

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2712

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

GRANTEE MASTER NAME # Alyssa A.

PARCEL # / FILING NUMBER 001917200

New-001917201  
Meyers (Land)

Mohlman  
#13145

Alyssa Purchased → (House) + Bld.

DOC. STAMPS 279

tax/lien

SALES FILE # 272

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

Appraisal - FARM  
2.55 Acres

SUBURBAN X  
Red Cloud

TAX DISTRICT 45

TOTAL SALE PRICE 124,000

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

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

REVIEW CODE NO

SALES DATE 11-7-2017

DEED TYPE WD

SALE QUAL

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

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

LOCATION CODE

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

COMMENTS split House - (land 2.55 Acres)  
+ Bld

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.

272

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 11 Day 7 Yr. 2017
4 Date of Deed Mo. 11 Day 7 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Shirley Ann Myers
6 Grantee's Name, Address, and Telephone (Please Print) Alyssa A. Mohlman

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

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

9 Was the property purchased as part of an IRS like-kind exchange?
10 Type of Transfer: Auction, Court Decree, Exchange, Distribution, Easement, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
12 Was real estate purchased for same use? (If No, state the intended use.)

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

14 What is the current market value of the real property? \$124,000
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property: 1250 Hwy 136, Red Cloud, NE 68970
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantee
18a No address assigned, 18b Vacant land

20 Legal Description: See Attached
21 If agricultural, list total number of acres: 2.5

Table with 2 columns: Line Number, Amount. Line 22: Total purchase price, including any liabilities assumed \$124,000.00. Line 23: Was non-real property included in the purchase? No. Line 24: Adjusted purchase price paid for real estate \$124,000.00.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number. Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here Alyssa A. Mohlman
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title
Date
Phone Number 11/7/2017

Register of Deed's Use Only
26 Date Deed Recorded Mo. 11 Day 07 Yr. 2017
27 Value of Stamp or Exempt Number \$ 279.00
28 Recording Data Bw 2017, Pg 2712-2713

## EXHIBIT "A"

### Legal Description

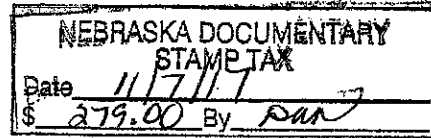
A tract of land located in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ), a distance of 72.80 feet to the Northwest corner of the United States Highway 136 right of way as described in Deed Book 29, Page 475, and recorded in the office of the Register of Deeds of Webster County, Nebraska and the point of beginning. Thence continuing N00°29'38"W on said West line, a distance of 247.20 feet; thence N89°09'49"E, a distance of 248.09 feet; thence S71°39'26"E, a distance of 243.50 feet; thence S00°50'10"E on the West line of and it's Northerly extension of a parcel of land previously described in Deed Book 2014, Pages 480-483, and recorded in the office of the Register of Deeds for Webster County, Nebraska perpendicular to the South line of said Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ), a distance of 167.25 feet to the North right of way line of said United States Highway 136; thence S89°10'11"W on said North Right of Way line, a distance of 479.56 feet to the Point of Beginning,

Reserving unto Grantor, her heirs, successors and assigns a perpetual easement for ingress and egress located in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ), a distance of 72.80 feet to the Northwest corner of United States Highway 136 Right of Way as described in Deed Book 29, Page 475, and recorded in the office of the Register of Deeds for Webster County, Nebraska. Thence N89°10'11"E on the North Right of Way line of said United States Highway 136, a distance of 20.79 feet to the Point of Beginning. Thence continuing N89°10'11"E on said North right of way line, a distance of 20.13 feet; thence N05°45'27"E, a distance of 99.43 feet; thence N14°40'30"E, a distance of 27.13 feet; thence N42°02'23"E, a distance of 12.85 feet; thence N60°45'51"E, a distance of 9.54 feet; thence N75°39'25"E, a distance of 83.03 feet; thence N62°14'35"E, a distance of 65.94 feet; thence N66°20'53"E, a distance of 99.76 feet; thence N71°39'26"W, a distance of 29.89 feet; thence S66°20'53"W, a distance of 78.26 feet; thence S62°14'35"W, a distance of 64.30 feet; thence S75°39'25"W, a distance of 83.29 feet; thence S60°45'51"W, a distance of 15.45 feet; thence S42°02'23"W, a distance of 21.02 feet; thence S14°40'30"W, a distance of 33.56 feet; thence S05°45'27"W, a distance 103.30 feet to the Point of Beginning.

BW 2017, Pg 2712

State of Nebraska }  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 7<sup>th</sup> day  
of Nov A.D., 2017, at 4:05  
o'clock P. M. Recorded in Book 2017  
on Page 2712-2713  
Debra Klingenberg County Clerk  
16.00 DAN Deputy  
Ind Comp Assessor Carded



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

WARRANTY DEED

Shirley Ann Myers, also known as Shirley Anne Myers, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Alyssa A. Mohlman, a single person, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ), a distance of 72.80 feet to the Northwest corner of the United States Highway 136 right of way as described in Deed Book 29, Page 475, and recorded in the office of the Register of Deeds of Webster County, Nebraska and the point of beginning. Thence continuing N00°29'38"W on said West line, a distance of 247.20 feet; thence N89°09'49"E, a distance of 248.09 feet; thence S71°39'26"E, a distance of 243.50 feet; thence S00°50'10"E on the West line of and it's Northerly extension of a parcel of land previously described in Deed Book 2014, Pages 480-483, and recorded in the office of the Register of Deeds for Webster County, Nebraska perpendicular to the South line of said Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ), a distance of 167.25 feet to the North right of way line of said United States Highway 136; thence S89°10'11"W on said North Right of Way line, a distance of 479.56 feet to the Point of Beginning,

Reserving unto Grantor, her heirs, successors and assigns a perpetual easement for ingress and egress located in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ), a distance of 72.80 feet to the Northwest corner of United States Highway 136 Right of Way as described in Deed Book 29,

Page 475, and recorded in the office of the Register of Deeds for Webster County, Nebraska. Thence N89°10'11"E on the North Right of Way line of said United States Highway 136, a distance of 20.79 feet to the Point of Beginning. Thence continuing N89°10'11"E on said North right of way line, a distance of 20.13 feet; thence N05°45'27"E, a distance of 99.43 feet; thence N14°40'30"E, a distance of 27.13 feet; thence N42°02'23"E, a distance of 12.85 feet; thence N60°45'51"E, a distance of 9.54 feet; thence N75°39'25"E, a distance of 83.03 feet; thence N62°14'35"E, a distance of 65.94 feet; thence N66°20'53"E, a distance of 99.76 feet; thence N71°39'26"W, a distance of 29.89 feet; thence S66°20'53"W, a distance of 78.26 feet; thence S62°14'35"W, a distance of 64.30 feet; thence S75°39'25"W, a distance of 83.29 feet; thence S60°45'51"W, a distance of 15.45 feet; thence S42°02'23"W, a distance of 21.02 feet; thence S14°40'30"W, a distance of 33.56 feet; thence S05°45'27"W, a distance 103.30 feet to the Point of Beginning.

Grantor covenants, jointly and severally, if more than one, with Grantee that Grantor:

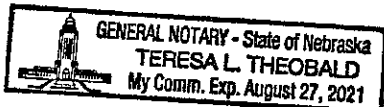
- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed *November 7*, 2017.

*Shirley Ann Myers*  
Shirley Ann Myers

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me on November *7*, 2017 by Shirley Ann Myers, also known as Shirley Anne Myers, a single person.



*Teresa L. Theobald*  
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENCE DATA

Date of Print: 12/04/2017  
Inspected By: TS Inspection Date: 08/17/2016

Record: 1 of: 1

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Parcel ID #: 001917200	Map #	: 4371-36-4-0-0-69170
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MOHLMAN, ALYSSA A.	Situs	:1250 HWY 136
1250 HWY 136	Legal	:A TRACT OF LAND IN SW1/4SE1/4 36-2-11
RED CLOUD, NE		68970-

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PHYSICAL INFORMATION

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Type	: 1 - Single Family	Year Built/Age	: 1956 / 62
Quality	: 30 - Average	Effective Age	:
Condition	: 35 - Average +	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: One-Story 100%		
Exterior Wall	: 88% STUCCO 12% HARDBOARD		
Floor Area	: 1602		
Basement Area	: 1602		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 3		
Baths	: 2.5		
Heat Type	: 100% WARM & COOLED		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 11		

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RESIDENCE VALUATION SUMMARY

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Improvement Value .....	\$82,625
Lump Sums .....	
Lump Sums Description : AG RESIDENTIAL	
FINAL ESTIMATE OF VALUE.....	\$82,625

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FARM VALUATION SUMMARY

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Residence Value .....	\$82,625
Outbuilding Value .....	\$9,575
Agland Value .....	\$16,550
Total Value .....	\$108,750

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Current Total Assessed Value for Parcel # 001917200 .....	\$108,750
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DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

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

Date of Print: 12/04/2017

Record : 1 of: 1

Parcel ID #: 001917200	Map #: 4371-36-4-0-0-69170
MOHLMAN, ALYSSA A. 1250 HWY 136 RED CLOUD, NE	Situs :1250 HWY 136 Legal :A TRACT OF LAND IN SW1/4SE1/4 36-2-11 68970-

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>			
	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	1,602	x	76.88	= 123,162
<u>ADJUSTMENTS</u>				
ROOFING	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
SUBFLOOR				
HEATING & COOLING	1,602	2.01	2.01	3,220
PLUMBING Base is: 9 (over base)	2	1176.67	1.40	2,243
BASEMENT COST	1,602	15.21	15.21	24,371
PARTITION FINISH	1,147	24.48	17.53	28,079
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1602	x	113.03	= 181,074
<u>IMPROVEMENTS</u>				
ATTACHED GARAGE	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
CONCRETE DRIVE	483	23.53	0.60	11,365
OPEN SLAB	1000	3.96		3,960
SCREEN PORCH OPEN	95	6.16		585
	445	21.52		9,575

TOTAL REPLACEMENT COST NEW	1602	x	128.94	= 206,560
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Depreciation	: 60% Total	60% Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : (123,935)

Improvement Value .....	\$82,625
Lump Sums AG RESIDENTIAL	
Outbuilding Value .....	\$9,575
Land Value .....	\$16,550
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$108,750
Value per Acre .....	\$42,650

WEBSTER COUNTY ASSESSOR'S OFFICE  
RURAL OUTBUILDINGS

Date of Run: 12/04/2017

Parcel # : 001917200	Map # : 4371-36-4-0-0-69170
Current Owner : MOHLMAN, ALYSSA A.	Tax District : 45
1250 HWY 136	Neighborhood : 1
RED CLOUD, NE 68970-	Legal Description : A TRACT OF LAND IN SW1/4SE1/4 36-2-11

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor : 1

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1	*ST STORAGE BIN Notes :	10	Poor		x 18 x 11				N/A	2,248	0.80	1,798	52%	865
2	*ST STORAGE BIN Notes :	10	Poor		x 18 x 11				N/A	2,248	0.80	1,798	52%	865
3	*ST STORAGE BIN Notes :	10	Poor		x 18 x 11				N/A	2,248	0.80	1,798	52%	865
4	3MS OPEN POLE SHED Notes :	10	Poor		80 x 36 x 10			METAL	METAL DIRT	2,880	4.95	14,256	52%	6,845
5	YDS YARD SHED Notes :	30	Average		8 x 10 x	GAMB	SHNGL	WOOD	DIRT	80	2.50	200	32%	135
6	NV CORN CRIB/NO VAL Notes :				x x	GABL	METAL	OTHER	DIRT	1	0.00	0	0%	0
7	NV WELL HOUSE/NO VA Notes :				x x	GABL	SHNGL	WOOD	CONC	1	0.00	0	0%	0

Total Outbuilding Value : 9,575



WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 12/04/2017

Parcel # : 001917200  
 Current Owner : MOHLMAN, ALYSSA A.  
 1250 HWY 136  
 RED CLOUD, NE 68970-

Map # : 4371-36-4-0-0-69170  
 Tax District : 45  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : A TRACT OF LAND IN SW1/4SE1/4 36-2-11

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
BLD1SUB	BUILDING SITE 1ST ACRE, SUBUR FARM		BLD1SU	No		1.00	5,765	5,765	5,765
					Farm Use Totals :	1.00		5,765	5,765
8870	HORD SILT LOAM, 1-3% SLOPES	GRAS	1G	No		0.55	1,425	785	785
					Grass Use Totals :	0.55		785	785
HOM1SUB	HOME SITE 1ST ACRE, SUBURBAN	HOME	HOM1SU	No		1.00	10,000	10,000	10,000
					Home Use Totals :	1.00		10,000	10,000
					Parcel Totals :	2.55		16,550	16,550

Ag Home split w/ 2.55 Acres

BOOK-PAGE 2017-2712

DATE OF SALE

LEGAL DESCRIPTION A Tract of Land located in SW 1/4 SE 1/4 36-2-11

LOCATION ID PARCEL(S) Home w/ Building is 001917200 (this sale) & Land is new 001917201

ASSESSOR LOCATION Rural

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
19172			
2015	417040	79670	496710
2016	418515	94130	512645
2017	16550	92200	108750
1917201			
2017	240055		240055

SELLING PRICE 124,000	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
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SCHOOL BASE # 91-0002      HOUSE QUALITY 30      HOUSE CONDITION 35+      DATE OF CONSTRUCTION 1956

MOBILE HOME NA

4A P

4A B P

4A F P

4A K P

4A R P

4A S P

4A V P

4A U P

TOTAL

TOTAL

TOTAL

TOTAL

TOTAL

TOTAL

TOTAL

TOTAL

PAGE 4

PARCEL(S)

BOOK-PAGE

DRYLAND	EQUIP DRYLAND	CREP DRYLAND	GREENBELT DRYLAND	GRASSLAND GRASSLAND	EQUIP GRASSLAND	CREP GRASSLAND	GREENBELT GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1 <i>1917201</i>	1D1 E	1D1 P	1D1 G	1G1 <i>1917201</i> / <i>1917200</i>	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G <i>2.73</i>	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1 <i>0.17</i>	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D <i>9.98</i>	3D E	3D P	3D G	3G <i>5.21</i>	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G <i>0.56</i>	4G	4G	4G
TOTAL <i>9.98</i>	TOTAL	TOTAL	TOTAL	TOTAL <i>8.67</i> / <i>0.55</i>	TOTAL	TOTAL	TOTAL

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS <i>1917200</i> / <i>1917201</i>
1C	1T	1T 2	ACCRETION	FARM SITE <i>1.0</i>
2C1	2T1	2T1 2	WASTE	HOME SITES <i>1.0</i>
2C	2T	2T 2	OTHER	OTHER <i>2.43 Canal</i>
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL <i>2.0</i> / <i>2.55</i> <i>1917200</i>

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2715

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

GRANTEE MASTER NAME # Shirley A. Myers

PARCEL # / FILING NUMBER 001810600/68065

Revocable Living

<sup>1-11</sup>  
001809900/68080

<sup>1-11</sup>  
001813500/68025

Trust

DOC STAMPS Exempt

tax/lien 001916600/69130

# 13148

SALES FILE # 273

<sup>2-11</sup>  
# PAGES \_\_\_\_\_  
001814700/67795

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

TAX DISTRICT 45

TOTAL SALE PRICE ~~\_\_\_\_\_~~

S21 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 11-7-2017

DEED TYPE Q.C.D

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

COMMENTS Self to Revocable Living Trust

# Real Estate Transfer Statement

273

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 11 Day 7 Yr. 2017		4 Date of Deed Mo. 11 Day 7 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Shirley A. Myers Street or Other Mailing Address 918 Ronan Drive City Hastings State NE Zip Code 68901 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sirley A. Myers Revocable Living Trust Street or Other Mailing Address 918 Ronan Drive City Hastings State NE Zip Code 68901 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
 \$ 1,740,170

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

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

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

18 Address of Property  
 Ag land

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
 See attached

21 If agricultural, list total number of acres 1.0857

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 19

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

Don E. Theobald  
 Print or Type Name of Grantee or Authorized Representative

*[Signature]*  
 Signature of Grantee or Authorized Representative

Attorney  
 Title

(402) 746-2774  
 Phone Number

11/8/17  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 11 Day 8 Yr. 17	27 Value of Stamp or Exempt Number \$ Exempt # 19	28 Recording Data BK2017, Pg 2715

The Northwest Quarter of Section 26, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska; and, The North Half of the county road running east and west between Sections 26 and 35 in Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska; and

001810600  
68065

The Northeast Quarter of Section 27, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska, and

001809900  
68080

The North Half of the Northeast Quarter and Government Lots 1 and 2, all in Section 12, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska, except that portion conveyed to the City of Red Cloud, Nebraska, a Nebraska municipal corporation, recorded April 8, 1996 in Book 96, Page 579 in the records of Webster County, Nebraska; and

001814700  
67795

The South Half of Section 26, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska; and, The North Half of the county road running east and west between Sections 26 and 35 in Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska, and

001810600  
68065

The Northeast Quarter of Section 23, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska; and

001813500  
68025

The Northeast Quarter of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska EXCEPT that parcel of land conveyed by Joint Tenancy Warranty Deed recorded July 5, 1979 in Book 79, Page 768 of the records of Webster County, Nebraska.

001916600  
69130

BK2017, Pg 2715

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 8 day of November A.D., 2017, at 3:50 o'clock P. M. Recorded in Book 2017 on Page 2715  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-8-17  
\$ Exempt By BB

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

QUITCLAIM DEED

Shirley A. Myers, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Shirley A. Myers, Trustee; Shirley A. Myers Revocable Living Trust, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter of Section 26, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska; and, The North Half of the county road running east and west between Sections 26 and 35 in Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter of Section 27, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska, and

The North Half of the Northeast Quarter and Government Lots 1 and 2, all in Section 12, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska, except that portion conveyed to the City of Red Cloud, Nebraska, a Nebraska municipal corporation, recorded April 8, 1996 in Book 96, Page 579 in the records of Webster County, Nebraska; and

The South Half of Section 26, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska; and, The North Half of the county road running east and west between Sections 26 and 35 in Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska, and

The Northeast Quarter of Section 23, Township 1 North, Range 11 West of the 6th P.M., Webster County, Nebraska; and

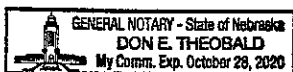
The Northeast Quarter of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska EXCEPT that parcel of land conveyed by Joint Tenancy Warranty Deed recorded July 5, 1979 in Book 79, Page 768 of the records of Webster County, Nebraska.

Executed November 7, 2017.

Shirley A. Myers  
Shirley A. Myers

STATE OF NEBRASKA, COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on November 7, 2017 by Shirley A. Myers, a single person.



Don E. Theobald  
Notary Public.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of November A.D., 2017, at 12:10 o'clock P M. Recorded in Book 2017 on Page 2720-2721  
Deb Klingsberger County Clerk  
\$16.00 BB Deputy  
Ind    Comp    Assessor    Carded   

**AFFIDAVIT**

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF ADAMS )

Shirley Anne Myers, being first duly sworn upon oath, deposes and states as follows, to-wit:

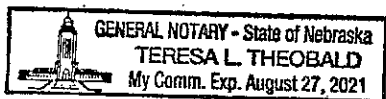
1. That she was the wife of Gary A. Myers, who is now deceased, his date of death being December 28, 2016.
2. That the attached is a true and accurate copy of his death certificate

Further Affiant saith not.

Dated: 11/7/17

Shirley Anne Myers  
Shirley Anne Myers

SUBSCRIBED AND SWORN to before me on the 7<sup>th</sup> day of November, 2016 by Shirley Anne Myers.



Teresa L. Theobald  
Notary Public

The West 100 acres of the Southeast Quarter (SE¼) of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except a tract bounded as follows: Commencing at a point on the North boundary line of Highway 136, 480 feet east of the West line of the Southeast Quarter of said Section 36, thence East along the North boundary line of Highway 136 a distance of 395 feet, thence North 150 feet, thence West 395 feet, thence South 150 feet to the point of beginning; and subject to a deed recorded in Book 29 at Page 475; and subject to an easement to the United States of America for irrigation canal recorded in Book P, Page 31



DK 2011, 19 a/d

CERTIFICATE OF DEATH OFFICE COPY ONLY

1. DECEDENT'S NAME (First, Middle, Last, Suffix) <b>Gary Peter Myers</b>			2. SEX <b>Male</b>		3. DATE OF DEATH (Mo., Day, Yr.) <b>December 28, 2016</b>	
4. CITY AND STATE OR TERRITORY OR FOREIGN COUNTRY OF BIRTH <b>Lebanon, Kansas</b>			5a. AGE-Last Birthday (Yrs.) <b>83</b>	5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	6. DATE OF BIRTH (Mo., Day, Yr.) <b>February 14, 1933</b>	
7. SOCIAL SECURITY NUMBER			8a. PLACE OF DEATH HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> DOA OTHER: <input checked="" type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)			
8b. FACILITY NAME (Not in institution, give street and number) <b>Heritage Of Red Cloud</b>			8c. CITY OR TOWN OF DEATH (include Zip Code) <b>Red Cloud 68970</b>			
9a. RESIDENCE-STATE <b>Nebraska</b>			9b. COUNTY <b>Webster</b>		9c. CITY OR TOWN <b>Red Cloud</b>	
9d. STREET AND NUMBER <b>1250 Hwy 136</b>			9e. APT. NO.	9f. ZIP CODE <b>68970</b>	9g. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) if wife, give maiden. <b>Annie Obert</b>			
11. FATHER'S NAME (First, Middle, Last, Suffix) <b>Archie L. Myers</b>			12. MOTHER'S NAME (First, Middle, MAIDEN SURNAME, Suffix) <b>Dorothy E. Woodbury</b>			
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No or Unk.) Yes <b>05/28/1953-02/28/1955</b>			14a. INFORMANT NAME <b>Annie Myers</b>		14b. RELATIONSHIP TO DECEDENT <b>Spouse</b>	
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE <b>Dayre Williams</b>		16b. LICENSE NO. <b>0918</b>	16c. DATE (Mo., Day, Yr.) <b>January 2, 2017</b>	
16d. CEMETERY, CREMATORY OR OTHER LOCATION <b>Cora Cemetery</b>			CITY/TOWN <b>Lebanon</b>		STATE <b>Kansas</b>	
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) <b>Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska</b>					17b. Zip Code <b>68970</b>	
<b>CAUSE OF DEATH (See Instructions and examples)</b>						
18. PART I. Enter the chain of events—diseases, injuries or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.					APPROXIMATE INTERVAL	
IMMEDIATE CAUSE: (a) <b>Bilateral Adrenal Lymphoma</b>					onset to death <b>6 Months</b>	
DUE TO, OR AS A CONSEQUENCE OF: (b)					onset to death	
Sequentially list conditions, if any, leading to the cause listed on line a. DUE TO, OR AS A CONSEQUENCE OF: (c)					onset to death	
Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST DUE TO, OR AS A CONSEQUENCE OF: (d)					onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to the death but not resulting in the underlying cause given in PART I. <b>Adrenal insufficiency, Malnutrition Failure To Thrive</b>					19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)	21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO						
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY	22c. PLACE OF INJURY—At home, farm, street, factory, office building, construction site, etc. (Specify)			
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED				
22f. LOCATION OF INJURY, STREET & NUMBER, APT. NO. CITY/TOWN STATE ZIP CODE						
23a. DATE OF DEATH (Mo., Day, Yr.) <b>December 28, 2016</b>			23b. DATE SIGNED (Mo., Day, Yr.) <b>January 28, 2017</b>		23c. TIME OF DEATH <b>10:50 AM</b>	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <b>Estela L. Chan, MD</b>			24a. DATE SIGNED (Mo., Day, Yr.)	24b. TIME OF DEATH	24c. PRONOUNCED DEAD (Mo., Day, Yr.)	24d. TIME PRONOUNCED DEAD
24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)						
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN			26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO	
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) <b>Estela L. Chan, MD, 145 West 3rd Avenue, Red Cloud, Nebraska, 68970</b>						
28a. REGISTRAR'S SIGNATURE					28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) <b>January 27, 2017</b>	

To be Completed/Verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by MEDICAL CERTIFIER ONLY

To be completed by CORONERS PHYSICIAN or COUNTY ATTORNEY ONLY

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2717 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Jennifer R. Gottsh #13146  
 PARCEL # / FILING NUMBER 001701000/66110 3-4-10

DOC STAMPS 348.75 tax/lien

SALES FILE # 274 # PAGES \_\_\_\_\_

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

*Potential Zoning Blue Hill*

TAX DISTRICT 185

TOTAL SALE PRICE 155,000

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

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

REVIEW CODE NO

SALES DATE 11-9-2017

DEED TYPE WD

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

274

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>9</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>11</u> Day <u>    </u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>John A. Scheideler and Angie J. Scheideler</b> Street or Other Mailing Address <b>4965 W Cimarron Road</b> City <b>Ayr</b> State <b>NE</b> Zip Code <b>68925</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Jennifer R. Gottsch</b> Street or Other Mailing Address <b>1130 N Marian Rd</b> City <b>Hastings NE</b> State <b>NE</b> Zip Code <b>68901</b>			
Phone Number <b>402-984-9348</b>				Phone Number		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address <b>n/a</b>				Email Address <b>n/a</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$155,000**

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

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

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

18 Address of Property  
**Ag land**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
The West Half of the Northwest Quarter (W½NW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT Blue Hill Ridge Subdivision AND EXCEPT tracts conveyed to the State of Nebraska for highway in Deeds recorded in Book 25, Page 243 and Book 86, Page 768.

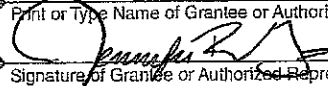
21 If agricultural, list total number of acres **63.61+-**

22 Total purchase price, including any liabilities assumed	\$ 155,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 155,000.00

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

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

**sign here** Jennifer R. Gottsch  
Print or Type Name of Grantee or Authorized Representative

  
Signature of Grantee or Authorized Representative

Grantee  
Phone Number **11/9/2017**  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>09</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <b>348.75</b>	28 Recording Data <b>2017, Pg 2717</b>	

State of Nebraska }  
County of Webster } ss.

Book 2017, Pg 2717

Entered on the numerical index and filed for record in the Clerk's office of said county this 9<sup>th</sup> day of November A.D., 2017, at 4:15 o'clock P.M. Recorded in Book 2017 on Page 2717  
Bob Filinger County Clerk  
\$10.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-9-17  
\$ 348.75 By Liz

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

WARRANTY DEED

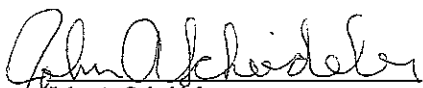
John A. Scheideler and Angie J. Scheideler, also known as Angela J. Scheideler, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jennifer R. Gottsch, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

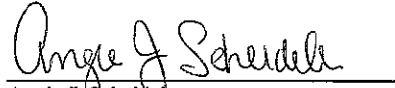
The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT Blue Hill Ridge Subdivision AND EXCEPT tracts conveyed to the State of Nebraska for highway in Deeds recorded in Book 25, Page 243 and Book 86, Page 768.

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

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

Executed November 9, 2017.

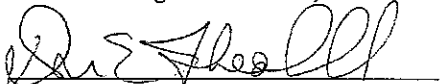
  
\_\_\_\_\_  
John A. Scheideler

  
\_\_\_\_\_  
Angie J. Scheideler

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on November 9, 2017 by John A. Scheideler and Angie J. Scheideler, also known as Angela J. Scheideler, husband and wife.

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

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

BOOK-PAGE 2017-2717

DATE OF SALE 11-9-2017

LEGAL DESCRIPTION 1/2 NW 1/4 3-4-10 Except Blue Hill Ridge Subdivision + Except tracts

Conveyed to state of NE Highway in Deeds Book 25 243 + 86-768

LOCATION ID PARCEL(S)

ASSESSOR LOCATION Rural

ADDRESS OF PROPERTY 3-4-10

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	105310		105310
2016	96705		96705
2017	102400		102400

SELLING PRICE 155,000

521 ADJUSTMENT

ASSESSOR ADJUSTMENT

ADJUSTED SELLING PRICE

SCHOOL BASE # 91-0074

HOUSE QUALITY —

HOUSE CONDITION —

DATE OF CONSTRUCTION —

MOBILE HOME —

BOOK-PAGE

DRYLAND	EQUIP DRYLAND	CREP DRYLAND	GREENBELT DRYLAND	GRASSLAND	EQUIP GRASSLAND	CREP GRASSLAND	GREENBELT GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1 <u>0.42</u>	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G	1G	1G	1G
2D1 <u>0.98</u>	2D1 E	2D1 P	2D1 G	2G1 <u>26.98</u>	2G1	2G1	2G1
2D <u>0.21</u>	2D E	2D P	2D G	2G <u>14.83</u>	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D <u>13.55</u>	3D E	3D P	3D G	3G <u>6.88</u>	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1 <u>0.26</u>	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G <u>4.57</u>	4G	4G	4G
TOTAL <u>15.14</u>	TOTAL	TOTAL	TOTAL	TOTAL <u>47.52</u>	TOTAL	TOTAL	TOTAL

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS <u>0.93</u>
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL <u>0.93</u> TOTAL <u>63.61</u>

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 11/29/2017

Parcel # : 001701000  
 Current Owner : GOTTSCH, JENNIFER R.  
  
 6130 N MARIAN RD  
 HASTINGS, NE 68901-

Map # : 4133-3-2-0-0-66110  
 Tax District : 185  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : W1/2NW1/4 3-4-10 EXCEPT BLUE HILL RIDGE SUBDIVISION, EXCEPT TRACT CONVEYED TO STATE OF NE FOR HIGHWAY

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
3864	HASTINGS SILT LOAM, 0-1% SLOP DRY		1D1	No		0.42	2,705	1,135	1,135
4147	HOLDREGE SOILS, 3-7% SLOPES, DRY		3D	No		13.55	2,265	30,690	30,690
3561	HOBBS SILT LOAM, OCCASIONALLY DRY		2D1	No		0.98	2,435	2,385	2,385
2675	HOLDREGE SILT LOAM, 3 TO 7% S DRY		2D	No		0.21	2,265	475	475
Dry Use Totals :						15.16		34,685	34,685
4148	HOLDREGE SOILS, 7-11% SLOPES, GRAS		4G1	No		0.26	1,425	370	370
4147	HOLDREGE SOILS, 3-7% SLOPES, GRAS		3G	No		0.88	1,425	1,255	1,255
3561	HOBBS SILT LOAM, OCCASIONALLY GRAS		2G1	No		26.98	1,425	38,445	38,445
2675	HOLDREGE SILT LOAM, 3 TO 7% S GRAS		2G	No		14.83	1,425	21,135	21,135
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS		4G	No		4.57	1,425	6,510	6,510
Grass Use Totals :						47.52		67,715	67,715
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.93	0	0	0
Road Use Totals :						0.93		0	0
Parcel Totals :						63.61		102,400	102,400

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2722 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # JJS Farms LLC

PARCEL # / FILING NUMBER 001013300/60825  
1-9 001013200/60820 # 13147

# 10697 ADPC STAMPS Exempt 5B tax/lien \_\_\_\_\_  
 SALES FILE # 275 # PAGES \_\_\_\_\_

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

Agland only  
 220,880  
 ALL grass

TAX DISTRICT 5  
 TOTAL SALE PRICE 302,575  
 521 ADJUSTMENTS \$ \_\_\_\_\_  
 ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO  
 SALES DATE 10-19-17  
 DEED TYPE QCD

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

COMMENTS A contribution to JJS Farms LLC in Exchange for membership units in that company (LLC)



# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. *275*  
• If additional space is needed, add an attachment and identify the item.

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. <u>10</u> Day <u>19</u> Yr. <u>17</u>		Mo. <u>10</u> Day <u>19</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Marilyn J. Jeffery				Grantee's Name (Buyer) JJS Farms LLC			
Street or Other Mailing Address 204 First Street Northbranch				Street or Other Mailing Address 2855 78th Road			
City Burr Oak		State KS		City Burr Oak		State KS	
Zip Code 66936				Zip Code 66936			
Phone Number (785) 647-8231		Email Address		Phone Number (785) 647-5141		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$302,575**

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

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

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

18 Address of Property

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

18a  No address assigned    18b  Vacant land

Todd Jeffery  
2855 78th Road  
Burr Oak, KS 66936

20 Legal Description

**South Half of the South Half (S1/2S1/2) of Section Thirty-two (32), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.**

21 If agricultural, list total number of acres 160.00

22 Total purchase price, including any liabilities assumed	\$ 302,575.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 302,575.00

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

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

**sign here** Marilyn J. Jeffery  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative *Marilyn J. Jeffery*  
 Title **Manager, JJS Farms LLC**  
 Phone Number **(785) 647-8231**  
 Date **11-6-17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>14</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 5B</u>	28 Recording Data <u>BW 2017, Pg 2722</u>

BK 2017, Pg 2722

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 14<sup>th</sup> day of Nov A.D., 2017, at 12:55 o'clock P.M. Recorded in Book 2017 on Page 2722  
Debra Klingenberg County Clerk  
10.00 DWN Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11/14/17  
\$ Exempt 5B By DWN

### QUITCLAIM DEED

Marilyn J. Jeffery, also known as Marilyn Jeffery, the widow of Curtis Jeffery, also known as Curtis W. Jeffery, who has not remarried since his death, as Grantor CONVEYS AND QUITCLAIMS to JJS Farms LLC, a Kansas limited liability company, as Grantee, all of her rights, title and interest in:

South Half of the South Half (S1/2S1/2) of Section Thirty-two (32), Township One (1) North, Range Nine (9), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

as a contribution to JJS Farms LLC, in exchange for membership units in that limited liability company.

Signed this 19th day of October, 2017.

Marilyn J. Jeffery  
Marilyn J. Jeffery

State of Kansas,

ss:

County of Cloud,

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October, 2017, by Marilyn J. Jeffery, also known as Marilyn Jeffery, the widow of Curtis W Jeffery, also known as Curtis Jeffery.

My term expires:



Dana Brewer  
Notary Public

This transfer of title is exempt from requirements for a real estate validation questionnaire under K.S.A. 79-1437(e)(4).

IN THE COUNTY COURT OF WEBSTER COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE OF )

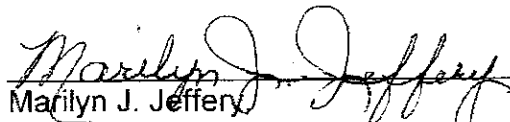
No. PR17-9

Curtis Jeffery a/k/a )  
Curtis W. Jeffery, Deceased )

PROOF OF AUTHORITY OF  
DOMICILIARY FOREIGN  
EXECUTRIX

1. Curtis Jeffery a/k/a Curtis W. Jeffery died June 24, 2011, while a resident of Jewell County, Kansas.
2. Said decedent owned property in Webster County, Nebraska.
3. On July 25, 2016, the undersigned was appointed Executrix of Decedent's estate in Jewell County, Kansas, and gave bond in the amount of \$0.00 as a condition of acting as Executrix. Authenticated copies of the appointment are attached hereto.
4. There is no administration, or application or petition therefor, pending in Nebraska for administration of Decedent's estate.
5. This Proof of Authority is filed pursuant to Nebraska Probate Code Section 30-2505 to enable the undersigned to exercise the powers of a local Personal Representative in Nebraska and to maintain action and proceedings in Nebraska subject to any condition imposed upon nonresident parties generally, all as provided in Nebraska Probate Code Section 30-2506.

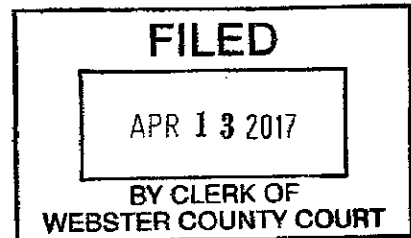
Dated: 4-3-17, 2017.

  
Marilyn J. Jeffery  
Executrix  
204 First Street, Northbranch  
Burr Oak, KS 66936



000027312C45

Randall Alexander (Bar ID #15337)  
DOWNING, ALEXANDER and WOOD  
355 N. Commercial, P.O. Box 185  
Superior, Nebraska 68978  
(402) 879-4751



WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 12/04/2017

Parcel # : 001013300  
 Current Owner : JJS FARMS, LLC  
  
 2855 78TH ROAD  
 BURR OAK, KS 66936-

Map # : 4487-32-4-0-0-60825  
 Tax District : 5  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : S1/2SE1/4 32-1-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		16.70	1,425	23,800	23,800
3852	GEARY-HOBBS SOILS	GRAS	4G	No		34.60	1,425	49,305	49,305
2668	HOLDREGE SILT LOAM, 1-3% SLOP	GRAS	1G	No		7.00	1,425	9,975	9,975
2670	HOLDREGE SILT LOAM, 3-7% SLOP	GRAS	2G	No		6.60	1,425	9,405	9,405
2671	HOLDREGE SILT LOAM, 3-7% SLOP	GRAS	3G1	No		12.10	1,425	17,245	17,245
Grass Use Totals :						77.00		109,730	109,730
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.00	0	0	0
Road Use Totals :						3.00		0	0
Parcel Totals :						80.00		109,730	109,730

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 12/04/2017

Parcel # : 001013200  
 Current Owner : JJS FARMS, LLC  
  
 2855 78TH ROAD  
 BURR OAK, KS 66936-

Map # : 4487-32-3-0-0-60820  
 Tax District : 5  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : S1/2SW1/4 32-1-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2669	HOLDREGE SILT LOAM, 1-3% SLPE	GRAS	1G	No		9.00	1,425	12,825	12,825
2671	HOLDREGE SILT LOAM, 3-7% SLOP	GRAS	3G1	No		4.00	1,425	5,700	5,700
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		17.00	1,425	24,225	24,225
3852	GEARY-HOBBS SOILS	GRAS	4G	No		48.00	1,425	68,400	68,400
Grass Use Totals :						78.00		111,150	111,150
ROAD	COUNTY ROAD	ROAD	ROAD	No		2.00	0	0	0
Road Use Totals :						2.00		0	0
Parcel Totals :						80.00		111,150	111,150

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2766

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

GRANTEE MASTER NAME # # 10452

PARCEL # / FILING NUMBER 000330500 / 19180

Jamie + christine  
Reiman

DOC STAMPS 141.75

tax/lien

SALES FILE # 276

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

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

*Appraisal-Res*

TAX DISTRICT 195

TOTAL SALE PRICE 62,500

S21 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 11-9-2017

DEED TYPE JTWID

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

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **276**  
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name <b>NUCKOLLS - 65</b>		2 County Number		3 Date of Sale/Transfer Mo. <b>11</b> Day <b>9</b> Yr. <b>17</b>		4 Date of Deed Mo. <b>11</b> Day <b>17</b> Yr. <b>17</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Shane R. Faimon</b> Street or Other Mailing Address <b>320 East 1st Street</b> City <b>Lawrence</b> State <b>NE</b> Zip Code <b>68957</b> Phone Number <b>(308) 627-0915</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Jamie Reiman &amp; Christine Reiman</b> Street or Other Mailing Address <b>1109 W Seward</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 984-4820</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$62,500**

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

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

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

18 Address of Property  
**202 W Saline Street  
 Blue Hill, NE 68930**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**Lots One (1) and Two (2), Block "A", in Nelson's Subdivision of Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska**

21 If agricultural, list total number of acres n/a

22 Total purchase price, including any liabilities assumed .....	22	\$ 62,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 62,500.00

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

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

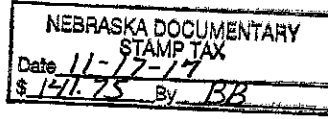
**Jamie Reiman &/or Christine Reiman** (402) 984-4820  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*Jamie Reiman* \_\_\_\_\_  
 Signature of Grantee or Authorized Representative Title **11-17-17**  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>11</b> Day <b>17</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>141.75</b>	28 Recording Data <b>BK2017, Pg 2766</b>

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of November A.D., 2017, at 3:07 o'clock P. M. Recorded in Book 2017 on Page 2766  
Deb Ringenberg County Clerk  
30.00 BB Deputy  
Ind      Comp      Assessor      Carded     



RETURN TO: Ideal Title LLC, 354 N Commercial Avenue, Superior NE 68978

### JOINT TENANCY WARRANTY DEED

SHANE R. FAIMON and BETHANY FAIMON, husband and wife, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEES, JAMIE REIMAN and CHRISTINE REIMAN, husband and wife, convey to GRANTEES, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots One (1) and Two (2), Block "A", in Nelson's Subdivision of Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska.

GRANTORS covenant (jointly and severally) with GRANTEES that GRANTORS:

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

Executed the 9th day of November, 2017

Shane R. Faimon  
Shane R. Faimon

Bethany Faimon  
Bethany Faimon

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF NUCKOLLS )

The foregoing instrument was acknowledged before me by Shane R. Faimon on the 17th day of November, 2017.

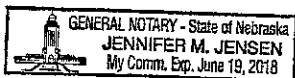


(SEAL)

Jennifer M Jensen  
Public Notary Signature  
Jennifer M Jensen  
Print Name  
My Commission Expires: 6-19-2018

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF NUCKOLLS )

The foregoing instrument was acknowledged before me by Bethany Faimon on the 9th day of November, 2017.



(SEAL)

Jennifer M Jensen  
Public Notary Signature  
Jennifer M Jensen  
Print Name  
My Commission Expires: 6-19-2018



WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 12/04/2017

Record : 1 of: 1

Inspected By: TS Inspection Date: 09/09/2015

Parcel ID #:	000330500	Map #	: 4133-00-0-20045-000-9180
REIMAN, JAMIE J & CHRISTINE L		Situs	:202 W SALINE ST
1109 W SEWARD ST		Legal	:LOTS 1 & 2 BLOCK A BLUE HILL NELSON ADDITION
BLUE HILL, NE	68930-0000		

LOT INFORMATION

Neighborhood	: 300 BLUE HILL	Value Method:	SF
Lot Width	: 55	# of Units	: 7425
Lot Depth	: 135	Unit Value	: 0.25
Topography	: LEVEL	Amenities	
Street Access	: BL,PW,C&G,A	Adjustments	
Utilities	: ALL	Lot Value	: 1,850

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1900/117
Quality	: 30 - Average	Effective Age	:
Condition	: 35 - Average +	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: 1-1/2-St-Fin 46% One-Story 54%		
Exterior Wall	: 100% VINYL		
Floor Area	: 1,358		
Basement Area	: 796		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 3		
Baths	: 1.5		
Heat Type	: 100% BASEBOARD ELEC		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 7		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	.....	\$84,950
Estimate of Value (Using Market Approach)	.....	
Estimate of Value (Using Model)	.....	
Model # and Description		
Calculations	0 x 0	

FINAL ESTIMATE

Improvement Value	.....	\$83,100
Land Value	.....	\$1,850
FINAL ESTIMATE OF VALUE	.....	\$84,950
Value per Square Foot	.....	61
Current Total Assessed Value for Parcel # 000330500	.....	\$84,950

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: 12/04/2017

Record : 1 of: 1

Parcel ID #: 000330500	Map #: 4133-00-0-20045-000-9180
REIMAN, JAMIE J & CHRISTINE L	Situs : 202 W SALINE ST
1109 W SEWARD ST	Legal : LOTS 1 & 2 BLOCK A BLUE HILL NELSON ADDITION
BLUE HILL, NE	68930-0000

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	1,358	x	76.47	= 103,846
<u>ADJUSTMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,358	(0.39)	(0.39)	(530)
PLUMBING Base is: 9 (under base)	2	1176.67	(1.65)	(2,241)
BASEMENT COST	796	17.51	10.27	13,940
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH	391	7.24	2.08	2,831
ADJUSTED STRUCTURE COST	1358	x	86.78	= 117,847
<u>IMPROVEMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
ATTACHED GARAGE	336	25.88	0.41	8,695
DET GAR AVE CONC	384	18.39	17%	5,860 *
CONCRETE DRIVE/AVE	216	4.28	17%	765 *
OPEN PORCH W/ROOF	24	22.23		535
OPEN PORCH W/ROOF	132	18.19		2,400
OPEN SLAB	20	7.04		140

TOTAL REPLACEMENT COST NEW	1358	x	95.45	= 129,615
----------------------------	------	---	-------	-----------

Depreciation	: 41% Total	41% Physical	Functional	Economic
		Less Depreciation/Plus Appreciation :		(53,140)

Improvement Value .....	\$76,475
Land Value .....	\$1,850
Lump Sums	6,625 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$84,950
Value per Square Foot .....	\$61.00

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-2766

DATE OF SALE 1-9-2017

LEGAL DESCRIPTION Lots 1+2 Block A. Nelson's Addition to Blue Hill

LOCATION ID PARCEL(S) 000330500

ASSESSOR LOCATION Blue Hill

ADDRESS OF PROPERTY 202 W saline

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1850	72700	74550
2016	1850	83100	84950
2017	1850	83100	84950

SELLING PRICE 62,500 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 91-0074

HOUSE QUALITY 30

HOUSE CONDITION 35+

DATE OF CONSTRUCTION 1900

MOBILE HOME NA

—

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2785

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

GRANTEE MASTER NAME # Merle A. F

PARCEL # / FILING NUMBER 001300000/62655 1-4-9  
001300100  
001300000/62660

Jeanis K. Schmieding  
10 lebb

DOC STAMPS Exempt

tax/lien

SALES FILE # 277

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

NEIGHBORHOOD #

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

TAX DISTRICT 150

TOTAL SALE PRICE ~~0~~

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

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

REVIEW CODE NO

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

DEED TYPE JTQCD

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

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

COMMENTS change/corrected Merle middle initial.

# Real Estate Transfer Statement

277

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>10</b> Day <b>26</b> Yr. <b>17</b>		4 Date of Deed Mo. <b>11</b> Day <b>9</b> Yr. <b>17</b>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Merle A. and Janis K. Schmieding</b> Street or Other Mailing Address <b>365 Kansas Street</b> City <b>Utica</b> State <b>NE</b> Zip Code <b>68456</b> Phone Number <b>(402) 643-0124</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Merle A. and Janis K. Schmieding</b> Street or Other Mailing Address <b>365 Kansas Street</b> City <b>Utica</b> State <b>NE</b> Zip Code <b>68456</b> Phone Number <b>(402) 643-1024</b> Email Address				Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

8 Type of Deed					
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input checked="" type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer			Transfer on Death
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition
				<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain)
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.)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

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

Yes  No

Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other

Brothers and Sisters  Grandparents and Grandchild  Spouse

Ex-spouse  Parents and Child  Step-parent and Step-child

14 What is the current market value of the real property? <b>\$382,665</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantee Box 6</b>
18a <input type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land

20 Legal Description  
All that portion of the Northeast Quarter of Section 1, Township 4 North, Range 9, West of the 6th P.M., Webster County, Nebraska, lying Southwesterly of the former Missouri Pacific Railroad right of way

21 If agricultural, list total number of acres **150+-**

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

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

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

**Michael G. Mullally, P.C., L.L.O.** (402) 643-4581

Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* Attorney **11-14-17**

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>11</b> Day <b>20</b> Yr. <b>2017</b>	27 Value of Stamp or Exempt Number <b>\$ Exempt #4</b>	28 Recording Data <b>BW 2017, Pg 2785</b>

State of Nebraska } ss.  
County of Webster }

BW2017. Pg 2785

Entered on the numerical index and filed for record in the Clerk's office of said county this 20<sup>th</sup> day of Nov A.D., 2017, at 10:51 o'clock A.M. Recorded in Book 2017 on Page 2785  
Debra Klungenberget County Clerk  
10.00 DNA Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11/20/17  
\$ exempt 4 By DNA

Return to: Michael G. Mullally, P.C., L.L.O., PO Box 411, Seward, NE 68434

**JOINT TENANCY  
QUITCLAIM DEED  
(CORRECTIVE)**

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 A. SCHMIEDING and JANIS K. SCHMIEDING, husband and wife,

quitclaims to GRANTEES, as joint tenants and not as tenants in common in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All that portion of the Northeast Quarter of Section 1, Township 4 North, Range 9, West of the 6<sup>th</sup> P.M., Webster County, Nebraska, lying Southwesterly of the former Missouri Pacific Railroad right of way

GRANTORS represent that this Deed is intended to correct the middle initial of the Grantee in an earlier deed filed at Book 2017, Page 2609 of the Deed Records of the Webster County Clerk. That Deed shows the Grantee's name as Merle K. Schmieding, but the correct name should have been Merle A. Schmieding.

Executed November 9, 2017.

Merle A. Schmieding  
MERLE A. SCHMIEDING

Janis K. Schmieding  
JANIS K. SCHMIEDING

STATE OF NEBRASKA     )  
  )SS  
COUNTY OF SEWARD    )

The foregoing instrument was acknowledged before me on NOV. 9, 2017, by MERLE A. SCHMIEDING and JANIS K. SCHMIEDING, husband and wife, as their voluntary act and deed.

GENERAL NOTARY - State of Nebraska  
JANELLE L. SCHAEFER  
My Comm. Exp. Sept. 30, 2019

Janelle L. Schaefer  
NOTARY PUBLIC

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2795 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # James Cody +

PARCEL # / FILING NUMBER 001705900/66415 9-4-10 bdi Lynn

000318500/7880 - House 000341900/10270 Erickson

DOC STAMPS \$927.00 tax/lien \_\_\_\_\_ # 3153

SALES FILE # 278 # PAGES New 001705901

NEIGHBORHOOD #

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

PROPERTY CLASS

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

Appraisal  
Aq-Trust  
Blue Hill

TAX DISTRICT 185

TOTAL SALE PRICE 412,000

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

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

REVIEW CODE NO

SALES DATE 11-16-2017

DEED TYPE JTWD

SALE QUAL

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

LOCATION CODE

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

COMMENTS split w/ 001705900

Real Estate Transfer Statement

278

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

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

1 County Name WEBSTER - 91, 2 County Number, 3 Date of Sale/Transfer Mo. 11 Day 16 Yr. 2017, 4 Date of Deed Mo. 11 Day 8 Yr. 2017, 5 Grantor's Name, Address, and Telephone (Please Print) Verlin D. Rose and Mildred Jane Rose, 6 Grantee's Name, Address, and Telephone (Please Print) James Cody Erickson and Jodi Lynn Erickson, 309 Prospect St., Blue Hill NE 68930

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) Yes No. 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No.

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

14 What is the current market value of the real property? \$425,596.42, 00. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %.

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

18 Address of Property: 309 Prospect St., Blue Hill Ne 68930. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantee. 18a No address assigned 18b Vacant land.

20 Legal Description: See Attachment.

21 If agricultural, list total number of acres. 22 Total purchase price, including any liabilities assumed \$412,000.00, 425,000.00. 23 Was non-real property included in the purchase? Yes No. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$425,000.00, 412,000.00. 25 If this transfer is exempt from the documentary stamp tax, list the exemption number.

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

James Cody Erickson (719) 216-5125, Print or Type Name of Grantee or Authorized Representative, Phone Number, Signature of Grantee or Authorized Representative, Title, Grantee, Date, 11-16-2017.

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 11 Day 20 Yr. 2017, 27 Value of Stamp or Exempt Number \$ 927.00, 28 Recording Data Bldg 2017, Pg 2795-2796. For Dept. Use Only.

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



Exhibit A

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA, REFERRING TO DEED BOOK 2017, PAGES 1072 AND 1073, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 4 NORTH RANGE 10 WEST, THENCE S89°58'07"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 410.00 FEET TO THE POINT OF BEGINNING, THENCE N00°08'00"W A DISTANCE OF 629.81 FEET, THENCE N72°32'45"E A DISTANCE OF 94.15 FEET, THENCE N01°39'29"E A DISTANCE OF 235.22 FEET, THENCE N14°08'32"E A DISTANCE OF 482.47 FEET, THENCE N00°01'29"W A DISTANCE OF 250.59 FEET TO THE SOUTHWEST CORNER OF DEED BOOK 97, PAGE 239, THENCE N00°42'22"E ALONG THE WEST LINE OF DEED BOOK 97, PAGE 239 A DISTANCE 366.00 FEET TO THE NORTH LINE OF COUNTY SURVEYOR'S LOT 10 AND ALSO BEING THE NORTH LINE OF SAID DEED BOOK 97, PAGE 239, THENCE N89°08'53"E ALONG SAID NORTH LINE A DISTANCE OF 158.54 FEET TO THE WEST RIGHT OF WAY OF U.S. HIGHWAY 281 AS RECORDED IN DEED BOOK 33, PAGE 251, THENCE N00°34'43"E ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 567.24 FEET TO THE SOUTH LINE OF DEED BOOK 85, PAGE 430, THENCE S89°53'40"W ALONG SAID SOUTH LINE A DISTANCE OF 300.00 FEET, TO THE WEST LINE OF SAID DEED BOOK 85, PAGE 430, THENCE N00°34'43"E ALONG SAID WEST LINE A DISTANCE OF 93.75 FEET, TO THE SOUTH LINE OF LOT 9, ROHER'S ADDITION, TO THE CITY OF BLUE HILL, IN WEBSTER COUNTY, NEBRASKA, THENCE S89°53'40"W ALONG SAID SOUTH LINE A DISTANCE OF 110.36 FEET, TO THE EAST LINE OF DEED BOOK 85, PAGE 534, THENCE N00°22'41"E ALONG SAID EAST LINE OF DEED BOOK 85, PAGE 534 A DISTANCE OF 155.00 FEET, THENCE S89°53'40"W ALONG THE NORTH LINE OF SAID DEED BOOK 85, PAGE 534 A DISTANCE OF 160.00 FEET TO THE EAST RIGHT OF WAY LINE OF WEBSTER STREET, THENCE S00°22'41"W ALONG SAID EAST RIGHT OF WAY OF WEBSTER STREET, A DISTANCE OF 155.00 FEET, TO THE SOUTH LINE OF SAID LOT 9, ROHER'S ADDITION, THENCE N89°43'40"E ALONG SAID SOUTH LINE A DISTANCE OF 150.00 FEET, TO THE EAST PROPERTY LINE OF SCHOOL DISTRICT NUMBER 74, AS RECORDED IN BOOK 34, PAGE 359, THENCE S00°22'50"W ALONG SAID EAST LINE A DISTANCE OF 666.41 FEET, TO THE SOUTH LINE OF COUNTY SURVEYOR'S LOT 9, THENCE S89°08'53"W ALONG SAID SOUTH LINE OF COUNTY SURVEYOR'S LOT 9, A DISTANCE OF 150.00 FEET, TO THE EAST RIGHT OF WAY OF WEBSTER AND PROSPECT STREET, THENCE S00°22'41"W ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 80.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID PROSPECT STREET, THENCE N89°25'08"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 340.90 FEET, TO THE EAST LINE DEED BOOK 2006, PAGE 457, THENCE S00°29'50"W ALONG SAID EAST LINE A DISTANCE OF 124.66 FEET, THENCE N89°36'36"W ALONG THE SOUTH LINE OF SAID DEED BOOK 2006, PAGE 457 A DISTANCE OF 117.26 FEET, TO THE EAST LINE OF PROPERTIES DESCRIBED IN DEED BOOK 2004, PAGE 644, BOOK 2009, PAGES 2140 TO 2141, BOOK 96, PAGE 304, BOOK 98, PAGE 371, AND BOOK 2013, PAGE 2799, THENCE S00°22'11"W ALONG SAID EAST LINE A DISTANCE OF 239.96 FEET, THENCE N89°25'08"W A DISTANCE OF 20.00 FEET, THENCE S00°24'25"W A DISTANCE OF 630.06 FEET, TO SOUTHEAST CORNER OF SAID DEED BOOK 2013, PAGE 2799, THENCE N89°21'52"W ALONG THE SOUTH LINE OF SAID DEED BOOK 2013, PAGE 2799 A DISTANCE OF 129.92 FEET, TO THE EAST RIGHT OF WAY OF LIBERTY STREET, AS DESCRIBED IN ORDINANCE NUMBER 491 TO THE CITY OF BLUE HILL, THENCE S00°23'28"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 299.81 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF ABANDONED RAILROAD, THENCE S40°46'28"E ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 796.38 FEET TO THE SOUTH LINE OF SAID SECTION 9, THENCE N89°58'07"E ALONG SAID SOUTH LINE OF SECTION 9, A DISTANCE OF 289.77 FEET TO THE POINT OF BEGINNING, CONTAINING 39.87 ACRES MORE OR LESS, AND IS SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT OF WAY BY RECORD.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20<sup>th</sup> day of Nov A.D., 20 17, at 12:00 o'clock P M. Recorded in Book 2017 on Page 2795-2796  
Debra Klingenberg County Clerk  
16.00 ~~2000~~ Ena Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11/20/17  
\$ 987.00 By DHW

Return to: Prairie Title, Inc., 420 West 5<sup>th</sup> Street, Suite 103, Hastings, NE 68901

**JOINT TENANCY WARRANTY DEED**

**VERLIN D. ROSE AND MILDRED JANE ROSE**, 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 **JAMES CODY ERICKSON AND JODI LYNN ERICKSON**, 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):

See attached Exhibit "A".

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.

Executed: Nov. 8th, 2017.

Verlin D Rose  
VERLIN D. ROSE

Mildred Jane Rose  
MILDRED JANE ROSE

STATE OF NEBRASKA            )  
  ) SS:  
COUNTY OF Adams            )

The foregoing warranty deed was acknowledged before me on Nov. 8th, 2017, by Verlin D. Rose and Mildred Jane Rose.

GENERAL NOTARY - State of Nebraska  
LAURIE L. HAWES  
My Comm. Exp. June 24, 2019

Laurie L. Hawes  
Notary Public

My commission expires: 6-24-19

## Exhibit A

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA, REFERRING TO DEED BOOK 2017, PAGES 1072 AND 1073, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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Row

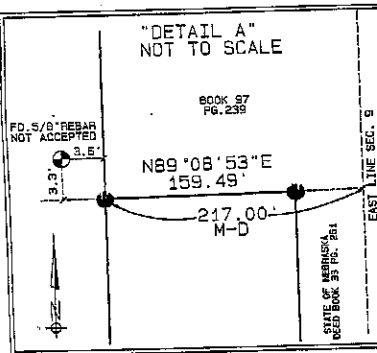
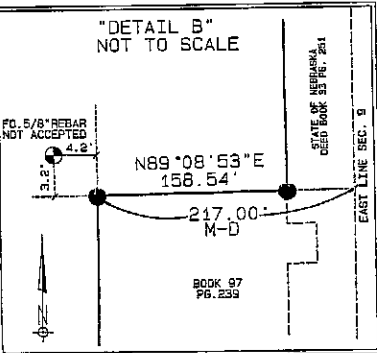
State of Nebraska... County of Webster... DEED BOOK 2017, PAGES 1072 AND 1073...

SURVEY RECORD ROSE

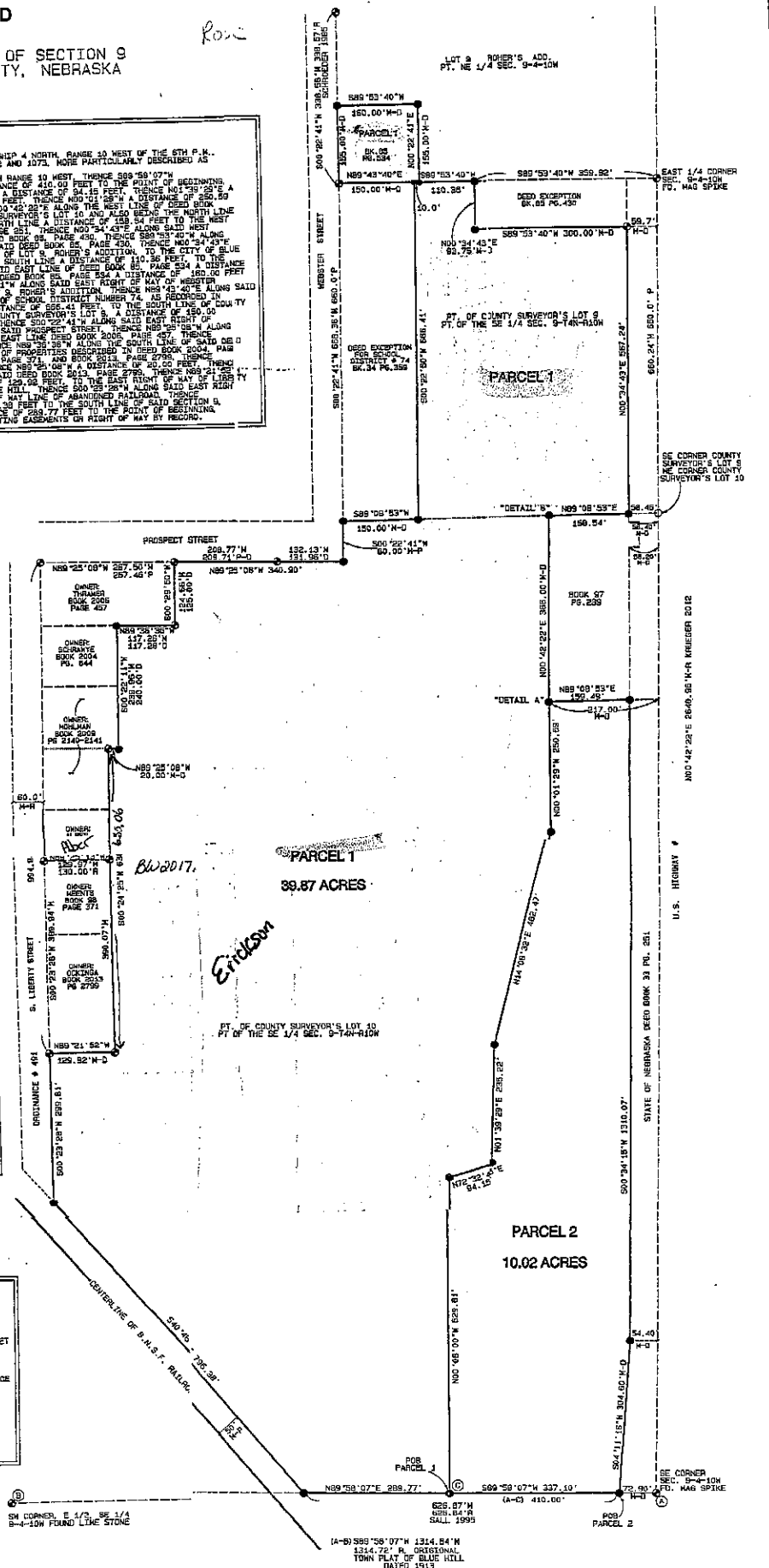
LOCATED IN THE EAST 1/2 OF SECTION 9 T4N-R10W, WEBSTER COUNTY, NEBRASKA

LEGAL DESCRIPTION PARCEL 1:

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE 6TH P.M. WEBSTER COUNTY, NEBRASKA, REFERRING TO DEED BOOK 2017, PAGES 1072 AND 1073, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 10 WEST, THENCE S89°58'07" N...



LEGAL DESCRIPTION PARCEL 2: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE 6TH P.M. WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9...



Professional surveyor information, legend, and corner ties. Legend includes symbols for bearings, distances, and monuments. Corner ties list specific measurements for the corners of the parcels.

000318600

001706200

000318700

000318400

001705802

000318701

000331502

1801

34-10W

10-4-10W

41.04 acres  
of section 001705900

001706400

13600

1705300

001711400

16-4-10W

001711410

001708900

15-4-10W

COVER PAGE PROPERTY TRANSFER

BOOK & I. 2017-2849

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

GRANTEE MASTER NAME # Rasser Farms

PARCEL # / FILING NUMBER 001917201/69

INC.

11625

DOC STAMPS 499.50

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

SALES FILE # 279

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

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

TAX DISTRICT 45

TOTAL SALE PRICE 221,122

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

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

REVIEW CODE NO

SALES DATE 11-28-2017

DEED TYPE WD

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

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

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

279

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 11 Day 28 Yr. 2017		Mo. 11 Day 27 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Shirley Ann Myers				Grantee's Name (Buyer) Rasser Farms, Inc.			
Street or Other Mailing Address 918 Ronan Drive				Street or Other Mailing Address 632 Road H			
City Hastings		State NE	Zip Code 68901	City Red Cloud		State NE	Zip Code 68970
Phone Number 402-746-0271				Phone Number (402) 746-2754	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address n/a				Email Address n/a			

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

\$221,122

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

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

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes Ruhter Auction & Realty  No

18 Address of Property

Ag Land

18a  No address assigned    18b  Vacant land

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

Grantee

20 Legal Description

See Attached Exhibit "A"

21 If agricultural, list total number of acres

96+-  
947-

22 Total purchase price, including any liabilities assumed	22	\$ 221,122.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 221,122.00

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

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

**sign here** Lizabeth L. Rasser, President, Rasser Farms, Inc. (402) 746-2754  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
*Lizabeth L. Rasser, Pres.* Grantee  
 Signature of Grantee or Authorized Representative Title  
 Date 11-28-17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 11 Day 28 Yr. 17	\$ 499.50	BK2017, Pg 2849-2850

19172

EXHIBIT "A"

Legal Description

The West 100 acres of the Southeast Quarter (SE¼) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except a tract bounded as follows: Commencing at a point on the North boundary line of Highway 136, 480 feet east of the West line of the Southeast Quarter of said Section 36, thence West along the North boundary line of Highway 136 a distance of 395 feet, thence North 150 feet, thence West 395 feet, thence South 150 feet to the point of beginning; and subject to a deed recorded in Book 29 at Page 475; and subject to an easement to the United States of America for irrigation canal recorded in Book P, Page 31, AND EXCEPT A tract of land located in the Southwest Quarter of the said Southeast Quarter, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 36; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter, a distance of 72.80 feet to the Northwest corner of the United States Highway 136 right of way as described in Deed Book 29, Page 475, and recorded in the office of the Register of Deeds of Webster County, Nebraska and the point of beginning. Thence continuing N00°29'38"W on said West line, a distance of 247.20 feet; thence N89°09'49"E, a distance of 248.09 feet; thence S71°39'26"E, a distance of 243.50 feet; thence S00°50'10"E on the West line of and it's Northerly extension of a parcel of land previously described in Deed Book 2014, Pages 480-483, and recorded in the office of the Register of Deeds for Webster County, Nebraska perpendicular to the South line of said Southwest Quarter of the Southeast Quarter, a distance of 167.25 feet to the North right of way line of said United States Highway 136; thence S89°10'11"W on said North Right of Way line, a distance of 479.56 feet to the Point of Beginning,

Along with a perpetual easement for ingress and egress located in the Southwest Quarter of the Southeast Quarter of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter, a distance of 72.80 feet to the Northwest corner of United States Highway 136 Right of Way as described in Deed Book 29, Page 475, and recorded in the office of the Register of Deeds for Webster County, Nebraska. Thence N89°10'11"E on the North Right of Way line of said United States Highway 136, a distance of 20.79 feet to the Point of Beginning. Thence Continuing N89°10'11"E on said North right of way line, a distance of 20.13 feet; thence N05°45'27"E, a distance of 99.43 feet; thence N14°40'30"E, a distance of 27.13 feet; thence N42°02'23"E, a distance of 12.85 feet; thence N60°45'51"E, a distance of 9.54 feet; thence N75°39'25"E, a distance of 83.03 feet; thence N62°14'35"E, a distance of 65.94 feet; thence N66°20'53"E, a distance of 99.76 feet; thence N71°39'26"W, a distance of 29.89 feet; thence S66°20'53"W, a distance of 78.26 feet; thence S62°14'35"W, a distance of 64.30 feet; thence S75°39'25"W, a distance of 83.29 feet; thence S60°45'51"W, a distance of 15.45 feet; thence S42°02'23"W, a distance of 21.02 feet; thence S14°40'30"W, a distance of 33.56 feet; thence S05°45'27"W, a distance 103.30 feet to the Point of Beginning.





## EXHIBIT "A"

## Legal Description

The West 100 acres of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except a tract bounded as follows: Commencing at a point on the North boundary line of Highway 136, 480 feet east of the West line of the Southeast Quarter of said Section 36, thence West along the North boundary line of Highway 136 a distance of 395 feet, thence North 150 feet, thence West 395 feet, thence South 150 feet to the point of beginning; and subject to a deed recorded in Book 29 at Page 475; and subject to an easement to the United States of America for irrigation canal recorded in Book P, Page 31, AND EXCEPT A tract of land located in the Southwest Quarter of the said Southeast Quarter, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 36; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter, a distance of 72.80 feet to the Northwest corner of the United States Highway 136 right of way as described in Deed Book 29, Page 475, and recorded in the office of the Register of Deeds of Webster County, Nebraska and the point of beginning. Thence continuing N00°29'38"W on said West line, a distance of 247.20 feet; thence N89°09'49"E, a distance of 248.09 feet; thence S71°39'26"E, a distance of 243.50 feet; thence S00°50'10"E on the West line of and it's Northerly extension of a parcel of land previously described in Deed Book 2014, Pages 480-483, and recorded in the office of the Register of Deeds for Webster County, Nebraska perpendicular to the South line of said Southwest Quarter of the Southeast Quarter, a distance of 167.25 feet to the North right of way line of said United States Highway 136; thence S89°10'11"W on said North Right of Way line, a distance of 479.56 feet to the Point of Beginning,

Along with a perpetual easement for ingress and egress located in the Southwest Quarter of the Southeast Quarter of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 36, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter, a distance of 72.80 feet to the Northwest corner of United States Highway 136 Right of Way as described in Deed Book 29, Page 475, and recorded in the office of the Register of Deeds for Webster County, Nebraska. Thence N89°10'11"E on the North Right of Way line of said United States Highway 136, a distance of 20.79 feet to the Point of Beginning. Thence Continuing N89°10'11"E on said North right of way line, a distance of 20.13 feet; thence N05°45'27"E, a distance of 99.43 feet; thence N14°40'30"E, a distance of 27.13 feet; thence N42°02'23"E, a distance of 12.85 feet; thence N60°45'51"E, a distance of 9.54 feet; thence N75°39'25"E, a distance of 83.03 feet; thence N62°14'35"E, a distance of 65.94 feet; thence N66°20'53"E, a distance of 99.76 feet; thence N71°39'26"W, a distance of 29.89 feet; thence S66°20'53"W, a distance of 78.26 feet; thence S62°14'35"W, a distance of 64.30 feet; thence S75°39'25"W, a distance of 83.29 feet; thence S60°45'51"W, a distance of 15.45 feet; thence S42°02'23"W, a distance of 21.02 feet; thence S14°40'30"W, a distance of 33.56 feet; thence S05°45'27"W, a distance 103.30 feet to the Point of Beginning.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of November A.D., 2017, at 1:25 o'clock P M. Recorded in Book 2017 on Page 2867-2869  
Deb Klingenberg County Clerk  
\$22.00 B/B Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

Return to: Theobald Law Office  
117 West 4<sup>th</sup> Avenue, Red Cloud, NE 68970

**EASEMENT**

This easement entered into this 28<sup>th</sup> day of November, 2017, by Shirley A. Myers, Trustee of the Shirley A. Myers Revocable Living Trust, hereinafter called "Myers" and Rasser Farms, Inc. a Nebraska corporation, hereinafter called "Rasser",

**WITNESSETH:**

**WHEREAS** Myers is the owner of the following real estate, referred to herein as Parcel A:

The Northeast Quarter of Section thirty-Six (36), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a tract of land described as: Beginning at a point 30 feet North and 33 feet West of the Quarter corner on the East Side of said Section 36, thence running 446 feet Northerly and parallel to the East boundary of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section 36; thence 90° Westerly 293 feet; thence 90° Southerly 446 feet; thence 90° Easterly 293 feet to the point of beginning, subject to county road right of way.

**AND** Rasser is the owner of the following real estate, referred to herein as Parcel B:

The West 100 acres of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a tract bounded as follows: Commencing at a point on the North boundary line of Highway 136, 480 feet east of the West line of the Southeast Quarter of said Section 36, thence East along the North boundary line of Highway 136 a distance of 395 feet, thence North 150 feet, thence West 395 feet, thence South 150 feet to the point of beginning; and EXCEPT a deed to the State of Nebraska recorded in Book 29 at Page 475; and subject to an easement to the United States of America for irrigation canal recorded in Book P, Page 31, AND EXCEPT a tract of land located in the Southwest Quarter of the said Southeast Quarter, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 36; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter, a distance of 72.80 feet to the

Northwest corner of the United States Highway 136 right of way as described in Deed Book 29, Page 475, and recorded in the office of the Register of Deeds of Webster County, Nebraska and the point of beginning. Thence continuing N00°29'38"W on said West line, a distance of 247.20 feet; thence N89°09'49"E, a distance of 248.09 feet; thence S71°39'26"E, a distance of 243.50 feet; thence S00°50'10"E on the West line of and it's Northerly extension of a parcel of land previously described in Deed Book 2014, Pages 480-483, and recorded in the office of the Register of Deeds for Webster County, Nebraska perpendicular to the South line of said Southwest Quarter of the Southeast Quarter, a distance of 167.25 feet to the North right of way line of said United States Highway 136; thence S89°10'11"W on said North Right of Way line, a distance of 479.56 feet to the Point of Beginning,

**AND WHEREAS** Myers and Rasser wish to enter into an agreement wherein Rasser is granted a permanent easement for ingress and egress located on Parcel A.

Myers grants Rasser an easement over and across those portions of Parcel A for ingress and egress only to Parcel B, described as:

Beginning at the Southeast corner of the Northeast Quarter (NE¼) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, thence North along the East line of said Northeast Quarter (NE¼) a distance of 30 feet; thence 90°westerly 326 feet to the Southwest corner of a tract of land described in the Deed recorded in Book 2016, Page 829, thence continuing westerly along the same course 474 feet to a point; thence due north 170 feet to a point; thence due West 800 feet to a point; thence due South 200 feet to a point on the South line of said Northeast Quarter (NE¼), thence easterly along said south line a distance of 1633 feet to the point of beginning, subject to county road right of way.

Rasser will keep the easement free of machinery and any other type of debris and generally maintain the roadway within the easement. Myers will keep the easement free of machinery and any other type of debris, so not to hinder ingress and egress.

**NOW THEREFORE** Myers grants and conveys an easement for Tract B to Rasser over and across Tract A. This Agreement shall be binding upon the heirs, successors and assigns of both parties. In witness hereto I have hereunto set my hand the day and year set forth in the acknowledgement hereof.

Shirley A. Myers Revocable Living Trust

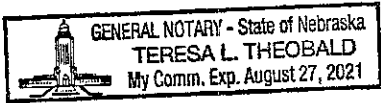
Rasser Farms, Inc., a Nebraska corporation

*Shirley A. Myers TR*  
Shirley A. Myers, Trustee

*Lizabith L. Rasser, President*  
Lizabith L. Rasser, President

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Adams )

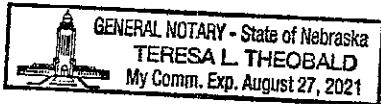
The foregoing instrument was acknowledged before me on November 27, 2011 by Shirley A. Myers, Trustee of the Shirley A. Myers Revocable Living Trust.



*Teresa L. Theobald*  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Webster )

The foregoing instrument was acknowledged before me on November 28 2011 by Lizabeth L. Rasser, President of Rasser Farms, Inc., a Nebraska corporation.



*Teresa L. Theobald*  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2870

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

GRANTEE MASTER NAME # Kennard L.

PARCEL # / FILING NUMBER 001702003 / 66196 3-4-10

Zimmerman

New-001702004 / 66197

Janice K. Barton  
Zimmerman

13091

DOC STAMPS 9.00

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

# 13149

SALES FILE # 280

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

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

Appraisal of FARM

Blue Hill

Rural Res

TAX DISTRICT 185

TOTAL SALE PRICE \$3500.00

522 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 11-10-2017

DEED TYPE WD

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

COMMENTS split / new owners own lot next to it.

# Real Estate Transfer Statement

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

280

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>10</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>11</u> Day <u>10</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Plowshare, L.L.C.</b> Street or Other Mailing Address <b>P.O. Box 519</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68902</b> Phone Number <b>(402) 984-7744</b> Email Address <b>adam@agriaffiliates.com</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kennard L. Zimmerman and Janice K. Barton Zimmerman</b> Street or Other Mailing Address <b>1628 Road Z</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>308-440-7158</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$3500.00**

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

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

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

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

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Kennard Zimmerman  
1628 Road Z  
Blue Hill, Nebraska 68930**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See Attached**

21 If agricultural, list total number of acres 0.36

22 Total purchase price, including any liabilities assumed .....	22	\$	3,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	3,500.00

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

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

**Kennard Zimmerman** *Adam D. Pawelka*  
Print or Type Name of Grantee or Authorized Representative

*Adam D. Pawelka* **Atty for Grantee**  
Signature of Grantee or Authorized Representative Title

Phone Number \_\_\_\_\_  
Date \_\_\_\_\_

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>28</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>9.00</u>	28 Recording Data <b>BK2017, Pg 2870-2871</b>

001702 002

**Attachment to 521 Transfer Statement**

**20. Legal Description:**

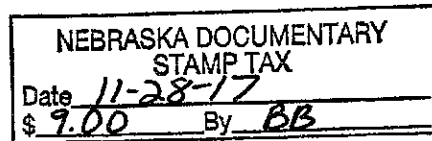
A tract of land located in the Southeast Quarter of the Southwest Quarter (SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, thence N90°00'00"E (assumed bearing) on the south line of said Southwest Quarter a distance of 253.05 feet to the point of beginning, thence N01°40'30"W a distance of 232.89 feet, thence N83°09'40"E a distance of 69.12 feet, thence S00°00'05"W a distance of 241.02 feet, to the south line of said Southwest Quarter, thence S90°00'00"W along the south line of the Southwest Quarter a distance of 61.82 feet to the point of beginning, containing 0.36 acres more or less, of which 0.05 acres is currently being occupied as public road right of way.



State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of November A.D., 2017, at 1:30 o'clock P. M. Recorded in Book 2017 on Page 2870-2871  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind      Comp      Assessor      Carded     



Return Address: Sullivan Shoemaker P.C., L.L.O.; attn: Adam D. Pavelka; PO Box 309, Hastings, NE 68902-0309

WARRANTY DEED

PLOWSHARE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, Grantor (whether one or more), in consideration of THREE THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$3,500.00) and other valuable consideration, received from Grantee (whether one or more), conveys to Grantee, KENNARD L. ZIMMERMAN and JANICE K. BARTON ZIMMERMAN, HUSBAND AND WIFE, as joint tenants with right of survivorship and not as tenants in common the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, thence N90°00'00"E (assumed bearing) on the south line of said Southwest Quarter a distance of 253.05 feet to the point of beginning, thence N01°40'30"W a distance of 232.89 feet, thence N83°09'40"E a distance of 69.12 feet, thence S00°00'05"W a distance of 241.02 feet, to the south line of said Southwest Quarter, thence S90°00'00"W along the south line of the Southwest Quarter a distance of 61.82 feet to the point of beginning, containing 0.36 acres more or less, of which 0.05 acres is currently being occupied as public road right of way.

Grantor covenants (jointly and severally, if more than one) with Grantee that Grantor:

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



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2872 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # John D. +

PARCEL # / FILING NUMBER 002302200/171855 13-2-12  
#12846 002014300/69895 33-3-11 Beverly A. Coranstrom

DOC STAMPS ⊖ tax/lien \_\_\_\_\_ #13150

SALES FILE # 281 # PAGES \_\_\_\_\_

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

TAX DISTRICT 45+115

TOTAL SALE PRICE ⊖

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

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

REVIEW CODE NO

SALES DATE 11-14-2017

DEED TYPE WD

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

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

COMMENTS Parents / child to Trust (Family)

# 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.

281

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

<b>1</b> County Name		<b>2</b> County Number		<b>3</b> Date of Sale/Transfer		<b>4</b> Date of Deed	
WEBSTER - 91				Mo. ___ Day ___ Yr. ___		Mo. ___ Day ___ Yr. ___	
<b>5</b> Grantor's Name, Address, and Telephone (Please Print)				<b>6</b> Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) James J. and Jody L. Granstrom				Grantee's Name (Buyer) Trustee of John D. & Beverly A. Granstrom Revocable Trust			
Street or Other Mailing Address 17535 W. Pony Express Rd.				Street or Other Mailing Address PO Box 176			
City Holstein		State NE		Zip Code 68950		City Holstein	
		State NE		Zip Code 68950			
Phone Number (402) 469-7400				Phone Number (402) 756-5893		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

**8** Type of Deed

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

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

Yes  No

**10** Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

\$2,157,390

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

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

**16** Does this conveyance divide a current parcel of land?

Yes  No

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

Yes  No

**18** Address of Property

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

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

Trustee of John D. & Beverly A. Granstrom Revocable Trust  
PO Box 176  
Holstein, NE 68950

**20** Legal Description

See attached.

**21** If agricultural, list total number of acres 480.49

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

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

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

Julie M. Karavas (720) 943-1095  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Attorney (Bar# 22432) 11/27/17  
 Title Date

<b>Register of Deed's Use Only</b>			<b>For Dept. Use Only</b>
<b>26</b> Date Deed Recorded	<b>27</b> Value of Stamp or Exempt Number	<b>28</b> Recording Data	
Mo. ___ Day ___ 2017 Nov 29 09:21 AM	Ex05b	Book 2017 Page 2872	

Attachment to Form 521

The Northeast Quarter (NE ¼) of Section Thirteen (13), Township Two (2) North,  
Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

002014000  
71855

The West Quarter (NW ¼) of Section Thirty-Three (33), Township Three (3)  
North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

002014000  
6500

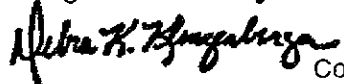
Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 11/29/17  
\$ Ex05b By BB

Bk 2017, Pg 2872

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 29 day of November A.D., 2017, at 09:21 o'clock AM. Recorded in Book 2017 on Pages 2872-2873.

  
County Clerk  
Fee: \$16.00 By: BB Deputy  
Electronically Recorded

RETURN TO:  
Julie M. Karavas (NSBA#22432)  
Jung, Karavas & Kranz, P.C.  
P.O. Box 22987  
Lincoln, NE 68542

### WARRANTY DEED

James J. Granstrom, also known as James John ("J.J.") Granstrom, and Jody L. Granstrom, husband and wife, GRANTORS, for good and valuable consideration received from GRANTEES, John D. Granstrom AND Beverly A. Granstrom, Trustees of the John D. and Beverly A. Granstrom Revocable Trust dated March 11, 2014, convey to GRANTEES the following described real estate (as defined in Neb. Rev. Stat. 76-201):

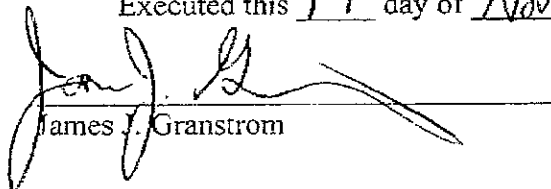
The Northeast Quarter (NE ¼) of Section Thirteen (13), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

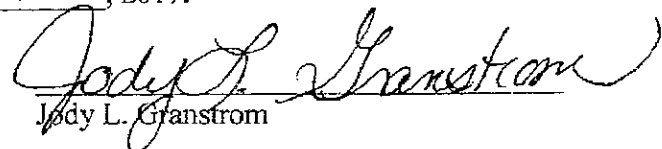
The West Quarter (W ¼) of Section Thirty-Three (33), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

GRANTORS covenant, jointly and severally, with GRANTEES that GRANTORS:

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

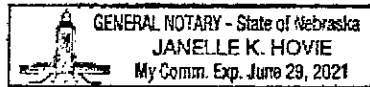
Executed this 14 day of November, 2017.

  
James J. Granstrom

  
Jody L. Granstrom

State of Nebraska )  
 )ss  
County of Adams )

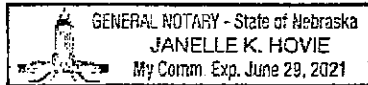
The foregoing instrument was acknowledged before me on the 14<sup>th</sup> day of November 2017 by James J. Granstrom either personally known to me or identified by me through satisfactory evidence as required by law.



Janelle K. Hovie  
Notary Public

State of Nebraska )  
 )ss  
County of Adams )

The foregoing instrument was acknowledged before me on the 14<sup>th</sup> day of November 2017 by Jody L. Granstrom either personally known to me or identified by me through satisfactory evidence as required by law.



Janelle K. Hovie  
Notary Public

COVER PAGE PROPERTY TRANSFER

Cynthia S. Gottsch  
 Zachary L. Gottsch  
 Nicole P. Jordening  
 Jennifer R. Gottsch  
 Cheyenne L. Jensen  
 FKA cheyenne L. Gottsch

BOOK & PAGE 2017-2874

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

GRANTEE MASTER NAME # Zachary L. Gottsch

PARCEL # / FILING NUMBER 001902400/68655 23-2-11

DOC STAMPS

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

#  
12111

SALES FILE # 282

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45

TOTAL SALE PRICE

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

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

REVIEW CODE NO

SALES DATE 11-22-2017

DEED TYPE Deed of Distribution

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

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

COMMENTS Deed of Distribution Estate of Matthew R. Gottsch  
Y24 int. each



# Real Estate Transfer Statement

282

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>22</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>11</u> Day <u>22</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Cynthia S. Gottsch, PR of estate of Matthew R. Gottsch</b> Street or Other Mailing Address <b>6130 North Marian Road</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 463-3208</b> Email Address <b>cindyg@gtmc.net</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Zachary L. Gottsch (see attached for additional Grantees)</b> Street or Other Mailing Address <b>6130 North Marian Road</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 463-3208</b> Email Address <b>cindyg@gtmc.net</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input checked="" type="checkbox"/> Other <u>see item 9</u>
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$65,790**

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

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

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

18 Address of Property  
**rural Westster County Nebraska**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Cynthia S. Gottsch  
6130 North Marian Road  
Hastings, NE 68901**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**see attached**

21 If agricultural, list total number of acres 60

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 correct, and that I am duly authorized to sign this statement.

**sign here**

Zachary Gottsch Print or Type Name of Grantee or Authorized Representative  
[Signature] Signature of Grantee or Authorized Representative

402-466-0143 Phone Number  
Grantee Title  
11/22/17 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>29</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number <u>\$ Exempt #15</u>	28 Recording Data <u>BK2017, Pg 2874-2875</u>

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

Form 521 Attachment

6. Nicole P. Jordening  
Jennifer R. Gottsch  
Cheyenne L. Jensen (fka Cheyenne L. Gottsch)

Note: Each Grantee received an undivided 1/24<sup>th</sup> interest

20. Legal Description

The West Half (W/2) of Section Twenty-three (23), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska,

EXCEPT a tract of land located in the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northwest Quarter, thence south along the east line of said quarter section a distance of 950 feet; thence west along a line parallel to the north line of said quarter section a distance of 275 feet; thence north along a line parallel to the east line of said quarter section a distance of 950 feet, thence east along the north line of said quarter section a distance of 275 feet to the point of beginning; and

EXCEPT a tract of land in the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northwest Quarter, thence west along the north line of said quarter section, a distance of 275 feet to a point on said north line; thence south along a line parallel to the east line of said quarter section, a distance of 500 feet to the point of beginning; thence continuing South along said line, a distance of 250 feet; thence west along a line parallel to the north line of said quarter section, a distance of 250 feet; thence north along a line parallel to the east line of said quarter section, a distance of 250 feet; thence east along a line parallel to the north line of said quarter section, a distance of 250 feet to the point of beginning.

State of Nebraska } ss.  
County of Webster }  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 29 day  
of November A.D., 2017, at 10:15  
o'clock A M. Recorded in Book 2017  
on Page 2874-2875  
Deb Klingenberg County Clerk  
316.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-29-17  
\$ Exempt #15 By BIS

Return to:  
Anna L. Stehlik  
P.O. Box 609  
Hastings, NE 68902-0609  
Deed of Distribution by Personal Representative

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Cynthia S. Gottsch, Personal Representative of the Estate of Matthew R. Gottsch, Deceased, Grantor, conveys and releases to Grantees, Zachary L. Gottsch, a single person, Nicole P. Jordening, a married person, Jennifer R. Gottsch, a single person and Cheyenne L. Jensen, a married person, fka Cheyenne L. Gottsch, each an undivided 1/24th interest as tenants in common, in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W/2) of Section Twenty-three (23), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska,

EXCEPT a tract of land located in the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northwest Quarter, thence south along the east line of said quarter section a distance of 950 feet; thence west along a line parallel to the north line of said quarter section a distance of 275 feet; thence north along a line parallel to the east line of said quarter section a distance of 950 feet, thence east along the north line of said quarter section a distance of 275 feet to the point of beginning; and

EXCEPT a tract of land in the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northwest Quarter, thence west along the north line of said quarter section, a distance of 275 feet to a point on said north line; thence south along a line parallel to the east line of said quarter section, a distance of 500 feet to the point of beginning; thence continuing South along said line, a distance of 250 feet; thence west along a line parallel to the north line of said quarter section, a distance of 250 feet; thence north along a line parallel to the east line of said quarter section, a distance of 250 feet; thence east along a line parallel to the north line of said quarter section, a distance of 250 feet to the point of beginning.

subject to easements, reservations, covenants and restrictions of record.

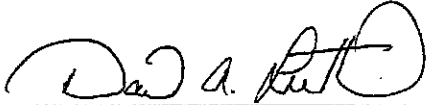
Grantor has determined that the Grantees are the persons entitled to distribution of the real estate from said estate. Grantor covenants with Grantees that Grantor has legal power and lawful authority to convey the same.

Executed November 22, 2017.

By: Cynthia S. Gottsch PR  
Cynthia S. Gottsch, Personal  
Representative of the Estate of Matthew  
R. Gottsch, Deceased

STATE OF NEBRASKA    )  
                                  )ss.  
COUNTY OF ADAMS    )

The foregoing instrument was acknowledged before me this 22 day of November, 2017 by Cynthia S. Gottsch, Personal Representative of the Estate of Matthew R. Gottsch, Deceased.



Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2876

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

GRANTEE MASTER NAME # Bonifas Management

PARCEL # / FILING NUMBER 000 302700 / 16170

1, LLC

#13151

DOC STAMPS ~~0~~

tax/lien

SALES FILE # 283

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

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

TAX DISTRICT 195

TOTAL SALE PRICE ~~0~~

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

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

REVIEW CODE NO

SALES DATE 11-17-2017

DEED TYPE WD

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

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

COMMENTS Self to LLC

# Real Estate Transfer Statement

283

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>17</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>11</u> Day <u>17</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Deborah A. Ross and Michael L. Bonifas</b> Street or Other Mailing Address <b>6485 South Baltimore Ave.</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 463-4450</b> Email Address <b>N/A</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Bonifas Management I, LLC</b> Street or Other Mailing Address <b>6485 South Baltimore Ave.</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N/A</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$25,880**

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

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

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

18 Address of Property  
**510 Nemaha  
Blue Hill, NE 68930**

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Same As No. 6 Above**

20 Legal Description  
**Lots Three (3), Four (4) and Five (5), Block Eight (8), Original Town of Blue Hill, Webster County, Nebraska.**

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

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

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

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.

Signature of Grantee or Authorized Representative: **Michael L. Bonifas**  
Print or Type Name of Grantee or Authorized Representative: **Michael L. Bonifas**  
Signature of Grantee or Authorized Representative: **[Signature]**  
Title: **Member**  
Phone Number: **402-463-4450**  
Date: **11-17-17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>29</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 56</b>	28 Recording Data <b>BK2017, Pg 2876</b>

State of Nebraska } ss.  
County of Webster }

BK2017, Pg 2876

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of November A.D., 2017, at 10:25 o'clock A.M. Recorded in Book 2017 on Page 2876  
Deb Klungenberger County Clerk  
\$10.00 BB Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-29-17  
\$ Exempt By BB

Return to: Bonifas Management, 6485 South Baltimore, Hastings, NE 68901

WARRANTY DEED

DEBORAH A. ROSS AND MICHAEL L. BONIFAS, WIFE AND HUSBAND, Grantor,  
whether one or more,

In consideration of One Dollar and Other Valuable Consideration (\$ 1.00),

Receipt of which is hereby acknowledged, conveys to

BONIFAS MANAGEMENT I, LLC, A NEBRASKA LIMITED LIABILITY COMPANY,  
Grantee,

the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County,  
Nebraska:

Lots Three (3), Four (4) and Five (5), Block Eight (8), Original Town of Blue Hill, Webster  
County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor:

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

Executed: Nov. 17, 2017

Deborah A. Ross  
Deborah A. Ross

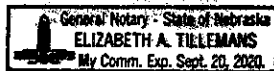
Michael L. Bonifas  
Michael L. Bonifas

State of Nebraska

County of Adams

The foregoing instrument was acknowledged before me on November 17, 2017 by  
DEBORAH A. ROSS AND MICHAEL L. BONIFAS, WIFE AND HUSBAND.

Elizabeth A. Tillemans  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2877

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

GRANTEE MASTER NAME # Roger L. & Barbara

PARCEL # / FILING NUMBER 000108900/30900

G. Davies

10727

DOC STAMPS # 36.00

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

SALES FILE # 284

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

TAX DISTRICT 65

TOTAL SALE PRICE 16,000

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

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

REVIEW CODE NO

SALES DATE 11-14-2011

DEED TYPE JTWD

SALE QUAL 2 yes

ADJUSTED	SUBCHNGD	MOBILE
CODE 1	CODE 2	CODE 3
USABILITY	AS ADJUSTED	SUBCHANGED
CODE 4	CODE 5	
SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT	
LOCATION CODE BH	LOCATION CODE BLA	LOCATION CODE COW
BLUE HILL	BLADEN	COWLES
LOCATION CODE GR	LOCATION CODE INA	LOCATION CODE <u>RC</u>
GUIDE ROCK	INAVALE	RED CLOUD
LOCATION CODE ROS	LOCATION CODE RUR	
ROSEMONT	RURAL	

COMMENTS Satisfy Contract - Contr. 2011-2016



BK2017, Pg 2877

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 29 day of November A.D., 2017, at 1:35 o'clock P. M., Recorded in Book 2017 on Page 2877  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-29-17  
\$ 36.00 By BB

**JOINT TENANCY WARRANTY DEED**

Kenneth Lewis and Joan Duffy Lewis, husband and wife, GRANTOR, in consideration of SIXTEEN THOUSAND AND NO/100 DOLLARS (\$16,000.00) receipt of which is hereby acknowledged, convey to Roger L. Davies and Barbara G. Davies, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6) and Seven (7), Block Sixteen (16), 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 November 14, 2011

Kenneth Lewis  
Kenneth Lewis

Joan Duffy Lewis  
Joan Duffy Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 14, 2011, by Kenneth Lewis and Joan Duffy Lewis, husband and wife.

GENERAL NOTARY - State of Nebraska  
DAVID B. GARWOOD  
My Comm. Exp. Oct. 22, 2014

Comm. expires October 22, 2014

David B. Garwood  
Notary Public

# Real Estate Transfer Statement

284

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>14</u> Yr. <u>2011</u>	4 Date of Deed Mo. <u>11</u> Day <u>14</u> Yr. <u>2011</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Kenneth and Joan Duffy Lewis, c/o Elwin Lewis, Per. Rep.</b> Street or Other Mailing Address <b>1082 DD Rd</b> City <b>Lebanon</b> State <b>KS</b> Zip Code <b>66952</b> Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Roger L. &amp; Barbara G. Davies</b> Street or Other Mailing Address <b>525 N Seward St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

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

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**Lots Five (5), Six (6) and Seven (7), Block Sixteen (16), Original Town of Red Cloud, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed .....	<b>22</b>	\$	16,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	<b>23</b>	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	<b>24</b>	\$	16,000.00

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

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

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

*David B. Garwood* Attorney  
 Signature of Grantee or Authorized Representative Title **11-29-17**  
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>29</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>36.00</u>	28 Recording Data <u>BK2017/19 2877</u>	

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2878

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

GRANTEE MASTER NAME # Keith L. + Susan D.

PARCEL # / FILING NUMBER 003209100 / 71295 19-1-12

Waterbury  
# 13154

DOC STAMPS 159.75

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

SALES FILE # 285

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 55

*Appraisal Farm*

TOTAL SALE PRICE 70,833.34 X 6 = 425,000.04

S21 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 9-14-2017

DEED TYPE PR - JTWD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS

This will be Used As total Sale price - Each Owner Sold their 1/6th Interest @ 70,833.34. also Includes: 2017-2878, 2017-2879, 2017 2880, 2017-2881, 2017-2882, 2017-2884

# 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.

285

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 09 Day 14 Yr. 2017		Mo. _____ Day _____ Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) State of Robert J. Christy				Grantee's Name (Buyer) Kieth L. & Susan D. Waterbury			
Street or Other Mailing Address c/o Michael Christy, 2626 Ellis				Street or Other Mailing Address 1352 Rd Z			
City Bellingham		State WA		City Blue Hill		State NE	
Phone Number (360) 734-2815		Zip Code 98225		Phone Number (402) 756-3741		Zip Code 68930	
Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
 Rural Property  
 Webster County, NE

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
 An undivided one-sixth (1/6th) interest in the West Half (W1/2) of Section Nineteen (19), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	\$ 70,833.34
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 70,833.34

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

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

sign here

Print or Type Name of Grantee or Authorized Representative David B. Garwood	(402) 746-3613 Phone Number
Signature of Grantee or Authorized Representative 	Attorney 11-21-17 Date
Title	

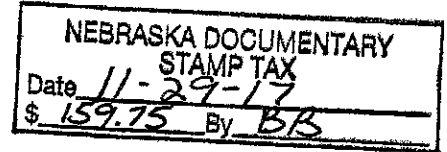
Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 11 Day 29 Yr. 17	\$ 159.75	BK2017, Pg 2878	

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of November A.D., 2017, at 1:40 o'clock P M. Recorded in Book 2017 on Page 2878  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



**PERSONAL REPRESENTATIVE'S  
JOINT TENANCY WARRANTY DEED**

Michael Christy, Executor/Personal Representative of the Estate of Robert J. Christy, Deceased, in consideration of SEVENTY THOUSAND EIGHT HUNDRED THIRTY-THREE AND 34/100 DOLLARS (\$70,833.34), received from GRANTEES, Keith L. Waterbury and Susan D. Waterbury, husband and wife as joint tenants, conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth (1/6th) interest in the West Half (W½) of Section Nineteen (19), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska;

subject to easements and restrictions of record.

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

Executed November 22, 2017.

ESTATE OF ROBERT J. CHRISTY, DECEASED.

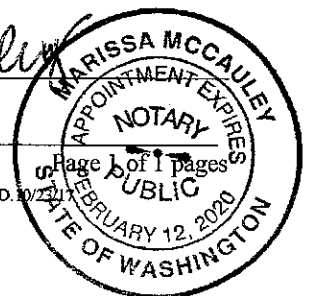
By: [Signature]  
Michael Christy, Personal Representative/Executor

STATE OF WASHINGTON, COUNTY OF Whatcom ) ss.

The foregoing instrument was acknowledged before me on November 22, 2017, by Michael Christy, Personal Representative/Executor of the Estate of Robert J. Christy, Deceased.

Comm. expires 2-12-20

[Signature]  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2879

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

GRANTEE MASTER NAME # Keith + Susan

PARCEL # / FILING NUMBER 002209.100 / 71295

Watkins  
13154

DOC STAMPS 159.75

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

SALES FILE # 286

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

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

TAX DISTRICT 55

TOTAL SALE PRICE 170833.34

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

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

REVIEW CODE NO

SALES DATE 9-14-2017

DEED TYPE Trustees JTWD

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

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

COMMENTS Yce int. Sell price on 2017-2878

# Real Estate Transfer Statement

286

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 09 Day 14 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) First Nebraska Trust Co, Ttee-James B. Burden RT				Grantee's Name (Buyer) Kieth L. & Susan D. Waterbury			
Street or Other Mailing Address c/o Robin Smith, PO Box 81667				Street or Other Mailing Address 1352 Rd Z			
City Lincoln		State NE		Zip Code 68501		City Blue Hill	
						State NE	
						Zip Code 68930	
Phone Number (402) 477-2200				Phone Number (402) 756-3741		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

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

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

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes Agri Affiliates, Inc  No

18 Address of Property

Rural Property  
Webster County, NE

18a  No address assigned 18b  Vacant land

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

same as Grantee

20 Legal Description

An undivided one-sixth (1/6th) interest in the West Half (W1/2) of Section Nineteen (19), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	\$ 70,833.34
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 70,833.34

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

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

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

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

Attorney

(402) 746-3613  
Phone Number

11-21-17  
Date

sign here

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 11 Day 29 Yr. 17	\$ 159.75	BK2017, Pg 2879	

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

BK2017, Pg 2879

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 29 day of November A.D., 2017, at 1:50 o'clock P. M. Recorded in Book 2017 on Page 2879  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind.      Comp.      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-29-17  
\$ 159.75 By BB

**TRUSTEE'S JOINT TENANCY WARRANTY DEED**

FIRST NEBRASKA TRUST COMPANY, Trustee of the James B. Burden Revocable Trust, GRANTOR, in consideration of SEVENTY THOUSAND EIGHT HUNDRED THIRTY-THREE AND 34/100 DOLLARS (\$70,833.34), receipt of which is hereby acknowledged, conveys to Keith L. Waterbury and Susan D. Waterbury, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth (1/6th) interest in the West Half (W<sup>1</sup>/<sub>2</sub>) of Section Nineteen (19), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEES that GRANTOR:

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

Executed Oct. 24, 2017.

FIRST NEBRASKA TRUST COMPANY,

By Robin Smith  
Robin Smith, Vice President and Trust Officer

STATE OF NEBRASKA, COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me on Oct. 24, 2017, by Robin Smith, Vice President and Trust Officer, on behalf of First Nebraska Trust Company, Trustee of The James B. Burden Revocable Trust.

GENERAL NOTARY - State of Nebraska  
VALERIE J. ROUCH  
My Comm. Exp. June 24, 2018

6-24-2018

Valerie J Rouch  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2880

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

GRANTEE MASTER NAME # Keith & Susan

PARCEL # / FILING NUMBER 000209100

Watkins  
13154

DOC STAMPS 159.25

tax/lien

SALES FILE # 287

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

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

TAX DISTRICT 55

TOTAL SALE PRICE 70,833.33

S21 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 9-14-2017

DEED TYPE JT WD

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

COMMENTS 1/16 int. full price on 2017-2878

# Real Estate Transfer Statement

287

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>14</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>10</u> Day <u>24</u> Yr. <u>2017</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Roger Duane &amp; Marjorie Wilson</b> Street or Other Mailing Address <b>1202 E 1st</b> City <b>McCook</b> State <b>NE</b> Zip Code <b>69001</b> Phone Number <b>(308) 345-3652</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kieth L. &amp; Susan D. Waterbury</b> Street or Other Mailing Address <b>1352 Rd Z</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-3741</b> Email Address				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
 Rural Property  
 Webster County, NE

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

18a  No address assigned    18b  Vacant land

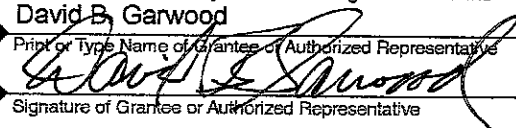
20 Legal Description  
**An undivided one-sixth (1/6th) interest in the West Half (W1/2) of Section Nineteen (19), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed .....	22	\$ 70,833.33
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 70,833.33

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

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

**sign here** **David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney 11-21-17  
 Signature of Grantee or Authorized Representative Title Date

**Register of Deed's Use Only**

26 Date Deed Recorded Mo. <u>11</u> Day <u>29</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>159.75</u>	28 Recording Data <u>BK2017, Pg 2880</u>	For Dept. Use Only
--	--	---	--------------------

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of November A.D., 2017, at 1:53 o'clock P M, Recorded in Book 2017 on Page 2880  
Deb Kligenberger County Clerk  
310.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carried \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-29-17  
\$ 159.75 By BB

**JOINT TENANCY WARRANTY DEED**

Roger Duane Wilson and Marjorie Wilson, husband and wife, GRANTOR, in consideration of SEVENTY THOUSAND EIGHT HUNDRED THIRTY-THREE AND 33/100 DOLLARS (\$70,833.33), receipt of which is hereby acknowledged, convey to Keith L. Waterbury and Susan D. Waterbury, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth (1/6th) interest in the West Half (W½) of Section Nineteen (19), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

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

Executed October 24, 2017.

Roger Duane Wilson  
Roger Duane Wilson

Marjorie Wilson  
Marjorie Wilson

STATE OF NEBRASKA, COUNTY OF Red Willow ) ss.

The foregoing instrument was acknowledged before me on October 24, 2017, by Roger Duane Wilson and Marjorie Wilson, husband and wife.

Comm. expires Feb 19 2020

GENERAL NOTARY - State of Nebraska  
MELISSA R. SITZMAN  
My Comm. Exp. Feb. 19, 2020

Melissa R. Sitzman  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2881

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

GRANTEE MASTER NAME # Keith + Susan

PARCEL # / FILING NUMBER 00 22 09100

Waterbury  
# 13154

DOC STAMPS 159.75

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

SALES FILE # 288

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

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

TAX DISTRICT 55

TOTAL SALE PRICE 70833.33

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

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

REVIEW CODE NO

SALES DATE 9-14-2017

DEED TYPE JTWD

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

COMMENTS 1/6 int. full price on 2017-2878

# Real Estate Transfer Statement

288

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 09 Day 14 Yr. 2017		Mo. 10 Day 26 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Jack Donald & Anne Wilson				Grantee's Name (Buyer) Kieth L. & Susan D. Waterbury			
Street or Other Mailing Address 824 Arlene Ave				Street or Other Mailing Address 1352 Rd Z			
City Papillion		State NE		City Blue Hill		State NE	
Phone Number (402) 305-2564		Zip Code 68046		Phone Number (402) 756-3741		Zip Code 68930	
Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes No Yes No			

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

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

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

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes Acri Affiliates, Inc  No

18 Address of Property

Rural Property  
Webster County, NE

18a  No address assigned 18b  Vacant land

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

same as Grantee

20 Legal Description

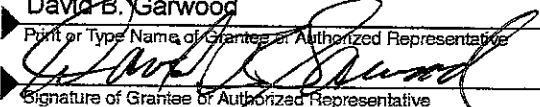
An undivided one-sixth (1/6th) interest in the West Half (W1/2) of Section Nineteen (19), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	\$ 70,833.33
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 70,833.33

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

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

David B. Garwood (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney Title  
 Signature of Grantee or Authorized Representative 11-21-17 Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 11 Day 29 Yr. 17	\$ 159.75	BK2017, Pg 2881	

BK2017, Pg 2881

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of November A.D., 2017, at 1:55 o'clock P. M. Recorded in Book 2017 on Page 2881  
Deb Klingshenger County Clerk  
\$10.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 11-29-17  
\$ 159.75 By BB

**JOINT TENANCY WARRANTY DEED**

Jack Donald Wilson and Anne Wilson, husband and wife, GRANTOR, in consideration of SEVENTY THOUSAND EIGHT HUNDRED THIRTY-THREE AND 33/100 DOLLARS (\$70,833.33), receipt of which is hereby acknowledged, convey to Keith L. Waterbury and Susan D. Waterbury, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth (1/6th) interest in the West Half (W½) of Section Nineteen (19), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

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

Executed 10/26, 2017.

Jack Donald Wilson  
Jack Donald Wilson

Anne Wilson  
Anne Wilson

STATE OF MA, COUNTY OF Berkshire ) ss.

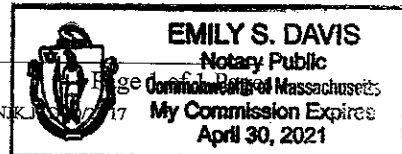
The foregoing instrument was acknowledged before me on October 26, 2017, by Jack Donald Wilson and Anne Wilson, husband and wife.

Comm. expires 4/30/21

Emily S. Davis  
Notary Public

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

Phone/Fax: (402) 746-3613  
DAVE:FAWP2017WATERBURYWILSON



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2882

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

GRANTEE MASTER NAME # Kerth + Susan

PARCEL # / FILING NUMBER 002209100

Waterbury  
13154

DOC STAMPS 159.75

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

SALES FILE # 289

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

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

TAX DISTRICT 55

TOTAL SALE PRICE 70,833.33

S21 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 9-14-2017

DEED TYPE JTWD

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

COMMENTS 1/4 int. Full price 2017-2878

# 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.

289

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>14</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>10</u> Day <u>31</u> Yr. <u>2017</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>David P. Burden</b> Street or Other Mailing Address <b>2720 S 24th St</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68502</b> Phone Number <b>(402) 430-3301</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kieth L. &amp; Susan D. Waterbury</b> Street or Other Mailing Address <b>1352 Rd Z</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-3741</b> Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

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

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

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

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

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

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

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

**20 Legal Description**

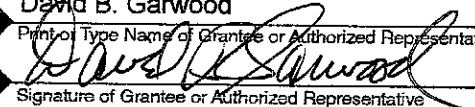
An undivided one-sixth (1/6th) interest in the West Half (W1/2) of Section Nineteen (19), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

<b>22</b> Total purchase price, including any liabilities assumed	\$	70,833.33
<b>23</b> Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	70,833.33

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

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

**sign here** **David B. Garwood** (402) 746-3613  
 Point of Type Name of Grantee or Authorized Representative Phone Number  
 Attorney  
 Signature of Grantee or Authorized Representative Title  
 11-21-17  
 Date

**Register of Deed's Use Only**

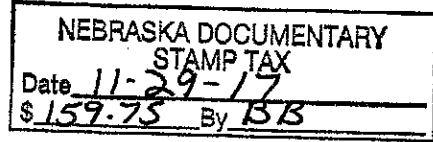
<b>26</b> Date Deed Recorded Mo. <u>11</u> Day <u>29</u> Yr. <u>17</u>	<b>27</b> Value of Stamp or Exempt Number \$ <u>159.75</u>	<b>28</b> Recording Data <u>BK2017, Pg 2882</u>	<b>For Dept. Use Only</b>
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Grantee—Retain a copy of this document for your records.



State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of November A.D., 2017, at 2:10 o'clock P. M. Recorded in Book 2017 on Page 2882  
Deb Kligenberger County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     



**JOINT TENANCY WARRANTY DEED**

David P. Burden, husband of Gianene Prentice, GRANTOR, in consideration of SEVENTY THOUSAND EIGHT HUNDRED THIRTY-THREE AND 33/100 DOLLARS (\$70,833.33), receipt of which is hereby acknowledged, conveys to Keith L. Waterbury and Susan D. Waterbury, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth (1/6th) interest in the West Half (W½) of Section Nineteen (19), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

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

Executed Oct 31, 2017.



David P. Burden  
David P. Burden

STATE OF NEBRASKA, COUNTY OF LANCASTER ) ss.

The foregoing instrument was acknowledged before me on October 31<sup>st</sup>, 2017, by David P. Burden.

Comm. expires April 18 2021

[Signature]  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2883

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

GRANTEE MASTER NAME # Koehn + Susa

PARCEL # / FILING NUMBER 002209100

Waterbury  
13154

DOC STAMPS FO

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

SALES FILE # 290

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

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

TAX DISTRICT 55

TOTAL SALE PRICE 0

S21 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 9-14-2017

DEED TYPE JT QCD

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

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

COMMENTS 1/2 int Sell price 2017-2878

# 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.

290

FORM 521

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>09</b> Day <b>14</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>10</b> Day <b>31</b> Yr. <b>2017</b>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Gianene Prentice, wife of David P. Burden</b> Street or Other Mailing Address <b>2720 S 24th St</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68502</b> Phone Number <b>(402) 430-3301</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kieth L. &amp; Susan D. Waterbury</b> Street or Other Mailing Address <b>1352 Rd Z</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-3741</b> Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$70,833**

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

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

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

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

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
**The West Half (W1/2) of Section Nineteen (19), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.**

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

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

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

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

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

*David B. Garwood* Attorney 11-21-17  
Signature of Grantee or Authorized Representative Title Date

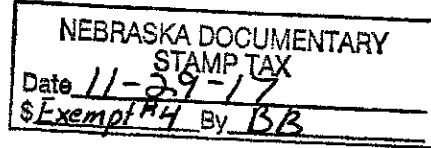
Registrar of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>11</b> Day <b>29</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number <b>\$ Exempt #4</b>	28 Recording Data <b>BK2017, Pg 2883</b>

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of November A.D., 2017, at 2:12 o'clock P M. Recorded in Book 2017 on Page 2883

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



**JOINT TENANCY QUITCLAIM DEED**

Gianene Prentice, wife of David P. Burden, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00), and other valuable consideration, quitclaims and conveys to Keith L. Waterbury and Susan D. Waterbury, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W $\frac{1}{2}$ ) of Section Nineteen (19), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

Executed October 31, 2017.

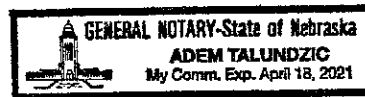
Gianene Prentice  
Gianene Prentice

STATE OF NEBRASKA, COUNTY OF LANCASTER ) ss.

The foregoing instrument was acknowledged before me on October 31<sup>st</sup>, 2017, by Gianene Prentice.

Comm. expires April 18, 2021

[Signature]  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2884

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

GRANTEE MASTER NAME # Kieth + Susan

PARCEL # / FILING NUMBER 002209100

Waterbury  
13154

DOC STAMPS 159.75

tax/lien

SALES FILE # 291

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

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

TAX DISTRICT 55

TOTAL SALE PRICE 70 833.33

S21 ADJUSTMENTS \$ \_\_\_\_\_

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

REVIEW CODE NO

SALES DATE 9-14-2017

DEED TYPE STWD

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

COMMENTS 1/11 int. Full price on 2017-2878

# 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.

291

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>14</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>10</u> Day <u>24</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Priscilla Hollingshead, Pamela Hollingshead, Christy Crafton</b> Street or Other Mailing Address <b>620 N Elm St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3987</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kieth L. &amp; Susan D. Waterbury</b> Street or Other Mailing Address <b>1352 Rd Z</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-3741</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

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

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**An undivided one-sixth (1/6th) interest in the West Half (W1/2) of Section Nineteen (19), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed .....	22	\$ 70,833.33
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 70,833.33

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

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

sign here

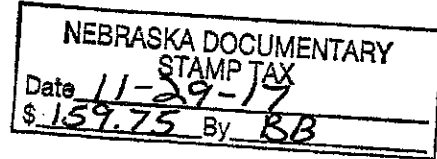
Print or Type Name of Grantee or Authorized Representative <b>David B. Garwood</b>	(402) 746-3613 Phone Number
Signature of Grantee or Authorized Representative 	Attorney 11-21-17 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>11</u> Day <u>29</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>159.75</u>	28 Recording Data <b>BK2017, Pg 2884-2885</b>

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 29 day  
of November A.D., 2017, at 2:20  
o'clock P M. Recorded in Book 2017  
on Page 2884-2885  
Deb Klingenberg County Clerk  
\$ 16.00 BB Deputy  
Ind      Comp      Assessor      Carded     

BK2017, Pg 2884



### JOINT TENANCY WARRANTY DEED

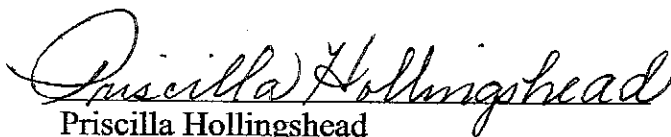
Priscilla Hollingshead, a single person; Pamela Sue Hollingshead, a single person; and Christy A. Crafton, a non-resident of the State of Nebraska, GRANTORS, in consideration of SEVENTY THOUSAND EIGHT HUNDRED THIRTY-THREE AND 33/100 DOLLARS (\$70,833.33), receipt of which is hereby acknowledged, convey to Keith L. Waterbury and Susan D. Waterbury, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

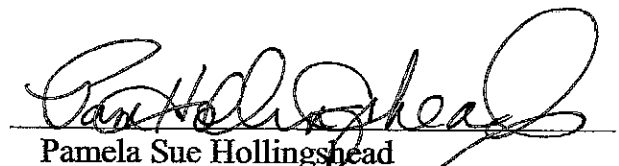
An undivided one-sixth (1/6th) interest in the West Half (W $\frac{1}{2}$ ) of Section Nineteen (19), in Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant jointly and severally with the GRANTEES that  
GRANTORS:

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

Executed October 24, 2017.


  
Priscilla Hollingshead

  
Pamela Sue Hollingshead

Christy A. Crafton  
Christy A. Crafton

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.


The foregoing instrument was acknowledged before me on November 1st, 2017, by Priscilla Hollingshead.

Comm. expires  MARY HUNT  
My Comm. Exp. May 12, 2018

Mary Hunt  
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on November 10th, 2017, by Pamela Sue Hollingshead.

Comm. expires  MARY HUNT  
My Comm. Exp. May 12, 2018

Mary Hunt  
Notary Public

STATE OF ILLINOIS, COUNTY OF KANE ) ss.

The foregoing instrument was acknowledged before me on October 24th, 2017, by Christy A. Crafton.

Comm. expires 3/6/2018

Sidney Fowler  
Notary Public

 SIDNEY FOWLER  
OFFICIAL SEAL  
Notary Public - State of Illinois  
My Commission Expires  
March 06, 2018



COVER PAGE PROPERTY TRANSFER

# 13061

BOOK & PAGE 2017-2902

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

GRANTEE MASTER NAME # John A. Capps SR +

PARCEL # / FILING NUMBER 000342800 / 10500

BH

Lori L. McCreight  
Stanley B. Capps +

John A. Capps Jr.

DOC STAMPS Exempt SA

tax/lien

SALES FILE # 292

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

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

TAX DISTRICT 195

TOTAL SALE PRICE [Signature]

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

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

REVIEW CODE NO

SALES DATE 11-27-2017

DEED TYPE Survivorship W/D

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

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

COMMENTS Parents + child

# Real Estate Transfer Statement

292

FORM 521

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

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

1 County Name <b>Webster</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>11</b> Day <b>27</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>11</b> Day <b>27</b> Yr. <b>2017</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Jon A. Capps Sr and Lori L. McCreight, husband and wife</b> Street or Other Mailing Address <b>514 N. Willson St.</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Telephone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Stanley B. Capps &amp; Don A. Capps Jr.</b> <b>Jon A. Capps Sr. and Lori L. McCreight, husband and wife</b> Street or Other Mailing Address <b>515 N. Willson St.</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Telephone Number			
Email Address <b>dwiebe@charter-title.net</b>				Email Address <b>dwiebe@charter-title.net</b>			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input checked="" type="checkbox"/> Other <u>Add children</u>
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

14 What is the current market value of the real property?  
**\$255,000.00**

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

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

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

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

18 Address of Property  
**515 N. Willson St.  
Blue Hill, NE 68930**

18a  No address assigned 18b  Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent  
**Jon A. Capps Sr. and Lori L. McCreight, husband and wife  
515 N. Willson St.  
Blue Hill, NE 68930**

20 Legal Description  
**A tract of land in the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska: Beginning at a point 1,350.0 feet North of the Southwest corner of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, and 40.0 feet East of the West line of the said Southwest Quarter; thence East at a 90 degree angle with the said West line of the Southwest Quarter a distance of 200.00 feet to a point; thence North parallel to the said West line of the Southwest Quarter and making a 90 degree**

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

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

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

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

▶ Jon A. Capps Sr. and Lori L. McCreight, husband and wife  
 Print or Type Name of Grantee or Authorized Representative

▶ *[Signature]*  
 Signature of Grantee or Authorized Representative

▶ \_\_\_\_\_  
 Grantee or Authorized Representative

214-963-6328  
 Phone Number

11-27-2017  
 Date

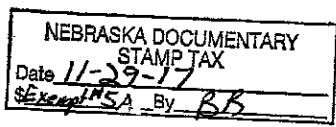
Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>11</b> Day <b>29</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number <b>\$ Exempt # 5a</b>	28 Recording Data <b>BK2017, Pg 2902-2903</b>

sign here

BK2017, Pg 2902

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of November A.D., 2017, at 3:15 o'clock P. M. Recorded in Book 2017 on Page 2902-2903  
Dale Klingenberg County Clerk  
9/6/00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



AFTER RECORDING RETURN TO:  
Charter Title & Escrow Services, Inc.  
747 North Burlington Avenue  
Suite G208  
Hastings, NE 68901  
402-463-6788

### SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT  
Jon A. Capps Sr. and Lori L. McCreight, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto

Jon A. Capps Sr. and Lori L. McCreight, husband and wife, and Stanley B. Capps and Jon A. Capps Jr., as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

A tract of land in the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska: Beginning at a point 1,350.0 feet North of the Southwest corner of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, and 40.0 feet East of the West line of the said Southwest Quarter; thence East at a 90 degree angle with the said West line of the Southwest Quarter a distance of 200.00 feet to a point; thence North parallel to the said West line of the Southwest Quarter and making a 90 degree angle with the last described line a distance of 350.00 feet to a point; thence West 200.0 feet at a 90 degree angle with the said West line of the Southwest Quarter to a point 40.0 feet from the said West line of the Southwest Quarter; thence South parallel to and 40.0 feet East of the West line of the said Southwest Quarter a distance of 350.0 feet to the point of beginning.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments; except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

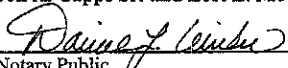
It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed this 27 day of, November 2017.

[Signature]  
Jon A. Capps Sr.  
[Signature]  
Lori L. McCreight

STATE OF Nebraska  
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of ~~September~~ <sup>November</sup>, 2017 by  
Jon A. Capps Sr. and Lori L. McCreight, husband and wife.

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



BOOK & PAGE 2017-2911

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

GRANTEE MASTER NAME # Tyler J. +

PARCEL # / FILING NUMBER 002304 902 / 71621

2-2-12

Tara L. Vance

DOC STAMPS Exempt

tax/lien

SALES FILE # 293

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

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

TAX DISTRICT 115

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 11-29-2017

DEED TYPE Trustees

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

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

COMMENTS Clear title

Real Estate Transfer Statement

293

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

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 11 Day 29 Yr. 17), 4 Date of Deed (Mo. 11 Day 15 Yr. 17)

5 Grantor's Name, Address, and Telephone (Please Print); 6 Grantee's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller) Tyler J. Vance ; Cody Vance, Trustees; Grantee's Name (Buyer) Tyler J. Vance and Tara L. Vance; Street or Other Mailing Address P O Box 21; City Bladen, State NE, Zip Code 68928; Phone Number (402) 469-3116; Email Address n/a

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

(A) Status: [ ] Improved, [x] Unimproved, [ ] IOLL; (B) Property Type: [ ] Single Family, [ ] Multi-Family, [ ] Commercial, [ ] Industrial, [x] Agricultural, [ ] Recreational, [ ] Mineral Interests-Nonproducing, [ ] Mineral Interests-Producing, [ ] State Assessed, [ ] Exempt, [ ] Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.) [x] Yes [ ] No; 12 Was real estate purchased for same use? (If No, state the intended use.) [x] Yes [ ] No

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

14 What is the current market value of the real property? \$4,690; 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) [ ] Yes [x] No \$ \_\_\_\_\_ %

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

18 Address of Property: 526 Road M, Bladen, NE 68928; 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantees; 18a [ ] No address assigned 18b [x] Vacant land

20 Legal Description: A tract of land in the Southwest Quarter (SW¼) of Section Two (2), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, described as: Commencing at the Southwest corner of said Southwest Quarter (SW¼) of said Section Two (2), thence East 1,235 feet to the point of beginning, thence North 430 feet, thence East 360 feet, thence South 430 feet, thence West 360 feet to the point of beginning, subject to county road right of way.

21 If agricultural, list total number of acres 3.5+-

Table with 2 columns: Question Number, Amount. Row 22: Total purchase price, including any liabilities assumed. \$ 0.00. Row 23: Was non-real property included in the purchase? [ ] Yes [x] No (If Yes, enter dollar amount and attach itemized list.) \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Teresa Theobald (402) 746-2246; Print or Type Name of Grantee or Authorized Representative; Signature of Grantee or Authorized Representative; Title Agent; Date 11/29/2017

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 11 Day 30 Yr. 17; 27 Value of Stamp or Exempt Number: \$ Exempt # 4; 28 Recording Data: BK2017, Pg 2911; For Dept. Use Only

BK2017, Pg 2911

State of Nebraska }  
County of Webster } ss.

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

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 30 day  
of November A.D., 2017, at 8:50  
o'clock A M. Recorded in Book 2017  
on Page 2911  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

**TRUSTEE'S DEED**

Cody Vance and Tyler J. Vance, Co-Trustees of the Monte Vance Special Needs Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEES, Tyler J. Vance and Tara L. Vance, husband and wife, conveys to GRANTEE, as joint tenants and not as tenants in common, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Southwest Quarter (SW¼) of Section Two (2), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, described as: Commencing at the Southwest corner of said Southwest Quarter (SW¼) of said Section Two (2), thence East 1,235 feet to the point of beginning, thence North 430 feet, thence East 360 feet, thence South 430 feet, thence West 360 feet to the point of beginning, subject to county road right of way.

Subject to easements and restrictions of record

GRANTOR covenants 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 any acts of the GRANTOR.

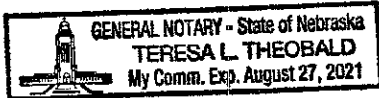
Executed November 15, 2017.

Cody Vance  
Cody Vance, Trustee

Tyler J. Vance  
Tyler J. Vance, Trustee

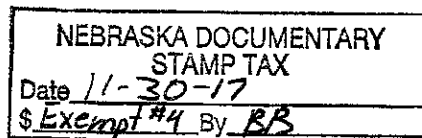
STATE OF NEBRASKA )  
COUNTY OF WEBSTER )ss.

The foregoing instrument was acknowledged before me on November 15, 2016, by Cody Vance and Tyler J. Vance, Co-Trustees of the Monte Vance Special Needs Trust.



Teresa L. Theobald  
Notary Public

My Commission Expires: 8/27/2021



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2912

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

GRANTEE MASTER NAME # Tyler J. Vance

PARCEL # / FILING NUMBER 002304902 / 71621

+Tara

DOC STAMPS Exempt 4

tax/lien

SALES FILE # 294

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

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

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

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

TAX DISTRICT 115

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 11-29-2017

DEED TYPE W2D

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

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

COMMENTS clear title



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.

294

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 11, Day 29, Yr. 17), 4 Date of Deed (Mo. 11, Day 15, Yr. 17)

5 Grantor's Name, Address, and Telephone (Please Print); 6 Grantee's Name, Address, and Telephone (Please Print); City, State, Zip Code; Phone Number; 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) Mobile Home

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

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Transfer on Death, Auction, Easement, Gift, Life Estate, Sale, Trustee to Beneficiary, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain) Clear Title

11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.)

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

14 What is the current market value of the real property? \$5,000 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property: 526 Road M, Bladen, NE 68928 18a No address assigned 18b Vacant land 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantees

20 Legal Description: A tract of land in the Southwest Quarter (SW1/4) of Section Two (2), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, described as: Commencing at the Southwest corner of said Southwest Quarter (SW1/4) of said Section Two (2), thence East 1,235 feet to the point of beginning, thence North 430 feet, thence East 360 feet, thence South 430 feet, thence West 360 feet to the point of beginning, subject to county road right of way.

21 If agricultural, list total number of acres 3.5+-

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 0.00. Row 23: Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) \$ 0.00. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

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

Signature block for Teresa Theobald, Title Agent, dated 11/29/2017, phone number (402) 746-2246

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 11, Day 30, Yr. 17), 27 Value of Stamp or Exempt Number (\$ Exempt # 4), 28 Recording Data (BK2017, Pg 2912-2913)

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

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

WARRANTY DEED

Cody Vance, a single person, and Tyler J. Vance and Tara L. Vance, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Tyler J. Vance and Tara L. Vance, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Southwest Quarter (SW¼) of Section Two (2), Township Two (2) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, described as: Commencing at the Southwest corner of said Southwest Quarter (SW¼) of said Section Two (2), thence East 1,235 feet to the point of beginning, thence North 430 feet, thence East 360 feet, thence South 430 feet, thence West 360 feet to the point of beginning, subject to county road right of way.

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (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 *November 15, 2017.*

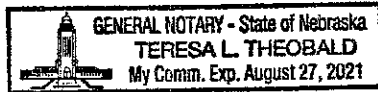
*Cody Vance*  
Cody Vance

*Tyler J. Vance*  
Tyler J. Vance

*Tara L. Vance*  
Tara L. Vance

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF *WEBSTER*        )

The foregoing instrument was acknowledged before me on November *15*, 2017 by Cody Vance, a single person.

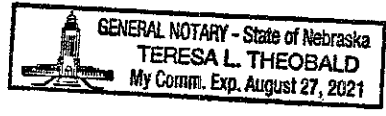


*Teresa L. Theobald*  
Notary Public

My commission expires: 8/27/2021

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on November 15, 2017 by Tyler J. Vance and Tara L. Vance, husband and wife.

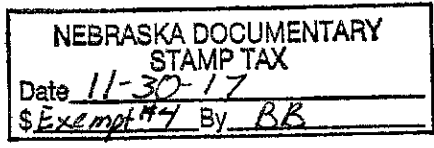


*Teresa L. Theobald*  
Notary Public

My commission expires: 8/27/2021

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of November A.D., 2017, at 8:55 o'clock A.M. Recorded in Book 2017 on Page 2912-2913  
Deb Rlingenberger County Clerk  
\$16.00 BB Deputy  
Ind    Comp    Assessor    Carded   



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2990

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

GRANTEE MASTER NAME # Low Farms, Ltd

PARCEL # / FILING NUMBER 001610200/65805

001610200/65800

# 13152

27-3-10

DOC STAMPS 360

tax/lien

SALES FILE # 295

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

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

TAX DISTRICT 178

TOTAL SALE PRICE 240,000

521 ADJUSTMENTS \$ 80,000

ASSESSOR ADJUSTMENTS \$ 160,000

REVIEW CODE NO

SALES DATE 2-1-2005

DEED TYPE \_\_\_\_\_

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

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

COMMENTS Was on a contract w/ Wendel Krueger - 2-1-2005

# 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.

295

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

1 County Name <b>Webster</b>	2 County Number Select County & County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>2</b> Day <b>1</b> Yr. <b>2005</b>	4 Date of Deed Mo. <b>2</b> Day <b>1</b> Yr. <b>2005</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Wendel H. Krueger</b> Street or Other Mailing Address <b>528 North Wilson</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68830</b> Phone Number <b>402-756-3555</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>LAW FARMS Ltd.</b> Street or Other Mailing Address <b>2210 Riverside Drive</b> City <b>Grand Island</b> State <b>NE</b> Zip Code <b>68801</b> Phone Number <b>308-381-6194</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>jwlaw3@charter.net</b>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**LAW FARMS Ltd**  
**Attn Joseph LAW 2210 Riverside Dr. Grand Island NE 68801**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**NW<sup>4</sup> 27-3N-10W**

21 If agricultural, list total number of acres **160**

22 Total purchase price, including any liabilities assumed .....	22	\$ <b>240,000</b>	-
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ <b>80,000</b>	-
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ <b>160,000</b>	0.00

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

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

**LAW FARMS Ltd. by Joseph D. LAW** 308-381-6194  
Print or Type Name of Grantee or Authorized Representative Phone Number

**Joseph D. Law** General Partner  
Signature of Grantee or Authorized Representative Title

**8-1-17**  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>12</b> Day <b>1</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>360.00</b>	28 Recording Data <b>BK2017, Pg 2990</b>

BR2017, Pg 2990

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>12-1-17</u>	By <u>BB</u>
\$ <u>360.00</u>	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Wendel H. Krueger and Janice L. Krueger, herein called "Grantor," in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from Grantee under a Contract For Deed Agreement dated February 1, 2005 between Grantor and Grantee, does grant, bargain, sell, convey and confirm until the Law Farms, Ltd., a Nebraska limited partnership, herein called "Grantee," the following real property in Webster County, Nebraska:

160 acres located at NW4 27-3N-10W, Webster County, Nebraska

to have and to hold the above-described premises together with all water, mineral rights, and related interests, tenements, hereditaments and appurtenances thereto belonging unto Grantee and the Grantee's successors, heirs and assigns forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized of said premises, and that they are free from encumbrance except for easements, covenants and restrictions of record.

Grantor further warrants that is has good right and lawful authority to convey the same and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated this 1<sup>st</sup> day of February, 2005.

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 1 day of December A.D., 2017, at 3:55 o'clock P. M. Recorded in Book 2017 on Page 2990  
Deb Klingenberg County Clerk  
BB Deputy  
Ind    Comp    Assessor    Carded   

GRANTOR

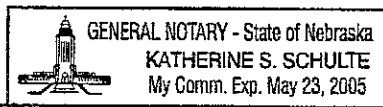
By: Wendel H Krueger  
Wendel H. Krueger

By: Janice L Krueger  
Janice L. Krueger

STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF HALL        )

On this 1<sup>st</sup> day of February, 2005, before me, the undersigned, a Notary Public duly commission and qualified in said County and State, personally came Wendel H. Krueger and Janice L. Krueger, known to me to be the identical persons whose names are affixed to the foregoing instrument and they acknowledged the execution thereof to be their voluntary act and deed as such members and the voluntary act and deed of the company.

WITNESS MY HAND and notarial seal the day and year last above written.



Katherine S Schulte  
Notary Public

My Commission Expires: \_\_\_\_\_

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 521 mH

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

GRANTEE MASTER NAME # Chase Lutz

PARCEL # / FILING NUMBER 26523

# 10834  
Andrew Andersen

# 13144

DOC STAMPS \_\_\_\_\_

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

SALES FILE # \_\_\_\_\_

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

mobile home

TAX DISTRICT 195

TOTAL SALE PRICE 6000

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

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

REVIEW CODE NO

SALES DATE 10-11-2017

DEED TYPE 521 mH

SALE QUAL

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

LOCATION CODE

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

COMMENTS IOU - mobile home sale / not used

# Manufactured Housing Transfer Statement

FORM  
521MH

1 County Name <b>Webster</b>		2 County Number <b>91</b>	3 Date of Sale Mo. <b>10</b> Day <b>11</b> Yr. <b>2017</b>	4
5 Seller's Name, Address, and Telephone (Please Print) Seller's Name <b>Andrew Anderson</b> Current Mailing Address (Number and Street or PO Box) <b>1002 W Gage St Lot 14</b> City <b>Blue Hill NE</b> State Zip Code <b>68930</b> Daytime Phone Email Address			6 Buyer's Name, Address, and Telephone (Please Print) Buyer's Name <b>Chace Lutz</b> Current Mailing Address (Number and Street or PO Box) <b>1002 W Gage St Lot 14</b> City <b>Blue Hill NE</b> State Zip Code <b>68930</b> Daytime Phone Email Address <b>705-3108</b>	

7 Type of Transfer  
 Sale  
 Auction  
 Gift  
 Exchange  
 Foreclosure  
 Satisfaction of Contract  
 Life Estate  
 Other (Explain.)

8 Was ownership transferred in full? (If No, explain the division.)  
 YES    NO

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)  
 YES    NO

10 Was the sale between relatives? (If Yes, check the appropriate box.)  
 YES    NO  
 Spouse    Step-parent and Step-child    Aunt or Uncle to Niece or Nephew    Family Corp. or Partnership  
 Grandparents and Grandchild    Brothers and Sisters    Self    Other

11 What is the current market value of the manufactured housing?  
**\$2330**

12 Was the mortgage assumed? (If Yes, state amount and interest rate.)  
 YES    NO   \$ \_\_\_\_\_ at \_\_\_\_\_ %

13 Was the sale through an agent?  
 YES    NO   If Yes, include the name of the agent:

14 Length (Without Hitch) <b>14</b>	15 Width <b>60</b>	16 Make <b>Sand-points</b>	17 Model <b>MFGD</b>	18 Year <b>1978</b>
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19 Location of the Home Before Sale <b>1002 W Gage St Lot 14 Blue Hill</b>	20 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Chace Lutz 1002 W Gage St Lot 14 Blue Hill, NE 68930</b>
19a Location of the Home After Sale <b>Same</b>	

21 Name and Address of the Land Owner <b>Larry Eggert 2007 22 Road Kearney, NE 68845</b>	22 Legal Description of the Land <b>All BK2 + Lots 5 BK3 Heavers Add + W 420' X 165' Outlot 7 B.H. Annex + All of Eggerts Add (Trailer Park)</b>
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23 Total purchase price, including any liabilities assumed.....	<b>9000</b>
24 Was non-real property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, complete 24a, 24b, and 24c indicating the cost amount of each.)	<b>6000.00</b>
24a Furnishings .....	24a <b>—</b> <b>—</b>
24b Moving Costs .....	24b <b>—</b> <b>—</b>
24c Set-up Costs .....	24c <b>—</b> <b>—</b>

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

sign  
here

Print or Type Name of Buyer or Authorized Representative  
**Chace Lutz**

Signature of Buyer or Authorized Representative  
**Chace Lutz**

Title

**462**  
**705-3108**  
Daytime Phone

**11-29-2017**  
Date

This statement should be filed with the county treasurer in the county where the application for title is made.

Retain a copy for your records.





# State of Nebraska Application for Certificate of Title

## 1 Vehicle or Motorboat Description Fee \$10.00

Vehicle Identification Number 678469387		Year 1978	Make SANDEPOINTS	Model 14 X 60
Body Style MFGD HOME	Color TAN / BRO	GVWR	Capacity/Propulsion 14 X 60	Taxi Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Salvage		<input type="checkbox"/> Previously Salvaged		<input type="checkbox"/> Non-Transferable <input type="checkbox"/> Manufacturer Buyback

**Salvage** vehicle/motorboat is a late model vehicle/motorboat that has been wrecked, damaged or destroyed to the extent that the estimated total cost of repair to restore it to its condition prior to being wrecked, damaged or destroyed, and a condition for legal operation upon the highways, exceeds 75% of the retail value of the vehicle at the time the vehicle was wrecked, damaged or destroyed OR voluntarily designated by the owner as salvage.

## 2 Owner/Applicant Information (if more than three (3), please attach a second application)

If more than one owner, do you wish clear rights of survivorship to be transferred to the surviving owner(s) in the event of the death of one owner?

- No (probate will be required to transfer ownership - owner names separated with "And")  
 Yes (ownership will transfer to co-owner upon presentation of death certificate - owner names separated with "Or")

Owner name/Last or business name*		First Name	MI	
LUTZ, CHACE				
2 <sup>nd</sup> Owner name/Last or business name*		First Name	MI	Check here if spouse of owner 1. <input type="checkbox"/>
3 <sup>rd</sup> Owner name/Last or business name*		First Name	MI	Check here if spouse of owner 1 or 2. <input type="checkbox"/>
Owner's Residential Address 1002 W GAGE ST LOT 14, BLUE HILL, NE 68930				
Owner's Mailing Address				

**Transfer On Death Beneficiary(ies), if applicable:** (Beneficiary may be individual or trust)

If indicated, upon death of last surviving owner, ownership of the vehicle/motorboat will transfer to listed entity(ies).

1<sup>st</sup> TOD \_\_\_\_\_ 2<sup>nd</sup> TOD \_\_\_\_\_  
Name\* Name\*

\*(Only first 35 positions will print on title)

## 3 Lien Information Fee \$7.00

Is there a lien on this vehicle?  Yes  No If yes, you must complete this section and provide a copy of the lien instrument with this application.

First Lien PLID _____	Second Lien PLID _____
_____	_____
_____	_____

The undersigned being duly sworn depose or affirm and say that the information provided on this application is true and complete. Use of a false or fictitious name, knowingly making a false statement or knowingly concealing a material fact in this application can result in a fine or imprisonment or both and cancellation of your certificate of title.

X Chace Lutz  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

X 11-14-2017  
Date

All owners listed above shall sign this Application except in the case where co-owners are husband and wife, one spouse may sign; where an owner provides proof he/she is handicapped or disabled or is too young to sign, a parent, legal guardian, foster parent or agent may sign; and if transferring from an out-of-state title when ownership is not changing, one owner may sign.

**Application for Duplicate Certificate of Title should be made on the reverse side.**

# NEBRASKA CERTIFICATE OF TITLE

Vehicle Identification Number: 678469387      Year: 1978      Make: SANDEPOINTS      Body Style: MFGD HOME  
 Model: 14 X 60  
 Purchase Date: 2/15/2013      Issue Date: 2/15/2013      Previous Title Number/State: 08079450010 NE      Title Type: ORIGINAL  
 G.V.W.R.:      Capacity: 14 X 60      Color: TAN/BRO      Odometer: EXEMPT  
 Owner Name(s) And Address: ANDREW ANDERSON  
 1002 W GAGE ST LOT 14  
 BLUE HILL, NE 68930

Previous Owner(s)  
 KENNY SKARIN  
 BLUE HILL, NE 68930

1ST Lien

2ND Lien

Subsequent Liens Filed

LIEN RELEASES	
1st Release By:	
Title:	Date:
County:	Date:
2nd Release By:	
Title:	Date:
County:	Date:

### SELLER MUST COMPLETE

### PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 5 YEARS.)  
 The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchaser.  
 I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING:  NO TENTHS       CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK  
 1. The mileage stated is in excess of its mechanical limits.  
 2. The odometer reading is not the actual mileage.      WARNING - ODOMETER DISCREPANCY.

**ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.**

SIGNATURE OF SELLER: *Andrew Anderson*  
 SIGNATURE OF SELLER: *[Signature]*  
 SIGNATURE OF SELLER: *[Signature]*

PRINTED NAME OF PURCHASER(S): Chase Lutz  
 ADDRESS: 1002 West Gage St, LOT 14  
 CITY: Blue Hill      STATE: NE      ZIP: 68930

**I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)**

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED): Andrew Anderson  
 DATE OF SALE: 10-11-2017  
 INVENTORY CONTROL NUMBER: E 0092947

SIGNATURE OF PURCHASER: *Chase Lutz*  
 SIGNATURE OF PURCHASER: *[Signature]*

County: WEBSTER      Title Number: 13046450011  
 Witness My Hand And Official Seal The Date Shown Above

County Official  
 LORIE KOERTNER

*Lorie Koertner*  
 (County Official's Seal)



By: 12

E00092947

\$ 10.00

**VOID IF ALTERED OR DUPLICATE ISSUED**

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE

521  
MH

DATE OF SALE

LEGAL DESCRIPTION

of Hand

- ALL BK 2 + Lot 5 BK 3 Hoovers Addition + W 420' x 1165' outlots 7  
Blue Hill Annexation + ALL of Eggerts Addition (Trailer Park)

LOCATION ID PARCEL(S)

ASSESSOR LOCATION

Blue Hill

ADDRESS OF PROPERTY

1002 W Gage St Lot 14

YEAR	LAND	IMPROVEMENTS	TOTAL
2015		3070	3070
2016		2625	2625
2017		2330	2330

SELLING PRICE	6000	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
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SCHOOL BASE # 91-0074 HOUSE QUALITY \_\_\_\_\_ HOUSE CONDITION \_\_\_\_\_ DATE OF CONSTRUCTION \_\_\_\_\_

MOBILE HOME 1978

20 condition  
20 Quality