G	401 1		3G	361	2G	2G1	1G	161	ACRES	GRASSLAND				4A R P
TOTAL				OTHER Res 1.	HOME SITES	FARM SITE	ROADS	Ą	Non-	IOIAL	46	461	2	30	361	2G	2G1	16	161	ACRES	GRASSLAND	EQUIP			4A S P
TOTAL, JOD.			0	1.0	ι.δ			ACRES	NON-AG ACRES		4G	4G1		30	361	2G	2G1	1G	161	ACRES	GRASSLAND	CREP		IUIAL	4A V P
										IUIAL	4G	461	34	30	361	2G	261	1G	161	ACRES	GRASSLAND	GREENBELT		IUIAL	4A U P

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

	RES BLD1RR	HOMLER	Soil Symbol	Parcel # Current Legal De	
	RURAL RESIDEN BUILDING SITE	HOME SITE 1.S1	Soil Name	Owner :	
	RURAL RESIDENTIAL - ADDITIONA SITE BUTLDING SITE 1ST ACRE - RESI SITE	HOME SITE 1.ST ACRE - RURAL RE HOME	Land Use	001718900 HANSEN, BENJAMIN L. & COURTNEY D. 1819 ROAD V BLUE HILL, NE 68970- A TRACT 480' X 256'SITUATED IN NW1/4 36-4-10	
	RES BLD1RR	HOM1RR	LVG Code	OURTNEY D.	
	No	No	Adjust	- 36-4-10	Date of
Parcel Totals :	Site Use Totals ;	- Home Use Totals :	Spot LVG		Print · 11/01/201
3.00	1.00 2.00	1.00	# Acres	Map # Tax District Neighborhood Greenbelt Area/Date	
	1,840 5,765	10,000	Ag/Acre	a/Date	
17,605	1,840 <u>5,765</u> 7,605	<u>10,000</u> 10,000	Mkt Value	4133-36- 185 1 NO	
17,605	1,840 <u>5,765</u> 7,605	10,000 10,000	Assessed Value	4133-36-2-0-0-67250 35 1 2	
		•	•	•	

Page Number : 1

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Data of Desire	11/01/0017	FARM RESIDENCE DA	Ϋ́Α						
Date of Print: Inspected By:	SK Inspection Date:	10/16/2014			R	ecord:	1	of:	1
Parcel ID #:	001718900	Map #	: 4133-3	36-2-0	-0-672	50			
HANSEN, BENJAM	IIN L. & COURTNEY D.	Situs	:1819 RI	o v					
		Legal	:A TRACI	5 480'	X 256	'SITUATE	DI	N NWI	L/4
1819 ROAD V			36-4-10)					
BLUE HILL, NE	68970-								
		PHYSICAL INFORMAT	ION					1.185	
Туре	: 1 - Single Family	Year Bu	ilt/Age	:	1905	/ 112			
Quality	: 30 - Average		ve 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 SUB	FLOOR							
Bedrooms	:								
Baths	: 1.0								
-Heat Type	: 100% WARM & COOLED								
	: COMP SHINGLES								
Plumbing Fixt									

RESIDENCE VALUATION SUMMARY

Improvement Value Lump Sums 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			

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

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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
	Legal	:A TRACT 480' X 256'SITUATED IN NW1/4
1819 ROAD V		36-4-10
BLUE HILL, NE 6897	/0-	

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

	DESCR	IPTION				
		Square fee	t Ba	se SF Cost	Total Cost	
BASIC STRUCTURE COST		1,444	x		= 111,982	
ADJUSTMENTS ROOFING		Units	Unit Cost	<u>Area Adj</u>	Total Cost	
SUBFLOOR HEATING & COOLING		1,444	2.01	2.01	2,902	
PLUMBING Base is: 9	(under base)	4	1176.67	(3.10)		
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH		616	18.21	7.77	11,220	
MINIMUM FINISH		408	7.22	2.04	2,946	
ADJUSTED STRUCTURE COST		1444	x	86.27	= 124,574	
IMPROVEMENTS NO GARAGE		Units	Unit Cost	Depr	<u>Total Cost</u>	
DET GAR FAIR DIRT		280		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 N	EW		1444	X	91.67	= 132,365
Depreciation : 89%	Total 89%	Physical	1% Func	tional	Econom	ic
		Less Depr	eciation/P	lus Appred	ciation :	(118,010)
Improvement Value						\$14,355
Lump Sums RURAL RES BASE	MENT FINISH L	OW				1,965 *
Outbuilding Value						\$8,020
Land Value						\$17,605
STIMATE OF VALUE (USING	THE COST APP	ROACH) .				\$41,945
						\$13,980

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

	RURAL OUTBUILDINGS	WEBSTER COUNTY ASSESSOR'S
ò	ស៊ួ	ŝ
í		OFFICE

8,020	Total Outbuilding Value :	tbuildin	Total Out						
1/1									Notes :
		יי ה ה	1 N L		ΜΕΤΑΙ, ΜΕΤΔΙ, ΝΙΒΤ	GABL MF	12 x 12 x	10 Poor	4 SH1 SHED DIRT
2,450	4,224 428	6.60 4	640	DIRT	METAL WOOD	GABL ME	20 x 32 x	10 Fair	3 SH1 SHED DIRT Notes :
5,400	31,766 83%	22.06 31	1,440 2:	DIRT	METAL WOOD	GABL ME	36 x 40 x	30 Average	Note
Value	RCN Depr	Cost R	Units C	Floor	Cover Wall	Roof Co	Dimensions	Year Qual Condition	j
				& Swift	rshall	- Values by Ma Factor : 1	APPROACH - Cost Fac	COST Manual Date : 06/13	al Zo
			36-4-10	ය ත			-07689		
W1/4	256'SITUATED IN NW1/4	X 256'SI	1 A TRACT 480'	•• ••	Neighborhood Legal Description	Neighbo Legal D		ROAD V	1819 R
	7250	2-0-0-67	4133-36-2-0-0-67250 185		# District	Map # Tax Dis	EY D.	001718900 HANSEN, BENJAMIN L. & COURTNEY D.	Parcel # : 001718900 Current Owner : HANSEN, B
)1/2017	Date of Run : 11/01/2017	Date of j		-

Page number 1

WEBSTER COUNTY ASSESSOR

621 N Cedar St

Red Cloud Ne 68970

Phone & Fax (402)746-2717



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

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

1 Was the total purchase price? \$	109,	000 Yes / No	
If No explain:			
How much of the selling price is contributable to t	he house and/or buildings?	\$	
2 Was any personal property included in the sale pri-	ce? Yes / No	Personal Property was	(circle all that apply):
Pivot Irrigation Pipe (Above ground / Buried) M	lotor Machinery Grain / Cro	ps Furniture Appliances	Other (please explain):
3 What is the dollar value of the personal property th	at was it included in the purch	ase price? \$	
4 If this sale was involved in a 1031 like kind exchar	nge; is it going to a holding co	- mpany? Yes / I	No
5 How long was the property on the market?			
6 How did you learn the property was for sale? Circ	le one: Advertising	Broker/Realtor Family	Newspaper Seller
Prior Knowledge Other (please explain):			
7 How was the sale price set? Circle one:	Appraisal Auction Comp	arable Neighborhood Sales	Mutual Agreement
Set by Seller Other (please explain):			
		CONT	INUED ON BACK

PARCEL # FILING NUMBE	100 ls	5700	39310	GES		GRANTEE MASTER NAME	"Gary M R	D. + Ki Cubake
	<u></u>	<u>, , , , , , , , , , , , , , , , , , , </u>						2466
DOC STAMP		<u>.</u> ලෙඩ	_	tax/lien	<u> </u>	_		5744
Boddinaile	<u> </u>	/	-	tax/nen				
SALES FILE	*	4	# PAG	ies	_			
NEIGHBORHOOD	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI,
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES E COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	e inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9080	9500			<u> </u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	1~						SUBURBAN	
TAX DISTRICT	<u>la5</u>							
TOTAL SALE PRICE	28,0	000						
21 ADJUSTMENTS <u>\$</u>	·							
DR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	10-	20-20	217					
DEED TYPE	WD							
SALÉ QUAL	(FES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	Q	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

san-p

,

	nsfer Statement 754 FORM
Good Life. Great Service. DEPARTMENT OF REVENUE • To be filed with the Register of Deec • If additional space is needed, add at	Is. • Read instructions on reverse side. 521
	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 10 Day 20 Yr. 2017 Mo. 10 Day 2017 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Frank Degener	Grantee's Name (Buyer) Gary D. Brubaker and Kim M. Brubaker
Street or Other Mailing Address 1249 Hwy 281	Street or Other Mailing Address 725 N Cherry St
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes No
Email Address N/a	Emeil Address
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.
(A) Status (E	i) Property Type (C)
Improved Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution	Ind Contract/Memo Partition Sheriff Other
	neral Quit Claim V Warranty
9 Was the property purchased as 10 Type of Transfer Distribution Forec	losure Irrevocable Trust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Z Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives	atives? (If Yes, check the appropriate box.)
	Partnership, or LLC Self Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and C	hild 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.)
\$28,000	☐ Yes 🖌 No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Ves Garv Thompson Agency. No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
341 S Walnut St Red Cloud, NE 68970	Grantees
18a 🗌 No address assigned 18b 🗌 Vacant land	
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.

21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	28,000,00
23 Was non-real property included in the purchase? Yes Yes I No (If Yes, enter dollar amount and attach itemized list.) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	28,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	· · ·
Under penaitles of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, or correct, and that I am duly authorized to sign this statement.	complete, and
Bridget Daewing	402-744-2242
sign Print or Type Name of Grantee or Authorized Representative Rece Estate ASSOCIETE Broker	Phone Number 10-20-17-
here Signature of Grandee or Authorized Representative	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 Day20 Yr. 17 \$ (3.00)	· · · · · · · · · · · · · · · · · · ·
	Rev. Stat. §§ 76-214, 77-1327(2)

BK2017, Bg 2527

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 3.2 day of *October* A.D., 2017, at *10:25* o'clock A. M. Recorded in Book 2017 or Page 2527 Octo Klingenberger, County Clerk 10.000, Assessor Carded

- î	
	NEBRASKA DOCUMENTARY
	NEDRASIVA DOCUMENTARY
	STAMP TAX
	D-4- 1/2-56 7-9
	Date 10-00-17
	\$ 102.00 Dy 12.12
1	Ψ <u>ΨΞΨΞ</u> Dy <u></u>
	<u> </u>

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 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 20, 2017.

Frank Degener

STATE OF NEBRASKA

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on October \mathcal{AD} , 2017 by Frank Degener, a single person.

) ss.

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

Daone Public

My commission expires: May 19, 2020

		Red claud		OPERTY 341 S. Walnut	AENTS	18805	Ual Ch1				ADIUSTED SELLING PRICE	HOUSE CONDITION 10 DATE OF CONSTRUCTION 1890
	date of sale 10-20 -2017	ALL Blockia RailRoad Addition to Red clauc	310	ADDRESS OF PROPERTY	IMPROVEMENTS	110115	115-70	11570			 ASSESSOR ADJUSTIMENT	
IIS		ALL BLOCKIZ Ra	000125700/39310	Aed Moud	LAND	2690	2690	2690			DDD ADIUSTMENT	2 91-002
PAGE 1 COMMENTS	BOOK-PAGE 2017-2527	LEGAL DESCRIPTION	LOCATION ID PARCEL(S)	ASSESSOR LOCATION	YEAR	QUIS	2016	DOIT			SELLING PRICE 28,000	SCHOOL BASE #

RESIDENTIAL SALES FILE

WEBSTER	COUNTY	ASSESS	DR ' S	OFFICE
RES	JDENTIA	L DATA	SHE	ΞT

Date of Print:		ESIDENTIAL DATA S	
		05/11/2016	Record : 1 of:
Parcel ID #:	000155700	Map #	: 4491-00-0-10065-012-0000
BRUBAKER, GARY	& KIM	Situs	:341 S WALNUT ST
		Legal	:ALL BLOCK 12 RAILROAD ADDITION RED
725 NORTH CHER RED CLOUD, NE	RY STREET 68970-000	20	CLOUD
KED CHOOD, NE	66970-000		
		LOT INFORMATION	
Neighborhood :	200 RED CLOUD		
Lot Width :			Value Method: SF
Lot Depth :			# of Units : 90000
Topography :	Ameni	ities	Unit Value : 0.03
Street Access :			Adjustments :
Utilities :			Lot Value : 2,690
	I	PHYSICAL INFORMAT	ION
Туре	: 1 - Single Family		uilt/Age : 1890/127
Quality	: 30 - Average		ive Age :
Condition	: 10 - Poor		l Date :
Arch Type	:	Remode	l Type :
Style	: 1-1/2-St-Fin 84% One-	-Story 16%	
Exterior Wall			
Floor Area	: 1,168		
Basement Area Sub Floor	: 0 : WOOD JOIST/WOOD SUBFI	OOR	
SWD FIOOL	: WOOD DOIDI/WOOD SUBL	JUUR	
Bedrooms	: 2		
Baths	: 1.0		
Heat Type	: 100% GRAVITY		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 5		
		VALUATION SUMMARY	Y

Estimate of Value (Using Cost A	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 Land Value FINAL ESTIMATE OF VALUE	\$11,570 \$2,690 \$14,260 10
Value per Square Foot Current Total Assessed Value for Parcel # 000155700	

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

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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 RED CLOUD, NE	68970-0000	Legal	:ALL BLOCK 12 RAILROAD ADDITION RED CLOUD

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

	DESCR	IPTION			
		<u>Square fee</u>	et Ba	ase SF Cost	<u>Total Cost</u>
BASIC STRUCTURE COST		1,168	x	75.88	= 88,628
ADJUSTMENTS ROOFING		<u>Units</u>	Unit Cost	<u>Area Adj</u>	Total Cost
SUBFLOOR HEATING & COOLING PLUMBING Base is: 9 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(under base)	ʻ4	1176.67	(3.83) 0.00	(4,473)
ADJUSTED STRUCTURE COST		1168	x	72.05	= 84,154
IMPROVEMENTS NO GARAGE		<u>Units</u>	<u>Unit Cost</u>	Depr	<u>Total Cost</u>
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
Depreciation : 100% Total 100% Phys Les	sical Functional Economic ss Depreciation/Plus Appreciation : (86,	730)
Improvement Value		- \$0
Land Value	\$2,	690
Lump Sums		
I I I I I I I I I I I I I I I I I I I	11,	570 *
ESTIMATE OF VALUE (USING THE COST APPROAD Value per Square Foot	(H) \$14,;	570 *

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

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· · · · ___

WEBSTER COUNTY ASS	SESSOR				
621 N Cedar St					
Red Cloud Ne 68970					
Phone & Fax (402)746-2717					
Deb Langer, Assessor Clerk					
dlwebcoassr@outlook.com			DATE:	11/16/2017	
SELLER: FRANK DEGENER					
1249 HWY 281					
RED CLOUD, NE 68970					
BUYER: GARY D. & KIM M. BRU	BAKER				
725 N CHERRY ST.					
RED CLOUD, NE 68970					
RE: RESIDENTIAL PROPERTY S	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 O	FRED CLO	UD, WEBSTE	R 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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. ***If we do not hear from you within 15 days we will calling for the information.** Thank you in advance for you cooperation.

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

What was the total p	urchase		
1 price?	\$ \$	28,000.00	Yes / No
If No explain:	 		
2 Was any personal prope	erty included in the sale price?	Yes / No	Personal Property was (circle all that apply):
Appliances Furniture	Other (please explain):		
	of the personal property that was include tal property and produces income, what ars?		
5 What expenses have be	en incurred in each of the past five yea	rs? \$	
6 How long was the prope	erty on the market?		
7 Were any changes made	e to the property either before or after the	e sale?	Yes / No
(Example: Remodeling	Renovations Additions Repairs	Demolition)	
If Yes explain:			
			CONTINUED ON BACK

				OVER PAGE PR	OPERTY TRA	NSFER		
BOOK & PA	ge_2017:	- 2528	# PA	GES	⁽	GRANTEE MASTER NAMI	Gene	B. Hor
PARCEL FILING NUMB	#/ 000/ <u>(</u>	59400	[3971	D			+ Mo	desta C
			_				Horr	ne
DOC STAMP	<u>~ 297</u>	60,	_	tax/lien	······································		-#1 ,	3134
SALES FILE	<u>* 255</u>	5	# PAG	ies	_			
NEIGHBORHOOD	# 1	100	105	(200)	205	300		
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESIDEN
	405	500	505	510	S15	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/
	515	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	E INAVALE Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL					
PROPERTY CLASS	RESIDENTIAL	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	ÉXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	45							
OTAL SALE PRICE	132	1,000						
1 ADJUSTMENTS <u>\$</u>								
R ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	_16-2	10-201	7					
SALES DATE	_16-2 Trus	lo-201° lees De	7					
	_16-2 	LO-201 Hees De ADJUSTED	7 subchingd	NO	MOBILE			
DEED TYPE				NO 4	MOBILE 5			
DEED TYPE		ADJUSTED	SUBCHNGD 3	4 ALE NOT TO BE USED AR	5 MS LENGTH / NOT VALID FOR			
DEED TYPE		ADJUSTED 2	SUBCHNGD 3	4 ALE NOT TO BE USED AR	5 MS LENGTH / NOT	RC	ROS	RUR

NEBRASKA	Trar	nsfer Statement _55	FORM
		• Read instructions on reverse side.	521
• If additional space is needed, a	add an 🛛	attachment and identify the item.	JZ 1
The deed will not be recorded unless this stat 1 County Name 2 County Number	itemeni	is signed and items 1-25 are accurately completed.	
WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 20 Yr. 2017 4 Date of Deed Mo. 10 Day 20 Yr. 2017	A Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Edward Alan Amaak and Manda Sharan Amaak, Trustana		Grantee's Name (Buyer)	
Edward Alan Amack and Vonda Sharon Amack, Trustees Street or Other Mailing Address		Gene B. Horne and Modesta O. Horne Street or Other Mailing Address	
705 N Jefferson St City State Zip Cod		N Jefferson St	· · · · · · · · · · · · · · · · · · ·
Red Cloud NE 689	<u></u>	Red Cloud NE	Zip Code 68970
Phone Number (402) 746-3704		Phone Number (402) 746-3316 Is the grantee a 501 (c)(3) organiza If Yes, is the grantee a 509(a) foun	
Email Address		Email Address	
7 Property Classification Number. Check one box In categories A and B. Che	eck C if	n/a property is also a mobile home	
(A) Status		Property Type	(C)
Improved Single Family Industrial	Ĺ	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural		Mineral Interests-Producing	
IOLL Commercial Recreational	<u> </u>		
8 Type of Deed Conservator Distribution			Other
Cemetery Death Certificate – Transfer on Death Executor	Mine		
part of an IRS like-kind exchange?	Foreclos		nsfer on Death stee to Beneficiary
	Grantor		er (Explain)
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No	o, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiar	ary relativ		
		rtnership, or LLC	
		d Grandchild 🔤 Spouse	
L Ex-spouse Parents a A What is the current market value of the real property?			
\$132,000		15 Was the mortgage assumed? (If Yes, state the amount and in Yes No \$	
16 Does this conveyance divide a current parcel of land?		7 Was transfer through a real estate agent or a title company?	(If Yes, include the name
Yes 🔽 No		of the agent or title company contact.) Yes Southern T	itle. LLC No
18 Address of Property	1	9 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent
705 N Jefferson St Red Cloud, NE 68970	0	Grantees	
18a 🗌 No address assigned 18b 🗍 Vacant land			
20 Legal Description			
Lots Nine (9), Ten (10), Eleven (11) and Twelve (Cloud, Webster County, Nebraska	(12),	Block Two (2), Case & McNeny's Add	dition to Red
21 If agricultural, list total number of acres			
22 Total purchase price, including any liabilities assumed			132,000,00
23 Was non-real property included in the purchase? TYes I No (If Ye	íes, ente	er dollar amount and attach itemized list.) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	• • • • •	\$ 	132,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemp	nption n	umber	
Under penalties of law, I declare that I have examined this stat correct, and that I am duly authorized to sign this statement.	atement	and that it is, to the best of my knowledge and belief, true, com	plete, and
Gene B. Horne		·	(402) 746-3316
Sign Print or Type Name of Grantee or Authorized Representative		Grantee	Phone Number
Mene D. Morne		Granitee	10/ _20 2017

	or Automized Representative	1mé	Date
	Register of Deed's Us	e Only	For Dept, Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 10 Day 20 Yr. 1	2 \$297.00	BK2017,2528	
Nebraska Department of Revenue			Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 9-2017 Rev. Superse	edes 96-269-2008 Rev. 2-2016		
	Grantee—Retain a copy	of this document for your records.	

BK2017, Pg 2528

County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 2/2_day of October A.D., 2017, at 10:45 o'clock A_M. Recorded in Book 2017 on Page 2528 Deb Klingenberg Procounty Clerk 2/3 Deputy B Deputy \$10 NO Carded. Comp Assessor

NEBRASKA DOCUMENTARY STAMP TAX

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

State of Nebraska 7_{SS}.

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:

- are lawfully seised of such real estate and that it is free from encumbrances; (1)
- (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.

to ber 19 .2017. Executed

rustee Edward Alan Amack, Trustee

Amach Justes onda Sharon Amack, Trustee

STATE OF NEBRASKA

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on October _____, 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.

))ss.

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

Misbald_ Notary Public

8/27/2021 My Commission Expires:

		dition to RC.		MDS N Jefferson St	TOTAL	59190	47780	46 405			ADJUSTED SELLING PRICE	DATE OF CONSTRUCTION 1964	
	2100- ac	lase & me Ne ny's Addition		ADDRESS OF PROPERTY MOS N	IMPROVEMENTS	51935	4652S	4515b			ASSESSOR ADJUSTMENT	LITY 3 7 HOUSE CONDITION 33	
	2528 DATE OF SALE 10-20-2017	LEGAL DESCRIPTION LOFS 9.10,11,12 BLOCK 2	0159400	Red cloud	DIAND	IZSS	ZSEI	IASS			DDD 521 ADJUSTIMENT	91-002 114	1
PAGE 1 COMMENTS	BOOK-PAGE JOIT-JS28	LEGAL DESCRIPTION	LOCATION ID PARCEL(S) COO 1 59400		YEAR	ZDIS	1100	LIDE			SELLING PRICE / 32, DDD	SCHOOL BASE # 91-0	

RESIDENTIAL SALES FILE

WEBSTER	COUNTY	ASSESS	OR'S	OFFICE
RES	SIDENTI	AT. DATA	SHEF	रम

HORNE, GENE B. & MODESTA O. 705 N JEFFERSON ST. RED CLOUD, NE 68970- LOT IN Neighborhood : 200 RED CLOUD Lot Width : 100 Lot Depth : 142 Topography : Amenities Street Access : Jtilities :	Situs Legal NFORMATION	:705 N JEFFERSON ST :LOTS 9-12 BLOCK 2 CASE & MCI ADDITION RED CLOUD N Value Method:	VENY'S
Neighborhood : 200 RED CLOUD Lot Width : 100 Lot Depth : 142 Copography : Amenities Street Access :	VFORMATION		
ot Width : 100 ot Depth : 142 opography : Amenities treet Access :		Value Method:	
		# of Units : Unit Value : Adjustments : Lot Value :	SF 14200 0.09 1,255
PHYSICAI	INFORMAT	lon	
Type: 1 - Single FamilyQuality: 30 - AverageCondition: 30 - AverageArch Type:Style: One-Story 100%Exterior Wall: 100% HARDBOARDFloor Area: 1,724Basement Area: 1,196Sub Floor: WOOD JOIST/WOOD SUBFLOORBedrooms: 3Baths: 1.5Heat Type: 100% WARM & COOLEDRoof Type: COMP SHINGLESPlumbing Fixt: 8	Effect Remode	Built/Age : 1964/53 Live Age : El Date : El Type :	
VALUATI	ON SUMMARY	Y	<u> </u>
Estimate of Value (Using Cost Approach) Estimate of Value (Using Market Approach) Estimate of Value (Using Model) Model # and Description Calculations 0 x 0		••••••	,405
FINAL	ESTIMATE		

Current Total Assessed Value for Parcel # 000159400 \$46,405

Value per Square Foot

26

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 #: 000159400		Map #	: 4371-00-0-10075-002-0000
HORNE, GENE B. & MODESTA O.		Situs Legal	:705 N JEFFERSON ST :LOTS 9-12 BLOCK 2 CASE & MCNENY'S
705 N JEFFERSON ST. RED CLOUD, NE	68970-		ADDITION RED CLOUD

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

1

	DESCR	IPTION			
		<u>Square fee</u>	t Ba	<u>se SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,724	x	74.74	= 128,852
ADJUSTMENTS ROOFING SUBFLOOR		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
HEATING & COOLING		1,724	2.01	2.01	3,465
PLUMBING Base is: 9	(under base)		1176.67		•
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		1,196	15.91	11.04	19,033
ADJUSTED STRUCTURE COST		1724	x	87.14	= 150,229
IMPROVEMENTS NO GARAGE		Units	<u>Unit Cost</u>	Depr	<u>Total Cost</u>
CONCRETE DRIVE		1122	3.91		4,385
DET GAR FAIR CONC		768	16.20	42%	
CONCRETE DRIVE/FAIR		1320	3.83	42%	•
SLAB W/ROOF & STEPS		96	26.25		2,520
OPEN SLAB STEPS		12	19.01		230
OPEN SLAB STEPS		20	19.01		380
OPEN SLAB		234	5.83		1,365

Depreciation	:	78왕	Total	788	Physical	Funct:	ional	Econo	mic
		_			Less Depr	eciation/Plu	ıs Appre	ciation :	(124,105)
morovement V-	- 					•••••			\$35,005
mprovement va	LLUC								~~~/~~
and Value									\$1,255
and Value ump Sums	••••	• • • • • •		• • • • •	• • • • • • • • • • • • •		• • • • • • • • • •		. ,
Sand Value Sump Sums STIMATE OF VA Value per Squa	TOE	(USINC	G THE CO	ST API	PROACH) .	· · · · · · · · · · · · · · · · · · ·	••••		\$1,255

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

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com



DATE: 11/17/2017

CONTINUED ON BACK

SELLER:	EDWARD ALAN AMAC	K AND VONDA SHARON AM	ACK, TRUSTEES		
	705 N JEFFERSON ST				
	RED CLOUD, NE 68970				
BUYER:	GENE B. AND MODESTA	A O. HORNE			
	705 N JEFFERSON ST				
	RED CLOUD, NE 68970				
<u>RE: RES</u>	IDENTIAL PROPERTY S	SALES VERIFICATION			
PARCEL	ÍD:	159400 BOOK/PAGE:	2017-2528	DATE OF SALE:	10/20/2017
LEGAL D	ESCRIPTION:	LOTS 9, 10, 11, 12, BLOCK 2 CA	ASE & MCNENY'S ADDITIO	N TO RED CLOUD	

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

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

	What was the total pu	chase				
1	price?	\$\$		132,000.0	00 Yes / No	
	If No explain:					
2	Was any personal proper	ty included in the	e sale price?	Yes / No	Personal Proper	rty was (circle all that apply):
	Appliances Furniture	Other (please e	xplain):			
	What is the dollar value of <i>If the property is a renta each of the past five yea</i>	l property and p		-	-	\$\$
5	What expenses have bee	n incurred in eac	ch of the past five y	vears? \$		
6	How long was the proper	ty on the market?	?			
7	Were any changes made	to the property ei	ther before or after	the sale?	Yes / No	
	(Example: Remodeling	Renovations	Additions Repai	rs Demolition)		
	If Yes explain:					

PARCEL I FILING NUMBI		15200	_ #PAC [62,58		3-3-9		<u>+Eliza</u>	beth Jes
DOC STAMP	<u>5</u> A	-0-	_	tax/lien		-	Rier #13	<u>(</u> 3135
SALES FILE	<u>* </u>	2	# PAG	ES				
SHBORHQOD	#	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 E 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					
PERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	
AX DISTRICT	5							
SALE PRICE	-0-							
JUSTMENTS <u>\$</u>	;							
JUSTMENTS <u>\$</u>								
VIEW CODE	NO							
SALES DATE	15-20	5-201- 2D	7					
DEED TYPE	JUL	<u>ac</u>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	Ð	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT	······		
TON CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	Clifte	_ ۱						

Nebraska Department of	• To be filed w	ith the Register of Deed	nsfer State s. • Read instructions of	on reverse side.	^{FORM} 521
			attachment and identify	25 are accurately completed	1
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	•
r county name	Select County & Count		Mo. <u>10</u> Day <u>20</u>		ay <u>20 Yr.</u> 2017
5 Grantor's Name, Addre	ess, and Telephone (Please Prin			s, and Telephone (Please Print)	
Grantor's Name (Seller)			Grantee's Name (Buyer)		
Harold E and Evel Street or Other Mailing Ad			Street or Other Mailing Add	and Elysabeth Jesse K	
70776 Hunter Driv			2110 Road N		
City Republican City Phone Number	State NE	Zip Code 68971	City Guide Rock	State NE Is the grantee a 501(c)(3) organi	Zip Code 68942 zation? Yes No
(402) 984-3406			Phone Number (402) 984-0581	If Yes, is the grantee a 509(a) for	
Email Address			Email Address		
7 Property Classification	n Number. Check one box in ca	tenories A and B. Check C	if property is also a mobile h	nome.	
(A) Status) Property Type	ionie.	(C)
Improved	Single Family	Industrial	Mineral Interests-Nonprod	ucing State Assesse	
Unimproved	Multi-Family	Agricultural Recreational	Mineral Interests-Producin	- 😐	
8 Type of Deed	Conservator	Distribution	nd Contract/Memo 🗌 Partil	ion 🗍 Sheriff [Other
	Corrective			onal Rep. 📃 Trust/Trustee	
	Death Certificate - Transfer on Dea			Claim 🖌 Warranty	
9 Was the property purch part of an IRS like-kind	fexchange?	= =	losure		ransfer on Death
(I.R.C. § 1031 Exchang	ge) Auction	Easement Gift			rustee to Beneficiary
Yes No	red in full? (If No, explain the divis		or Trust Partition	Satisfaction of Contract	Other (Explain)
Yes No			Yes		no, state ine intended doely
Yes No	en relatives, or if to a trustee, are t Aunt or Uncle to Niece or Brothers and Sisters Ex-spouse	Nephew Family Corp.,	Partnership, or LLC S and Grandchild S	· · · _	ter
\$175,000	ket value of the real property?		Yes 🖌 No	med? (If Yes, state the amount and \$	%
16 Does this conveyance d Yes V No	livide a current parcel of land?		17 Was transfer through a r of the agent or title comp	eal estate agent or a title company contact.)	r? (If Yes, include the name
18 Address of Property		·	19 Name and Address of Pe	erson to Whom the Tax Statement	Should be Sent
Same as grant	ee		Same as grantee	e	
18a No address assign	ned 18b Vacant land				
20 Legal Description The SW1/4 of 3	Section 33, T3N, R	W, Webster Cou	nty, Nebraska		
SUDIH SUDI	14				
21 If agricultural, list total nu	umber of acres 40+-	·			
22 Total purchase price	, including any liabilities assu	med			0.00
23 Was non-real proper	rty included in the purchase?	Yes 🔽 No (If Yes, e	nter dollar amount and atta		0,00
24 Adjusted purchase p	price paid for real estate (line :	22 minus line 23)		\$ 24	000
25 If this transfer is exer	mpt from the documentary sta	amp tax, list the exemption	number <u>5a</u>	f my knowledge and belief, true, o	complete, and
correct, and	that I am duly authorized to sign I			momorgo ana bonoi, ado, a	
HAR	ROLD E. RO	hTUS			$\frac{462 - 469 - 8103}{\text{Phone Number}}$
sign Print or Type	iname or Granee or Althorized	nepiesentative			Filone Number
RA	f Grantee or Authorized Represen	z tative	Title		<u>/0~20~2017</u> Date
here ' Signature of	· · · · · · · · · · · · · · · · · · ·				
OR Data Dated Dates 1. 1		egister of Deed's Use O	•		For Dept. Use Only
26 Date Deed Recorded		or Exempt Number	28 Recording Data	154h	
Mo. L Day	<u>-Yr. 1 * Exemp</u>		13K2017, Pg 2		Rev. Stat. §§ 76-214, 77-1327(2)
	ev. Supersedes 96-269-2008 Rev. 7-201	4		, Landizod by Nob.	

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

BK2017, Pg 2540

County of Webster J^{SS.} Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of <u>October</u> A.D., 20<u>1-7</u>, at <u>11:50</u> o'clock <u>A</u> M. Recorded in Book <u>2017</u> on Page <u>2540</u> <u>Deb Klingenberger</u> County Clerk <u>\$10.00</u> <u>BA</u> Deputy Ind <u>Comp</u> <u>Assessor Carded</u>

State of Nebraska 355.

NEBRASKA DOCUMENTARY STAMP TAX
Date 10-20-17
SEXEMPTESA 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 (SW¹/₄SW¹/₄) 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

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 <u>10-33-3</u>	2018
A GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD	

Notary Public

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

Phone/Fax: (402) 746-3613 DAVE:F:\WP\\$00\REHTUS.WD 10/20/17 Page I of 1 Pages

			C	OVER PAGE P	ROPERTY TR/	NSFER		
BOOK & PA	_{GE} 2017	1-2541	#P	AGES		GRANTEE MASTER NAM	Boar	dof
PARCEL FILING NUMB	#/ 000	168100	<u> </u> 420	<u>60</u>		_	Public	- Trust
							46 Cit	u Cler
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SALES FILE	<u>* 25-</u>	7	#PA	AGES			*	
NEIGHBORHOOD	# 1	100	105	(200)	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL		RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	\$05	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HON SITE		COWLES TE COMMERCIAL / NC SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S/T
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOM SITE	Me inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9080	9500		RURAL RESIDENTIAL	
	RESIDENTIAL		AGRICULTORAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	65					-		
TOTAL SALE PRICE	1200			-				
521 ADJUSTMENTS 5	;			_				
SSOR ADJUSTMENTS <u>\$</u>		<u>.</u>		_				
REVIEW CODE	NO							
SALES DATE	10-20	-201	L	_				
DEED TYPE	WI)		-				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUECHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VAUD FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS		I	A					

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Nebraska Department of REVENUE	• To be filed	al Estate T with the Register of D al space is needed, ad	eeds. • Read inst	ructions on nd identify th	teverse sid ha item	ie, ~)()	1	521
I	The deed will not be reco					telv comple	ted.	
County Name	2 County Num		3 Date of Sale/			4 Date of Dee		
	WEBSTER - 91		Mo. 10	Day 💻 Yr	, 2017	Mo10	. Day16	<u>2017</u>
	ss, and Telephone (Please Pr	int)	6 Grantee's Na	me, Address,	and Telephor	ne (Please Pri	int)	·
Brantor's Name (Seller) Susan M. Daily			Grantee's Name	e (Buyer)		•		
Street or Other Mailing Add	iress	· ··· ···	Board of P Street or Other				• • • • • • • • • • • • • • • • • • • •	
720 Del Norte Av			c/o City Cle	erk, 540 N	Webster	St		
aty _oveland	State CO	Zip Code 80538-36	38 Red Cloud	i		State NE		Zip Code 689
hone Number			Phone Number	11	s the grantee	a 501 (c)(3) org	danization?	Yes 7
mail Address			(402) 746-2			antee a 509(a		
			Email Address					
Property Classification	Number, Check one box in a	ategories A and B. Chec	C if property is also	o a mobile hon	ne.			
(A) Status			(B) Property Type					(C)
✓ Improved	Single Family	Industrial	Mineral Interes	sts-Nonproduci	ng [State Asses	ssed	
Unimproved	Multi-Famity	Agricultural	Mineral Interes	sts-Producing	Ī	Exempt		
	Commercial	Recreational			-			
Type of Deed Co	phservator	Distribution	Land Contract/Memo	Partition		Sheriff	Other	
	priective	L	Lease	Personal	1 Rep. 🗍 T	rust/Trustee		
	ath Certificate - Transfer on D	eath Executor	Mineral	Quit Clai	im 🔽 V	Varranty		
Was the property purcha part of an IRS like-kind a	ased as 10 Type of Trans	fer Distribution	oreclosure Intevoc	cable Trust 📋	Revocable Tr	ust 🗌	Transfer o	n Death
(I.R.C. § 1031 Exchange			it 🗌 Life Es	state 🔽	Sale	C	Trustee to	Beneficiary
Yes V No	Court Decr		rantor Trust 🔲 Partitic		Satisfaction o		Other (Exp	
Vas ownersnip transferre	ed in full? (If No, explain the div	rision.)	12	Was real estat	te putchased No	for same use?	? (If No, state	the intended
Alma the draw of a barrent				Ves				
	relatives, or if to a trustee, are			ck the appropri		 	· · · · · · · · · · · · · · · · · · ·	
Was the transfer betweer	Aunt or Uncle to Niece of	r Nephew 🔲 Family Co	p., Partnership, or LLC	ck the appropri	late box.)		Other	
	Aunt or Uncle to Niece of Brothers and Sisters	r Nephew 🔲 Family Con	p., Partnership, or LLC nts and Grandohild	ck the appropri	iate box.)		Other	
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BW2017, Pg2541

State of Nebraska 355. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 2015 day A.D., 2017, at 12:22 Oct of o'clock D.M. Recorded in Book 2017 'a54⊔ on Page Derger County <u>Allince</u> in ad __Carded_ Assessor Ind Comp

NEBRASKA DOCUMENTARY STAMP Date *ama

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 ______ 2017.

n Susan Daily

STATE OF COLORADO, COUNTY OF LAMMEY) ss.

The foregoing instrument was acknowledged before me on October $\underline{10}$, 2017, by Susan Daily, a single person.

Comm. expires

TARA JORDAN NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20154003099 MY COMMISSION EXPIRES MARCH 20, 2019

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Phone/Fax: (402) 746-3613 KORY:C:\wp\800\BOPT_DALWD 10/9/17 Page 1 of 1 Pages

		VCOTI to City of	Red Cloud	1046 N Chestnut St.	. TOTAL	1420	RE-41	1420			ADJUSTED SELLING PRICE	DATE OF CONSTRUCTION 1905
		Subdivision of Anney LOF 1 to City of		ADDRESS OF PROPERTY 10416	IMPROVEMENTS	480	480	48D			ASSESSOR ADJUSTMENT	HOUSE QUALITY 30 HOUSE CONDITION 2
	1 - 254 DATE OF SALE	Lots 28-30 Shucks	000168100/42060	Red Ubud	TAND	chb	9 4D	Qhb			200.00 S21 ADUSTMENT	6002 <u>A</u>
PAGE 1 COMMENTS	BOOK-PAGE 2017	LEGAL DESCRIPTION	LOCATION ID PARCEL(S)		YEAR	2015	Soly	LIDE			SELLING PRICE	SCHOOL BASE # 91~

RESIDENTIAL SALES FILE

WEBSTER	COUNTY	ASSESSO	R'S	OFFICE
RES	SIDENTIA	L DATA	SHEE	ЗТ

Parcel ID #: 000168100	Map #	: 4371-00	-0-10110-000-000	0
CITY OF RED CLOUD, BOARD OF PUBLIC TRUST 540 NORTH WEBSTER STREET RED CLOUD NE 68970-	Situs Legal	:LOTS 28-	HESTNUT ST 30 SHUCK'S SUBDI RED CLOUD	VSION OF ANNE
LOT	INFORMATION	3		
Neighborhood : 200 RED CLOUD				·
Lot Width : 75			Value Method	: SF
Lot Depth : 142			# of Units	
Topography : Amenities			Unit Value	
Street Access :			Adjustments	
Jtilities :			Lot Value	
PHYSIC	CAL INFORMAT	TION		
Type : 1 - Single Family	Year E	Built/Age	: 1905/112	
Quality : 30 - Average		ive Age	•	
Condition : 20 - Fair	Remode	al Date	:	
Arch Type :	Remode	el 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				
VALUA	TION SUMMAR	Y		
Estimate of Value (Using Cost Approach) . Estimate of Value (Using Market Approach) Estimate of Value (Using Model) Model # and Description Calculations 0 x 0				\$1,420
FIN	AL ESTIMATE	:		
Improvement Value	• • • • • • • • • • • •			\$480
Land Value				\$940
Datio Vatue				\$1,420
FINAL ESTIMATE OF VALUE				Y1, 120
				91,420 0

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 #: 000168100	Map #	: 4371-00-0-10110-000-0000
CITY OF RED CLOUD, BOARD OF PUBLIC TRUST	Situs Legal	:1046 N CHESTNUT ST :LOTS 28-30 SHUCK'S SUBDIVSION OF ANNEX
540 NORTH WEBSTER STREET		LOT # 1 RED CLOUD
RED CLOUD NE 68970-		

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

	DESCR	IPTION			
		<u>Square fee</u>	t Ba	<u>se SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,264	x	81.62	= 103,168
<u>ADJUSTMENTS</u> ROOFING SUBFLOOR HEATING & COOLING		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
	(under base)	2	1176.67	(1.77) 0.00	(2,237)
ADJUSTED STRUCTURE COST		1264	x	79.85	= 100,930
IMPROVEMENTS NO GARAGE		Units	Unit Cost	Depr	Total Cost
SOLID WALL PORCH		132	54.77	100%	*
RED CLOUD SALV HOUSE		1264	0.38	68	480 *

Depreciation	:	100% :	Total	100%	Physical	Func	tional	Econo	mic
-					Less Depr	reciation/P	lus Appre	ciation :	(100,930)
Improvement Va	ılue								\$0
–									\$0 \$940
Land Value									
Improvement Va Land Value Lump Sums ESTIMATE OF VA							• • • • • • • • • •	• • • • • • • • • •	\$940

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

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@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:

PARCEL ID:168100 BOOK/PAGE:2017-2541DATE OF SALE:10/20/2017LEGAL 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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

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

What was the total purch	hase								
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 yea	ars? \$							
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

Nebraska Department of	• To be filed with the	he Register of Deeds	nsfer State • Read instructions o attachment and identify	n reverse side. 🛷	FORM 521
	The deed will not be recorded a	inless this statemen	t is signed and items 1-2	25 are accurately completed	d.
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	10 17
	WEBSTER - 91		Mo. <u>10</u> Day <u>20</u>	······	Day <u>10 Yr. 17</u>
5 Grantor's Name, Add Grantor's Name (Seller)	Iress, and Telephone (Please Print)			s, and Telephone (Please Print))
David M. Kaufma	an and Jeanne M. Kaufman		Grantee's Name (Buyer)	erg and Logan M. Jam	es
Street or Other Mailing A 1134 Michael Se	uddress an Drive		Street or Other Mailing Add 735 Road Y	ress	
City Bedford	State TX	Zip Code 76021	City Bladen	State NE	Zip Code 68928
Phone Number (402) 984-4624			Phone Number 402 - 994 - 7002	Is the grantee a 501(c)(3) organ If Yes, is the grantee a 509(a) for	
Email Address N.A.			Email Address N.A.		
7 Property Classificati (A) Status	ion Number. Check one box in categor		property is also a mobile h Property Type	iome.	(C)
√ Improved	Single Family		Mineral Interests-Nonprod	ucing State Assess	
Unimproved	Multi-Family Agric	eational	Mineral Interests-Producin	g Exempt	
8 Type of Deed	Conservator	= =	d Contract/Memo		Other
	Corrective Death Certificate – Transfer on Death	Easement Lea		onal Rep. 🔄 Trust/Trustee Claim 🗸 Warranty	
9 Was the property pur part of an IRS like-kir (I.R.C. § 1031 Exchar	rchased as nd exchange? nge) o erred in full? (If No, explain the division.)	Distribution Forecl Easement Gift Exchange Grantc	Life Estate	Revocable Trust Sale	Transfer on Death Trustee to Beneficiary Other (Explain) If No, state the intended use
	een relatives, or if to a trustee, are the tru	istor and beneficiary rela			······
\$40,000	Aunt or Uncle to Niece or Nepher Aunt or Uncle to Niece or Nepher Brothers and Sisters Ex-spouse arket value of the real property? divide a current parcel of land?	ew Family Corp., P Grandparents and Ch Parents and Ch	Ind Grandchild Si ild Si 15 Was the mortgage assur	elfO pouse tep-parent and Step-child med? (If Yes, state the amount an S sal estate agent or a title compar	%
Ves No			of the agent or title comp	any contact.) Ves Adams	Land Title Co.
8 Address of Property			19 Name and Address of Pe See Grantee	erson to Whom the Tax Statement	t Should be Sent
8a 🔽 No address assig	gned 18b 🗌 Vacant land				
0 Legal Description					
See Exhibit "A					
2 Total purchase pric	e, including any liabilities assumed			····· 22 ^{\$}	40,000,00
	erty included in the purchase? 🗌 Y		ter dollar amount and attac	\$	
4 Adjusted purchase	price paid for real estate (line 22 mi	nus line 23)			40,000,00
Unde correct, and Danielle	empt from the documentary stamp t er penalties of law, I declare that I have d that I am duly authorized to sign this sta e L. Kelley	examined this statemer atement.		my knowledge and belief, true,	(402) 463-4198
sign		sentative	Escrow C	Closing Agent	Phone Number 10 - 20-17
	of Grantee or Authorized Representative		lītie		Date
		er of Deed's Use On	ly		For Dept. Use Only
Date Deed Recorded	27 Value of Stamp or Ex	empt Number	28 Recording Data		
Mo. 10 Day 25			BK2017,19	2560-2562	. Rev. Stat. §§ 76-214, 77-1327(2)
braska Department of Reven rm No. 96-269-2008 2-2016 F	Rev. Supersedes 96-269-2008 Rev. 7-2014	Detain fill			. 1109. Quai: 33 70-2 14, 77-1927(2)
	Grantee—	пеката сору от th	is document for your re	U01US.	

PARCEL # , FILING NUMBER	00210	-25W2 330Z/	70440	18-4	-11	_	+ Coga	<u>E. Himm</u> 10 <i>M.Jan</i> 3142
DOC STAMPS		00	_	tax/lien	r	_		<u> </u>
SALES FILE #	25	3	_ # PAGE	s	-			
GHBORHOOD #		100	105	200	205	300		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					
DPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	I
							SUBURBAN	
TAX DISTRICT	105							
AL SALE PRICE	41	0,000						
JUSTMENTS <u>\$</u>	;							
DJUSTMENTS <u>\$</u>								
EVIEW CODE	NO							
SALES DATE	10-	20-20	017					
DEED TYPE	L	20-20)D						
SALE QUAL	YES.	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED 5	ALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
TION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

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 6th 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 6th 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 6th 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 east on 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 7
State of Nebraska 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
BB Deputy
IndCompAssessorCarded

NEDDACKA BOOLULA
NEBRASKA DOCUMENTARY
STAMP TAX
Data 1 a Strang 1/4A
Date 10-25-17
\$ 90.00 BY RR
<u>V_ID-DU_BY_BB</u>

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 (NW¼) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6th 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 6th 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 6th 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 2561

GRANTORS covenant with GRANTEES that GRANTORS:

- 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 and Jeanne M. Kaufman STATE OF <u>Nebraska</u> COUNTY OF <u>Adam 5</u> GENERAL NOTARY - State of Nebraska. BRENT A. PARKER SS My Comm. Exp. Jan. 19, 2019 day of October On this 20 / before me personally appeared David M. Kaufman and Jeanne M. Kaufman, husband and wife. Notary Public My Commission Expires: Jac 19 2019

BK2017, Pg 2562

Executed	David M. Kaufman
	Jeanne M. Kaufman
STATE OF $\frac{Texas}{COUNTY OF TARRANT}$ }ss On this 10^{44} day of $0cfcb$ appeared David M. Kaufman and J	eanne M. Kaufman, husband and wife.
TYLER ROY CURRAN My Commission Expires August 5, 2018	Notary Public My Commission Expires: 8/5/18

.

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT Date of Print : 11/16/2017

			Current Owner	Parcel #	
			••	••	
BLADEN, NE 68928-	735 ROAD Y	JAMES, LOGAN M.	HIMMELBERG, MEGAN E. &	002103302	

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

	WASTE	ROAD	8869 4147 3864 3553 2524	Soil Symbol LB/RIV
	WASTE	COUNTY ROAD	HORD SILT LOAM, 0-1% SLOPES GRAS HOLDREGE SOILS, 3-7% SLOPES, GRAS HASTINGS SILT LOAM, 0-1% SLOP GRAS HOBES SILT LOAM, FREQUENTLY F GRAS COLY SILT LOAM, 3-11% SLOPES GRAS	Soil Name LITTLE BLUE RIVER
	WASTE	ROAD	GRAS , GRAS OP GRAS F GRAS S GRAS S GRAS	Land Use ACCR
	WASTE	ROAD	10 30 40 401	LVG Code ACCR
	No	No	NO NO NO	Adjust No
Parcel Totals :	Waste Use Totals :	Road Use Totals ;	Grass Use Totals :	Spot LVG Accr Use Totals
55.89	9.84 : 9.84	2.70	12,10 7.55 8.93 1.88 11.03 : 41.49	# Acres
	180	o	1,425 1,425 1,425 1,425 1,425 1,425 1,425	Ag/Acre º
60,900	1,770 1,770	0 0	17,245 10,760 12,725 2,680 <u>15,720</u> 59,130	Mkt Value
60,900	1,770 1,770	0 0	17,245 10,760 12,725 2,680 <u>15,720</u> 59,130	Assessed Value

Page Number : 1

TOTAL	4C	4C1	3C	3C1	2C	2C1	1C	1C1	ACRES	CRP	TOTAL	4D	401	3D	3D1	2D	2D1	1D	101	ACRES	DRYLAND		BOOK-PAGE	PAGE 4 PARCEL(S)	4A P TOTAL	
TOTAL	4T	4T1	3Т	311	2T	2T1	17	1T1	ACRES	CANOPY 30% GREATER	TOTAL	4D E	4D1 E	3D E	3D1 E	2D E	2D1 E	1D E	1D1 E	ACRES	DRYLAND	EQUIP			4A B P TOTAL	
TOTAL	4T 2	471 2	3T 2	371 2	2T 2	211 2	1T 2	171 2	ACRES	CANOPY 2 ENCASED BY DRY OR IRR	TOTAL	4D P	4D1 P	3D P	3D1 P	2D P	2D1 P	1D P	101 P	ACRES	DRYLAND	CREP			4A F P TOTAL	
TOTAL				LB Arch	OTHER	WASTE C	ACCRETION	SHELTERBELT	ط	AG	TOTAL	4D G	4D1 G	3D G	3D1 G	2D G	2D1 G	1D G	1D1 G	ACRES	DRYLAND	GREENBELT			4,A K P TOTAI	
11.70				1.86		1.84			ACRES	AG OTHER	TOTAL 41.49	4G / 88	4G1 11.03	³⁶ 7.55	361	26	261	16 /2.10	E6'8 101	ACRES	GRASSLAND				4A R P TOTAI	
TOTAL 2.70			RECREATION	WRP	OTHER	HOME SITES	FARM SITE	ROADS	ł	NON	TOTAL	4G	461	36	3G1	2G	261	16	161	ACRES	GRASSLAND	EQUIP		C T	4A S P	
TOTAL 55.8								2,70	ACRES	NON-AG ACRES	TOTAL	4G	4G1	36	361	26	261	1G	161	ACRES	GRASSLAND	CREP			4A V P	
55.89 Aures											τοται	4G	461	36	361	26	261	1G	161	ACRES	GRASSLAND	GREENBELT		IOIAE	4A U P	

PAGE 1 COMMENTS		
BOOK-PAGE 2017-2560 DATE OF SALE 10	10-20-2017	
LEGAL DESCRIPTION LOTIIN NW/14 18-4-11 Less 2 tructs of Land	Less 2 trucks of Land	
LOCATION ID PARCEL(S) (DOD 103302		
ASSESSOR LOCATION Rural	ADDRESS OF PROPERTY DU VOL	
YEAR	IMPROVEMENTS	TOTAI
2017 60900		6600
SELLING PRICE 40, DDD 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 105 61-0123 HOUS	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



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: LEGAL DESCRIPTION:	2103302 BOOK /PAGE:	2017-2560	DATE OF SALE:	: 10/20/2017
	COUNTY SURVEYORS LOT 1 IN	N THE NW1/4 18-4-11 LESS	2 TRACTS	
State of Nebraska Department following questionnaire. The v questionaire will provide a soli (402)746-2717. You can mail, <u>calling for the information.</u>	evised State Statute 77-1327, the Asse of Revenue, regarding real estate trans- cerification of accurate sales data is ess d base in the determiniation of the use email or fax this back to the office. Thank you in advance for you cooperation uswer on the questions where appropriate	actions in Webster Count ential to establish real pro of this sale. If you have a <u>If we d</u> ion.	y. As a recent seller/buy operty valuations in Web any questions, please con	rer, please complete the ster County. Completing this
What Was the total	purchase			
1 price?	\$	40,000	Yes / No	
If No explain:				
	roperty included in the sale price? Pipe (Above ground / Buried) Motor	Yes / No Machinery Grain /	Personal Property was (Crops Other (please ex	
3 What is the dollar v	alue of the personal property that was i	t included in the purchas	e price? \$	
4 If this sale was invo	lved in a 1031 like kind exchange; is it	going to a holding comp	any? Yes/N	ίο
5 How long was the p	roperty on the market?			
How did you learn t	hat the property was for sale? Circle			
6 one:		Advertising B	roker/Realtor Family	Newspaper Seller
Prior Knowledge	Other (please explain):			
7 How was the sale pr	ice set? Circle one: Appraisa	1 Auction Comparal	ble Neighborhood Sales	Mutual Agreement
Set by Seller Oth	er (please explain):		CON	TNUED ON BACK

, #PARCEL ILING NUMBER		53020	210:3300)			Hime	1 berg
			_				+ Lag	<u>ian M.</u> 42
DOC STAMPS	540)	_	tax/lien		_	# 131	42
SALES FILE #	25	9	# PAGE	252	_			
HBORHOOD #		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					
PERTY CLASS	1000 - RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	
AX DISTRICT	105							
SALE PRICE	240,	000						
JUSTMENTS <u>\$</u>		· · · · ·						
JUSTMENTS \$								
VIEW CODE	NO							
SALES DATE	10-2	20-201	7					
DEED TYPE	l	ND						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	USABILITY	2 AS ADJUSTED	3 SUBCHANGED S	4 .	5 RMS LENGTH / NOT VALID FOR			
			T		MEASUREMENT		POT T	
	8H BLUE HILL	BLA 8LADEN	COW	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RURAL
I	m AFT 11	$V \sim 2$	103302					i

	• To be filed with the Register of D	ransfer Statement eeds. • Read instructions on reverse side. 3^{5}	FORM 521
The deed wi		ment is signed and items 1-25 are accurately comple	ted.
	2 County Number	3 Date of Sale/Transfer 4 Date of Dee	
WEBSTE			_ Day <u>16 Yr.</u> <u>17</u>
5 Grantor's Name, Address, and Telepho Grantor's Name (Seller)	one (Please Print)	6 Grantee's Name, Address, and Telephone (Please Pr	int)
David M. Kaufman and Jeann	ne M. Kaufman	Grantee's Name (Buyer) Megan E. Himmelberg and Logan M. Ja	mes
Street or Other Mailing Address 1134 Michael Sean Drive		Street or Other Mailing Address 735 Road Y	
City Bedford	State Zip Code TX 760		Zip Code 68928
Phone Number (402) 984-4624		Phone Number Is the grantee a 501(c)(3) or	ganization? Yes 🖌 No
Email Address	· · · · · ·	Email Address	i) foundation? Yes VNo
N.A. 7 Property Classification Number. Chec	ok one how in entenning A and P. Chee	N.A.	
(A) Status	ck one box in categories A and B. Cried	(B) Property Type	
✓ Improved ✓ Single Fami	ly Industrial	Mineral Interests-Nonproducing State Asse	(C) ssed Mobile Home
Unimproved Multi-Family	/ Agricultural	Mineral Interests-Producing	
8 Type of Deed Conservator	Distribution	Land Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective	Easement Transfer on Death Executor	Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty	
	Type of Transfer Distribution F Auction Easement G Court Decree Exchange G	iverset iverset	Transfer on Death Trustee to Beneficiary Other (Explain) (If No, state the intended use.
Brothers a Ex-spous 14 What is the current market value of the re \$240,000	and Sisters Grandpare e Parents ar sal property?	rp., Partnership, or LLC Self ents and Grandchild Spouse nd Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount Yes ✓ No \$	Other and interest rate.) %
16 Does this conveyance divide a current pa	arcel of land?	17 Was transfer through a real estate agent or a title comp of the agent or title company contact.) ✓ Yes Adam	Is Land Title Co. No
735 Road Y Bladen, NE 68928		19 Name and Address of Person to Whom the Tax Statem See Grantee	ent Should be Sent
18a No address assigned 18b 20 Legal Description	Vacant land		
See Exhibit "A" 21 If agricultural, list total number of acres _			
22 Total purchase price, including any	liabilities assumed		240,000,00
23 Was non-real property included in t	he purchase? 🗌 Yes 🛛 🖌 No (If Yes	s, enter dollar amount and attach itemized list.)	
24 Adjusted purchase price paid for rea	al estate (line 22 minus line 23)		240,000 00
25 If this transfer is exempt from the do	ocumentary stamp tax, list the exemp	tion number	
Under penalties of law correct, and that I am duly aut Danielle L. Kelley	 I declare that I have examined this state horized to sign this statement. 	ement and that it is, to the best of my knowledge and belief, tru-	e, complete, and (402) 463-4198
sign	e or Authorized Representative	Escrow Closing Agent	Phone Number
here Signature of Grantee or Author	Drized Representative	Title	<u>10-20-17</u> Date
······································		Only	
	Register of Dead's Use		Louisont iles (Sure
26 Date Deed Recorded 27	Register of Deed's Use Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
26 Date Deed Recorded Mo. 10 Day <u>a5</u> Yr. 11 lebraska Department of Revenue	<u> </u>	28 Recording Data BK2017, Pg 2578 - 2572	Por Dept. Use Only

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 6th 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.

BK2017, Pg 2570

State of Nebraska 355
County of Webster s^{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 Klingenberger County Clerk
122.00 BB Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-25-17
\$ <u>540.00 By BB</u>

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 (NW¹/₄) 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 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.

GRANTORS covenant with GRANTEES that GRANTORS:

- are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons

BK2017, Pg 2571

	BK2017, Pg 23
	and the second
Executed October 16,2017	and an abrain the line vert a standard and a standard a standard and the vert a standard a standard a standard a
	Clear and a second seco
	David M. Kaufman
	County Clerk
	Jeanne M. Kaufman
	· · · · · · · · · · · · · · · · · · ·
STATE OF TOXAS SS COUNTY OF TATEANT	
On this 10th day of OCto	$\frac{2017}{7}$, before me personally
appeared David M. Kaufman, a mar	ried person.
TYLER ROY CURRAN	The
My Commission Expires August 5, 2018	Notary Public
1 Control Internet	My Commission Expires: 08/05/2018
STATE OF	
COUNTY OF }ss	
On this day of	, 20, before me personally
appeared Jeanne M. Kaufman, a ma	arried person.

Notary Public My Commission Expires:

BK2017, Pg 2572

Executed	
	David M. Kaufman
	Jeanne M. Kaufman
STATE OF }ss	
	, 20, before me personally rried person.
	Notary Public My Commission Expires:
STATE OF <u>Nebreska</u> }ss	
On this <u>16th</u> day of <u>Octo</u> appeared Jeanne M. Kaufman, a ma	b_{-} , 20 <u>17</u> , before me personally
GENERAL NOTARY - State of Nebraska BRENT A. PARKER My Comm. Exp. Jan. 19, 2019	Notary Public My Commission Expires: Jan 19, 2019



PAGE I COMMENTS BOOK-PAGE 2017-2570 DATE OF SALE LEGAL DESCRIPTION 5.0 ACM TVOLCT IN LOCATION ID PARCEL(S) 002103300	N 18-4-11 7105-06-01 =1	
ASSESSOR LOCATION Rural	ADDRESS OF PROPERTY 725	- 2D Y
	IMPROVEMENTS	TOTAL
		195125
0011 12,570	124335	139685
SELLING PRICE 240,000 S21	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
MOBILE HOME NA	HOUSE QUALITY 20 HOUSE CONDITION 35t	DATE OF CONSTRUCTION 1899

4C TOTAL	4C1	3C	3C1	2C	2C1	1C	1C1	ACRES	CRP	TOTAL	4D	4D1	3D	3D1	2D	2D1	10	101	ACRES	DRYLAND		BOOK-PAGE	PAGE 4 PARCEL(S)	4A P TOTAL
4T TOTAL	4T1	3T	371	2T	2T1	1T	1T1	ACRES	CANOPY 30% GREATER	TOTAL	4D E	4D1 E	3D E	3D1 E	2D E	2D1 E	1D E	1D1 E	ACRES	DRYLAND	EQUIP		L(S)	4A B P TOTAL
4T 2 TOTAL	4T1 2	37 2	3T1 2	2T 2	2T1 2	1T 2	1T1 2	ACRES	CANOPY 2 ENCASED BY DRY OR IRR	TOTAL	4D P	4D1 P	3D P	3D1 P	2D P	2D1 P	10 P	1D1 P	ACRES	DRYLAND	CREP			4A F P TOTAL
TOTAL				OTHER	WASTE	ACCRETION	SHELTERBELT	AC	AG	TOTAL	4D G	4D1 G	3D G	3D1 G	2D G	2D1 G	1D G	1D1 G	ACRES	DRYLAND	GREENBELT			4A K P TOTAL
								ACRES	AG OTHER	TOTAL 3.77	40	461 O.26	3G	3G1	26	261	1G	161 <u>3,5</u> /	ACRES	GRASSLAND				4A R P TOTAL
TOTAL 1-23		RECREATION	WRP	OTHER	HOME SITES 1.0	FARM SITE	ROADS O-	A	NON-F	TOTAL	4G	4G1	30	3G1	2G	261	16	161	ACRES	GRASSLAND	EQUIP			4A S P TOTAL
TOTAL S.O Hotel Aches					2		0-23	ACRES	NON-AG ACRES	ΤΟΤΑL	46	461	3G	3G1	26	2G1	16	161	ACRES	GRASSLAND	CREP			4A V P TOTAL
shal Acres										TOTAL	4G	461	36	3G1	26	261	1G	161	ACRES	GRASSLAND	GREENBELT			4A U P TOTAL

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print:		DIDINCE DATA	
Inspected By:			Record: 1 of: 1
Parcel ID #:	002103300	Map # : 4	131-18-2-0-0-70440
HIMMELBERG, MU JAMES, LOGAN N 735 ROAD Y BLADEN, NE			5 RD Y 0 ACRE TRACT 18-4-11
	PHYSICA	L INFORMATION	· · · · · · · · · · · · · · · · · · ·
-	: 35 - Average + : : One-Story 100% : 100% SIDING : 1904 : 1904	Year Built/Ag Effective Age Remodel Date Remodel Type	e :
Bedrooms Baths Heat Type Roof Type Plumbing Fixt	: COMP SHINGLES		

RESIDENCE VALUATION SUMMARY

سنف مشبعه

-	iption : RURAL RESIDENTIAL OF VALUE	\$124,325
·	FARM VALUATION SUMMARY	
Residence Value		\$124,325
Outbuilding Val	ue	
Agland Value	• • • • • • • • • • • • • • • • • • • •	\$15,370
Total Value	• • • • • • • • • • • • • • • • • • • •	\$139,695

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

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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. &	· · · · · · · · · · · · · · · · · · ·	Situs	:735 RD Y		-	
JAMES, LOGAN M. 735 ROAD Y		Legal	:5.0 ACRE TRACT 18-4-11			
BLADEN, NE	68928-					

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

	DESCH	RIPTION				
		Square fee	et Ba	se SF Cost	Total Cost	
BASIC STRUCTURE COST		1,904	x	64.28	= 122,389	
ADJUSTMENTS ROOFING SUBFLOOR		Units	Unit Cost	<u>Area Ad</u>	Total Cost	
HEATING & COOLING PLUMBING Base is: 7 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(over base)	1 1,904	922.14 15.13	0.46 15.13		
ADJUSTED STRUCTURE COST		1904	x	79.87	= 152,072	
IMPROVEMENTS NO GARAGE		Units	<u>Unit Cost</u>	Depr	<u>Total Cost</u>	
YARD SHED/AVE		64	2.38	32%	105	*
DET GAR GOOD COND		960	21.54	228	16,130	*
CONC DRIVE/GOOD		960	3.98	228	2,980	
WOOD DECK		256	10.91		2,795	
OPEN SLAB		340	4.87		1,655	
OPEN SLAB		64	5.59		360	

TOTAL REPLACEN	ENT (COST :	NEW			1904	x	82.39	= 156,880
Depreciation	:	338	Total	338	Physical	Func	tional	Econon	lic
					Less Depre	eciation/P	lus Appre	ciation :	(51,770)
- Improvement Va	lue								\$105,110
Lump Sums RURA									19,215 *
Outbuilding Va	lue								
Land Value									\$15,370
STIMATE OF VA	LUE	(USIN	G THE CO	ST AP	PROACH)				\$139,695
									\$27,940

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

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT Date of Print : 11/16/2017

	Current Owner:	Parcel # :
735 ROAD Y BLADEN, NE 68928-	HIMMELBERG, MEGAN E. & JAMES, LOGAN M.	002103300

Map # : 4131-18 Tax District : 105 Neighborhood : 1 Greenbelt Area/Date : NO

4131-18-2-0-0-70440 105 1 NO

Legal Description: 5.0 ACRE TRACT 18-4-11

15,370	15,370		5.00	Parcel Totals :				
0 0	0 0	o	0.23	No Road Use Totals	ROAD	POAD	COUNTY ROAD	ROAD
10,000 10,000	<u>10,000</u> 10,000	10,000	1.00	No Home Use Totals	HOM1	HOME SITE 1ST ACRE, AG RELATE HOME	HOME SITE]	HOMI
5,370	5,370		: 3.77	Grass Use Totals : 3.77				
5,000	5,000	1,425 1,425	3.51 0.26	No	1G1 4G1	HASTINGS SILT LOAM, 0-1% SLOP GRAS COLY SILT LOAM, 3-11% SLOPES GRAS	HASTINGS SI COLY SILT I	3864 2524
Assessed Value	Mkt Value	Ag/Acre	# Acres	Adjust Spot LVG	LVG Code /	Land Use	Soil Name	nbol

Page Number : 1

WEBSTER COUNTY ASSESSOR

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



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

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

1 Was the total purchase price? \$		240,000) Yes	/ No		
If No explain:						
How much of the selling price is contributable to t	the house and/or bu	uldings?	\$			
2 Was any personal property included in the sale pri	ice?	Yes / No	Personal P	roperty was	(circle all that a	
Pivot Irrigation Pipe (Above ground / Buried) M	Notor Machinery	Grain / Crops	Furniture	Appliances	Other (please	explain):
3 What is the dollar value of the personal property the	hat was it included	in the purchase	price?	\$		
4 If this sale was involved in a 1031 like kind exchan	nge; is it going to a	holding compa	iny?	Yes /]	Ňo	
5 How long was the property on the market?						
6 How did you learn the property was for sale? Circ	ele one:	Advertising E	Broker/Realt	or Family	Newspaper	Seller
Prior Knowledge Other (please explain):						
7 How was the sale price set? Circle one:	Appraisal Auct	ion Compara	ble Neighbo	rhood Sales	Mutual Agre	ement
Set by Seller Other (please explain):						
				CONTI	NUED ON BA	ACK

			CO	VER PAGE PR	OPERTY TRA	NSFER		
800X & PAG	# <u>2017</u> -	-2583	# PAG	ES	6	RANTEE MASTER NAME	. Kevir	1 D.
PARCEL # FILING NUMBE		1000	/39880) Anne		_	Billin	$\frac{per +}{1.2}$ $\frac{1.2}{1.2}$
				·	···	_	Sherr	i L
DOC STAMP	<u>s 45.l</u>	20		tax/lien		_	Billi	nger
SALES FILE	- Zu	0	# PAGE				#13	136
NEIGHBORHOOD 1	¥1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITI	COWLES E COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
-	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULIURAL	EXEMPT	GAME & PARKS	i	SUBURBAN	
TAX DISTRICT_	45							····
TOTAL SALE PRICE	20,0	900						
521 ADJUSTMENTS \$								
ASSESSOR ADJUSTMENTS								
REVIEW CODE	NO							
SALES DATE	10-0	25-20	17					
DEED TYPE		JD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE		č	
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S,	ALE NOT TO BE USED #	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Homest	lead or	nit			<u>د</u>		
						-		

_ .. .

	nsfer Statement 260 FORM s. • Read instructions on reverse side. attachment and identify the item.
The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 10 Day 25 Yr. 2017 Mo. 10 Day 24 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Yvonne B. Stephens 0/0 Savaln Woodman	Grantee's Name (Buyer) Kevin D. Billinger and Sherri L. Billinger
Street or Other Mailing Address 20900 W 42nd 5t	Street or Other Mailing Address 1009 N Chessing St. 1511 Red POPPU Way
City, State Zip Code Kenesand NE 18956	Red Cloud Brighton NE Co State (2006)
Phone Number 402 - 469 - 050 5	Phone Number Isthe grantee a 501(c)(3) organization? Yes ✓ No (303) 908-6102 If Yes, is the grantee a 509(a) foundation? Yes ✓ No
Email Address N/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	
(A) Status (B) Property Type (C)
Improved Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Le Cemetery Death Certificate – Transfer on Death Executor Mil	Ind Contract/Memo Partition Sheriff Other ase Personal Rep. Trust/Trustee neral Quit Claim Warranty
part of an IRS like-kind exchange?	Instruction Image: Sale Image: Trust mark Image: Trust m
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes
	Partnership, or LLC Self Other
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$20,000	🗌 Yes 🖌 No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) V Yes Rhuvnalds Auction & Re No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
. 1009 N Chestnut St Red Cloud, NE 68970	Grantees
18a 🗌 No address assigned 18b 🔲 Vacant land	
20 Legal Description	

The South 210 feet of Annex Lot Three (3) 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 \$	20,000.	00
23 Was non-real property included in the purchase? TYes Z No (If Ye	es, enter dollar amour	nt and attach itemized list.)	23		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			24	20,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exempt	·				
Under penalities of law, I declare that I have examined this state correct/and that I am duly authorized to sign this statement.	itement and that it is, to	the best of my knowledge a	· · ·	Discrete, and DB-908. (Phone Number	o 103
sign Print or Type Name of Grantee or Authorized, Representative		Grantee		Phone Number 10/25/201	
here Signature of Grantee or Authorized Representative	Title		•	Date	
Register of Deed's Us	e Only			For Dept. Use	Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number Mo. <u>ID</u> Day <u>25</u> yr. <u>2017</u> \$ 45.00	28 Recording Dat	a 1, <i>Pa 258</i> 3			
Nebraske Department of Revenue Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016 Grantee — Retain a copy		A	uthorized by Neb. F	i lev. Stat. §§ 78-214, 77	-1327(2)

BW2017, Pg 2583

State of Nebraska 755. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 25th day Oct A.D., 20 17, at 12:14 of. o'clock P.M. Recorded in Book 2017 on Page 2583 Debra Klinconberser County Clerk DAN Deputy 10.00 Carded. Assessor ind Como

	7
NEBRASKA DOCUMENTARY	
NEBRASINA DOODMEL	1
STAMP TAX	
Date 10/25/17	-1
Date Di Ohli	
\$ 45.00 by	

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.

terahyurudman ATTY-infact <u>Yionne B Stonens b</u> Yvonne B. Stephens by Sarah Y. Woodman, her Attorney-in-Fact

STATE OF NEBRASKA COUNTY OF Adams

) ss.

The foregoing instrument was acknowledged before me on October 24, 2017 by Sarah Y. Woodman, as Attorney-in-Fact for Yvonne B. Stephens.

)

Ruspald GENERAL NOTARY - State of Netwaska 10 TERESAL. THEOBALD Notary Public My Corum. Exp. August 27, 2021

8/27/2021 My commission expires: _

		ю.		009 Nchestmut St.	TOTAL	1584D	13420	12 050			ADJUSTED SELLING PRICE	D DATE OF CONSTRUCTION / & C
	10-25-2017	The South 210° Annex Lot 3 City of Red Cloud		Address of property 1009	IMPROVEMENTS	13380	10960	9590			ASSESSOR ADJUSTMENT	House quality 3δ House condition \mathcal{A}
	2583 DATE OF SALE	2. South 210' An	0161000	Cloud	IAND	QULED	24/60	Date			DO ⁵²¹ ADJUSTMENT	91-6002 HOI
PAGE 1 COMMENTS	BOOK-PAGE 2017-2583	LEGAL DESCRIPTION	LOCATION ID PARCEL(S) COO 1 Le 1 OOO	ASSESSOR LOCATION Red Cloud	YEAR	DOIS	2016	LIOR			SELLING PRICE 20, 000	SCHOOL BASE # 12

RESIDENTIAL SALES FILE

WEBSTER	COUNTY	ASSESS	DR'S	OFFICE
RES	SIDENTIA	AL DATA	SHE	3T

17 /06 /0017	IAL DATA SHEET	
11/06/2017 CJ Inspection Date: 10/17/2	016	Record : 1 of: 1
000161000	Map # : 4371-00	-0-10090-000-0000
IN D. & SHERRI L. WAY 80601-		HESTNUT ST H 210' ANNEX LOT 3 CITY OF RE
LOT II	NFORMATION	
200 RED CLOUD 210 280 LEVEL Amenities BLACKTOP ALL		Value Method: SF # of Units : 58800 Unit Value : 0.04 Adjustments : Lot Value : 2,460
PHYSICAI	L INFORMATION	
<pre>: 1 - Single Family : 30 - Average : 20 - Fair : : One-Story 22% Two-Story 78% : 75% METAL/STEEL 25% STUCCO : 1,908 : 0 : WOOD JOIST/WOOD SUBFLOOR</pre>	Year Built/Age Effective Age Remodel Date Remodel Type	: 1884/133 : :
: 4 : 1.0 : 100% FORCED AIR : COMP SHINGLES : 5	·	
	CJ Inspection Date: 10/17/2 000161000 IN D. & SHERRI L. WAY 80601- LOT ID 200 RED CLOUD 210 280 LEVEL Amenities BLACKTOP ALL PHYSICAI : 1 - Single Family : 30 - Average : 20 - Fair : CONE-Story 22% Two-Story 78% : 75% METAL/STEEL 25% STUCCO : 1,908 : 0 : WOOD JOIST/WOOD SUBFLOOR : 4 : 1.0 : 100% FORCED AIR : COMP SHINGLES	CJ Inspection Date: 10/17/2016 000161000 Map # : 4371-00 IN D. & SHERRI L. Situs :1009 N C Legal :THE SOUT WAY CLOUD 80601- LOT INFORMATION 200 RED CLOUD 210 280 LEVEL Amenities BLACKTOP ALL PHYSICAL INFORMATION : 1 - Single Family Year Built/Age Effective Age 20 - Fair Remodel Date Remodel Date : 0ne-Story 22% Two-Story 78% : 75% METAL/STEEL 25% STUCCO : 1,908 : 0 : WOOD JOIST/WOOD SUBFLOOR : 4 : 1.0 : 100% FORCED AIR : COMP SHINGLES

Estimate of Value (Using Cost A	pproach)	\$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

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 #: 000161000	Map #	: 4371-00-0-10090-000-0000
BILLINGER, KEVIN D. & SHERRI L.	Situs Legal	:1009 N CHESTNUT ST :THE SOUTH 210' ANNEX LOT 3 CITY OF RED
1511 RED POPPY WAY BRIGHTON, CO 80601-	- <u>-</u> -	CLOUD

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

	DESCR	IPTION			
		<u>Square fee</u>	t Bar	<u>se SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,908	x	70.06	
ADJUSTMENTS		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING					
SUBFLOOR					
HEATING & COOLING					
PLUMBING Base is: 9	(under base)	4	1176.67	(2.34)	(4,465)
BASEMENT COST				0.00	
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
					<u> </u>
ADJUSTED STRUCTURE COST		1908	x	67.72	= 129,210
IMPROVEMENTS		Units	<u>Unit Cost</u>	Depr	<u>Total Cost</u>
NO GARAGE					
OPEN SLAB/LOW		182	5.94		1,080
SOLID WALL PORCH/LOW		110	56.91		6,260
OPEN SLAB PORCH		24	19.01		455

Depreciation	:	93% Total	93% Physical	Funci	cional	Econom	ic
			Less Depr	eciation/P	lus Appre	ciation :	(127,415)
		- "wh					
Improvement Va	lue						\$9,590
			• • • • • • • • • • • • • • • • • • •				\$9,590 \$2,460
Land Value		• • • • • • • • • • • • • • •					
Land Value Lump Sums FUNC	POR	CH AND SLABS				• • • • • • • • • • •	

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

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WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com



DATE: 11/17/2017

SELLER: YVONNE	3. STEPHENS %SARAH WOODMAN			
20900 W 4	2ND ST			
KENESAW	7, NE 68956			
BUYER: KEVIN D.	& SHERRI L. BILLINGER			
1511 RED	POPPY WAY			
BRIGHTO	N, CO 80601			
RE: RESIDENTIAL	PROPERTY SALES VERIFICATION			
PARCEL ID:	161000 BOOK/PAGE:	2017-2583	DATE OF SALE:	10/25/2017
LEGAL DESCRIPTIO	N: THE SOUTH 210 FEET OF A	NNEX 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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

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

What was the total p	urchase		
1 price?	\$ <u>\$</u>	20,000.00	Yes / No
If No explain:			·
2 Was any personal prop	erty included in the sale price?	Yes / No	Personal Property was (circle all that apply):
Appliances Furniture	Other (please explain):		
	e of the personal property that was tal property and produces incom ars?		
5 What expenses have be	en incurred in each of the past f	ive years? \$	
6 How long was the prop	erty on the market?		
7 Were any changes mad	e to the property either before or a	after the sale?	Yes / No
(Example: Remodeling	Renovations Additions R	epairs Demolition)	
If Yes explain:			
			CONTINUED ON BACK

BOOK & PAG	2017	-2589	# PAG	ES	c	PANTEE MACTED MASAE	. Jello	en All
PARCEL#, FILING NUMBE	000 5	-2589 09600			_ ~	RANTEE MASTER NAME	Greene	2
	·					normal .		752
DOC STAMPS	s Exemp	FSA	_	tax/lien		_		
SALES FILE #	<u>s_Елетр</u> : <i>2</i> [e	[# PAGE	s	-			
NEIGHBORHOOD #	1	100	105	200	205	300		
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDE
	405	. 500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
Ĺ							SUBURBAN	
TAX DISTRICT	140							
TOTAL SALE PRICE				c				
21 ADJUSTMENTS <u>\$</u>								
DR ADJUSTMENTS <u>\$</u>	i							
REVIEW CODE	NO							
SALES DATE	10-0	25-201	7					
DEED TYPE	Q_{c}	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	USABILITY	2 AS ADJUSTED	3 SUBCHANGED S	ALE NOT TO BE USED A				
LOCATION CODE			[I	VALID FOR MEASUREMENT	T		-
	BH BLUE HILL	BLADEN	COW	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
i	_ Rem	I	I	state	I	<u> </u>	<u> </u>	
•To be filed with the F	Register of Deeds	nsfer State • Read instructions o attachment and identify	n reverse side, 🔌 🏷	гоям 521				
--	--	---	--	---				
The deed will not be recorded unla		t is signed and items 1-2	5 are accurately complete	d.				
1 County Name 2 County Number WEBSTER - 91		3 Date of Sale/Transfer	4 Date of Deed	Day 08 Yr. 2017				
5 Grantor's Name, Address, and Telephone (Please Print)			s, and Telephone (Please Print					
Grantor's Name (Seller)		Grantee's Name (Buyer)	s, and relephone (Please Print					
Christopher D. Greene		Jeffrey Allen Green						
Street or Other Mailing Address PO Box 286		Street or Other Mailing Addr 12013 Leyden St	······································					
City State NE	Zip Code 69151	Brighton	State CO	Zip Code 80602-4613				
Phone Number		Phone Number	Is the grantee a 501 (c)(3) orga	nization? Yes 🗸 N				
Email Address		(303) 746-5575 Email Address	If Yes, is the grantee a 509(a) 1	oundation? Yes N				
7 Property Classification Number. Check one box in categories A	A and B. Check C if	property is also a mobile h	ome.	· · · · · · · · · · · · · · · · · · ·				
(A) Status		Property Type		(C)				
	al [Mineral Interests-Nonproducing	•	ed 🔄 Mobile Hom				
8 Type of Deed Conservator D Bill of Sale Corrective E Cemetery Death Certificate ~ Transfer on Death E		eral Quit C	nal Rep.	Other Transfer on Death				
(I.R.C. § 1031 Exchange)	ement 🗹 Gift hange 🗌 Granto	r Trust Partition	Sale	Trustee to Beneficiary Other (Explain)				
7 Yes No		Yes						
3 Was the transfer between relatives, or if to a trustee, are the trustor Yes No Aunt or Uncle to Niece or Nephew Brothers and Sisters Ex-spouse	and beneficiary relat ☐ Family Corp., P ☐ Grandparents a ✓ Parents and Ch	artnership, or LLC Se лd Grandchild Sp		ther				
4 What is the current market value of the real property?		🗌 Yes 🛛 🖌 No	ed? (If Yes, state the amount an \$					
6 Does this conveyance divide a current parcel of land?		17 Was transfer through a re of the agent or title compa	al estate agent or a title compar any contact.)	ly? (If Yes, include the name				
8 Address of Property 326 W Frances St Bladen, NE 68928	1	19 Name and Address of Per same as Grantee	son to Whom the Tax Statement	Should be Sent				
8a No address assigned 18b Vacant land 0 Legal Description		·····						
Lots Six (6) and Seven (7), Block Four (4	I), Spence's	Addition to Blade	n, Webster County	/, Nebraska.				
2 Total purchase price, including any liabilities assumed				0,00				
3 Was non-real property included in the purchase? 📋 Yes			l s	0,00				
4 Adjusted purchase price paid for real estate (line 22 minus i			S	0010				
5 If this transfer is exempt from the documentary stamp tax, if Under penalties of law, I declare that I have example correct and that I am dith authorized to den this doctare	nined this statement	number <u>5a</u> and that it is, to the best of i	my knowledge and belief, true,	complete, and				
correct, and that I am duly authorized to sign this stateme Kory J, McCracken		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	(402) 746-3613				
sign	live	Atte	orney	Phone Number				
1ere Signature of Grantee or Authorized Representative	T	itle		- bate ////				
	f Deed's Use Oni	y		For Dept. Use Only				
Date Deed Recorded Mo. 10 Day 25 Yr, 17 \$ Fremot HS		BUDDE	500					
braska Department of Revenue		NNOU 4 FOS	Authorized by Neb.					

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

BK2017, Pg 2589

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 2.589
Deb KlingenbergerCounty Clerk
3/0.00 BB Deputy
indCompAssessorCarded

State of Nebraska 7 ...

I	NEBRASKA DOCUMENTARY
į	STAMP TAX
	Date 10-25-17
Į	SEXempt HS BY BB

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 A) .2017.

Christopher D. Greene

STATE OF Velvorka, COUNTY OF Lincoln) ss.

The foregoing instrument was acknowledged before me on August _____, 2017, by Christopher D. Greene, a single person.

Comm. expires 11/13/17

Notary Public

GENERAL NOTARY - State of Nebraska SHANNON M PARRETT My Comm. Exp. November 13, 2017

BOOK & PAGI	<u>= 2017</u>	1-259D	# PAGI	ES	GI	RANTEE MASTER NAME	"_Dale	10.
PARCEL # , ILING NUMBER	000.51	1-259 <u>)</u> 19607 /			-		bewe	ecke
			_			_	#13	137
DOC STAMPS	18-0	70	_	tax/lien		_		
SALES FILE #	26	2		s	-			
HBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESID
	405	500	505	510	515	600	60S	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	ROSEMON COMMERCIAL V
	615	700	705	710	800	805	1009	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 COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
Ĺ	[1[]	- ····	<u> </u>			1	3000104H	
TAX DISTRICT	170							
L SALE PRICE	750	50.00						
DJUSTMENTS <u>\$</u>		······						
DUUSTMENTS <u>\$</u>	<u>.</u>							
EVIEW CODE	NO							
SALES DATE_	18-2	5-2017	7					
DEED TYPE_		WD_						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	(1).	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VAUD FOR MEASUREMENT			
TION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

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REVENUE	• To be filed w • If additional	space is needed, add :	an attachment and id	dentify the item		
	The deed will not be record	ed unless this statem	ent is signed and ite	ms 1-25 are accur	ately complete	
County Name	2 County Numbe		3 Date of Sale/Trans	sfer	4 Date of Deed	
	WEBSTER - 91		Mo. 10 Day		Mo [
Grantor's Name (Seller)	ess, and Telephone (Please Print)		Address, and Telepho	one (Please Print)
Jeffrey Allen Grée			Grantee's Name (Bu Dale W. Gewe	iyer) ƏCKƏ		
treet or Other Mailing Ad 2013 Leyden St	idress		Street or Other Mail 1310 W 4th St	ng Address		
ity	State	Zip Code	City	<u>, Apr #2</u>	State	Zip Cod
Brighton hone Number	CO	80602-4613	Phone Number		NE	68
303) 746-5575	·····		Phone Number	Is the granted If Yes, is the g	e a 501 (c)(3) orgar grantee a 509(a) fo	nization? Yes
nail Address			Email Address			
Property Classification	n Number. Check one box in cate	gories A and B. Check (if property is also a m	obile home,		
(A) Status			B) Property Type			(C)
✓ improved		ndustrial	Mineral Interests-N	onproducing	State Assesse	
Unimproved I		Agricultural	Mineral Interests-P	roducing	Exempt	
		Recreational			·	
	orrective		and Contract/Memo	= -	Sheriff [Other
	eath Certificate - Transfer on Deat	<u> </u>	lineral		Trust/Trustee Warrantv	
Was the property purch			closure Irrevocable		· · · · · · · · · · · · · · · · · · ·	Transfer on Death
part of an IRS like-kind (I.R.C. § 1031 Exchange	exchange?		Life Estate	V Sale		Trustee to Beneficiary
Yes 🖌 No	Court Decree	Exchange Gran	tor Trust Partition	Satisfaction	=	Other (Explain)
Was ownership transferr	- أ- أو ذاكر معلله منه المهدم . ماذ كال 12 الوية من أمص					
	ed in failt (it No, explain the divisio	n.)	12 Was	teal estate purchased	for same use? (If	No, state the intended
			I 🗹	Yes 🚺 No	for same use? (If	
Was the transfer betwee	n relatives, or if to a trustee, are the	e trustor and beneficiary re	atives? (If Yes, check th	Yes No e appropriate box.)		f No, state the intended
	n relatives, or if to a trustee, are the Aunt or Uncle to Niece or Ne	e trustor and beneficiary re	atives? (If Yes, check th Partnership, or LLC	Yes No e appropriate box.)		
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Mas the transfer betwee Yes No Mhat is the current marked Does this conveyance div Does this conveyance div Ves No No No No Set Property Ce W Frances aden, NE 68928 No No address of Property Ce W Frances aden, NE 68928 No No address of Property Ce W Frances aden, NE 68928 No address assigned egal Description Dts Six (6) and agricultural, list total nur Fotal purchase price, i Mas non-real property Adjusted purchase price this transfer is exem Under p correct, and th Kory J. M Print or Type Mas non-real property Correct, and th Correct, and th Correct, and th Correct, and th Correct, and th Correct, and th Correct, and th No No No No No No No No No No	In relatives, or if to a trustee, are the Aunt or Uncle to Niece or Ne Brothers and Sisters Ex-spouse at value of the real property? vide a current parcel of land? 314 W + f ad 18b Vacant land I Seven (7), Block For mber of acres including any liabilities assume y included in the purchase? Ice paid for real estate (line 22 upt from the documentary stam benalties of law, I declare that I ha at I am culy authorized to sign this ICCracken, Varne of Grante or Authorized Bay Grantee or Authorized Representation	e trustor and beneficiary re aphew Family Corp., Grandparents Parents and C Parents and C Can Ces St. Dur (4), Spence's ad Parents in Ces St. Dur (4), Spence's minus line 23) p tax, list the exemption ave examined this statement. arecontative ver Ster of Deed's Use On	atives? (If Yes, check th Partnership, or LLC and Grandchild hild 15 Was the mortgage Yes 2 17 Was transfer throu of the agent or title 19 Name and Address Same as Gra S Addition to B state of the agent of the same as Gra number	Yes No e appropriate box.) Self Spouse Step-parent and S assumed? (If Yes, statement and S No gh a real estate agent a company contact.) s of Person to Whom the state agent Iaden, Website Iaden, Website d attach itemized list est of my knowledge state	Contraction of a title company	f No, state the intended her% /? (If Yes, include the ne Should be Sent , Nebraska. 7,500,00 0,00 7,500,00 0,00 0,00 0,00 0

· · ----

BK2017, Pg 2590

State of Nebraska 355. 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 1:3 M. Recorded in Book 2017 o'clock P ngenberger County Clerk BB Deputy Ind Comp Assessor Carded

N	EBRAS	KA DOC	UMENTAF	Υ
	10-5	STAMP	ŢAX	
15 /8	00-0	<u>-/-</u> Bv	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 Date W. Gewecke, 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^{st} , 2017.

Toffice, Alles Groese Jeffrey Allen Greene

STATE OF COLORADO, COUNTY OF ADAMS) ss.

The foregoing instrument was acknowledged before me on August 16, 2017, by Jeffrey Allen Greene, a single person.

Comm. expires 03/19/2018





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

Phone/Fax: (402) 746-3613 KORY:C:\wp\800\HANS_GRE.WD 7/19/17 Page 1 of I Pages

PAGE 1 COMMENTS					1
BOOK-PAGE 2017 2590	-2590	DATE OF SALE	10252017		i
LEGAL DESCRIPTION					
LOCATION ID PARCEL(S)	000509600				r ,
	Bladen		Address of property $3/4$	314 W Frances St.	
YEAR	LAND		IMPROVEMENTS	TOTAL	
2015	1845			1845	T
2016	1845			1841	I
2017	1845		2881	3730	1 1
					1
					I
					1 1
					ı
SELLING PRICE & MJSTDD , CD			ASSESSOR ADJUSTMENT	ADIUSTED SELLING PRICE	
SCHOOL BASE # 140	01-0123			D DATE OF CONSTRUCTION 1907	I
	1				

RESIDENTIAL SALES FILE

.

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

RESIDENTIAL DATA SH	
Date of Print: 11/06/2017 Inspected By: CJ Inspection Date: 04/17/2017	Record : 1 of:
Parcel ID #: 000509600 Map #	: 4131-00-0-30015-004-1170
GEWECKE, DALE W. Situs 1310 W 4TH ST. APT. #2 HASTINGS, NE 68901-	:326 W FRANCES ST :LOT 6 & 7 BLK 4 BLADEN SPENCES ADDITION
LOT INFORMATION	
Weighborhood : 400 BLADEN Not Width : 100 Not Depth : 140 Yopography : LEVEL Amenities Ptreet Access : BLACKTOP Willities : ALL	Value Method: SF # of Units : 14000 Unit Value : 0.13 Adjustments : Lot Value : 1,845
PHYSICAL INFORMATI	ON .
Type: 1 - Single FamilyYear BuQuality: 20 - FairEffectiCondition: 10 - PoorRemodelArch Type:Ne-Story 100%Style: One-Story 100%Exterior Wall: 100% SIDINGFloor Area: 856Basement Area: 0Sub Floor: WOOD JOIST/WOOD SUBFLOORBedrooms: 2Baths:Heat Type: 100% STOVE HEATRoof Type: COMP SHINGLESPlumbing Fixt: 5	Date :
VALUATION SUMMARY	
Estimate of Value (Using Cost Approach) Estimate of Value (Using Market Approach) Estimate of Value (Using Model) Model # and Description Calculations 0 x 0	•••••
FINAL ESTIMATE	· · · · · · · · · · · · · · · · · · ·
Improvement Value Land Value FINAL ESTIMATE OF VALUE Value per Square Foot	\$1,845 \$3,730
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					
		Legal	:LOT 6 & 7 BLK 4 BLADEN SPENCES					
1310 W 4TH ST. APT. #2			ADDITION					
HASTINGS, NE	68901-							

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

	DESCR	IPTION			
		<u>Square fee</u>	t Ba	<u>se SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		856	x	75.00	= 64,200
ADJUSTMENTS ROOFING SUBFLOOR		Units	<u>Unit_Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
HEATING & COOLING		856	(3.69)	(3.69)	(3,159)
PLUMBING Base is: 7 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(under base)	2	922.14	(2.05) 0.00	(1,755)
ADJUSTED STRUCTURE COST		856	x	69.26	= 59,287
IMPROVEMENTS NO GARAGE		<u>Units</u>	<u>Unit Cost</u>	Depr	Total Cost
OPEN PORCH W/ROOF		108	15.76		1,700
PORCH W/ROOF & STEPS		72	24.74		1,780

Depreciation	:	97% Total	96% Physical	25% Funct	tional	Economi	Le
			Less Depr	reciation/P	lus Appre	ciation :	(60,880)
Improvement Va	alue		•••••••••••••••••				\$1,885
<u> </u>							
-							\$1,845
Land Value						• • • • • • • • • •	\$1,845
Land Value Lump Sums FUNC	C FOR	SHOULD NOT B					\$1,845 \$3,730

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

WEBSTER COUNTY ASS	SESSOR	E.	57		623
621 N Cedar St		1		ۍ ۲۰۰ د درونه رېکور هون و	EZ-
Red Cloud Ne 68970					8.991
Phone & Fax (402)746-2717				FIR.	
			and the second		
Deb Langer, Assessor Clerk		1			
dlwebcoassr@outlook.com			DATE:	11/17/2017	
SELLER: JEFFREY ALLEN GREEN	NE				
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 A	DDITION TO BLADEN, WE	BSTER CO,	NEBRASKA	i.

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

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

Wha	t was the total pur	chase				
1	price?	\$			Yes / No	
If	No explain:					
2 Was an	y personal propert	y included in the sale price?		Yes / No	Personal Property	v was (circle all that apply):
Applia	nces Furniture	Other (please explain):				
If the p		f the personal property that v property and produces ince s?		-	-	\$ \$
5 What e.	xpenses have been	n incurred in each of the pas	st five years?	? \$		
6 How lo	ng was the proper	ty on the market?				
7 Were a	ny changes made t	to the property either before o	or after the sa	ale?	Yes / No	
(Exam	ple: Remodeling	Renovations Additions	Repairs	Demolition)		
If Yes e	explain:					
					CONTIN	UED ON BACK

BOOK & PAG	<u>= 2017-</u>	2593	# PAGE	s	_ G	RANTEE MASTER NAME	<u>* France</u>	s teters
PARCEL#, FILING NUMBER	20013	86200/	37110			_	1	
			-	<u></u>			#[3138
DOC STAMPS	\$27.	00	_	tax/lien		_		
SALES FILE #	26.	3	_ # PAGE	s	-			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
TAX DISTRICT	65	II - A - A - A - A - A - A - A - A - A					-	
TOTAL SALE PRICE	16.0	0						
21 ADJUSTMENTS <u>\$</u>								
R ADJUSTMENTS <u>\$</u>								
REVIÉW CODE	NO							
SALES DATE	10-2	3-201	7					
DEED TYPE	QC	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	O	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	Parent	s to ch	nild \$	10.00	Sale	Doc Sta	inpla	200
			n i CB y gar an c hay		- 			

COVER PAGE PROPERTY TRANSFER

NEBRASKA Real Estate Tran	sfer Statement 263
Good Life. Great Service. DEPARTMENT OF REVENUE • To be filed with the Register of Deeds. • If additional space is needed, add an a	
The deed will not be recorded unless this statement	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster Select County & County Number 45	Mo. 10 Day 23 Yr. 17 Mo. Day Yr
5 Grantor's Name, Address, and Telephone (Please Print)	S Grantee's Name, Address, and Telephone (Please Print)
Kill (portmaker	Grantee's Name (Buyer) Frances Peterson
405 N Chestriut	Street or Other Mailing Address P.D. Box 155
City Red Cloud State Zip Code	City Voder State KS 127585
Phone Number 102 720 1126	Phone Number 185 - 787 - 084 5 Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	nany mc franny@hotmail.com
7 Property Classification Number, Check one box in categories A and B. Check C if p	
	Property Type (C)
Improved Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Land	Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Leas	
Cemetery Death Certificate - Transfer on Death Executor Mine	
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclos Question Question Question Question Gift Question Yes No Court Decree Exchange Grantor	Life Estate
11 Was ownership transferred in full? (If No, explain the division.) X Yes	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 relative Yes No Aunt or Uncle to Niece or Nephew Family Corp., Pai	
	d Grandchild
Ex-spouse	Step-parent and Step-child
14 What is the current market value of the real property?	Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Yo \$%
16 Does this conveyance divide a current parcel of land?	7 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
	9 Name and Address of Person to Whom the Tax Statement Should be Sent
405 N Chestnut Red Cloud, NE	Frances Peterson P. C. Bar 155
18a No address assigned 18b Vacant land 08970	P.O. Box 155 Yoder, KS 67585
	<u>Joace</u> , <u>150</u>
871/2' SE Corner Block 2 L	educis Itadition
-	
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? See Xes Xes In Yes Xes In Yes, enter	er dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	S
25 If this transfer is exempt from the documentary stamp tax, list the exemption n	umber
	and that it is, to the best of my knowledge and belief, true, complete, and
Print or Type Name of Grantee or Arthorized Representative	785-282-0
here Signature of Grantee or Authorized Representative	le <u>10-23-1</u> Date
Register of Deed's Use Only	For Dept. Use Only
	B Recording Data
Mo. 10 Day 26 Yr. 2017 \$ 27.00	BW2017, P22593
Nebraske Department of Revenue Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016 Grantee — Retain a copy of this	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska] ss. County of Webster] ss.
Entered on the numerical index and filed for record in the Clerk's office of said county this <u>alo</u> day of <u>OCT</u> A.D., 20 1, at <u>8.328</u> o'clock <u>A.M. Recorded in Book <u>QOT</u> on Page <u>2593</u> <u>Deputy</u> Ind <u>Comp</u> Assessor <u>Carded</u> UITCLAIM DEED</u>
Agreement set forth this $\frac{23^{rd}}{23^{rd}}$ day of <u>October</u> , 20 <u>17</u> in the county of <u>Webster</u> in the state of <u>Nebraska</u> .
Indenture is made between Kily Gortmaller, of the city and state of Red Cloud, Nebraska who shall be identified as GRANTOR, and Erances Peterson who is identified as the GRANTEE.
The GRANTOR, on behalf of partners, heirs or successors for and in consideration of the sum of <u>\$ 10</u> 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 Claud
to the GRANTEE.
I, <u>Andrea Williams</u> Notary Public in and for the state of <u>Kansas</u> , do hereby certify that on this <u>23rd</u> day of <u>OCTDPEY</u> , 20 <u>17</u> , personally appeared before me known to be or satisfactorily proven the individual described in and who executed the foregoing instrument.
do hereby certify that on this <u>23rd</u> day of <u>02TD Der</u> , 20 <u>17</u> , 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 <u>KANSAS</u> My commission expires <u>4.28.2019</u> My Appt. Expires <u>4.28.2019</u>
Frances of Peterson Grantee 10-23-17 Date

COVER	PAGE	PROPERTY	' TRANSFER
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FILING NUMBER	00230	0000/6		<u>+ 00130</u>	<u>0100/62</u>		Janis	<u>יח</u>
			_	1-4-9	1	-	Schni Hel	eding
DOC STAMPS	Exemp 2104	tSA	_	tax/lien		_	1-1	oleble
SALES FILE #	264	(- # PAGE	s	-			
GHBORHOOD #		100	105	250	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	CÓWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
OPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
ľ	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
	150							
AL SALE PRICE	Ð)						
-								
ADJUSTMENTS <u>Š</u>	· · · · · · · · · · · · ·							
ADJUSTMENTS <u>\$</u>		<u> </u>						
REVIEW CODE	NO		. –					
SALES DATE		2020						
DEED TYPE		QCD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			-
ATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

NEBRASKA	Real E	state Trai	nsfer State	ement ∽64	FORM
Good Life. Great Service.	• To be filed with the	e Register of Deeds	 Read instructions 	on reverse side.	521
DEPARTMENT OF REVENUE	If additional space The deed will not be recorded ur		attachment and identi		
	2 County Number	ness mis statemen	3 Date of Sale/Transfer	4 Date of Deed	
1 County Name	WEBSTER - 91		Mo. 10 Day 20	YrMo Day _	20 Yr. 17
E Crontorio Nomo Addros	s, and Telephone (Please Print)			ess, and Telephone (Please Print)	
Grantor's Name (Seller)			Grantee's Name (Buyer)		
Merle A. and Janis			Merle K. and Jani		
Street or Other Mailing Add 365 Kansas Street	ress		Street or Other Mailing Act 365 Kansas Street		
City	State	Zip Code	City	State	Zip Code
<u>Utica</u>	<u>NE</u>	68456	Utica	NE Is the grantee a 501(c)(3) organizat	68456 ion? Yes 🗸 No
Phone Number (402) 643-0124			Phone Number (402) 643-0124	If Yes, is the grantee a 501(c)(3) organization of the grantee of the grantee of the grantee of the second	
Email Address			Email Address		
7 Property Classification	Number. Check one box in categorie	s A and B. Check C if	property is also a mobile	e home.	
(A) Status			Property Type		(C)
Improved	Single Family Industr		Mineral Interests-Nonpr	oducing State Assessed	Mobile Home
Unimproved	Multi-Family	Itural	Mineral Interests-Produc	cing Exempt	
		ational			
8 Type of Deed Co	onservator	Distribution Lar	nd Contract/Memo 🗌 Pa	rtition Sheriff 🗌 🤇	Other
Bill of Sale	prrective	Easement Lea		rsonal Rep. 🔄 Trust/Trustee	
Cemetery De	eath Certificate – Transfer on Death	Executor Mir	ieral 🗸 Qu	it Claim Warranty	
9 Was the property purcha	ased as 10 Type of Transfer	Distribution Sorecle	osure 🗌 Irrevocable Trus		sfer on Death
part of an IRS like-kind ((I.R.C. § 1031 Exchange		Easement 🗌 Gift	Life Estate		stee to Beneficiary
Yes 🖌 No		Exchange Granto	or Trust Partition		er (Explain) <u>create joint ten</u> .
11 Was ownership transferre	ed in full? (If No, explain the division.)		12 Was rea	I estate purchased for same use? (If No	, state the intended use.)
	relatives, or if to a trustee, are the trus	tor and bonoficiant rela	tivee? (If Ves, check the ar		
Yes No	Aunt or Uncle to Niece or Nephev	r	artnership, or LLC		
	Brothers and Sisters	Grandparents a	=	Spouse	
		Parents and Ch	ild	Step-parent and Step-child	
14 What is the current marke			15 Was the mortgage as:	sumed? (If Yes, state the amount and in	terest rate.)
\$382,665			🗌 Yes 🖌 No	\$	%
16 Does this conveyance div	vide a current parcel of land?		17 Was transfer through a	a real estate agent or a title company? (
🗌 Yes 🛛 🖉 No			of the agent or title co		No
18 Address of Property				Person to Whom the Tax Statement Sho	ould be Sent
			Grantee Box 6		
18a 🗌 No address assigne	ed 18b 🗸 Vacant land				
20 Legal Description		·····	<u> </u>		
•	of the Northeast Owarts	r of Soction 1	Township 4 M	orth, Range 9, West of	the 6th P M
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vvepster County	/, ivebraska, lying Sout	nwesterry of t		ouri Pacific Railroad righ	n or way.

		1.4		
22 Total purchase price, including any liabilities assumed	22	\$		
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)	23	\$	 	L
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number $5(a)$				_
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge an correct, and that I am duly authorized to sign this statement.	d beli	ief, true, cor	nplete, and	
Michael G. Mullally, P.C., L.L.O.			(402) 643-4	
Print or Type Name of Graytee or Authorized Representative			Phone Number	<i>t</i>
SIGN Attorney			10/241	117
here Signature of Grautee 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. LO Day 26 Yr. 17 \$ Exempt #5a BK2017, Pg 2609				
Nebraska Department of Revenue Au	uthoriz	ed by Neb. Re	ev. Stat. §§ 76-214, 77	-1327(2)
Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016				
Grantee—Retain a copy of this document for your records.				

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21 If agricultural, list total number of acres _____150 +-

BK2017, Pg 2609

State of Nebraska 355.
County of Webster
numerical index and filed for record in the
Clerk's office of said county this 26 day
Clerk's office of salu councy and
of Optober A.D., 20 1 at 1.3.
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Date 10-20 1	1
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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 6th 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 Cotaber, 20, 2017.

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Nul MERLE A. SCHMIEDING

ANIS K. SCHMIEDING

STATE OF NEBRASKA COUNTY OF SEWARD

The foregoing instrument was acknowledged before me on OCTOVER JD, 2017, by MERLE A. SCHMIEDING and JANIS K. SCHMIEDING, husband and wife, as their voluntary act and deed.



Janelle L. Schole

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Nebraska Department of		• To be filed with	the Registe	er of Deeds	nsfer Sta s. • Read instruct attachment and id	ions on reverse side.	265	FORM 521
	The deed wi	il not be recorde	d unless this	s statemen		ms 1-25 are accurate		· · · · · · · · · · · · · · · · · · ·
1 County Name	WEBSTI	2 County Number ER - 91				<u>30 yr. 2017</u>		ay <u>30 yr</u> 2017
5 Grantor's Name, Addre	ess, and Teleph	one (Please Print)			6 Grantee's Name, Grantee's Name (Bu	Address, and Telephone	(Please Print)	
Grantor's Name (Seller) Margaret D. Kirch		e			K & M Kirchne	er Farm, LLC		····
Street or Other Mailing Ad 2260 Rd S	ldress				Street or Other Mail 2260 Rd S	ing Address		
Blue Hill		State NE	Z	Cip Code 68930	City Blue Hill	No Man anna Iona a T	State NE	Zip Code 68930 ization? ∑Yes V/No
Phone Number (402) 756-7484					Phone Number (402) 756-748	4 Is the grantee a 5 If Yes, is the gran		
Email Address					Email Address			
7 Property Classificatio	n Number. Che	ck one box in categ	jories A and E	3. Check C i	if property is also a π	nobile home.		
(A) Status	·····			(B)) Property Type			(C)
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9 Was the property purch part of an IRS like-kind	hased as 1	0 Type of Transfer	Distribution	=	<u> </u>			Fransfer on Death
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13 Was the transfer betwee		-	_	-	-	_		
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	Ex-spou			arents and Ch		Step-parent and Step	o-child	
14 What is the current mark	ket value of the	real property?			15 Was the mortgag	e assumed? (If Yes, state t	the amount and	interest rate.)
\$772,000						No \$		%
16 Does this conveyance d	livide a current p	parcel of land?				· · · · · · · · · · · · · · · · · · ·	a title company Yes	/? (If Yes, include the name
18 Address of Property		· · · · · ·			19 Name and Addre	ss of Person to Whom the		
2260 Rd S Blue Hill, NE 68930					same as Gra	antee		
18a 🔲 No address assign	ned 18b [Vacant land						
20 Legal Description					I	· · · · · · · · · · · · · · · · · · ·		
See attached 21 If agricultural, list total n							\$	
22 Total purchase price					•••••		22 \$	0,00
23 Was non-real proper	rty included in	the purchase?	Yes 🔽 N	lo (if Yes, er	nter dollar amount a	nd attach itemized list.)	23 \$	0,00
24 Adjusted purchase p						· · · · · · · · · · · · · · · · · · ·	24	0,00
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26 Date Deed Recorded	r2017	7 Value of Stamp or \$ \$ Yul hand	Exempt Numb	ber	28 Recording Data	7, Pa2622		
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BW2017, Pg2622

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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 (½) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) 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 (N½NW¼) and the West Half of the Southeast Quarter (W½SE¼) 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 ($E\frac{1}{2}$) 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 (N½NE¼) 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 <u>50</u>, 2017.

Margaret D. Kirchnen, Margaret D. Kirchner, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 2017, by Margaret D. Kirchner, Trustee of the Margaret D. Kirchner Revocable Trust dated August 28, 2012.

Comm. expires 18-3 018 GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2018

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Phone/Fax: (402) 746-3613 DAVE:F:\WP\\$00\KIRCHMAR_TWD 10/30/17 Page 1 of 1 Pages

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3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) </td <td>part of an IRS like-kind (I.R.C. § 1031 Exchand Yes Ves II No 1 Was ownership transfe</td> <td>d exchange? Auction ge) Court Decre rred in full? (If No, explain the divis</td> <td>Easement Gift</td> <td>Life Estate Sale or Trust Partition Satist 12 Was real estate pur</td> <td>faction of (chased for</td> <td>Contract 🔽</td> <td>Trustee to Beneficiary Other (Explain) <u>transfer to LL</u></td>	part of an IRS like-kind (I.R.C. § 1031 Exchand Yes Ves II No 1 Was ownership transfe	d exchange? Auction ge) Court Decre rred in full? (If No, explain the divis	Easement Gift	Life Estate Sale or Trust Partition Satist 12 Was real estate pur	faction of (chased for	Contract 🔽	Trustee to Beneficiary Other (Explain) <u>transfer to LL</u>
□ Yes ○ of the agent or title company contact.) □ Yes □ 8 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 2260 Rd S Blue Hill, NE 68930 8a □ No address assigned 18b □ Vacant land 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee Same as Grantee 1 If agricultural, list total number of acres	4 What is the current man	Brothers and Sisters	Grandparents a	and Grandohild Spouse nild. Step-parer 15 Was the mortgage assumed? (If	•	-child	
2260 Rd S Blue Hill, NE 68930 Blue Hill, NE 68930 same as Grantee Se □ No address assigned 18b □ Vacant land uscant land 0 Legal Description see attached 1 If agricultural, list total number of acres z 12 Total purchase price, including any liabilities assumed	·	•				•	my? (If Yes, include the name
0 Legal Description See attached 1 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed	2260 Rd S Blue Hill, NE 68930			_	Whom the	Tax Stateme	nt Should be Sent
22 Total purchase price, including any liabilities assumed 22 \$ 0 23 Was non-real property included in the purchase? Yes Yes, enter dollar amount and attach iternized list.) 23 \$ 0 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0 24 \$ 0 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	0 Legal Description	ined 186 Vacant land					
23 Was non-real property included in the purchase? ☐ Yes ✓ No (If Yes, enter dollar amount and attach itemized list.) 23 23 0 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 0 5 0 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5b	1 If agricultural, list total r	number of acres					
Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 24 \$ 01 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	2 Total purchase price	e, including any liabilities assu	med			22 ^Φ	0,00
15 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>5b</u> . 15 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	3 Was non-real prope	rty included in the purchase?	🗌 Yes 🛛 🔽 No (If Yes, er	ter dollar amount and attach itemi	zed list.)	23	0,00
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	4 Adjusted purchase (price paid for real estate (line :	22 minus line 23)			24	0,00
	Under correct, and	r penalties of law, I declare that that I am duly authorized to sign t	I have examined this statemer	number <u>5b</u> it and that it is, to the best of my know	, Medge an	d belief, true	, complete, and (402) 746-3613
Print or Type Name of Grantee or Avithorized Representative Phone Number	Print or Typ		Representative				`
sign Attorney 10-30.		vel Dame	n d				_ 10-30-1
here Signature of Grantee or Authorized Representative Title Date	here ^r Signature o	of Grantee or Authorized Represen	tative	Title			Date
			-	-			For Dept. Use Only
5 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Mo. 10 Day 30 Yr. 2017 \$7 Monut 55 B BW2017, Pg3633	5 Date Deed Recorded Mo. <u>10</u> Day <u>30</u>		or Exempt Number $5B$				
ebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77- m No. 96-269-2008 2-2016 Rev. Supersedes 96-259-2008 Rev. 7-2014		lie Carte	4	<u>_</u>	Au	thorized by Ne	b. Rev. Stat. §§ 76-214, 77-1327(2

BW2017, Rg2623

State of Nedraska (sc
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this <u>30^C day</u>
of Oct A.D., 20 17, at 3:55
o'clock DM. Recorded in Book 2017
on Page えんえろ
Debra Klinconberg County Clerk
10,00 Deve Deputy
Ind Comp Assessor Carded
ingroubwseeseranged

NEE	BRASKA DOCUMENTAR	Y
Data	10/30/1-JAX	
sum	ot 58 By DUM	

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 (½) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) 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 $(E\frac{1}{2})$ 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 (N½NE¼) 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.

Journett G. - Juichne Kenneth G. Kirchner Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October $\frac{20}{20}$ 2017, by Kenneth G. Kirchner, Trustee of the Kenneth G. Kirchner Revocable Trust dated August 28, 2012.

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

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

Notary Public

Phone/Fax: (402) 746-3613 DAVE:F:\WP\800\KIRCHKEN.TWD 10/30/17 Page 1 of 1 Pages

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	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1009	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					
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	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
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IMENTS	BLUE HILL	BLADEN		GUIDE ROCK		RED CLOUD	ROSEMONT	RURAL

	ansfer Statement ds. • Read instructions on reverse side, n attachment and identify the item.	^{FORM} 521
	ent is signed and items 1-25 are accurately complete	 ∋d,
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91		Day <u>30</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Prin	t)
Grantor's Name (Seller) Michael L. Letson, Jr.	Grantee's Name (Buyer) Michael L. Letson, Jr. Trustee - Michael L	. Letson,Jr. Trust
Street or Other Mailing Address 6205 Harwood Ave	Street or Other Mailing Address 6205 Harwood Ave	· · · · · · · · · · · · · · · · · · ·
City State Zip Code	City State	Zip Code
Oakland CA 94618	Oakland CA Phone Number Is the grantee a 501 (c)(3) organized and the grantee a sol (c)	94618 anization? Yes VINo
(415) 722-4511	(415) / 22-4511 If Yes, is the grantee a 509(a)	foundation? Yes No
Email Address	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.	
(A) Status (B) Property Type	(C)
	Mineral Interests-Nonproducing State Assess Mineral Interests-Producing Exempt	sed 🛛 🗌 Mobile Home
8 Type of Deed Conservator Distribution	and Contract/Memo	Other
	ease Personal Rep. Trust/Trustee	
Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	closure Irrevocable Trust Revocable Trust] Transfer on Death] Trustee to Beneficiary] Other (Explain) <u>xfer to Trust</u> [ff No, state the intended use.]
	s and Grandchild Spouse Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount a Yes No \$ 17 Was transfer through a real estate agent or a title compa	%
18 Address of Property	19 Name and Address of Person to Whom the Tax Statemer	
Rural Property Webster County, NE	same as Grantee	
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	22 ^{\$}	0,00
23 Was non-real property included in the purchase? 🗌 Yes 🛛 📝 No (If Yes, 🖉	enter dollar amount and attach itemized list.)	00,0
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 exemptio		
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true,	(402) 746-3613
Sign	Attomey	Phone Number
here Signature of Grantee of Authorized Representative	Title	 Date
Register of Deed's Use 0	nly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number Mo. 10 Day 31 Yr. 2017 \$ Numpt 5B	28 Recording Data BW2017, Pa2624	
Vebraska Department of Revenue		

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 <u>3/</u> day of <u>Dotober</u>, 2017.

Ph/Fax (402) 746-3613 DAVEF:\WP\800\-521.CER.10/31/17 An undivided one-fourth $(\frac{1}{4})$ interest in all of the following described real estate:

The Southwest Quarter (SW¹/₄) 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 (S¹/₂) of the Southeast Quarter (SE¹/₄); and the Southeast Quarter (SE¹/₄) of the Southwest Quarter (SW¹/₄); 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 (SW¹/₄) 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 (SW¹/₄) of said Section Twelve (12); Thence N90°00'00"W on an assumed bearing along the South line of said Southwest Quarter (SW¹/₄) a distance of 621.00 feet to the True Point of Beginning; Thence, continuing N90°00'00"W a distance of 105.75 feet; Thence S50°39'59" a distance of 160.84 feet; Thence S02°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 (NE¹/₄) and Lot One (1) in the Northwest Quarter (NW¹/₄) of Section $\sqrt{}$ Thirteen (13), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW¼) 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.

>			COV	/ER PAGE PRO	OPERTY TRAI	NSFER		
BOOK & PAG PARCEL #		<u>2651</u>	# PAGE	s V D	_ 'G	RANTEE MASTER NAME	* Dary	/ A. +
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	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 COMMERCIAI	. RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	l
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	185					•		
TAL SALE PRICE	151,	500	<u>,</u>					
ADJUSTMENTS	;							
ADJUSTMENTS								
REVIEW CODE	NO							
SALES DATE	10-2	5-201	7					
DEED TYPE	u	D	<u> </u>					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED A	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
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	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
_ م	Deroth	Certi	trates	Were	not.	filed + stays led with	25	
COMMENTS							-	11 1

NEBRASKA	Roal I	Estate Trai	nefor St	atomont	268	FORM
Good Life. Great Service.	To be filed with	the Register of Deeds	. • Read instruc	tions on reverse side		521
DEPARTMENT OF REVENUE	• It additional spa	ace is needed, add an unless this statemen			ly completed	
1 County Name	2 County Number	unces the statemen	3 Date of Sale/Tra		Date of Deed	
	WEBSTER - 91		Mo. 10 Day	<u>25 Yr. 2017</u>	Mo. 10 D	ay <u>25 _{Yr}. 2017</u>
L	and Telephone (Please Print)		-	, Address, and Telephone	e (Please Print)	
Grantor's Name (Seller) Angela Duering, Suc	cessor Trustee		Grantee's Name (E Darryl A. Kot	twitz & Debora E. I	Kottwitz	
Street or Other Mailing Addres 880 E. 26th	ŝ		Street or Other Ma 13965 Ames		,	• <u> </u>
City	State	Zip Code	City	N Dr.L	state	Zip Code
Hastings Phone Number		68901	Omaha Phone Nomber	Is the grantee a	NE 501(c)(3) organ	68164 ization? Yes VNo
(402) 462-6218 Email Address			(402) 290-54 Émail Address	85 If Yes, is the gra	ntee a 509(a) fo	undation? Yes 🗸 No
_n/a			n/a			
7 Property Classification Nu (A) Status	umber. Check one box in catego			mobile home.		(0)
	Single Family Ind	ustrial (B)	Property Type Mineral Interests	Nonoroducing	State Assesse	d Mobile Home
		icultural	Mineral Interests		Exempt	
		preational				
8 Type of Deed Const Bill of Sale Corre	ervator active	Distribution Lan	d Contract/Memo		ieriff [ust/Trustee	Other
	h Certificate – Transfer on Death				arranty	
9 Was the property purchase part of an IRS like-kind exc.	ad as 10 Type of Transfer	Distribution Forect	osure Irrevocab	le Trust 🔲 Revocable Tru	st 🔲 1	Transfer on Death
(I.R.C. § 1031 Exchange)		Easement Gift	Life Estat	hairmal	<u> </u>	rustee to Beneficiary
	Court Decree	Exchange Granto		Satisfaction of as real estate purchased for		Other (Explain) No, state the intended use.)
Yes No		· · · · · · · · · · · · · · · · · · ·		Yes 🔲 No		
	elatives, or if to a trustee, are the t			_		
L_Yes L∕No [Aunt or Uncle to Niece or Nep Brothers and Sisters	Grandparents a	artnership, or LLC nd Grandchiid	Self Spouse		her
	Ex-spouse	Parents and Ch		Step-parent and Step	ep-child	
14 What is the current market v	alue of the real property?		15 Was the mortga	ige assumed? (If Yes, state	the amount and	l interest rate.)
\$151,500				✓ No \$		%
16 Does this conveyance divide	a current parcel of land?			rough a real estate agent of title company contact.)	r a title company Yes	/? (If Yes, include the name
18 Address of Property	<u>_</u>		19 Name and Addr	ess of Person to Whom the		
1713 Road AA			Da r/ yl & Debor			
Blue Hill, NE 68970	18b 🗌 Vacant land		13965 Ames A Omaha, NE 68			
20 Legal Description				104		
see attached						
see allacheu						
21 If agricultural, list total number	er of acres					
22 Total purchase price, inc	cluding any liabilities assumed				22	151,500,00
					\$	
	ncluded in the purchase?				23 \$	<u>}</u>
24 Adjusted purchase price	e paid for real estate (line 22 n	ninus line 23)		•••••	24	151,500,00
	from the documentary stamp			· · · · · · · · · · · · · · · · · · ·		
correct, and that	alties of law, I declare that I hav I am duly authorized to sign this s	e examined this statemen tatement.	t and that it is, to th	e best of my knowledge a	nd belief, true, c	complete, and
Mark A. Be	<u> </u>					(402) 463-4500
sign / / / /	me of Grantee of Authorized Rep	esentative		Attorney		Phone Number 10/25/17
here Signature of Gra	antee or Authorized Representative		ītle	j		
	Regie	ster of Deed's Use On				For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or E		28 Recording Data			
Mo Day Yr.*	<u>111 \$ 342.0</u>	00	15K2017	16,2651		
Nebraska Department of Revenue Form No. 96-269-2008 9-2017 Rev. Su	- upersedes 96-269-2008 Rev. 2-2016			A	uthorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)
	Grantee-	-Retain a copy of thi	s document for	your records.		

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 5.96acres, more or less, including 0.50 acres, more or less, of County road right of way.

BK2017, Pg 2651

State of Nebraska] SS. County of Webster] numerical Index and filed for record in the Clerk's office of said county this /____day of Movember A.D., 20.//Z., at 2:/// of Stock _____M. Recorded in Book 20// on Page ____day Or book ______M. Recorded in Book 20// On Page _____day Or book ______M. Recorded in Book 20// On Page _____day Or book ______M. Recorded in Book 20// On Page _____day Or book ______M. Recorded in Book 20// On Page _____day On Page ______Gay _____County Clerk ________DB____Deputy Ind _____Comp _____Assessor _____Carded ______

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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:

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

Executed as of the 25^{H} day of October, 2017.

<u>(Imula M.) (Imung TTEE</u> Angela Duering, Successor Trustee

STATE OF NEBRASKA COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on this 25⁴⁴ day of October, 2017, by Angela Duering, Successor Trustee of the Burnell H. Kottwitz and Vivian M. Kottwitz Revocable Trust Agreement.

Public

GENERAL NOTARY - State of Nebraska MARK A BECK Ny Comm. Exp. Jan. 6, 2021

) ss.

SURVEY RECORD BK 2017, Pg 896 KOTTWITZ



State of Nebraska 1 1.56 County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of 1/1ay A.D., 20.17, at 11:02 of May M. Recorded in Book 20 o'clock_ on Page Zingenbenger County Clerk BB_Deputy

Assessor ___Carded_ Comp. Ind



LEGEND

MONUMENT FOUND MONUMENT SET

- CAT CUT ATED POINT ō
- DEEDED DISTANCE GOVERNMENT DISTANCE G
- 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
FTELD WORK JG/JM

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 SOO 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 SB9'38'17"W, A DISTANCE OF 423.55 FEET; THENCE NO0'09'13"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.

KRUEGER, LS 448 THOMAS L.



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.

LEGAL DESCRIPTION:

JED CONSULTING GROUP ING 800.723.8567

10

SHEET 2 OF 1

SURVEY RECORD KOTTWITZ

BK2017, Bg 897

CORNER TIES:

.

(A) <u>NW CORNER SECTION 2-T4N-R10W</u> 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"

27.21' SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "RM 2016" SE

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

 \odot NE CORNER SECTION 2-T4N-R10W

FOUND A		IN CONCRETE, 1.3' DEEP
SE		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. R162008
FIELD BOOK WEBSTER CO. #10
FIELD WORK JG/JM
SHEET 2 OF 2



PAGE 1 COMMENTS		
BOOK-PAGE 2017-2651 DATE OF SALE 10	10-25-2017	
LEGAL DESCRIPTION A Parcel & FLand Located i	in the NW 14 2.4.10	
LOCATION ID PARCEL(S) DO 1700LOO /S/1/7 70	001700/001 - The last thyse) is now to Dary	House) is now to Deb
ASSESSOR LOCATION RUNal - 1700/00-1713 RD 44	AA ADDRESS OF PROPERTY RULU	1 + struitz
(17 CO LEAR	IMPROVEMENTS	TOTAL
2015 387865	62845	4500710
2016 35 4215	55 355	409.5.57
Nº 3017 SPIT 32 885	SS 335	78,320
MITDOLOD 356 000		356.000
SELLING PRICE 151, 500 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # Q1- 12274 HOUSE C	HOUSE QUALITY 30 HOUSE CONDITION 30	
MOBILE HOME		

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

PARCEL(S)

PAGE 3

		SIDENCE DATA	
Date of Print: Inspected By:	11/16/2017 SK Inspection Date: 10/15/2	014	Record: 1 of:
Parcel ID #:	001700600	Map # : 41	33-2-2-0-0-66085
KOTTWITZ, VIVI 906 E "F" STRE HASTINGS, NE	EAN M & BURNELL H -TRUSTEES		3 RD AA /4 2-4-10 LESS A 5 ACRE TRACT OF D
	PHYSICA	L INFORMATION	
Quality Condition Arch Type Style Exterior Wall Floor Area Basement Area	: : One-Story 28% Two-Story 72% : 100% SIDING : 2854	Year Built/Age Effective Age Remodel Date Remodel Type	:
Heat Type	: : 1.0 : 64% FORCED AIR 36% STO : COMP SHINGLES : 5	/E HEAT	

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

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WEBSTER COUNTY ASSESSOR'S OFFICE

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 -TRUST	EES Situs Legal	:1713 RD AA :NW1/4 2-4-10 LESS A 5 ACRE TRACT 0	F
906 E "F" STREET		LAND	
HASTINGS, NE 68901-00	00		

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

	DESCR	IPTION			
		Square feet	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		2,854	X	65.62	= 187,279
ADJUSTMENTS ROOFING		Units	<u>Unit Cost</u>	<u>Area Adj</u>	Total Cost
SUBFLOOR HEATING & COOLING PLUMBING Base is: 9	(under base)	2,854 4	(1.26) 1176.67		. , .
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	,	400	19.05	2.67	., .
ADJUSTED STRUCTURE COST		2854	x	65.46	= 186,823
IMPROVEMENTS NO GARAGE		Units	Unit Cost	Depr	Total Cost
WOOD DECK		35	28.68		1,005

TOTAL REPLACEM	ENT	COST 1	NEW			2854	x	65.81	= 187,830
Depreciation	:	898	Total	89%	Physical Less Depr	Func eciation/P	tional lus Appre		nic (167,170)
Improvement Va Lump Sums	lue			••••					\$20,660
Dutbuilding Va	lue								\$34,675
Land Value									\$22,885
ESTIMATE OF VA	LUE	(USING	G THE C	OST API	PROACH) .				\$78,220
Value per Acre									\$13,300

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

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215	82 %	1,188	6,60	180	DIRT	SHNGL METAL DIRT	GABL S	10 x	18 X	30 Poor	9 SH1 SHED DIRT Notes :
100	0	100	100.00	44	DIRT	METAL WOOD	GABL M	12 x	37 x		8 SALV SALVAGE BLDG Notes :
18,650	42%	32,155	9.57	3,360	DIRT	METAL METAL	GABL	42 x 14	x 08	30 Fair	7 MCH MACH SHD DIRT Notes :
0	40	0	0.00	Ц	DIRT	WOOD		×	×		6 NV SHED Notes :
0	90 90	0	0.00	Ц	DIRT	SHNGL WOOD	a	×	×		5 NV SHED Notes :
190	80 N %	1,056	6.60	160	DIRT	SHNGL WOOD	GABL S	10 x	16 x	30 Poor	4 SH1 SHED DIRT Notes :
0	9/0 ()	0	0.00	Ц	DIRT	SHNGL WOOD	a	×	×		3 NV SHED Notes :
100	96	100	100.00	ц	CONC		Q	44 x	×	30 Fair	2 *SLV SALVAGE BIN Notes :
12,245	32%	18,005	19.36	930	CONC	SHNGL OTHER CONC	GABL S	30 x	31 x	30 Average	1 GDA DET GAR AVERAGE Notes :
Value	Depr	RCN I	Cost	Units	Floor	Cover Wall	Roof C	Dimensions		Year Qual Condition	Code Description
					s Swift	by Marshall &	 Values by Factor : 1 	t Fac	ST APPROACH	COST Manual Date : 06/13	Appraisal Zone : 1000
С С F	TRACT	5 ACRE	10 LESS A	⊥ NW1/4 2-4-10 LAND	•• ••	nerginocriood Legal Description	nergal	68901-0000)689	"F" STREET NGS, NE	906 E "F" HASTINGS,
		-66085	4133-2-2-0-0-66085 5	4133- 185		Map # Tax District	Map Tax	H -TRUSTEES		600 TZ, VIVIAN M & BURNELL	Parcel # : 001700600 Current Owner : KOTTWITZ,
					[¹]	OR'S OFFICE DINGS 16/2017	TER COUNTY ASSESSOR'S OF RURAL OUTBUILDINGS Date of Run : 11/16/2017	WEBSTER COUNTY ASSESSOR'S RURAL OUTBUILDINGS Date of Run : 11/16/2	WEB		

- . .-
| 285 | 82
% | 1,584 | 6.60 | 240 | DIRT | SHNGL WOOD DIRT | GABL | 20 x 12 x | Poor 20 | 30 P | 14 SH1 SHED DIRT
Notes : |
|-------|----------|--------|--------|-------|------------|------------------|------|------------|-----------|---------------------|------------------------------|
| 2,380 | 896
8 | 52,944 | 22.06 | 2,400 | DIRT | METAL WOOD | GABL | 60 x 40 x | | 30 Poor | BARN BARN
Notes : |
| 100 | %
0 | 100 | 100.00 | Ц | R DIRT | SHNGL OTHER DIRT | GABL | 25 x 17 x | 21 | | SALV SALVAGE BLDG
Notes : |
| 310 | 82% | 1,716 | 6.60 | 260 | L DIRT | METAL METAL DIRT | GABL | 26 X 10 X | Poor 20 | ਰੋ 06 | SH1 SHED DIRT
Notes : |
| 100 | %
% | 100 | 100.00 | | DIRT | SHNGL WOOD DIRT | GABL | 10 x 8 x | Poor 1(| đ 05 | 10 BLOW YARD SHED
Notes : |
| Value | Depr | RCN 1 | Cost | Units | Wall Floor | Roof Cover Wal | Roof | Dimensions | Condition | Year Qual Condition | Code Description |

Total Outbuilding Value : 34,675

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT Date of Print : 11/16/2017

4133-2-2-0-0-66085 185 <u>N</u> ~ Greenbelt Area/Date Map # Tax District Neighborhood KOTTWITZ, VIVIAN M & BURNELL H"-TRUSTEES 906 E "F" STREET HASTINGS, NE 68901-0000 001700600 Parcel # : Current Owner :

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	ACRE FARM	BLD2	No		1.51	2,950	4,455	4,455
				Ē,	Farm Use Totals :	2.50		10,220	10,220
2671	HOLDREGE SILT LOAM, 3-7% SLOP GRAS	SLOP GRAS	3G1	NO		0.24	1,425	340	340
2521	COLY-HOBBS SILT LOAMS, 0-30%	30% GRAS	4G	No		0.63	1,425	006	900
4148	HOLDREGE SOILS, 7-11% SLOPES, GRAS	PES, GRAS	4G1.	NO		0.38	1,425	540	540
3864	HASTINGS SILT LOAM, 0-1% SLOP GRAS	SLOP GRAS	161	No	-	0.62	1,425	885	885
				0	Grass Use Totals :	: 1.87		2,665	2,665
TMOH	HOME SITE 1ST ACRE, AG RELATE HOME	LATE HOME	TMOH	ON	Home IIde Totals	1.00	10,000	10,000	10,000
				đ	OILE USE TOLATS :	п. т		то, 000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	NO	ł	0.51	0	0	0
				Å	Road Use Totals :	0.51		0	0
				ŭ	Parcel Totals ;	5.88		22,885	22 885
									1001111

Page Number : 1

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT Date of Print : 11/16/2017

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Parcel # : 001700601 Current Owner : KOTTWITZ, VIVI

ner : KOTTWITZ, VIVIAN M & BURNELL H~-TRUSTEES

906 E "F" STREET HASTINGS, NE 68901-0000

Map # : 4133 Tax District : 185 Neighborhood : 1 Greenbelt Area/Date : NO

.

4133-2-2-0-0-66086

Legal Description : A TRACT OF LAND IN NW1/4 2-4-10

	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		60.0	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	1.D	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
			Q	Dry Use Totals :	: 118.09		299,265	299,265
6666	WATER GRAS	GWAS	NO		6,36	740	4,705	4,705
4148	HOLDREGE SOILS, 7-11% SLOPES, GRAS	4G1	No		0.81	1,425	1,155	1,155
4147	HOLDREGE SOILS, 3-7% SLOPES, GRAS	3G	NO		3.17	1,425	4,515	4,515
3864	HASTINGS SILT LOAM, 0-1% SLOP GRAS	1G1	NO		0.49	1 ,425	700	200
3561	HOBBS SILT LOAM, OCCASIONALLY GRAS	2G1	NO		5.96	1,425	8,495	8,495
2675	HOLDREGE SILT LOAM, 3 TO 7% S GRAS	2G	NO		4.00	1,425	5,700	5,700
2671	HOLDREGE SILT LOAM, 3-7% SLOP GRAS	3G1	NO		2.94	1,425	4,190	4,190
2669	HOLDREGE SILT LOAM, 1-3% SLPE GRAS	1G	NO		0.46	1,425	655	. 655
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS	4G	No		18.68	1,425	26,620	26,620
			U	Grass Use Totals	3 : 42.87		56,735	56,735
ROAD	COUNTY ROAD	ROAD	NO		3.65	0	0	0
			Я	Road Use Totals	: 3.65		0	0
				Parcel Totals :	164.61		356,000	356,000

Page Number : 1

WEBSTER COUNTY ASSESSOR

621 N Cedar St

Red Cloud Ne 68970

Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk diwebcoassr@outlook.com

DATE: 11-16-2017

10/25/2017

SELLER:	ANGELA DUERING	, SUCCESSOR TRUSTEE		
	880 E. 26TH			
	HASTINGS, NE 689	01		
BUYER:	DARYL A. AND DE	BORA E. KOTTWITZ		
	13965 AMES AVE			
	OMAHA, NE 68164			
RE: AGRICU	LTURE/ IMPROVED	(BUILDING/HOUSE) PROP	ERTY SALES VER	IFICATION
PARCEL ID:		1700600 BOOK /PAGE:	2017-2651	DATE OF SALE:
LEGAL E	ESCRIPTION			

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

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

1 Was the total purchase price? \$	151,500 Yes / No	
If No explain:		
How much of the selling price is contributable to the house and/o	buildings? \$	
2 Was any personal property included in the sale price?	Yes / No Personal Prope	rty was (circle all that apply):
Pivot Irrigation Pipe (Above ground / Buried) Motor Machin	ry Grain/Crops Furniture App	liances Other (please explain):
3 What is the dollar value of the personal property that was it inclu	ed in the purchase price?	\$
4 If this sale was involved in a 1031 like kind exchange; is it going	o 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	uction Comparable Neighborhoo	od Sales Mutual Agreement
Set by Seller Other (please explain):		
		CONTINUED ON BACK

PARCEL #	1000.34	-2652 12700/	10380					
	. <u></u>		<u> </u>			-	#13	140
DOC 5TAMPS	, 182.ã	25	_	tax/lien				
SALES FILE #	<u>, 182.a</u> , 26'	9	# PAGE	s	_	-		
SHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SIT	Cowles E 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					
PERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	195						SUBURBAN	
AX DISTRICT			."					
L SALE PRICE	8], 00	0()	÷					
DUSTMENTS <u>\$</u>								
JUSTMENTS <u>\$</u>								
VIEW CODE	NO				•			
SALES DATE	11-1	-2017	7					
DEED TYPE	<u>Specic</u>	-2017 I W.D	>					
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO -	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED	ARMS LENGTH / NOT VAUD FOR MEASUREMENT			
	BH	BLA	cow	GR	INA	RC	ROS	RUR
1	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

19 19 19

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Nebraska Department o	 To be filed 	d with the Registe	ed, add an	nsfer Sta • Read instructio attachment and ide	ns on reverse sid	0	
	The deed will not be rec					ately completed	•
1 County Name	2 County Nur			3 Date of Sale/Transfe	٢	4 Date of Deed	
-	WEBSTER - 91			Mo. <u>11</u> Day	<u>01 _{Yr.} 2017</u>	Mo. 09 Da	ay <u>27</u> Yr. <u>2017</u>
5 Grantor's Name, Add	tress, and Telephone (Please P	Print)		6 Grantee's Name, Ad	idress, and Telepho	one (Please Print)	
Grantor's Name (Seller)				Grantee's Name (Buye	er)		
U.S. Bank Nation Street or Other Mailing				Robert E Willico Street or Other Mailing			
4801 Frederica	Street			108 South Hick			
City Owensboro	State KY	Z	ip Code 42301	^{City} Blue Hill		State NE	Zip Code 6893(
Telephone Number				Telephone Number (402) 460-0626	Is the grantee	e a 501(c)(3) organi grantee a 509(a) foi	zation? Yes N Indation? Yes N
(800) 872-2657 Email Address				Email Address		grames a 509(a) iot	
7 Property Classificat	ion Number. Check one box in	categories A and B	3. Check C if	f property is also a mol	bile home.		
(A) Status			(B)	Property Type			(C)
Improved Unimproved IOLL	Single Family Multi-Family Commercial	Industrial Agricultural Recreational		Mineral Interests-Nor Mineral Interests-Pro	1 3	State Assessed	d Mobile Hom
8 Type of Deed	Conservator	Distributi	ion 🗌 Lar	nd Contract/Memo	Partition	Sheriff	Other
Bill of Sale	Corrective	Easemer	nt 🗌 Lea	ise 🔲	Personal Rep. 🗌	Trust/Trustee	
Cemetery	Death Certificate – Transfer on I	Death 🗌 Executor	r 🗌 Mir	neral	Quit Claim 🔽	Warranty	
9 Was the property put part of an IRS like-kii (I.R.C. § 1031 Excha	nd exchange? Auction	Easement	Gift	osure Irrevocable T Life Estate or Trust Partition	Sale	ים	ransfer on Death rustee to Beneficiary Other (Explain)
11 Was ownership transf	erred in full? (If No, explain the d	livision.)	Broutlind	12 Was r		d for same use? (If	No, state the intended use
	veen relatives, or if to a trustee, a	re the truster and he		tives? (If Ves. check the			· · · · · ·
13 was the transfer betw	/een relatives, or it to a trustee, a						
	Aust or Upple to Nicco			· –			1or
Yes Vo		or Nephew	umily Corp., P	Partnership, or LLC	Self	Oth	ier
Yes Vo	Brothers and Sisters	or Nephew 🔲 Fa	umily Corp., P randparents a	Partnership, or LLC	Self		ier
<u> </u>	Brothers and Sisters	or Nephew 🔲 Fa	umily Corp., P	Partnership, or LLC [and Grandchild [hild [Self Spouse Step-parent and	Step-child	
14 What is the current ma	Brothers and Sisters	or Nephew 🔲 Fa	umily Corp., P randparents a	Partnership, or LLC	Self Spouse Step-parent and assumed? (If Yes, st	Step-child	
14 What is the current ma \$82,440	Brothers and Sisters Ex-spouse arket value of the real property?	or Nephew 🔲 Fa	umily Corp., P randparents a	Partnership, or LLC	Self Spouse Step-parent and assumed? (If Yes, str No \$	Step-child ate the amount and	interest rate.) %
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Grantee-Retain a copy of this document for your records.

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NEBRASKA DO STAM	CUMENTARY P TAX
Date:	11/02/17
\$ 182.25	By BB

Bk 2017, Pg 2652

State of Nebraska }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 <u>27</u> day of <u>September</u>, 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 89°57' WITH THE LAST DESCRIBED LINE, A DISTANCE OF 150.0 FEET TO

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

Name/Title: Michael D. Sackmaster/Vice President

STATE OF Minnesota

COUNTY OF Hennepin

The foregoing inst	irumeni was hereby ackn	iowledged before me t	lhis <u>27</u> day of	
September	, 2017, By Michael D. Sad	ckmaster its	Vice President	of
U.S. BANK NATIONAL	ASSOCIATION, as Suc	cessor by Merger to U	J.S. Bank National Ass	ociation
ND, who is personally kno	own to me or who has pro	oduced <u>N/A</u>	, as identificati	on, and
who signed this instrumen	()	to fall Ann'	Jurch	
1000 1000 1000 1000 1000 1000 1000 100	Notary	Public	Tt. ZI OMI	
Constant Color Color Notice 2013 - Notice	TAL ANN VAUGHN My co	mmission expires:	5541,31,2021	
	Y PUBLIC - MINNESOTA	Crunstal Alur	VIIMIN	
N. C. D. N. M.	Rinter	1 Name	0	

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.

PAGE 1 COMMENTS			
BOOK-PAGE 2017-	2017-2652 DATE OF SALE	11-1-2017	
LEGAL DESCRIPTION A T	LEGAL DESCRIPTION A Tract of Land in NW/4 9-4-10	KU/14 9-4-10	
	0850/001242000		
ASSESSOR LOCATION	Blue Hill	ADDRESS OF PROPERTY 108 S	08 S Hickory St
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	Sbth	63585	08080
2016	SOM	24624	82 440
2017	2644	76245	80 740
SELLING PRICE 81,000	S21 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 95	91-0074	HOUSE QUALITY 30 HOUSE CONDITION 30	DATE OF CONSTRUCTION 1920
MOBILE HOME	I		

RESIDENTIAL SALES FILE

WEBSTER	COUNTY	ASSESSO	DR'S	OFFICE
RES	JDENTIA	L DATA	SHE	ST

	CJ Inspection	n Date: 09/09/2			
Parcel ID #:	000342700		Map # : 41	133-09-0-20070-000-0000	- <u>11</u>
WILLICOTT, ROB	ERT E. JR			S HICKORY ST	
			2	5' X 150' 9-4-10 MEYERS	ADD1.1.TON
108 S HICKORY	ST		BLL	JE HILL	
BLUE HILL, NE		68930-			
	<u> </u>	LOT 1	NFORMATION		
Neighborhood :	300 BLUE	HILL.			
Lot Width :	135			Value Method:	SF
Lot Depth :	150			# of Units :	
lopography :	LEVEL	Amenities		Unit Value :	
Street Access :	PAVED			Adjustments :	
Jtilities :	ALL			Lot Value :	4,495
		PHYSICA	L INFORMATION		
Туре	: 1 - Single	Family	Year Built/A		
Quality	: 30 - Averag	e	Effective Ag	-	
Condition	: 30 - Averag	e	Remodel Date		
Arch Type	:		Remodel Type	e :	
Style	: 1-1/2-St-Fi	n 100%			•
Exterior Wall	: 100% VINYL				
Floor Area	: 1,728				
Basement Area					
Sub Floor	: WOOD JOIST/	WOOD SUBFLOOR			
Bedrooms	: 4				
Baths	: 1.0				
Heat Type	: 100% WARM &	COOLED			
Boof Trmo	: COMP SHINGL	ES			
Roof Type	: 5				
Plumbing Fixt					
		VALUA	TION SUMMARY		

 0×0

Model # and Description

Calculations

FINAL ESTIMATEImprovement Value\$76,245Land Value\$4,495FINAL ESTIMATE OF VALUE\$80,740Value per Square Foot44Current 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 Legal	:108 S HICKORY ST :135' X 150' 9-4-10 MEYERS ADDITION
108 S HICKORY ST BLUE HILL, NE	68930-	-	BLUE HILL

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

DESCR	IPTION			
	<u>Square fee</u>	<u>t Ba</u>	<u>se SF Cost</u>	<u>Total Cost</u>
·	1,728	x	69.88	= 120,753
	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
	1 700	2 01	2 01	3,473
(1 1)	•			•
(under base)				(4,476)
	=			•
	1,037	25.28	15.17	26,215
	1728	x	95.20	= 164,506
	<u>Units</u>	<u>Unit_Cost</u>	Depr	<u>Total Cost</u>
	836	16.20	278	9,885 *
				5,645
	DESCR (under base)	1,728 Units (under base) 1,728 4 1,152 1,037 1728 Units 836	Square feet Ba 1,728 x Units Unit Cost 1,728 2.01 (under base) 4 1176.67 1,152 16.09 1,037 25.28 1728 x Units Unit_Cost 836 16.20	$\frac{Square feet}{1,728} = \frac{Base SF Cost}{x}$ $\frac{1,728}{x} = \frac{69.88}{69.88}$ Units Unit Cost Area Adj $(under base) = \frac{1,728}{4} = \frac{2.01}{1176.67} = \frac{2.01}{(2.59)}$ $\frac{1,152}{1,152} = \frac{16.09}{10.73} = \frac{10.73}{1,037} = \frac{15.17}{25.28} = \frac{15.17}{15.17}$ $\frac{11728}{x} = \frac{95.20}{x}$ Units Unit Cost Depr $\frac{836}{16.20} = \frac{278}{278}$

Depreciation	:	61%	Total	61% Physical	Funct	cional	Econor	mic
Ť				Less Depi	reciation/P	lus Appre	ciation :	(103,790)
	میراد							\$66,360
INDLOVENELL VO	aruc							
								\$4,495
Land Value								\$4,495 9,885 *
Land Value Lump Sums	• • • • •	 .					• • • • • • • • • •	

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

WEBSTER COUNTY ASSESSOR

SELLER: US BANK NATIONAL ASSOCIATION

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

Deb Langer, Assessor Clerk diwebcoassr@outlook.com



DATE: 11/15/2017

DATE OF SALE:

11/1/2017

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
LEGAL DESCRIPTION:	A TRACT OF LAND IN THE NW	1/4 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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *<u>If we do not hear from you within 15 days we will calling for the information</u>. Thank you in advance for you cooperation.

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

What was the total purcha			/
1 price?	\$		Yes / No
If No explain:			
2 Was any personal property i	included in the sale price?	Yes / No	Personal Property was (circle all that apply
Appliances Furniture C)ther (please explain):		
3 What is the dollar value of t	he personal property that was incl	uded in the purchas	e price? \$
	he personal property that was inclusion of the personal produces income, which was a set of the person of the pers		
If the property is a rental p	roperty and produces income, wi		
If the property is a rental p	roperty and produces income, wi		
If the property is a rental p 4 each of the past five years?	roperty and produces income, wi	hat rent has been ch	
If the property is a rental pr 4 each of the past five years? 5 What expenses have been it	roperty and produces income, wi ncurred in each of the past five y	hat rent has been ch	
If the property is a rental pr 4 each of the past five years? 5 What expenses have been it	roperty and produces income, wi ncurred in each of the past five y	hat rent has been ch	
If the property is a rental pr 4 each of the past five years? 5 What expenses have been it 6 How long was the property	roperty and produces income, wi ncurred in each of the past five y	hat rent has been ch ears? \$	
If the property is a rental pr 4 each of the past five years? 5 What expenses have been it 6 How long was the property 7 Were any changes made to t	roperty and produces income, with a neurred in each of the past five y on the market?	hat rent has been chears? \$	harged for it in \$
If the property is a rental pr 4 each of the past five years? 5 What expenses have been it 6 How long was the property 7 Were any changes made to t	roperty and produces income, wi ncurred in each of the past five y on the market?	hat rent has been chears? \$	harged for it in \$

CONTINUED ON BACK

PARCEL # / FILING NUMBER	62171	-2653 550114	1627	s2lo- 4	4-10	KANTEE MASTER NAME #	# 107	//
DOC STAMPS	54,0	$\hat{\mathcal{D}}$	-	tax/lien		-	<u> </u>	· · · · · · · · ·
SALES FILE #	270	0	_ # PAGE	š				
NEIGHBORHOOD #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	red cloud Commercial	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	8LADEN 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 SITÉ	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	grass green / golf course	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
L	105						SUBURBAN	· · · · · · · · · · · · · · · · · · ·
TAX DISTRICT	<u> </u>	われつ						
TOTAL SALE PRICE	27,0	100						
21 ADJUSTMENTS <u>\$</u>								
OR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	10.	-13-20	17					
DEED TYPE	speciu	-13-20 1 Warr	andy De	red				
SALE QUAL	V D	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	A	2	3		5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
	BH	BLA	COW	GR	iNA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

Nebraska Department of REVENUE	 To be filed If addition 	with the Register of al space is needed, a	Fransfer S Deeds. • Read instr add an attachment an	uctions on reve d identify the it	rse side. em.	$\overline{\mathcal{F}_1}$		FORM 521	
<u></u>	The deed will not be reco	orded unless this sta	tement is signed and	items 1-25 are	accurately	complet	ted.		
County Name	2 County Num	iber	3 Date of Sale/T Mo. 10 E	hanster		ate of Dee	Day 13	Yr 20	17
Andrew Addre	WEBSTER - 91 ess, and Telephone (Please Pr			ne, Address, and T					
Contorio Nome (Seller)			Grantee's Name	(Buver)					
	WIND LAND HOLDING	GS, LLC	Street or Other I	RMS, L.L.C.					
Street or Other Mailing Ac 3000 El Camino F	Real, 5 Palo Alto Squa	re, Suite 700	8857 Highn	nark Lane		Chain		Zip Co	de
Palo Alto	State CA	Zip Co 94306-2	de City 2122 Lincoln			State NE		6	852
Phone Number 650) 543-1654			Phone Number 402-434-36		grantee a 50 is the grante		ganization?	Yes	H
			Email Address		<u></u>		<u> </u>		
mail Address hartwell@maproy	alty.com			a mobilo home	<u> </u>				
	on Number. Check one box in	categories A and B. Ch	(B) Property Type					(C)	
(A) Status	Single Family	Industrial		ts-Nonproducing	s	State Asse	ssed	Mobile	Ho
Unimproved		Agricultural	Mineral Interes	ts-Producing	E	Exempt			
	Commercial (Recreational							
8 Type of Deed	Conservator	Distribution	Land Contract/Memo		Sher		Other-	Lid Marte nty	
	Corrective		Lease Mineral	Quit Claim	p. Inusi Wan	t/Trustee			
	Death Certificate - Transfer on I chased as 10 Type of Tran				rocable Trust		Transfer o	n Death	
9 Was the property purc part of an IRS like-king	d exchange?	Easement]Gift ∏Life E			ĺ		Beneficiary	,
(I.R.C. § 1031 Exchan		pree Exchange	Grantor Trust Partitio	on Sat	isfaction of C		Other (Ex		_
Was ownership transfe	rred in full? (If No, explain the d	ivision.)	12	Was real estate p	urchased for No	same use	? (If No, state	e the intend	ed a
Yes No			<u> </u>						
				T The summer states					
	en relatives, or if to a trustee, a				DOX.)		Other		
3 Was the transfer betwee Yes	Aunt or Uncle to Niece	or Nephew 🔲 Family	Corp., Partnership, or LLC	C Self	DOX.}		Other		
	Aunt or Uncle to Niece	or Nephew 🛄 Family		Self	box.) ent and Step	child	Other		
Yes 🗹 No	Aunt or Uncle to Niece Brothers and Sisters Ex-spouse	or Nephew 🛄 Family	Corp., Partnership, or LLC parents and Grandchild s and Child	Self	ent and Step			rate.)	
Yes 🗹 No	Aunt or Uncle to Niece	or Nephew 🛄 Family	Corp., Partnership, or LLC parents and Grandchild s and Child 15 Was the mon Yes	C Self Spouse Step-par tgage assumed? (I V No \$	ent and Step If Yes, state th	ne amount	and interest		%
Yes No 4 What is the current ma \$24,000	Aunt or Uncle to Niece Brothers and Sisters Ex-spouse	or Nephew 🛄 Family	Corp., Partnership, or LLC parents and Grandchild s and Child 15 Was the mor Yes 17 Was transfer	C Self Spouse Step-par tgage assumed? (I No \$ through a real est	ent and Step If Yes, state th ate agent or a	ne amount a title com	and interest	include the	% • na
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Date:	11/02/17
\$ 54.00	By BB

Bk 2017, Pg 2655

State of Nebraska 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 2655-2658

684

Fee: \$28.00 By: BB Deputy Electronically Recorded

After Recording return to: Leota Pilgrim Stewart National 7:tie Sciviceo 1980 Post Oak BlvJ., Suite 619 Houston, TX 77056 BF-

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STATE OF NEBRASKA COUNTY OF WEBSTER

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SPECIAL WARRANTY DEED

COTTONWOOD WIND LAND HOLDINGS, LLC, a Delaware limited liability company ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to BP & S FARMS, L.L.C., a Nebraska limited liability company ("Grantee"), the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

A parcel of land located in the Southeast Quarter (SE ¼) of Section Twenty-Six (26), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of said Section Twenty-Six (26); thence S87°29'48"W (assumed bearing) on the South line of said Southeast Quarter (SE ¼), a distance of 1,568.02 feet to the Point of Beginning; thence continuing S87°29' 48"W on said South line, a distance of 495.77 feet; thence N04°46'19"E, a distance of 465.24 feet; thence N87°29'48"E, parallel with said South line, a distance of 448.10 feet; thence S01°06'27"E, a distance of 461.64 feet to the Point of Beginning, containing 5.00 acres, of which 0.37 acres contained within the South 33.00 feet thereof is occupied by a public road (the "Property")

Grantor covenants with Grantee that the Property is free from encumbrances except easements, reservations, covenants and restrictions of record and other matters that would be disclosed by an accurate survey of the Property, that Grantor has legal power and lawful authority to convey the same; and Grantor warrants and will defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Grantee, by its acceptance of this Special Warranty Deed, acknowledges and agrees that (i) Grantor has fully-complied with all of Grantor's obligations with respect to the Property

Special Warranty Deed Cottonwood sf-3828536 1

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 $/3_{...}$, 2017.

[Remainder of page intentionally left blank; signature page follows.]

Special Warranty Deed Cottonwood sf-3828536 COTTONWOOD WIND LAND HOLDINGS, LLC, a Delaware limited liability company

By: MAP 2006, L.P., a Delaware limited partnership, its Manager

MAP Royalty, Inc., a California corporation, its General Partner By: Name: Peter J. Blum Title: Vice President

[Attach Notary Block]

By:

Special Warranty Deed Cottonwood sf-3828536

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 <u>SAUTA CLARA</u>)	
On <u>LO-3-ZO17</u> before me, <u>LAURENL HAPTWELL</u> Date Here Insert Name and Title of the Officer	,
personally appeared <u>RETER J BLUK</u> 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.



1 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 Signature

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: Signer(s) Other Than Named Above:	Number of Pages:
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:

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COVER PAGE PROPERTY TRANSFER

GRANTEE MASTER NAME # DUVA / Farms, LLC BOOK & PAGE 2017-2696 # PAGES 002011300/6960 20-3-11 002008400/69390 69590 PARCEL#/ DDZDIIM FILING NUMBER 11200/69630 002013900/ 69855 8-3-11 51-3-0 on tax/lien DOC STAMPS # 13/4/ # PAGES SALES FILE # NEIGHBORHOOD # 205 300 305 400 200 105 1 100 BLADEN RESIDENTIAL BLUE HILL BLUE HILL RED CLOUD GUIDE ROCK RED CLOUD GUIDE ROCK AGRICULTURAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL 600 605 610 515 500 505 510 405 ROSEMONT ROSEMONT / NO COWLES COWLES ROSEMONT W/HOME COWLES W/ HOME COWLES NO HOME BLADEN COMMERCIAL W/SITE COMMERCIAL W/ SITE COMMERCIAL / NO SITE HOME SITE SITE COMMERCIAL SITE SITE 1000 1005 805 705 710 800 700 615 AMBOY VILLAGE W/ AMBOY VILLAGE/ NO RURAL COMMERCIAL RURAL COMMERCIAL INAVALE INAVALE/ NO HOME ROSEMONT HOME SITE HOME SITE COMMERCIAL COMMERCIAL / NO INAVALE W/HOME SITE SITE SITE 1020 1015 1010 RURAL ANIMAL GRASS GREEN / GOLF SAND GREEN / GOLF CONFINEMENT COURSE COURSE PROPERTY CLASS 9500 4000 9000 2000 1000 RURAL RESIDENTIAL AGRICULTURAL EXEMPT GAME & PARKS COMMERCIAL RESIDENTIAL SUBURBAN 110 TAX DISTRICT TOTAL SALE PRICE 521 ADJUSTMENTS ASSESSOR ADJUSTMENTS S NO REVIEW CODE 10-10-2017 SALES DATE \mathbb{Q} DEED TYPE SALE QUAI MOBILE SUBCHINGD NO ADJUSTED YES CODE 4 5 2 3 1 SALE NOT TO BE USED ARMS LENGTH / NOT USABILITY AS ADJUSTED SUBCHANGED VALID FOR MEASUREMENT LOCATION CODE RUR RC ROS INA cow GR BLA BH RURAL RED CLOUD ROSEMONT INAVALE COWLES GUIDE ROCK BLADEN BLUE HILL ĽĹ +0Trus COMMENTS

NEBRASKA Good Life. Great Service.

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.	6
Il not be recorded unless this statement is signed and items 1-25 are accurately	r cc

FORM
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DEPARTMENT OF REVENUE			n attachment and identify the item.	
	The deed will not be recorded unless this state	ement	nt is signed and items 1-25 are accurately completed.	
1 County Name	2 County Number		3 Date of Sale/Transfer 4 Date of Deed	2017
g	WEBSTER - 91		Mo. 10 Day 10 Yr. 2017 Mo. 10 Day 10 Y	r
1	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) See attached			Grantee's Name (Buyer) Duval Farms, L.L.C.	
Street or Other Mailing Ac 474 Road Y, Blad	en, NE 68928		Street or Other Mailing Address 474 Road Y, Bladen, NE 68928	Zip Code
^{City} Bladen	State Zip Code NE 689		City State Bladen NE	68928
Phone Number			Phone Number Is the grantee a 501(c)(3) organization?	Yes √ No Yes No
Email Address			If Yes, is the grantee a 509(a) foundation? Email Address	Yes No
7 Property Classification	on Number. Check one box in categories A and B. Chec	ck C if	if property is also a mobile home.	
(A) Status		(B)	3) Property Type	(C)
improved	Single Family Industrial		Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved	Multi-Family Agricultural	L	Mineral Interests-Producing Exempt	
8 Type of Deed	Conservator Distribution	Lan	and Contract/Memo Partition Sheriff Other	
	Corrective Easement Coath Certificate – Transfer on Death Executor		ease Personal Rep. Trusi/Trustee lineral Quit Claim Warranty	
9 Was the property purc part of an IRS like-kind	hased as 10 Type of Transfer Distribution	Forecia	closure Irrevocable Trust Revocable Trust Transfer on D	Death
part of an IRS like-kind (I.R.C. § 1031 Exchang	d exchange? Auction Easement	Gift	Life Estate Sale Trustee to Be	eneficiary
🗌 Yes 🖌 No		Granto	tor Trust Partition Satisfaction of Contract 🗸 Other (Expla	/
11 Was ownership transfer	rred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the purchased for same use?) Yes Yes	e intended use.)
	en relatives, or if to a trustee, are the trustor and beneficial	ry relat		
✓ Yes No			Partnership, or LLC Self Other	
			and Grandchild Spouse	
	Ex-spouse Parents a	and Ch		
	ket value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate	e.)
\$2,848,140	livide a current parcel of land?		Yes V No \$	wde the name
Yes V No	,		of the agent or title company contact.)	
18 Address of Property			19 Name and Address of Person to Whom the Tax Statement Should be S	Sent
		ĺ	Shirley Ewing	
			474 Road Y	
18a 🖌 No address assig	ned 18b 🖌 Vacant land	_	Bladen, NE 68928	
20 Legal Description				
See attached.				
	number of acres 1.280			
21 If agricultural, list total r				
22 Total purchase price	e, including any liabilities assumed	• • • • •		0,00
23 Was non-real prope	rty included in the purchase? 🛄 Yes 🛛 🗾 No (If Y	'es, en	enter dollar amount and attach itemized list.) 23	
	price paid for real estate (line 22 minus line 23)	• • • •	24	000
25 If this transfer is exe	empt from the documentary stamp tax, list the exem	nption	n number <u>5(D)</u> .	
correct, and	that I am duly authorized to sign this statement.	atemen	ent and that it is, to the best of my knowledge and belief, true, complete, an	
	D. McMahon e Name of Grantee or Authorized Representative) 834-2022 Number
sign				1/1/17
	f Grantee or Authorized Representative		Title Date	
	Register of Deed's Us	se On	nly For De	pt. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number		28 Recording Data $PU \neg D \neg P \neg P P (- \neg P P - P P P P P P P P P P P P P P P $	
Mo Day Nebraska Department of Revenue	Pr. LL * Exempt ~ 35		BK2017, B 2696-2697 Authorized by Neb. Rev. Stat. \$\$	76-214, 77-1327(2)
	ev. Supersedes 96-269-2008 Rev. 2-2016	of thi	his 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 $(W1/2SE\frac{1}{4})$ of Section Eight (8), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

The Northwest Quarter (NW¹/₄) of Section Seventeen (17), Township Three (3) North, Range \checkmark Eleven (11), West of the 6th P.M., Webster County, Nebraska.

The Northeast Quarter (NE¹/₄) of Section Eighteen (18), Township Three (3) North, Range Eleven \checkmark (11), West of the 6th P.M., Webster County, Nebraska.

The Southeast Quarter (SE¹/₄) of Section Nineteen (19), Township Three (3) North, Range Eleven \checkmark (11), West of the 6th P.M., Webster County, Nebraska.

The West Half (W_{2}) of Section Twenty (20), Township Three (3) North, Range Eleven (11), West \checkmark 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 comer 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.

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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 <u>3</u> day
of <u>November A.D., 2017</u> , at 10:35
o'clock A_M. Recorded in Book 2017
on Page 2696-2697
Deb Klinsenberger County Clerk
5/6.00 BB Deputy
IndCompAssessorCarded

	and the second
	NEBRASKA DOCUMENTARY
İ	STAMP TAX
	Date 11-3-17
l	\$ Exempt#56 By BB

Please Return To: McM Law Office, L.L.C., 2727 W. 2nd 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 $(S\frac{1}{2}SW\frac{1}{4})$ and the West Half of the Southeast Quarter $(W1/2SE\frac{1}{4})$ of Section Eight (8), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

The Northwest Quarter (NW¹/₄) of Section Seventeen (17), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

The Northeast Quarter (NE¹/₄) of Section Eighteen (18), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

The Southeast Quarter (SE¹/₄) 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.

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EXECUTED: September 1, 2017.

Shully Ewing, Shirley Ewing, Trustee of the Shirley Ann Vance Revocable Trust

lan 2. On

STATE OF NEBRASKA)) ss. – – COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on this $\frac{15^{+}}{2000}$ day of $\frac{15^{+}}{2000}$, 2017, by Shirley Ewing, Trustee of the Shirley Ann Vance Revocable Trust.



Notary Public

STATE OF NEBRASKA) ss. COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this $\frac{1}{2}$ day of September, 2017, by James L. Duval.

GENERAL NOTARY - State of Nebraska DANIEL D. MCMAHON My Comm. Exp. Nov. 24, 2019

auch

Notary Public