BOOK & PAG	<u> </u>	<u>- 0/1/</u>	# PAGE	s	_ GI	RANTEE MASTER NAME	<u> # H 148</u>	Sa Fi
PARCEL#,	F 1/ 7   1   4	17200	<u>.</u>	New-a	2,19172	101	mohl	man
rchase	9-> (4-6)	use)	_	Meyers	(Land	<u>.</u> )	# 1314	15
DOC STAMPS	27	9	_	tax/lien		····		
SALES FILE #	27	<u>a</u>	_ # PAGE	s				
EIGHBORHOOD #		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 RESIDENTIAI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S/TI
	. 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					
į	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
L			<del></del>		Αρρια	rsol-FA	RM SUBURBAN	Red C
TAX DISTRICT_	45					rsol-FA	eres	rea c
TAL SALE PRICE_	124,	000						
ADJUSTMENTS S	\$							
ADJUSTMENTS \$	5							
REVIEW CODE	NO							
SALES DATE_	11-7	-2017						
DEED TYPE_	_ WI	>						
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOTTO BE USED A	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BEUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L	= 01 11	L alai	15e - ()	landa	) 55 A	~~~		
COMMENTS _	ا لا	1 1701	7 -r	IMIO	, ~~ / iC	, w		· · · · · · · · · · · · · · · · · · ·

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.

	ment is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2017					
WEBSTER - 91	Mo. 11 Day 7 Yr. 2017 Mo. 11 Day 7 Yr. 2017						
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)						
Shirley Ann Myers	Alyssa A. Mohlman						
Street or Other Mailing Address 918 Ronan Drive	Street or Other Mailing Address 1250 Hwy 136						
City State Zip Code Hastings NE 6890		Zip Code 68970					
Phone Number 402 - 746 - 0271	Phone Number Is the grantee a 501(c)(3) organiza (402) 746-4479 If Yes, is the grantee a 509(a) found	tion? Yes V No dation? Yes V No					
Email Address	Email Address						
N/a     Property Classification Number. Check one box in categories A and B. Check	n/a	***					
(A) Status	(B) Property Type	(C)					
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home					
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt						
IOLL Commercial Recreational							
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff	Other					
Bill of Sale Corrective Easement	Lease Personal Rep. Trust/Trustee						
Cemetery Death Certificate – Transfer on Death Executor	Mineral Quit Claim Warranty						
9 Was the property purchased as part of an IRS like-kind exchange?	reclosure Irrevocable Trust Revocable Trust Tra	nsfer on Death					
(I.R.C. § 1031 Exchange)		stee to Beneficiary					
		er (Explain)					
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If No	o, state the intended use.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary	relatives? (If Yes, check the appropriate box.)						
	p., Partnership, or LLC USelf Other						
	nts and Grandchild Spouse						
Ex-spouse Parents an							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in Yes  No \$	iterest rate.)					
\$124,000  15 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					
✓ Yes  No	of the agent or title company contact.) Yes Ruhter Auc	tion & Realty No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh						
1250 Hwy 136	Grantee						
Red Cloud, NE 68970	- Cranico						
18a No address assigned 18b Vacant land							
20 Legal Description							
See Attached							
21 If agricultural, list total number of acres							
22 Total purchase price, including any liabilities assumed		124,000,00					
23 Was non-real property included in the purchase? Yes 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	124,000,00					
25 If this transfer is exempt from the documentary stamp tax, list the exemp	ion number						
Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.	ment and that it is, to the best of my knowledge and belief, true, con	nplete, and					
Alyssa A. Mohlman  Frint or Type Name of Grantee or Authorized Representative	4.	Phone Number					
sign / / MA (I'MA)	Grantee	11/7/2017					
here Signature of Grantee or Authorized Representative	Title	Date					
	Onto	EarDon't Has Outs					
Register of Deed's Use 26 Date Deed Recorded   27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only					
Mo. 11 Day 07 Yr. 2017 \$ 100000 279,00	BW2017, PG2712-2713						
Nebraska Department of Revenue	15	v. Stat. §§ 76-214, 77-1327(2)					

#### EXHIBIT "A"

## Legal Description

A tract of land located in the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter (SW¼SE¼), 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 (SW¼SE¼), 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 Ouarter of the Southeast Ouarter (SW4SE4) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter (SW¼SE¼), 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 \$60°45'51"W, a distance of 15.45 feet; thence \$42°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 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 7th day of NOV A.D., 20 17, at 4:05 o'clock O.M. Recorded in Book 2017 on Page 2712-2713

Debra Klingshows T. County Clerk
16:00 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 (SW1/4SE1/4) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter (SW\'4SE\'4) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter (SW¼SE¼), 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 (SW¼SE½), 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 (SW½SE½) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter (SW½SE½) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska; thence N00°29'38"W on the West line of said Southwest Quarter of the Southeast Quarter (SW½SE½), a distance of 72.80 feet to the Northwest corner of United States Highway 136 Right of Way as described in Deed Book 29,

BW2017. Pg 2713

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

Executed Novembe	<b>√</b> / ,2017.
Mulea Jan II Shirley Ann/Myers	ryen
STATE OF NEBRASKA	)
COUNTY OF ADAMS	) ss. )

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

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

Notary Public

## WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print: 12/04/2017

Parcel ID #: 001917200

Inspected By: TS Inspection Date: 08/17/2016

Map # : 4371-36-4-0-0-69170

Remodel Type :

Record: 1 of: 1

MOHLMAN, ALYSSA A.

Situs :1250 HWY 136
Legal :A TRACT OF LAND IN SW1/4SE1/4 36-2-11

1250 HWY 136

RED CLOUD, NE 68970-

PHYSICAL INFORMATION

: 1 - Single Family Туре

Year Built/Age : 1956 / 62 Effective Age : Quality : 30 - Average Condition : 35 - Average + Remodel Date

Arch 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

Improvement Value Lump Sums	\$82,625
Lump Sums Description : AG RESIDENTIAL	
FINAL ESTIMATE OF VALUE	\$82,625
FARM VALUATION SUMMARY	
Residence Value	\$82,625
Outbuilding Value	\$9,575
Agland Value	\$16,550
Total Value	\$108,750

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

Record: 1 of: 1 Date of Print: 12/04/2017

Map # : 4371-36-4-0-0-69170 Parcel ID #: 001917200

MOHLMAN, ALYSSA A.

Situs :1250 HWY 136 Legal :A TRACT OF LAND IN SW1/4SE1/4 36-2-11

1250 HWY 136

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

	DESC	RIPTION			
		Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,602	х	76.88	= 123,162
ADJUSTMENTS		<u>Units</u>	Unit Cost	Area Adj	Total Cost
ROOFING					
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 RECREATIONAL FINISH MINIMUM FINISH		1,147	24.48	17.53	28,079
ADJUSTED STRUCTURE COST		1602	х	113.03	= 181,074
IMPROVEMENTS		<u>Units</u>	Unit Cost	Depr	Total Cost
ATTACHED GARAGE		483	23.53	0.60	11,365
CONCRETE DRIVE		1000	3.96		3,960
OPEN SLAB		95	6.16		585
SCREEN PORCH OPEN		445	21.52		9,575

FOTAL REPLACEN	ÆNT (	COST NEW			1602	X	128.94	= 206,560
Depreciation	:	60% Total	60%	Physical Less Dep	Func reciation/P	tional lus Appre	Econor	nic (123,935)
Improvement Va								\$82,625
Outbuilding Va Land Value								\$9,575 \$16,550
ESTIMATE OF VA Value per Acre		(USING THE CO		•				\$108,750 \$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

1

1250 HWY 136

Neighborhood

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

RED CLOUD, NE

68970~

COST APPROACH - Values by Marshall & Swift

Appraisal Zone :

1000 Manual Date : 06/13

Cost Factor: 1

Code Description	Year Qua	1 Condition	Di	mension	າຮ	Roof	Cover Wal	l Floor	Units	Cost	RCN	Depr	Value
1 *ST STORAGE BIN Notes :	10	Poor	х	18 x	11			N/A	2,248	0.80	1,798	52%	865
2 *ST STORAGE BIN Notes :	10	Poor	х	18 x	11			N/A	2,248	0.80	1,798	 52%	865
3 *ST STORAGE BIN Notes :	10	Poor	х	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 META	L DIRT	2,880	4.95	14,256	52%	6,845
5 YDS YARD SHED Notes :	30	Average	8 x	10 x		GAMB	SHNGL WOOL	DIRT	80	2.50	200	32%	135
6 NV CORN CRIB/NO VAL Notes :			х	х		GABL	METAL OTHE	R DIRT	1	0.00	0	<u></u> 0 웅	0
7 NV WELL HOUSE/NO VA			х	х		GABL	SHNGL WOOL	CONC	1	0.00	0	0 g	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 AC	RE, SUBUR FARM	BLD1SU	No	_	1.00	5,765	5,765	5,765
				E	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
				C	Grass Use Totals	: 0.55		785	785
HOM1SUB	HOME SITE 1ST ACRE,	SUBURBAN HOME	HOM1SU	No	_	1.00	10,000	10,000	10,000
				I	Home Use Totals :	1.00		10,000	10,000
				I	Parcel Totals :	2.55		16,550	16,550

PAGE 1 COMMENTS	Ag Home Split W/2	7.55 Acres	
BOOK-PAGE 2017 -	27/2 DATE OF SALE		
LEGAL DESCRIPTION	Truct of Land Locati	ed in SW/4SE/14 36-2	-1/
		200 (this Sale) + Landis	
	iral	ADDRESS OF PROPERTY	•
1917XEAR	LAND	IMPROVEMENTS	TOTAL
2015	417640	79670	496710
2016	418515	94130	512 645
2017	16550	92200	108750
1917201			
2017	240055		240055
		, , , , , , , , , , , , , , , , , , ,	
SELLING PRICE 124,0	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 91-6	0002	HOUSE QUALITY 35 HOUSE CONDITION 3	
ΛΙΛ			

MOBILE HOME NA

TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
PAGE 4 PARCEL(S	5)						
BOOK-PAGE	****	<del></del>					
	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBEL
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLANI
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
101 1917201	1D1 E	1D1 P	1D1 G	161 [917201 ]	9/1200 ACRES	1G1	161
1D	1D E	1D P	1D G	16 2.73 =	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1 (2.17)	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 9,98	3D E	3D P	3D G	3G 5.21	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G 0.56	4G	4G	4G
TOTAL 9.98	TOTAL	TOTAL	TOTAL	TOTAL 8:67 08	TOTAL	TOTAL	TOTAL
CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG	GOTHER	NON-AG	ACRES	
ACRES	ACRES	ACRES	,	ACRES	ACF	RES	
1C1	1T1	1T1 2	SHELTERBELT		ROADS 191720	1917201	
1C	1T	1T 2	ACCRETION		FARM SITE 1.0	1111010	
2C1	2T1	2T1 2	WASTE		HOME SITES / . ()		
2C	2Т	2T 2	OTHER		OTHER	2.43 can	raf
3C1	3T1	3T1 2			WRP		
3C	3T	3T 2			RECREATION		
4C1	4T1	4T1 2				TOTAL A.5S	1200
4C	4T	4T 2					01710

BOOK & PAG	ge <u>d017-</u>	-2715	# PAG	ES		RANTEE MASTER NAME	"Shirle	1 A. Myr
PARCEL # FILING NUMBE	· ~~~ / / / / /	X000/6	80les			_	Revoca	ble Livi
	001809	1-11	7 <i>0</i> 80	(D) 81 3	1-11 500/681	225	Trus	+
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SALES FILE	#	<u> </u>	# PAGE	s	001812	4700/67	795	
NEIGHBORHOOD	<u> </u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	red Cloud Residéntial	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
	45				-		-	
TAX DISTRICT		<del>}</del>						
TOTAL SALE PRICE_		<u> </u>						
521 ADJUSTMENTS :	\$	-						
SOR ADJUSTMENTS	<u> </u>							
REVIEW CODE	NO							
SALES DATE_		7-201					`	*
DEED TYPE_		<u> </u>						
SALE QUAL	YËS	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	ALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
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COMMENTS	<u>-C17</u>	<u>~</u>	sey ocal	UC - L-11	y y	100		

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

The deed will not be recorded unless this statement	it is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 7					
WEBSTER - 91	Mo. 11 Day 7 Yr. 2017 Mo. 11 Day 7 Yr. 2017					
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)					
Shirley A. Myers	Sirley A. Myers Revocable Living Trust					
Street or Other Mailing Address 918 Ronan Drive	Street or Other Mailing Address 918 Ronan Drive					
City State Zip Code Hastings NE 68901	City State Zip Code Hastings NE 68901					
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? Yes ✓ No					
Email Address	Email Address					
7 Property Classification Number. Check one box in categories A and B. Check C	property is also a mobile home.					
	Property Type (C)					
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home					
✓ Unimproved	Mineral Interests-Producing Exempt					
	nd Contract/Memo Partition Sheriff Other					
	ase Personal Rep. Trust/Trustee					
Cemetery Death Certificate – Transfer on Death Executor Mi	neral  Quit Claim  Warranty					
9 Was the property purchased as part of an IRS like-kind exchange?	osure Irrevocable Trust  Revocable Trust Transfer on Death					
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary					
Yes ✓ No Court Decree Exchange Grant  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)					
Yes No	Yes NoNo					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)					
	artnership, or LLC  Self  Other					
☐ Brothers and Sisters ☐ Grandparents						
Ex-spouse Parents and Ci						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes V No \$ %					
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name					
Yes V No	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					
Ag land	Grantee					
18a ✓ No address assigned 18b  Vacant land	·					
20 Legal Description						
See attached						
21 If agricultural, list total number of acres 1, 085 7.						
22 Total purchase price, including any liabilities assumed						
23 Was non-real property included in the purchase?	ter dollar amount and attach itemized list.)					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						
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 correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and belief, true, complete, and					
Don-E Theobald	(402) 746-2774					
Sign Print or When the State of Authorized Representative	Phone Number					
The state of the s	Attorney [[/6/]7]					
here Signature of Grantee or Authorized Representative	l'itle Date ( C /					
Register of Deed's Use On						
26 Date Deed Recorded  Mo. 11 Day 8 Yr. 17 \$ Exempt # 19	ly For Dept. Use Only 28 Recording Data  BK2017, P9 2.715					

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 570 in the records of West 1996. 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

001810000 68065

The Northeast Quarter of Section 23, Township 1 North, Range 11 West of the 6th P.M., 1813500 68025 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. BK2017, Pg 2715

State of Nebraska
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 1 M. Recorded in Book 2017 on Page 37/5

Delo Klingenberger County Clerk
510.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-8-17
\$Exempt 19 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 Movembar 7, 2017.

Shirley A. Myers

STATE OF NEBRASKA, COUNTY OF WEBSTER

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

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

Notary Public.

BK2017, Pg 2720

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 day of November A.D., 20.17, at 12:10 o'clock A.B. Recorded in Book 2017 on Page 3.720 - 2.72/ Och Klingenberger County Clerk 16.00 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: 1//7//7

Shirley Anne Myers

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

Notary Public

The West 100 acres of the Southeast Quarter (SE½) 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

DK2U11, 1g a/a1

### CERTIFICATE OF DEATH OFFICE COPY ONLY

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# COVER PAGE PROPERTY TRANSFER

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		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.

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

DEPARTMENT OF REVENUE	• If addition	nal space is needed, a	dd an	attachment an	d identify	the item.			
	The deed will not be rec	orded unless this stat	emen	t is signed and	items 1-2	5 are accu	rately comple	eted.	
1 County Name	2 County Nur	nber	••••	3 Date of Sale/T	ransier		4 Date of De	ed	
•	WEBSTER - 91			Mo. 11 [	ay 9 -	Yr. 2017	Mo. 11	_ Day	Yr. 2017
5 Grantor's Name, Addre	ess, and Telephone (Please P	rint)		6 Grantee's Nar			one (Please Pr	rint)	
Grantor's Name (Seller)				Grantee's Name					
John A. Scheidele	er and Angie J. Scheid	ieler		Jennifer R. Street or Other N	Gottsch				
Street or Other Mailing Ad 4965 W Cimarron				Le (3)	Azumg Adere	mar	ian	Rd	
City	State	Zip Cod		City of 70	a c #	1 /	Slate		Zip Code
Ayr	NENE	689	925_	HESTIN	75 /	<i>V</i> S			<u> 68701</u>
Phone Number 402 - 984	1-9348			Phone Number			e a 501(c)(3) o grantee a 509(		
Email Address				Email Address			<u> </u>	·	
n/a				n/a					
7 Property Classificatio	n Number. Check one box in	categories A and B. Che			a mobile ho	ome.			
(A) Status			(B)	Property Type					(C)
[ Improved	Single Family	Industrial		Mineral Interes	ts-Nonprodu	cing	State Asse	essed	Mobile Home
✓ Unimproved	Multi-Family	✓ Agricultural		Mineral Interes	ts-Producing	l	Exempt		
☐ !OTT	Commercial	Recreational							
8 Type of Deed C	Conservator	Distribution	Lan	d Contract/Memo	Partitic	on [	Sheriff	☐ Ot	her
🔲 Bill of Sale 🔲 C	Corrective	Easement [	Lea	se	Persor	nal Rep.	Trust/Trustee		
Cemelery E	Death Certificate - Transfer on I	Death Executor [	Min	eral	Quit C	laim 🔽	Warranty		
9 Was the property purol part of an IRS like-kind	hased as 10 Type of Tran	sfer Distribution	Foreclo	sure Irrevoc	able Trust	Revocable	Trust	Transi	fer on Death
part of an IHS like-kind (I.R.C. § 1031 Exchang	exchange? Auction	Easement	Gift	Life Es	tate 🗓	Sale	1	Truste	e to Beneficiary
Yes 🗸 No	Court Dec	cree Exchange	Granto	r Trust 🔲 Partitio	n [	Satisfaction	n of Contract	Other	(Explain)
·	red in full? (If No, explain the d	ivision.)		12		<u> </u>	ed for same use	? (If No, s	state the intended use.)
Yes No					Yes	∐ No		· ·- · · · · · · · · · · · · · · · ·	
13 Was the transfer between	en relatives, or if to a trustee, a	re the trustor and beneficia	ry relat	ives? (If Yes, che	ck the appro	priate box.)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
☐ Yes ☑No	Aunt or Uncle to Niece	or Nephew 🔲 Family C	orp., Pa	artnership, or LLC	∐ Se	lf	-	Other	<del></del> .
	Brothers and Sisters	Grandpa	rents a	nd Grandchild	☐ Sp	ouse			
	Ex-spouse	Parents a	and Chi	ild	Ste	p-parent and	Step-child		
14 What is the current man	ket value of the real property?			15 Was the mort	gage assum	ed? (If Yes, s	late the amount	t and inter	est rate.)
\$155,000			1	☐ Yes	✓ No	\$		_	%
	ivide a current parcel of land?		1	17 Was transfer f	hrough a rea	al estate age	nt or a title com	pany? (If`	Yes, include the name
Yes V No				of the agent o	r title compa	iny contact.)	Yes Ruhte	er Auctio	on & Realty No
18 Address of Property				19 Name and Ad	dress of Per	son to Whom	the Tax Statem	ent Shou	ld be Sent
Ag land				Grantee					
Ay iana			1	Cidinoo					
18a 🗸 No address assign	ned 18b 📝 Vacant land								
20 Legal Description									
<del>-</del>	e Northwest Quarter (W	VNW以) of Section T	hree :	(3). Township	Four (4)	North, Rai	nae Ten (10	) West	of the 6th P.M
Webster County, Ne	ebraska, EXCEPT Blue I	Hill Ridge Subdivision	n ANI	EXCEPT tra	cts conve	yed to the	State of Ne	, braska	for highway in
Deeds recorded in E	Book 25, Page 243 and	Book 86, Page 768.				-			
21 If agricultural, list total no									
21 It agricultural, list total fil	11/100/ 0/ 00/00	,							
- 00 Total purchase price	, including any liabilities as	sumad					22		155,000 <sup>1</sup> ,00
22 total purchase price	, including any nadmines as						\$		100,000,00
23 Was non-real proper	ty included in the purchase	? 🗌 Yes 🕡 No (If Y	es, ent	ter dollar amoun	t and attac	h itemized i			
ne All III and a surple and a	sian anid for anal aniata (iia	o 00 minus lina 99\					. 24 \$		155,000,00
24 Adjusted purchase p	rice paid for real estate (lin-	e zz minus inte zo)			• • • • • • • • •		10 min 2 min 2		
25 If this transfer is exer	mpt from the documentary	stamp tax, list the exem	ption i	number		<u> </u>			
Under	penaities of law, I declare the	at I have examined this sta	tement	t and that it is, to	the best of i	my knowledg	e and belief, tru	ue, compl	ete, and
	that I am duly authorized to sig	n mis statement							
	R. Gottsch  Name of Grantee or Authorize	od Representative							Phone Number
sign ( Print or Type	Traine of Grance of Authorize	o Hebroattietta			Gra	antee		•	11/9/2017
	mufu 4	antalia:		îtle					Date
here Signature of	Granice or Authorized Repres	cindive	ı	tu <b>G</b>					
		Register of Deed's Us	e Oni	У				F	or Dept. Use Only
26 Date Deed Recorded_	27 Value of Star	np or Exempt Number		28 Recording Dat					· · ·
11 109	v 17 \$ 34	<del>2</del> 75	١.	コロコ	to c	2717			

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this Gff day
of November A.D., 2017, at 4:15
o'clock M. Recorded in Book SDL7
on Page 3717

DB Thingus bosson County Clerk
#10.00 Deputy
Ind Comp Assessor Carded

Book 2017, Pg 2717

STA	DOCUMENTARY
Date 11-9-17	
\$_348.7 <i>5</i>	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 (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.

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.

| Compared to the second of th

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

Notary Public

SELLING PRICE 155, DOO	AD U OTA ADAM	ASSESSOR	ADJUSTED
	ADJUSTMENT	ADJUSTMENT	SELLING PRICE

SCHOOL BASE # 9/- 0074

HOUSE QUALITY

HOUSE CONDITION

DATE OF CONSTRUCTION

MOBILE HOME

TOTAL	TOTAL	4A F P TOTAL	4A K P TOTAL	4A R P	TOTAL	TOTAL	4A U P TOTAL
PAGE 4 PARCEI						-	
BOOK-PAGE							
	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBEL
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAN
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1 0.42	1D1 E	101 P	1D1 G	1G1	1G1	<b>1</b> G1	1G1
1D	1D E	1D P	1D G	1G	1G .	1G	1G
2D1 0.98	2D1 E	2D1 P	2D1 G	2G1 26.98	2G1	2G1	2G1
2D 0.21	2D E	2D P	2D G	<sup>2G</sup> /4.83	2G	2G	2G .
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D 13.55	3D E	3D P	3D G	3G 19.88	3G	3G	3G
4D1.	4D1 E	4D1 P	4D1 G	4G1 0.26	4G1	4G1	4G1
4D	4D E	4D P	4D G	46 4.57	4G	4G	4G
TOTAL 15.14	TOTAL	TOTAL	TOTAL	TOTAL 47.52	TOTAL	TOTAL	TOTAL
CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	Ac	G OTHER	NON	-AG ACRES	
ACRES	ACRES	ACRES		ACRES		ACRES	
1C1	1T1	1T1 2	SHELTERBELT		ROADS O.	9.3	
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	<b>4</b> T	4T 2					<b>5.</b>
TOTAL	TOTAL	TOTAL	TOTAL		TOTAL 0.9	7 TOTAL / 7 //	)

## WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Map #

4133-3-2-0-0-66110

1

Date of Print: 11/29/2017

Parcel # : 001701000

Current Owner: GOTTSCH, JENNIFER R.

Tax District 185 Neighborhood Greenbelt Area/Date NO

6130 N MARIAN RD HASTINGS, NE 68901-

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% SLO	P 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, OCCASIONALL	Y 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
				I	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, OCCASIONALL	Y 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
				1	Road Use Totals	: 0.93		0	0
				1	Parcel Totals :	63.61		102,400	102,400

## COVER PAGE PROPERTY TRANSFER

, ADDC STAMP.	Exemp	5B	_	tax/lien		<del></del>		
Males File	275	5	# PAGES	S				
NEIGHBORHOOD #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	60\$	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	,1000	1005
	ROSEMONT COMMERCIAL / NO SITÉ	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		DUDAL DECEDERMAN	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
Į			<u> </u>			•	SUBURBAN.	mlu
TAX DISTRICT_	_5					AC	y land 220,8 ALL 9	20
TOTAL SALE PRICE	30 <u>2,</u>	<u>575                                   </u>				•		vac c
21 ADJUSTMENTS S	<u> </u>						ALC 9	
DR ADJUSTMENTS S	<u> </u>							
REVIEW CODE	NO							
SALES DATE_	10-19	9-17						
DEED TYPE_	QCI	>						
SALE QUAL	(Tub)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC.	ROS	RUR
1	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

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

*Fb_a_alI	will not be recorded	loce this statemen	t is signed and items 1.0	25 are accurately completed.	<u> </u>
	2 County Number	iless iilis statemen	3 Date of Sale/Transfer	4 Date of Deed	
1 County Name	STER - 91		Mo. 10 Day 19		, <u>19 yr. 17</u>
5 Grantor's Name, Address, and Tele				s, and Telephone (Please Print)	
Grantor's Name (Selier)	priorie (Frede Frint)		Grantee's Name (Buyer)	<del>-,</del>	
Marilyn J. Jeffery			JJS Farms LLC		
Street or Other Mailing Address 204 First Street Northbrand			Street or Other Mailing Addr 2855 78th Road		- Zi- Codo
City Burr Oak	State KS	Zip Code 66936	City Burr Oak	State KS	Zip Code 66936
Phone Number (785) 647-8231			Phone Number (785) 647-5141	Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	
Email Address			Email Address		
7 Property Classification Number. C	heck one box in categorie	s A and B. Check C i	f property is also a mobile h	nome.	
(A) Status		(B)	Property Type		(C)
Improved Single F	amily Industr	ial [	Mineral Interests-Nonprod	ucing State Assessed	Mobile Home
Unimproved Multi-Fa	- = -	_	Mineral Interests-Producin	g Exempt	Į.
IOLL Comme	rcial Recrea				7
8 Type of Deed Conservator Bill of Sale Corrective Cemetery Death Certific	tate – Transfer on Death	Distribution Lar  Easement Ler  Executor Mir	=	onal Rep. Trust/Trustee	Other
Was the property purchased as		Distribution Forecl			ansfer on Death
part of an IRS like-kind exchange?		Easement Gift	Life Estate		ustee to Beneficiary
(I.R.C. § 1031 Exchange) Yes		=	or Trust Partition	= =	ther (Explain)
11 Was ownership transferred in full? (If	f No, explain the division.)		· · -	state purchased for same use? (If I	vo, state the intended use.)
✓ Yes No			\Yes	✓ No	
13 Was the transfer between relatives, of	•	_		_	
=	or Uncle to Niece or Nephev	=	= =	elf Uth	er
<del></del>	ners and Sisters	Grandparents	=	pouse	
	oouse	Parents and Cl		tep-parent and Step-child med? (If Yes, state the amount and	interact rate )
14 What is the current market value of t	tie real property?		Yes V No	\$	%
\$302,575  16 Does this conveyance divide a current	nt parcel of land?			eal estate agent or a title company	
Yes No			of the agent or title comp	pany contact.) Yes	✓ No
18 Address of Property			19 Name and Address of Pe	erson to Whom the Tax Statement S	hould be Sent
			Todd Jeffery		
_	_		2855 78th Road		
18a No address assigned 18b	✓ Vacant land		Burr Oak, KS 66936		
20 Legal Description					
South Half of the Sout	h Half (S1/2S1/2	) of Section T	hirty-two (32), To	wnship One (1) Nort	h, Range
Nine (9), West of the 6	Sth P.M., Webste	r County, Nel	oraska.		
od 15	res 160.00 .				
21 If agricultural, list total number of acr	es				
22 Total purchase price, including	any liabilities assumed .				302,575,00
				\$	
23 Was non-real property included	I in the purchase? LYe	s [∡] No (If Yes, er	nter dollar amount and atta	ch itemized list.) 23	
24 Adjusted purchase price paid for	or real estate (line 22 min	us line 23)	ه م	24	302,575,00
25 If this transfer is exempt from the	ie documentary stamp ta	x, list the exemption	number 5 D		
	of law, I declare that I have only authorized to sign this state.		nt and that it is, to the best o	f my knowledge and belief, true, co	omplete, and
Marilyn J. Jeffery	<u></u>				(785) 647-8231 Phone Number
sign Print or Type Name of G	fantee or Authorized Represe	entative	Manager	JJS Farms LLC	Phone Nulliber
Signature of Country	Authorized Representative	<del></del>	Title	JOO I GITTIO LLO	Date
nere ' Signature of Grange of .	0 0.500	]	.,.		11-6-17
oo Dala Dala Dala 12		r of Deed's Use Or			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exe		28 Recording Data BW 2017, Po	2722	
Mo Day Yr	\$ Exempt 3	עמ	NU OU II, FO		Rev. Stat. && 76-214, 77-1327(2)

State of Nebraska ss. County of Webster

County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of Nov A.D., 20 17, at 12:55 o'clock P.M. Recorded in Book 2017 on Page 2122 Debra Kungenberger County Clerk 10.00 Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11/14/17
\$ LAMP 5B By Day

BK 2017, Pg2722

# 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

State of Kansas,

SS:

County of Cloud,

The foregoing instrument was acknowledged before me this 1941 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:



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

J N	No. PR17-9
)	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.
- 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: <u>4-3-17</u>, 2017.

000027242045

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

(402) 879-4751

Marilyn J. Jeffery

Executrix

204 First Street, Northbranch

Burr Oak, KS 66936

**FILED** 

APR 1 3 2017

BY CLERK OF WEBSTER COUNTY COURT

# WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 12/04/2017

Parcel #

: 001013300

Current Owner:

JJS FARMS, LLC

Map # Tax District 4487-32-4-0-0-60825

2855 78TH ROAD

Neighborhood

5

BURR OAK, KS 66936-

Greenbelt Area/Date

1 NO

Bollit OAR, RS 00330

04/0054/4 00 4

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% SLC	P GRAS	<b>1</b> G	No		7.00	1,425	9,975	9,975
2670	HOLDREGE SILT LOAM, 3-7% SLC	P GRAS	2G	No		6.60	1,425	9,405	9,405
2671	HOLDREGE SILT LOAM, 3-7% SLO	P GRAS	3G1	No		12.10	1,425	17,245	17,245
					Grass Use Total	s: 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

Map # ` Tax District 4487-32-3-0-0-60820

2855 78TH ROAD

Neighborhood

5

2855 78TH ROAD BURR OAK, KS 66936Greenbelt Area/Date

1 NO

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

Soil Symbol	Soil Name	_and Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2669	HOLDREGE SILT LOAM, 1-3% SLPE	GRAS	1.G	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	3 : 78.00		111,150	111,150
ROAD	COUNTY ROAD	ROAD	ROAD	No		2.00	0	0	0
				1	Road Use Totals	: 2,00		0	0
				1	Parcel Totals :	80.00		111,150	111,150

## **COVER PAGE PROPERTY TRANSFER**

PARCEL # FILING NUMBE		30500/	1918D -				Jamie Reima	+ christ
DOC STAMP	s 141.5	15	_	tax/lien				-
SALES FILE :	= 276	?	# PAG	ES	_			
NEIGHBORHOOD A	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	S15	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES E COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	E INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL 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	00000	RURAL RESIDENTIAL	,
Ĺ	195					Appraisa	SUBURBAN	
TAX DISTRICT_	(-2.5	<u>ማ</u> ረ				, 20		
OTAL SALE PRICE_	(0010							
1 ADJUSTMENTS <u>S</u>								
R ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	11-0	9-201	7					
DEED TYPE	JI	WD_	<del></del>					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<b>D</b> /	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOT TO BE USED. A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
		!	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL



Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.				
1 County Name 2 County Number NUCKOLLS - 65	3 Date of Sale/Transfer  Mo Day Yr 4 Date of Deed  Mo Day Yr T				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	<del>-</del>			
Grantor's Name (Seller)	Grantee's Name (Buyer) Jamie Reiman & Christine Reiman	······································			
Shane R. Faimon Street or Other Mailing Address 320 East 1st Street	Street or Other Mailing Address 1109 W Seward				
City State Zip Code Lawrence NE 68957	City State Blue Hill NE	Zip Code 68930			
Phone Number	Phone Number   Is the grantee a 501(c)(3) organiza	tion? Yes No			
(308) 627-0915 Email Address	(402) 984-4820 If Yes, is the grantee a 509(a) foun Email Address	dation? 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 (E	3) Property Type	(C)			
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home			
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt				
8 Type of Deed Conservator Distribution La	and Contract/Memo Partition Sheriff	Other			
	ease Personal Rep. Trust/Trustee				
		nsfer on Death			
part of an IRS like-kind exchange? Auction Easement Gift		stee to Beneficiary			
	tor Trust Partition Satisfaction of Contract Oth	er (Explain)			
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If N	o, state the intended use.)			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)				
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Othe	r			
Brothers and Sisters Grandparents	and Grandchild Spouse				
Ex-spouse Parents and C					
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)			
\$62,500  16 Does this conveyance divide a current parcel of land?	Yes V No \$	/If Vos. include the name			
Yes No	of the agent or title company contact.) Yes Montgome	ry Auction & 5 No			
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St				
202 W Saline Street Blue Hill. NE 68930	Grantee				
18a No address assigned 18b Vacant land					
20 Legal Description		<del></del>			
Lots One (1) and Two (2), Block "A", in Nelson's Su Webster County, Nebraska	bdivision of Rohrer's Addition to the Ci	ty of Blue Hill,			
21 If agricultural, list total number of acres					
22 Total purchase price, including any liabilities assumed	\$	62,500,00			
23 Was non-real property included in the purchase?  Yes  No (If Yes, e	enter dollar amount and attach itemized list.)	<u> </u>			
24 Adjusted purchase price paid for real estate (line 22 minus line 23) $\dots$		62,500,00			
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number <u>n/a</u> .				
Under penalties of law, I declare that I have examined this statement	ent and that it is, to the best of my knowledge and belief, true, co	nplete, and .			
correct, and that I am duly authorized to sign this statement.  Jamie Reiman &/or Christine Reiman		(402) 984-4820			
Sign Print of Type Name of Grantee or Authorized Representative		Phone Number			
here Signature of Grantee or Authorized Representative	Title	Date			
Register of Deed's Use O	nly	For Dept. Use Only			
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	•			
Mo. 11 Day 17 Yr. 17 \$ 141.75	BK2017, Pg 2766	y Stat 56 76-214 77-1327(2)			

BK2017, Pg 2766

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of Navember A.D., 2017, at 3:07 o'clock M. Recorded in Book 2017 on Page 2.766

Deb Kingenberger County Clerk 10.00 & B. 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 w persons;	vill defend title to the real estate against the lawful claims of all
Executed the 9th day of	November, 2017
Mane R. Faircon Shane R. Faimon	Belhany Faimon
STATE OF NEBRASKA ) )ss.	
COUNTY OF NUCKOLLS )	
The foregoing instrument was acknowle	edged before me by Shane R. Faimon on the 17th day of November, 2017.
GENERAL NOTARY - State of JENNIFER M. J. My Comm. Exp. June (SEAL)	ENSEN
STATE OF NEBRASKA )	
)ss. COUNTY OF NUCKOLLS )	
· ·	edged before me by Bethany Faimon on the Ahday of November 2017.
GENERAL NOTARY - State of Nebra JENNIFER M. JENSE My Comm. Bop. June 19, 20	Denviser Wiensen  Print Name
(SEAL)	My Commission Expires: 6-19-2018

#### WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record: 1 of:

Adjustments :

1

Date of Print: 12/04/2017

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

Legal :LOTS 1 & 2 BLOCK A BLUE HILL NELSON

1109 W SEWARD ST ADDITION

BLUE HILL, NE 68930-0000

LOT INFORMATION

Neighborhood : 300 BLUE HILL

Lot Width : 55 Value Method: SF
Lot Depth : 135 # of Units : 7425
Topography : LEVEL Amenities Unit Value : 0.25

Street Access : BL, PW, C&G, A

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

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

Situs :202 W SALINE ST Legal :LOTS 1 & 2 BLOCK A BLUE HILL NELSON REIMAN, JAMIE J & CHRISTINE L

1109 W SEWARD ST ADDITION

68930-0000 BLUE HILL, NE

COST APPROACH - Values By Marshall & Swift

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

	DESCR	<u>IPTION</u>			
		Square fee	t. Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,358	x	76.47	= 103,846
ADJUSTMENTS ROOFING		Units	Unit Cost	Area Adj	Total Cost
SUBFLOOR HEATING & COOLING		1 250	(0.70)	(0.20)	(520)
		1,358	(0.39)	(0.39)	(530)
PLUMBING Base is: 9	(under base)	2	1176.67	(1.65)	(2,241)
BASEMENT COST  PARTITION FINISH  RECREATIONAL FINISH		796	17.51	10.27	13,940
MINIMUM FINISH		391	7.24	2.08	2,831
ADJUSTED STRUCTURE COST		1358	x	86.78	= 117,847
<u>IMPROVEMENTS</u>		Units	Unit Cost	Depr	Total Cost
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			535
OPEN PORCH W/ROOF		132			2,400
OPEN SLAB		20	7.04	•	140
OLDM SHAD		20	7.04		140

TOTAL REPLACEM	ENT (	COST 1	NEW			1358	x	95.45 =	129,615
Depreciation	:	41%	Total	41%	Physical	Funct	ional	Economi	.c
					Less Depr	reciation/Pl	us Appre	ciation :	(53,140)
Improvement Va	lue								\$76,475
Land Value									\$1,850
									6,625 *
Lump Sums					DD O Z CTT\				\$84,950
Lump Sums ESTIMATE OF VA	LUE	(USIN	G THE COS	I. Abi	PROACH) .				\$84,950

PAGE 1 COMMENTS	7		
BOOK-PAGE 2017-	2766 DATE OF SALE	11-9-2017	
LEGAL DESCRIPTION LO	5 142 Block A. M	Jelson's Addition to	Blue Hill
	00 3 30500		
ASSESSOR LOCATION Blu		ADDRESS OF PROPERTY 302	Wsaline
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1850	72 700	74550
2016	1850 1850	83100 83100	84 950
SELLING PRICE (02,50	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 91-0	<u>нои</u>	SE QUALITY 30 HOUSE CONDITION 3	5 <sup>†</sup> DATE OF CONSTRUCTION 1907

## **COVER PAGE PROPERTY TRANSFER**

FILING NUMBE	00/300/	00000	2660			_	10	Lololo
DOC STAMP	s Eveni	ot	<u> </u>	tax/lien		<del></del>		www
SALES FILE	277	7	#PAGE	s	_			
NEIGHBORHOOD (	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
\	ROSEMONT COMMERCIAL / NO SITÉ	INAVALE W/HOME	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	· · · · · · · · · · · · · · · · · · ·
TAX DISTRICT_	150						<u>-</u>	
TOTAL SALE PRICE_	$ \leftarrow$							
521 ADJUSTMENTS \$	:							
- SOR ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE_	<u> </u>							
DEED TYPE	DTQ	CD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	<u>(1)</u>	5			
3	USABILITY	AS ADJUSTED		ALE NOT TO BE USED A	ļ			
LOCATION CODE	8H	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
ļ						L		1

## NEBRASKA Good Life, Great Service.

## Real Estate Transfer Statement

277

FORM **521** 

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

• To be filed with the Register of Deeds. • Read instructions on reverse side · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number Mo. \_\_11 Mo. 10 Day 26 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Merle A. and Janis K. Schmieding Merle A. and Janis K. Schmieding Street or Other Mailing Address Street or Other Mailing Address 365 Kansas Street 365 Kansas Street Zip Code Zip Code City Utica 68456 Utica NE 68456 NE Is the grantee a 501(c)(3) organization? Phone Number (402) 643-0124 Phone Number Yes ✓ No Yes ✓ No (402) 643-1024 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Agricultural ✓ Unimproved Multi-Family Mineral Interests-Producing Exempt TIOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other\_ Bill of Sale ✓ Corrective Easement Personal Rep. Trust/Trustee Lease Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral Warranty Irrevocable Trust Revocable Trust 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Transfer on Death part of an IBS like-kind exchange? Easement Auction Gift Life Estate Trustee to Beneficiary (I.R.C. § 1031 Exchange) \_\_\_ Yes Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) ✓ No Court Decree 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ∏ No √ Yes □No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Self √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other | Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$382,665 □ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Grantee Box 6 18a No address assigned 18b 🔽 Vacant land 20 Legal Description All that portion of the Northeast Quarter of Section 1, Township 4 North, Range 9, West of the 6th P.M., Webster County, Nebraska, lying Southwesterly of the former Missouri Pacific Railroad right of way 21 If agricultural, list total number of acres 22 23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 23 0010 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{4}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 643-4581 Michael G. Mullally, P.C., L.L.O. Print or Type Name of Grantee or Authorized Representative Phone Number sign Attornev Signature of zed Representative For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded Stamp or Exempt Number 28 Recording Data

. Day <u>20 Yr. 2017</u>

State of Nebraska 3ss.  County of Webster 3ss.  Bload 17. Pg 2785	
Entered on the numerical index and filed for record in the Clerk's office of said county this add day of Nov A.D., 20 17, at 10:51 o'clock A.M. Recorded in Book 20:77 on Page 2785  Debra Klungenberge County Clerk  10.00 OMA Deputy Ind Comp Assessor Carded Support Carded Support Assessor Carded Support Assessor Carded Support Carded Support Assessor Carded Support Assessor Carded Support Carded Support Assessor Carded Support Car	
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,	1
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 rea estate (as defined in Neb. Rev. Stat. 76-201):	l
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 a Book 2017, Page 2609 of the Deed Records of the Webster County Clerk. That Deed shows the Grantee's name as Merke K. Schmieding, but the correct name should have been Merle A. Schmieding.	t ÷
Executed November 9, 2017.	
Mule a Schmieding Janis K. Schmieding MERLE A. SCHMIEDING  JANIS K. SCHMIEDING	
STATE OF NEBRASKA ) )SS COUNTY OF SEWARD )	
The foregoing instrument was acknowledged before me on	

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

BOOK & PAG	GE 2017	-2795	#PAG	SES	_	GRANTEE MASTER NAME	ames	cody +
PARCEL FILING NUMBE		05900/	66415	9-4-	10		Jodi L	. ህሲስ
	70031	8500/7	7880-	House 1	222341	- 9170/	Eric	Ksan
	#027	50	_	h/lian		10270	س مطل	<u> </u>
DOCSTAME	- 100	00		tax/lien	. \ 1 -	- -n=anl	47315	3
SALES FILE	# <u>278</u>		# PAG	es <u>∬@</u>	W 001	100 400		
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 SITÉ	E INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	. RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
ļ	101-					Appraisof Ag-Ti	SUBURBAN	X Blue Hill
TAX DISTRICT_	183	~				Aq-TI	ust "	
TOTAL SALE PRICE_	412,	000_						
521 ADJUSTMENTS	\$	****	<u></u>					
SSESSOR ADJUSTMENTS <u>\$</u>	ş							
REVIEW CODE	NO							
SALES DATE_	11-16	1-2017						
DEED TYPE_	JTU	1D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<u> </u>	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	SALE NOTTO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Split	Wloor	705900	)				

#### NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

1 County Name

FORM 521

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

**Real Estate Transfer Statement** • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer Mo. 11 Day 16 Yr. 2017 Mo. 11 Day WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)

	`		0			
Grantor's Name (Selle Verlin D. Rose a	<sup>r)</sup> and Mildred Jane Rose		Grantee's Name (Buyer) James Cody Erickson and Jodi I	Lvnn Erickso	on	
Street or Other Mailing	Address		Street or Other Mailing Address			
812 Madden Ro	1. State	Zip Code	309 Prospect St.	State	Zip Code	
Hastings	NE	68901	Blue Hill	NE	68930	
Phone Number (402) 984-7358				501(c)(3) organiz ntee a 509(a) four		
Email Address			Email Address			
7 Property Classifica	ation Number. Check one box in cat	egories A and R. Check C i	f property is also a mobile home			
(A) Status	ation number. Officer one box in car		Property Type		(C)	
✓ Improved	✓ Single Family	Industrial	Mineral Interests-Nongroducing	State Assessed	Mobile Home	
Unimproved	Multi-Family	Agricultural [	Mineral Interests-Producing	Exempt		
☐ IOLL	Commercial	Recreational				
8 Type of Deed	Conservator		<b>=</b> =	eriff	Other	
Bill of Sale	Corrective	Easement Lea		st/Trustee		
Cemetery _	Death Certificate – Transfer on Dea	<del>_</del>		urranty		
9 Was the property p part of an IRS like-	kind exchange?	r ☐ Distribution ☐ Forecl☐ Easement ☐ Gift	osure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Sale	=	ansfer on Death ustee to Beneficiary	
(l.R.C. § 1031 Exch ☐ Yes	***··9**/   <del>     </del>	= =		Contract \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
11 Was ownership tran	sferred in full? (If No, explain the divis		12 Was real estate purchased for		<u> </u>	
·	No		Yes No			
	_	_	tives? (If Yes, check the appropriate box.)			
Yes _✓	=		eartnership, or LLC Self	Othe	er	
	☐ Brothers and Sisters ☐ Ex-spouse	☐ Grandparents a ☐ Parents and Ch	= :	n ahild		
14 What is the current r	narket value of the real property?	Falents and Ci	iild Step-parent and Ste  15 Was the mortgage assumed? (If Yes, state	<u> </u>	ntoract rate \	
\$4 <del>25,596</del> 412	_				•	
	e divide a current parcel of land?		17 Was transfer through a real estate agent or	a title company?	(If Yes, include the name	
Yes 🔽	No		of the agent or title company contact.)	Yes <u>Prairie Titl</u>	e No	
18 Address of Property			19 Name and Address of Person to Whom the	Tax Statement S	hould be Sent	
309 Prospect	t St., Blue Hill Ne 6893	30	Grantee			
18a No address as	signed 18b Vacant land					
20 Legal Description	signed 180 Vacant land					
See Attachm	ent					
Oce Allacinii	CIII					
21 If agricultural, list tota	al number of acres	·				
	<del></del>			[ [\$	<del>4/2000.05</del>	
22 Total purchase pr	ice, including any liabilities assur	ned		22	4 <del>25,000 0</del> 0	
23 Was non-real pro	perty included in the purchase?	☐ Yes ☐ No (If Yes, er	ter dollar amount and attach itemized list.)	23  \$	] ]	
\$ 405,00010						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						
	exempt from the documentary sta					
	der penalties of law, I declare that I and that I am duly authorized to sign th		nt and that it is, to the best of my knowledge ar	id belief, true, co	mplete, and	
James	s Cody Erickson				(719) 216-5125	
Sign Print or	ype Name of Grantee or Authorized F	Representative	2		Phone Number	
sign		N.	Grantee		11-16-2017	
here '	e of Grantee or Authorized Represent	ative	Title		Date	
	Re	gister of Deed's Use On	ly		For Dept. Use Only	
26 Date Deed Recorded	27 Value of Stamp	or Exempt Number	28 Recording Data			

\_ <sub>Day</sub> <u>20 \_</u>Yr, <u>2017</u>

927.00

#### Exhibit A

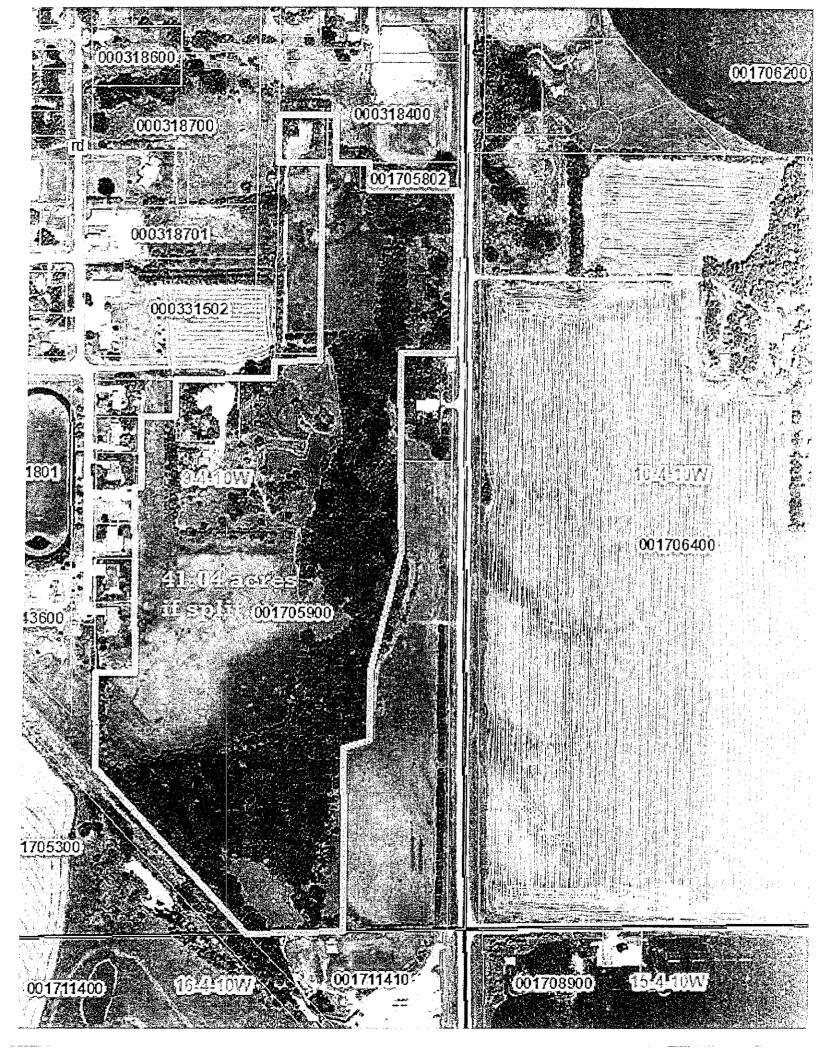
A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 10 WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, REFERRING TO DEED BOOK 2017, PAGES 1072 AND 1073, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 4 NORTH RANGE 10 WEST, 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 NO0°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 NO0°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 NO0°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 County of Webster  Entered on the  numerical index and filed for record in the  Clerk's office of said county this day  of Nov A.D., 20 17, at 12:00  o'clock D.M. Recorded in Book 2011  on Page 2795 - 279 to  Debota Hungaberes County Clerk    L. 10   Debota   Debota   Debota   Debota    Ind Comp Assessor Carded   \$ 927.00 By Debota    State   11/20/17    \$ 927.00 By Debota   State   St
Return to: Prairie Title, Inc., 420 West 5th 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:
<ol> <li>are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;</li> <li>have legal power and lawful authority to convey the same;</li> <li>warrant and will defend title to the real estate against the lawful claims of all persons.</li> </ol> Executed: Nov. 8th, 2017.
Executed: //// , 2017.
VERLIN D. ROSE  MILDRED JANE ROSE  MILDRED JANE ROSE
STATE OF NEBRASKA ) COUNTY OF Adams ) SS:
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  Notary Public

My commission expires: (2 - 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 6TH 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 NO0°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 NO0°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 NO0°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 NO0°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 NO0°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.



#### **COVER PAGE PROPERTY TRANSFER**

			_		·		1160	25
DOC STAMP	s 499.	50	_	tax/lien		<del></del>	<u> </u>	
SALES FILE	<u> </u>	19	# PAG	GES				
NEIGHBORHOOD:		100	105	200	205	300	305	400
	AGRICULTURAL	GÜIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLÉS TE COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
i	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	E INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		·	
TAX DISTRICT_	45	122		_				
21 ADJUSTMENTS <u>\$</u>								
OR ADJUSTMENTS \$				•				
REVIEW CODE	NO			•				
SALES DATE_	11-25	8-2017 D						
DEED TYPE_	w.	$\overline{\mathcal{D}}$						
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED :	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	<del>€</del>
1	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

Real Estate Transfer Statement

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

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

FORM 521

	nt is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed					
WEBSTER - 91	Mo. 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 State Zip Code Hastings NE 68901	City State Zip Code Red Cloud NE 68970					
Phone Number 402 - 746 - 0271	Phone Number   Is the grantee a 501 (c)(3) organization?   Yes   V No   No   No   No   No   No   Yes   V No   No   No   No   No   No   No					
Email Address	Email Address					
The control of t	n/a					
	Property Type (C)					
☐ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Horne					
✓ Unimproved Multi-Family ✓ Agricultural    IOLL	Mineral Interests-Producing Exempt					
	und Contract/Memo Partition Sheriff Other					
Bill of Sale Corrective Easement Le	ease Personal Rep. Trust/Trustee					
	neral					
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)    Auction   Easement   Gift	Life Estate Sale Trustee to Beneficiary					
Yes No Court Decree Exchange Gran  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)					
✓ Yes	✓ Yes					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel						
	Partnership, or LLC Self Other					
	and Grandchild Spouse					
Ex-spouse Parents and C						
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?	17 Was transfer through a real estate agent or a title company? (If Yes, include the game					
✓ Yes  No	of the agent or title company contact.)  Yes Ruhter Auction & Realty No					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
Ag Land	Grantee					
18a ✓ No address assigned 18b ✓ Vacant land						
20 Legal Description						
See Attached Exhibit "A"						
Qio+-						
21 If agricultural, list total number of acres941						
22 Total purchase price, including any liabilities assumed						
23 Was non-real property included in the purchase?  Ves  No (If Yes, enter dollar amount and attach itemized list.)						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						
25 If this transfer is exempt from the documentary stamp tax, list the exemption						
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and					
Lizabeth L. Rasser, President, Rasser Farms, Inc.	(402) 746-2754					
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number					
maran a Hasser, 1,100.	Grantee /1-28-17					
here Signature of Grantee or Authorized Representative	Title Date					
Register of Deed's Use O						
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data					
Mo. 11 Day 48 Yr. 11 9 799.30  Vebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)					

#### 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 6th 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 6th 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 6th 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 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 1:10 o'clock P M. Recorded in Book 200 ingenberger County Clerk 5月 Deputy Carded Comp.

NEBRASKA DOCUMENTARY

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

#### WARRANTY DEED

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

See Attached Exhibit "A"

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:
- (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 27, 2017.

STATE OF NEBRASKA

) ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on November 27, 2017 by Shirley Ann Myers, also known as Shirley Anne Myers and Shirley A. Myers, a single person.

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

Notary Public

#### 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 6th 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 Ouarter 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 6th 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 6th 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.

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County	of Webs	iter 🖍	•		
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Clerk's	office o	f said co	ounty t	his <u>28</u>	day
ofNove	mber .	A.D., 2	0 <u>/ Z</u>	_ at <u>/</u> :	<u>ಒ</u>
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122.0	<u> </u>				
Ind	Comp_	Asses	sor	Carde	:d

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

#### **EASEMENT**

#### 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 (NE¼) 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 (SE¼) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th 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, Trustee

Lizabeth L. Rasser, President

Page 2 of 3 pages

STATE OF NEBRASKA )
)ss. COUNTY OF Adem 5 )
The foregoing instrument was acknowledged before me on <u>Absember 27</u> , 2011 by Shirley A. Myers, Trustee of the Shirley A. Myers Revocable Living Trust.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021  Notary Public
·
STATE OF NEBRASKA )
) ss. COUNTY OF <u>Nabster</u> )
The foregoing instrument was acknowledged before me on <i>November 2</i> 82011 by Lizabeth L. Rasser, President of Rasser Farms, Inc., a Nebraska corporation.
GENERAL MOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021  No. 10 11 11 11 11 11 11 11 11 11 11 11 11

#### COVER PAGE PROPERTY TRANSFER

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COMMENTS SPITT/, New Owners own lot next	- to it.



### Real Estate Transfer Statement

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

FORM **521** 

. If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. \_ 11 Mo. 11 Day 10 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) <sup>Grantee's</sup> Name (Buyer) Kennard L. Zimmerman and Janice K. Barton Zimmerman Grantor's Name (Seller) Plowshare, L.L.C Street or Other Mailing Address 1628 Road Z Street or Other Mailing Address P.O. Box 519 <sup>City</sup> Hastings Zip Code State Zip Code <sub>City</sub> Blue Hill 68902 68930 V No V No Phone Number 309 - 440 Is the grantee a 501(c)(3) organization? Phone Number (402) 984-7744 If Yes, is the grantee a 509(a) foundation? Yes Email Address adam@agriaffiliates.com Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Industrial Mobile Home Single Family Mineral Interests-Nonproducing State Assessed Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt | IOLL Commercial Recreational Land Contract/Memo Sheriff Other Distribution 8 Type of Deed Conservator Partition Trust/Trustee Lease Bill of Sale Corrective Easement Personal Rep. Mineral Quit Claim Cemetery Death Certificate - Transfer on Death Executor √ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Easement Life Estate ✓ Sale Trustee to Beneficiary ☐ Yes √ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ☐ No √ Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 14. What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) **V** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) √ Yes ☐ No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Kennard Zimmerman Rural Webster County, Nebraska 1628 Road Z Blue Hill, Nebraska 68930 18a 🗸 No address assigned 18b 🗸 Vacant land 20 Legal Description See Attached 0.36 21 If agricultural, list total number of acres 3.500!00 22 Total purchase price, including any liabilities assumed . . . . . . . . . . 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 3,500100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement./ Phone Number Print or Type Name of Grantee or Authorized Representative Par Grantee Date Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded BKƏ017, Pg 2870-2871 \_ Day **28** Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

001702 003

#### **Attachment to 521 Transfer Statement**

#### 20. Legal Description:

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.

State of Nebraska Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 38 day of Absenber A.D., 2017, at 1:30 o'clock P. M. Recorded in Book 2017 on Page 3870-3871

Oeb Klingenberger County Clerk

5/6.00 B. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-28-17
\$ 9.00 By BB

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.

EXECUTED: NOV. 28 , 2017.
PLOWSHARE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY BY: ADAM D. PAVELKA, SOLE MEMBER-MANAGER
STATE OF NEBRASKA ) ) ss. COUNTY OF ADAMS )
The foregoing instrument was acknowledged before me on the
GENERAL NOTARY - State of Nebraska ERICA L. ADAMS My Comm. Exp. February 26, 2021  Notary Public

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

281

FORM **521** 

• If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number WEBSTER - 91 Day \_ 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Selfer) Trustee of John D. & Beverly A. Granstrom Revocable Trust James J. and Jody L. Granstrom Street or Other Mailing Address PO Box 176 Street or Other Mailing Address 17535 W. Pony Express Rd. city Holstein Zip Code State Zip Code State NE 68950 68950 Holstein Phone Number (402) 756-5893 √ No Is the grantee a 501(c)(3) organization? Phone Number (402) 469-7400 If Yes, is the grantee a 509(a) foundation? Emeil Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status State Assessed Mobile Home Industrial Mineral Interests-Nonproducing Single Family Improved ☐ Exempt √ Unimproved Mineral Interests-Producing Mutti-Family Agricultural IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff 8 Type of Deed ☐ Conservator Bill of Sale Easement Lease Personal Rep. Trust/Trustee Corrective Mineral Quit Claim √ Warranty Cometery Death Certificate - Transfer on Death Executor Irrevocable Trust 🗸 Revocable Trust · Was the property purchased as part of an IRS like-kind exchange? Transfer on Death 10 Type of Transfer Elstribution Foreclosure Life Estate Trustee to Beneficiary Fasement Auction (i.R.C. § 1031 Exchange) Partition Satisfaction of Contract Other (Explain) Court Decree Yeş √ No. Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes □ No. √ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Self Other Family Corp., Partnership, or LLC √
Yes Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse Brothers and Sisters ▼ Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$2,157,390 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.) Yes Yes √ Na 18 Address of Property 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 18a V No address assigned 18b Vacant land 20 Legal Description See attached. 480.49 21 If agricultural, list total number of acres 0,00 22 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter collar amount and attach itemized list.) 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . 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. (720) 943-1095 Julie M. Karavas Phone Number Print or Type Name of Grantee or Attorney (Bar# 22432) here For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 2017 Nov 29 09:21 AM Ex05b Book 2017 Page 2872 Day

#### 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

The West Quarter (NW 1/4) of Section Thirty-Three (33), Township Three (3)
North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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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

Investion

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

, 20 E

Jødy L. Granstrom

State of Nebraska )
County of <u>Stars</u> )
The foregoing instrument was acknowledged before me on the day of through satisfactory evidence as required by law.
GENERAL NOTARY - State of Nebraska JANELLE K. HOVIE My Comm. Exp. June 29, 2021  Notary Public
State of Nebraska )
County of Adams )
The foregoing instrument was acknowledged before me on the Aday of through satisfactory evidence as required by law.
GENERAL MOTARY - State of Nebraska JANELLE K. HOVIE My Comm Exo. June 29, 2021  Notary Public

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	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
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# 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.

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521

The deed v	vill not be recorded	unless this statemer	nt is signed and iter				
1 County Name	2 County Number		3 Date of Sale/Transf		Date of Deed		
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5 Grantor's Name, Address, and Telep	hone (Please Print)		6 Grantee's Name, A	Address, and Telephon	e (Please Print)		
Grantor's Name (Seller) Cynthia S. Gottsch, PR of e	state of Matthew	R. Gottsch	Grantee's Name (Buy Zachary L. Go	ttsch (see attac	hed for additi	onal Grantee	es)
Street or Other Mailing Address 6130 North Marian Road			Street or Other Mailir 6130 North Ma	ng Address			
City Hastings	State NE	Zip Code 68901	City	-466-6143	State NE		8901
Phone Number (402) 463-3208			Phone Number (402) 403-3204	Is the grantee a	a 501(c)(3) organiza antee a 509(a) four		√ No No
Email Address cindyg@gtmc.net			Email Address cindyg@gtmc.r	net			
7 Property Classification Number. Ch	eck one box in catego	ries A and B. Check C i					
(A) Status		(B	) Property Type			(C)	
Improved Single Fa Unimproved Multi-Fam	nily 🔽 Agri	strial [ cultural [ reational	Mineral Interests-No		State Assessed Exempt	Mobile	e Home
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9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Yes No 11 Was ownership transferred in full? (If I	10 Type of Transfer Auction Court Decree	Distribution Forec Easement Gift Exchange Grant	losure Irrevocable Life Estate or Trust Partition 12 Was	Trust Revocable Tru Sale Satisfaction o s real estate purchased Yes No	ıst ∏Tra ∏Trı f Contract ✔ Ot	ansfer on Death ustee to Beneficiar her (Explain) <u>estate</u> lo, state the intend	to heir
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	rs and Sisters	Grandparents	and Grandchild	Spouse			
Ex-spo	use	Parents and C	hild	Step-parent and St	tep-child		
14 What is the current market value of the	e real property?		15 Was the mortgage	e assumed? (If Yes, state	e the amount and i	nterest rate.)	
\$65.790			!	No \$			%
16 Does this conveyance divide a current	parcel of land?		17 Was transfer throu	ugh a real estate agent o	or a title company?		
Yes 🔽 No			of the agent or title	e company contact.)	Yes		<b>√</b> No
18 Address of Property			19 Name and Addres	s of Person to Whom th	e Tax Statement SI	hould be Sent	
rural Westster County I	Nebraska		Cynthia S. Gotts 6130 North Maria				
	Vacant land		Hastings, NE 68				
20 Legal Description							
see attached							
21 If agricultural, list total number of acres	s 60						
22 Total purchase price, including a	ny liabilities assumed				. 22 *		] <del> </del>
23 Was non-real property included i	n the purchase?	Yes 🔽 No (If Yes, e	nter dollar amount an	nd attach itemized list.	) 23 \$		<u> </u>
24 Adjusted purchase price paid for	•	•			. 24	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	e examined this stateme	nt and that it is, to the	best of my knowledge a	and belief, true, co	mplete, and	
	044501				40 2	7 - 466 - 61 Phone Number	143
Sign Print or Type Name of Gra	intee or Authorized Repre	esentative				Phone Number	
	uthorized Representative	<del>}</del>	(Grantee Title				<u> </u>
11010	7	las of Daniel III - A				Earliest Has	Ontri
26 Date Deed Recorded	Regis 27 Value of Stamp or E	ter of Deed's Use Or xempt Number	11y 28 Recording Data			For Dept. Use	Utily
11 20 17		#15	ロレングノフ	Pa 2874-	2875		
Mo Day & Yr	*Exempt	<i>''   )</i>		1700/10		01-1-02-70-014-77	7 - 00 7 (0)

#### Form 521 Attachment

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

Note: Each Grantee received an undivided 1/24th 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  $6^{th}$  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 lie 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 3.55.

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 10:15 o'clock A.M. Recorded in Book 2017 on Page 2874-2875

Och Klingenbengen County Clerk

9/6.00 BB Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY \$TAMP TAX Date 11-29-17 \$Exempt #15 By BS

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  $6^{th}$  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  $6^{th}$  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 lie 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, 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  $\frac{22}{2}$  day of November, 2017 by Cynthia S. Gottsch, Personal Representative of the Estate of Matthew R. Gottsch, Deceased,.

Notary Public

DAVID A. LUTH
General Notary State of Nebraska
My Commission Expires
April 10, 2019.

#### COVER PAGE PROPERTY TRANSFER

BOOK & PA	GE <u>2017</u>	-287k	, <u>2</u> #PAG	GES	_ <	GRANTEE MASTER NAMI	Bonif	as Mai
PARCEL: FILING NUMB		02700/	Le170			<del></del>	1, 240	?
		· · · · · · · · · · · · · · · · · · ·	_					# 131
DOC STAMI	.s		_	tax/lien				
SALES FILE	#_ 28°	3	# PAGI	ES	_			
NEIGHBORHOOD	# 1	100	105	200	205	(300)	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
[							SUBURBAN	
TAX DISTRICT_	195							
TOTAL SALE PRICE_								
521 ADJUSTMENTS \$	3							
SSOR ADJUSTMENTS S	;							
REVIEW CODE	NO							
SALES DATE_	11-	17-20	17					
DEED TYPE_	w	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	ALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L COMMENTS	Self	10	LLC	···	, " f.,			



## Real Estate Transfer Statement

**FORM** 521

•To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number County Name 2017 Mo. 11 Day \_ Mo. 11 Day 17 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bonifas Management I, LLC Grantor's Name (Seller) Deborah A. Ross and Michael L. Bonifas Street or Other Mailing Address Street or Other Mailing Address 6485 South Baltimore Ave. 6485 South Baltimore Ave. Zip Code 68901 Zip Code 68901 State State NE Hastings Hastings √ No √ No Phone Number Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 463-4450 If Yes, is the grantee a 509(a) foundation? 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. (C) (B) Property Type (A) Status State Assessed Mobile Home ✓ Single Family Mineral Interests-Nonproducing [ndustrial Improved Agricultural Mineral Interests-Producing Exempt Multi-Family Unimproved Recreational [] IOLL Commercia! 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Trust/Trustee Bill of Sale Easement Lease Personal Rep. Corrective ✓ Warranty Cemeterv Executor Mineral Quit Claim Death Certificate - Transfer on Death Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Transfer on Death Revocable Trust 10 Type of Transfer Distribution Foreclosure Life Estate Sale Trustee to Beneficiary Auction Easement Satisfaction of Contract 

✓ Other (Explain) to LLC Partition ✓ No Court Decree Exchange Grantor Trust Yes Yes 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No. explain the division.) ✓ Yes ☐ No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew ✓ Family Corp., Partnership, or LLC √ Yes Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) **V** No \$25.880 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.) Yes **√** No ☐ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 510 Nemaha Same As No. 6 Above Blue Hill, NE 68930 18a No address assigned 18b Vacant land 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 0.00 22 22 Total purchase price, including any liabilities assumed ...... 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{5}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and that I am duly authorized to sign this statement. 408.463.4450 PMITO nember For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number

Nebraska Department of Revenue

Day **29** 

Date Deed Recorded

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

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

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 39 day of November A.D., 2017, at 10:25 o'clock A.M. Recorded in Book 2017 on Page 3876

Deb Klingenberger County Clerk 410.00

B. Deputy ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date \_ / - 29 - / /
\$Exend #56 by | 583

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: NOO. (7, 2017

Deborah A. Ross

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.

Notary Public

General Notary - State of Nebrasias ELIZABETH A. TILLEMANS My Comm. Exp. Sept. 20, 2020.

#### COVER PAGE PROPERTY TRANSFER

PARCEL#		189001	30900				<i>i 1</i>	L. + Bai
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DOC STAMPS	# 36.	<i>©</i>	_	tax/lien		_		<del>000    </del>
	204		-	<del>, , , , , , , , , , , , , , , , , , , </del>		_		
SALES FILE #			_ # PAGES		<del>-</del>			
SHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	* BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
i	1010	1015	1,020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
Ŀ	12						JOBONDAIN ,	
TAX DISTRICT_		الحسا						
L SALE PRICE	16,0	700	<u>-</u>					
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DJUSTMENTS <u>S</u>	\$							
EVIEW CODE	NO	,						
SALES DATE_	1/-	<u>-14-20</u>	//					
DEED TYPE	JTC	<u> </u>						
SALE QUAL	M	ADJUSTED	SUBCHNGD		MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED A	ARMS LENGTH / NOT VALID FOR MEASUREMENT	<u>.</u>	· · · · · · · · · · · · · · · · · · ·	
				i			ROS	RUR
TION CODE	вн	BLA	cow	GR	INA	(RC)	1,000	NON

State of Nebraska Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Navarlac A.D., 2017, at 1:35 o'clock P. M. Recorded in Book 2017 on Page 2877

Deb Klingenberge County Clerk
30.00

BB Deputy
Ind Comp. Assessor Carded

#### 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 , 2011

Kenneth Lewis

Joan Duffy Lewis

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

GENERAL NOTARY - State of Nebraska
DAVED B. GARWOOD
My Conkin. Exp. Oct. 22, 2014

Comm. expires October 22, 2014

Notary Public



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

284

FORM **521** 

						attachment and					
10	The deed			this stat	emen	t is signed and			<u> </u>		
1 County Name	WERS	2 County Nu TER - 91	mber	7		3 Date of Sale/Tra	anster ay <u>14 Yr.</u> <u>20</u>		Date of De		14 Yr. 2011
5 Grantor's Name, Ac			rint)				e, Address, and T				TI,
Grantor's Name (Selle Kenneth and Jo	er)	·		 Rep.		Grantee's Name (	* *		(1.1000011		
Street or Other Mailing 1082 DD Rd				•		Street or Other Ma 525 N Sewa	ailing Address				
<sup>City</sup> Lebanon		State KS		Zip Cod 669		Red Cloud			State NE		Zip Code 68970
Phone Number						Phone Number		grantee a s			n? Yes 🗸 No
Email Address						Email Address	in Yes,	is the gran	11ee a 509(	а) ючпоа	tion? Yes No
7 Property Classifica	ation Number. C	heck one box in	categories A and	d B. Che	ck C if	property is also a	mobile home.				
(A) Status					(B)	Property Type					(C)
<b>✓</b> Improved	Single Fa	-	Industrial			Mineral Interests	,		State Ass	essed	Mobile Home
Unimproved	Multi-Far	•	Agricultural Recreational			Mineral Interests	s-Producing		Exempt		
8 Type of Deed	Conservator		Distrit	oution [	Lan	id Contract/Memo	Partition	She		Ot	her
Bill of Sale Cemetery	Corrective Death Certifica	ite - Transfer on	Easer  Death Execu	-	Lea   Min		Personal Rep	. ∐Tru Va. Wa	st/Trustee		
9 Was the property p	urchased as	10 Type of Trai			Foreclo		<del></del>	cable Trus		Transi	er on Death
part of an IRS like-i (I.R.C. § 1031 Exch		Auction	Easeme	ent 🔲	Gift	Life Esta	ate 🔽 Sale			Truste	e to Beneficiary
Yes 🗸		Court De		ge 🔲 t	Granto	r Trust Partition		faction of (			(Explain)
11 Was ownership trans	sferred in full? (If No	No, explain the c	livision.)			j j		rchased fo	r same use	e? (If No, s	state the intended use.)
13 Was the transfer bet	_	r if to a trustee, a	re the trustor and		-		the appropriate b	ox.)			
∐ Yes [✔N	=	or Uncle to Niece	or Nephew	-	-	artnership, or LLC	Self			Other _	
	☐ Ex-spo	ers and Sisters		Parents a		nd Grandchild	Spouse	nt and Ste	n abild		
14 What is the current re	·			raieiis a	ing Cit	15 Was the mortg				t and inter	rest rate )
						Yes	☑ No \$				%
16 Does this conveyand		t parcel of land?				17 Was transfer th	rough a real estat	e agent or	a title com	pany? (If	Yes, include the name
Yes 🗹 !	No						title company con				<del></del>
18 Address of Property 525 N Seward St					l	19 Name and Add		Whom the	Tax Staten	nent Shou	ld be Sent
Red Cloud, NE 68	3970					same as G	rantee				
18a No address as	signed 18b	Vacant land	I								
20 Legal Description											
Lots Five (5), Nebraska.	, Six (6) ar	nd Seven	(7), Block	Sixtee	en (1	16), Origina	l Town of F	Red Cl	loud, V	Vebst	er County,
21 If agricultural, list tota	il number of acre	s	·								
22 Total purchase pr	ice, including a	ny liabilities as	sumed	· · · · · · ·					22 \$		16,000,00
23 Was non-real pro	perty included	in the purchase	e? 🗌 Yes 🔽	No (If Ye	es, en	ter dollar amount	and attach itemi	ized list.)	23 S		0,00
24 Adjusted purchas	e price paid for	real estate (lin	e 22 minus line	23)					24		16,000 00
25 If this transfer is e											
correct, a	der penalties of and that I am duly B. Garwood	authorized to sig		ed this sta	itemen	t and that it is, to th	ne best of my kno	wledge an	d belief, tr	ue, compi	ete, and (402) 746-3613
		<b>-/</b>	ed Representative				Λ 44	,	·	F	Phone Number
000	e of Grantee of A	uthorized Repres	sentative		— <sub>T</sub>	ītle	Attorney	1		<u>i</u>	//-27-// Date
	<b>F</b> *		Register of De	odie H-	o O=1	11.5				F	ior Dont Hac Ont-
26 Date Deed Recorded		27 Value of Sta	mp or Exempt Nur			y 28 Recording Data				<u></u>	or Dept. Use Only
Mo. 11 Day 2	9 Yr. 17	\$ 36.				BUDDIT	PA 28	フフ			
Nehroeka Department of Rev	renue	$\varphi$ .	$\nu \nu$				<del>/ 1 / ~ 6 /</del>	Λ.	ithorized by	Meh Rev S	tat && 76.914 77.1397/9\

BOOK & PAG		201-5	_ #PAGE		_	GRANTEE MASTER NAME	" <u>-7121712</u>	1.+Sus
FILING NUMBE	- F V 1-4	204100	[7/295		-12	_	Water et 131	rbung sel
DOC STAMP	s 159.	75	<del>-</del>	tax/lien			7 121	<u> </u>
SALES FILE	<u> 28.</u>	5	_ # PAGES	s	-			
EIGHBORHOOD !	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
[	NESIDEN HAL	COMMERCIAL	Admicorional	ESERVIT -		0	SUBURBAN _	
TAX DISTRICT_	55			Alle	-	FARM		
AL SALE PRICE_	70,8	33.34	X6=	(425, C	200.04	)		
adjustments <u>\$</u>	<u> </u>							
DJUSTMENTS_\$	:							
REVIEW CODE	NO							
SALES DATE	9-14-	2017						
DEED TYPE	PR-1	TWD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			_
CODE	<b></b>	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	LE NOTTO BE USED A	MS LENGTH / NOT VALID FOR MEASUREMENT			
ATION CODE	ВН	BLA	cow	GR	IMA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
<u>-</u>		<del></del>		<u> </u>	0 0	e price		

Sold their 1/6th Interest @ 70, 833,34,960 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

FORM **521** 

	The deed will not be re	corded unless this s	tatemen	nt is signed and	items 1-25 are s	ecurately compl		<del></del>
1 County Name	2 County N	ımber		3 Date of Sale/Tr	ansfer	4 Date of De	ed	
	WEBSTER - 91			Mo. 09 D	ay <u>14</u> Yr. <u>20</u>	17 Mo	DayYr. 201	17
5 Grantor's Name, A	Address, and Telephone (Please	Print)				elephone (Please P	rint)	
Estate of Robe	ert J. Christy			Grantee's Name Kieth L. & S	<sup>(Buyer)</sup> Jusan D. Wate	erhurv		
	ng Address hristy, 2626 Ellis			Street or Other M 1352 Rd Z		. Daily		
City Bellingham	State WA	Zip (	Code 98225	City Blue Hill	· · · · · · · · · · · · · · · · · · ·	State NE	Zip Co	ode 8930
Phone Number (360) 734-281	5			Phone Number (402) 756-3	7/11 Is the c	rantee a 501 (c)(3) o	rganization? Yes	<b>√</b> No
Email Address			···································	Email Address	r Ti nies, i	s the grantee a 509(	a) foundation? Yes	No
7 Property Classific	cation Number. Check one box is	ı categories A and B. C	Check C if	property is also a	mobile home.			
(A) Status				Property Type			(C)	<del></del>
Improved	Single Family	Industrial		Mineral Interests	s-Nonproducing	State Asse		Home
Unimproved ☐ IOLL	Multi-Family	Agricultural		Mineral Interests	s-Producing	Exempt		
8 Type of Deed	Commercial	Recreational						
Bill of Sale	Conservator Corrective	Distribution	==	d Contract/Memo	Partition	Sheriff	Other	
Cemetery	Death Certificate - Transfer on		Lea Min		Personal Rep.	☐ Trust/Trustee  ✓ Warranty	•	
9 Was the property	<u></u>		Foreclo			able Trust	Transfer on Death	
9 Was the property part of an IRS like- (I.R.C. § 1031 Exci	hange) Auction	Easement	Gift	Life Esta			Trustee to Beneficiary	ı
	No Court De		Grantor			action of Contract	Other (Explain)	· 
	nsferred in full? (If No, explain the o	livision.)		12 V	Vas real estate pure	hased for same use	? (If No, state the intende	ed use.)
13 Was the transfer be	tween relatives, or if to a trustee, a	re the tructer and benefit	-i		✓ Yes No			
Yes 🗸	No Aunt or Uncle to Niece			ives / (if res, check arthership, or LLC	tine appropriate bo	)X.)	Other	
	Brothers and Sisters	= '		nd Grandchild	Spouse	الــا	Other	
	Ex-spouse	Parent	ts and Chil	ld	<b>=</b> :	and Step-child		
14 What is the current i	market value of the real property?			15 Was the mortga	age assumed? (If Ye	es, state the amount	and interest rate.)	
40.00					✓ No \$			%
Yes V	ce divide a current parcel of land?		1.	17 Was transfer the of the agent or	rough a real estate	agent or a title comp ot.) <b>7</b> Yes <u>Agri</u> A	pany? (If Yes, include the r	_
18 Address of Property						hom the Tax Stateme		i No
Rural Property						nom the lax stateme	ant Should be Sent	
Webster County, I	NE		1	same as Gr	antee			
18a No address as	signed 18b Vacant land		ĺ					
20 Legal Description			·					<del></del>
An undivided	one-sixth (1/6th) in	terest in the W	est Ha	alf (W1/2) o	f Section N	ineteen (19)	. Township Or	ne .
(1) North, Ra	inge Twelve (12), W	est of the 6th F	۲.M., ۱	Webster Co	unty, Nebra	aska.	,	
21 If agricultural, list total					• ,			
- 1 agraduata, not tota	a number of acres	·		<u> </u>				
22 Total purchase pr	ice, including any liabilities as	sumed				22  \$	70,833,3	34
23 Was non-real prop	perty included in the purchase	? ☐ Yes ☑ No (if	Yes, ente	er dollar amount a	and attach itemize	ed list.) 23  \$	0,0	00
24 Adjusted purchase	e price paid for real estate (lin	e 22 minus line 23)				24	70,833,3	34
25 If this transfer is e	exempt from the documentary	stamp tax, list the exe	mption n	umber				
Und correct at	der penalties of law, I declare the nd that I am duly authorized to sign	at I have examined this s	statement	and that it is, to the	e best of my knowle	edge and belief, true	, complete, and	
	B. Garwood	i ilis sizienterii,					(402) 746-36	12
sign Pro	ype Name of Grantee or Authorize	d Representative					Phone Number	
sign (	Va & Samo				Attorney		11-21-1	7
here Signature	of Grantee of Authorized Represe	entative	Tit	le			Date	+
		Register of Deed's U	se Only				For Dept. Use Or	nh/
25 Date Deed Recorded	27 Value of Starr	p or Exempt Number		B Recording Data	<u> </u>	G		y
Mo. // Day 2	<u>1 yr 17 \$ 159.</u>	75		SK2017	<u>19287</u> 2	<b>Y</b>		
Nebraska Department of Reve Form No. 96-269-2008 2-2016	anue i Rev. Supersedes 96-269-2008 Rev. 7-2:	014			J	Authorized by Ne	b. Rev. Stat. §§ 76-214, 77-13	327(Z)

State of Nebraska 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 . at1:40 o'clock P M. Recorded in Book 201 NEBRASKA DOCUMENTARY ingenberger County Clerk 3/3 Deputy Carded Assessor 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 NOVEMBU 22, 2017. ESTATE OF ROBERT J. CHRISTY, DECEASED. Michael Christy, Personal Representative/Executor STATE OF WASHINGTON, COUNTY OF WASHINGTON, The foregoing instrument was acknowledged before me on NIVEYNUC by Michael Christy, Personal Representative/Executor of the Estate of Robert J. Christy.

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

Comm. expires 2.12.20

Deceased.

Ph/Fax (402) 746-3613

DAVEF:\WP\2017\WATERBRY\ROBERT.JTD.

FILING NUMBI	er <u>0622</u>	109.100 1	71295			_	_ Ube	april
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SALES FILE	<u> 281</u>	4	# PAGE	s	<u>.</u>			
NEIGHBORHOOD	1	100	105	250	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1009	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
	1010	1015	1020					
;	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
j	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT_	55						_	
TOTAL SALE PRICE_	708	33.34						
21 ADJUSTMENTS \$	<u> </u>							
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OR ADJUSTMENTS <u>\$</u>								
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OR ADJUSTMENTS S  REVIEW CODE  SALES DATE  DEED TYPE	NO 9-14 Truste			NO (4)	MOBILE 5			
REVIEW CODE  SALES DATE  DEED TYPE  SALE QUAL	NO 9-14 Truste	ADJUSTED	SUBCHNGD	ALE NOT TO BE USED AR	5 :MS LENGTH / NOT VALID FOR			
REVIEW CODE  SALES DATE  DEED TYPE  SALE QUAL	NO G-14 TMSter YES	ADJUSTED 2	SUBCHNGD	ALE NOT TO BE USED AR	5 MS LENGTH / NOT	RC	ROS	RUR

## Nebraska Department of REVENUE

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

286

FORM **521** 

 If additional space is needed, add an attachment and identify the item, The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Ma. 10 Day 24v, 2017 Mo. 09 Day 14 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Kieth L. & Susan D. Waterbury First Nebraska Trust Co. Ttee-James B. Burden RT Street or Other Mailing Address c/o Robin Smith, PO Box 81667 Street or Other Mailing Address 1352 Rd Z Zip Code 68501 State NE City Blue Hill Zip Code Lincoln ΝË 68930 Phone Number (402) 477-2200 Phone Number (402) 756-3741 Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed ☐ Mobile Home √ Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Fasement Lease Personal Ren 7Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warrantv 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 (I.R.C. § 1031 Exchange) Auction Life Estate Sale Trustee to Beneficiary Yes V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use √ Yes ☐ No. √ Yes □No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Agri Affiliates inc Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b 🔲 Vacant land 20 Legal Description An undivided one-sixth (1/6th) interest in the 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 70.833!34 0,00 23 70,833134 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 Attorney Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day **29** Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

Entered on the numerical index and filed for record in the Clerk's office of said county this 3.9 day of November A.D., 2017, at 1:50 o'clock P. M. Recorded in Book 2017 on Page 2877

Deb Kingenberger County Clerk \$10.00 BB Deputy

Carded

State of Nebraska

NEBRASKA DOCUMENTARY
STAMP TAX
Date \_//- 2.9-/7
\$\_/59.75 By\_/5/3

#### 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 (W½) 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,

Robin Smith, Vice President and Trust Officer

STATE OF NEBRASKA, COUNTY OF DOUGLAS ) ss.

Notary Public

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

GENERAL NOTARY SY

Phone/Fax: (402) 746-3613

Page 1 of 1 Pages

DAVE:F:\WP\2017\WATERBRY\BURDENJB.JTD 10/23/17

BOOK & PA	age <u>2017</u>	1-2880 209100	# PAG	ees	_	GRANTEE MASTER NAME	" Keir	ho Su
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			·	<u> </u>		_		3154
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SALES FILE	E#	<u> </u>	# PAGE	ES	_			
NEIGHBORHOOD	," (1)	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESID
	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	ROSEMON COMMERCIAL V
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	P. 11. 11. 11. 11. 11. 11. 11. 11. 11. 1
:	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	70,	, 833.	33					
OR ADJUSTMENTS <u>(</u> REVIEW CODE	s NO							
SALES DATE	9-14	-201	7					
SALES DATE_								
DEED TYPE_		1-201 TWI	>					
_	YES	T WI	SUBCHNGD	(NO)	MOBILE			
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DEED TYPE_	YES	ADJUSTED	SUBCHNGD	ALE NOT TO BE USED AR	s			
SALE QUAL	YES 1	ADJUSTED 2	SUBCHNGD	ALE NOT TO BE USED AR	S MS LENGTH / NOT VALID FOR	RC	ROS	RUR
DEED TYPE_	YES I USABILITY	ADJUSTED  2  AS ADJUSTED	SUBCHNGD  3 SUBCHANGED SA	ALE NOT TO BE USED AR	S MS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD	ROS ROSEMONT	RUR RURAL

## Nebraska Department of REVENUE

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

287

**521** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Day \_\_14\_\_Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Kieth L. & Susan D. Waterbury Roger Duane & Mariorie Wilson Street or Other Mailing Address Street or Other Mailing Address 1352 Rd Z 1202 E 1st City McCook Zip Code 69001 Blue Hill Zip Code 68930 NE Phone Number (402) 756-3741 is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution \_\_\_ Land Contract/Memo Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death (I.R.C. § 1031 Exchange) Auction life Estate Sale Trustee to Beneficiary Yes ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use √ Yes ∏ No. √ Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Agri Affiliates inc Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description An undivided one-sixth (1/6th) interest in the 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 70.833!33 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 0,00 23 70.833133 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B, Garwood (402) 746-3613 Phone Number Attorney Title Register of Deed's Use Only For Dept. Use Only 25 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day **29** Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

State of Nebraska ss. County of Webster	Entered on the
on Dana 7880	for record in the
3/0.00	BB Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date // - 2 9 - 12
\$ 15 9 25 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;

MELISSA R. SITZMAN

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

Roger Duane Wilson

STATE OF NEBRASKA, COUNTY OF REAL WILLOW) ss.

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

Comm. expires Roger Duane Wilson (2017)

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

Phone/Fax: (402) 746-3613

Page 1 of 1 Pages

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BOOK & PA	16E 2017	1-2881	# PAG	GES		GRANTEE MASTER NAME	" Kich	L + Susa
PARCEL FILING NUME	#/ BER	209100	2			_	Water	rhuy
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NEIGHBORHOOD	" (1)	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1900	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
i	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		•	
i	=		<del></del>				Suburban	· <del>- · · · · · · · · · · · · · · · · · ·</del>
TAX DISTRICT_	<u> </u>	66 <b>5</b> -	_	,				
TOTAL SALE PRICE_	7108	733.3						
21 ADJUSTMENTS S	<b>S</b>		-					
DR ADJUSTMENTS \$	:			,				
REVIEW CODE	NO							
SALES DATE_	9-14	1-2017	7					
DEED TYPE		1-201, wD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	(4)	5			
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	BLUEHILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
<u></u>	1/10 1/1	H. Jul1	Ottos -	2017	- 28 7 <i>9</i>	I		
COMMENTS	14	- <u>- 7 VI</u>	<u>" 07</u>	· y	<del></del>			

## Nebraska Department of REVENUE

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

788

FORM **521** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 3 Date of Sale/Transfer 2 County Number 4 Date of Deed Mo. 09 Day 14 Yr. WEBSTER - 91 Mo. 13 Day 56 Yr. 2017 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Kieth L. & Susan D. Waterbury Jack Donald & Anne Wilson Street or Other Mailing Address 824 Arlene Ave Street or Other Mailing Address 1352 Rd Z City Papillion State NE City Blue Hill State NF Zip Code 68930 68046 Phone Number (402) 305-2564 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (402) 756-3741 Frant Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Gift **V** Sale Life Estate Trustee to Beneficiary ☐ Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use ) ☐ No. √ Yes **√** Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other\_ Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Agri Affiliates Inc ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description An undivided one-sixth (1/6th) interest in the 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 70.833!33 23 Was non-real property included in the purchase? Tyes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 0.00 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 Phone Number Attornev Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number Recording Data Day 29 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska 7 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., 20/7, at1:55 M. Recorded in Book 2017 reenhergrer County Clerk 33\_Deputy Carded

NEBRASKA DOCUMENTARY

#### 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 nower and lawful authority to co
  - sons.

DAVE:F:\WP\2017\WATERBRY\WILSO

Commission Expires April 30, 2021

(3) warrants and will defend title to	the real estate against the lawful claims of all persons.
Executed 10/86 , 20	017.
Jack Donald Wilson	Anne Wilson
STATE OF YOA , COUNT	TY OF <u>Berkshire</u> ) ss.
The foregoing instrument was ackno , 2017, by Jack Donald Wilson and	wledged before me on OCtober 26 Anne Wilson, husband and wife.
Comm. expires 4/30/21	Notary Public EMILY S. DAVIS
Prepared by Garwood & McCracken, Lawyers	Phone/Fax: (402) 746-3613

401 North Webster Street, Red Cloud, NE 68970

- 17-7887

BOOK & PAG	= <u>201</u>	250 E	# PAG	ies	_	FRANTEE MASTER NAME	" PelfV	UT DUSC
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						·		3154
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NEIGHBORHOOD (		100	105	200	205	300	305	400
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	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	rosemont commercial / no site	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	-
	RESIDENTIAL	COMMERCIAL	2011000.01014	C/LDF() 1			SUBURBAN	
TAX DISTRICT_	55							
TOTAL SALE PRICE_	70,	<i>833.3</i>	3					
521 ADJUSTMENTS \$								
ESSOR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	<u> 9                                   </u>	1420 WD	17					
DEED TYPE		WD_						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	ALE NOT TO BE USED AF	RMS LENGTH / NOT VALID FOR MEASUREMENT	·	· - · · · - · - · - · - · · - · · · · ·	
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAI.

## Nebraska Department of REVENUE

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

289

FORM **521** 

	The deed will not be re	corded unless this st	stemen	of ic cianad and the	and the item.			
1 County Name	2 County Nu	mber	atcinei	3 Date of Sale/Transfe	TS 1-25 are accur	4 Date of Deed		
	WEBSTER - 91			Mo. 09 Day			Day <u>3/</u> yr.	2017
5 Grantor's Name, A	ddress, and Telephone (Please I	Print)		6 Grantee's Name, A				
Grantor's Name (Selle David P. Burde	er)	<u></u>		Grantee's Name (Buye	er)			
Street or Other Mailin	g Address			Kleth L. & Susa	an D. Waterbu	ry		
2720 S 24th St				Street or Other Mailing 1352 Rd Z	Address			
City Lincoln Phone Number	State NE	Zip G	<sup>ode</sup> 8502	City Blue Hill		State NE		Zip Code 68930
(402) 430-3301				Phone Number (402) 756-3741	is the grante	e a 501 (c)(3) orga	nization?	Yes ✓ No
Email Address				Email Address	in res, is the	grantee a 509(a)	oundation?	Yes No
7 Property Classific	ation Number. Check one box in	categories A and B. Ch	reck C if	property is also a mo	bile home.			
(A) Status				Property Type		·		(C)
[mproved	Single Family	Industrial	Ē	Mineral Interests-Nor	producing	State Assess		Nobile Home
✓ Unimproved	Multi-Family	Agricultural		Mineral interests-Pro	ducing	Exempt	·   ' ' '	10010
	Commercial	Recreational					İ	
8 Type of Deed	Conservator	Distribution	Lan	d Contract/Memo	Partition	Sheriff	Other_	
Bill of Sale [ Cernetery	Corrective	Easement	Lea		, ,	Trust/Trustee		
	Death Certificate - Transfer on		Mine	·		Warranty		
9 Was the property p part of an IRS like-	urchased as   16 Type of Trankind exchange?		Forecio		rust Revocable 1	Trust	Transfer on Dea	th
(I.R.C. § 1031 Exch	· · · · · · · · · · · · · · · · · · ·	Easement	Gift	Life Estate	✓ Sale		Trustee to Bene	liciary
	sferred in full? (If No, explain the d	ree Exchange	Grantor			of Contract	Other (Explain)	
	No			12 Was !	eal estate purchased	d for same use? (i	f No, state the in	tended use.)
13 Was the transfer bet	ween relatives, or if to a trustee, a	re the trustor and benefici	arv relati	ves? (If Yes, check the				
☐ Yes ☑N	No Aunt or Uncle to Niece	or Nephew 🔲 Family (	Corp., Pa	artnership, or LLC	Self	По	ther	
	Brothers and Sisters			nd Grandchild	Spouse			
	Ex-spouse	Parents	and Chil	id 🗀	Step-parent and	Step-child		
14 What is the current n	narket value of the real property?		T	15 Was the mortgage a		•	d interest rate.)	
				Yes 🗸 1			,	9/6
	e divide a current parcel of land?		1.	17 Was transfer through	n a real estate agent	or a title compan	y? (If Yes, includ	e the name
Yes V	40			of the agent or title of	ompany contact.)	√ Yes <u>Agri Affi</u>	iates,Inc	No
18 Address of Property Rural Property				19 Name and Address of	of Person to Whom t	he Tax Statement	Should be Sent	
Webster County, N	iE			same as Gran	te <b>e</b>			
18a No address ass								
20 Legal Description	-Succ Ion   Accentiant	· · · · · · · · · · · · · · · · · · ·						
		4.4 .4						
An undivided	one-sixth (1/6th) int	erest in the We	est Ha	alf (W1/2) of $S$	ection Nine	teen (19), ˈ	Township	One
(1) North, Rai	nge Twelve (12), We	est of the 6th P	.M., \	Nebster Coun	ty, Nebrask	a.	•	
21 if agricultural, list total	number of acres							
		······································						
22 Total purchase pri	ce, including any fiabilities ass	umed				. 22 \$	70.8	33,33
	erty included in the purchase					10	70,0	
						.)   <b>23</b>		0,00
	price paid for real estate (line					. 24	70,8	33,33
25 If this transfer is ex	cempt from the documentary s	tamp tax, list the exem	ption n	umber	•			
Und correct, an	er <b>penalties of law</b> , I declare that id that I am duly authorized to sign	t I have examined this sta	atement a	and that it is, to the bes	t of my knowledge	and belief, true, c	omplete, and	
⊾ Dawid I	B. Garwood						(402) 74	8_3612
Printo Ty	pe Name of Grantee or Authorized	Representative				<del></del>	Phone Num	
sign X	WW XXUUN	Del C			Attorney		11.	/、/フ
here Signature	of Grantee or Authorized Represe	ntative	Titl	e			Date	
		Register of Deed's Us	e Only		· · · · · · · · · · · · · · · · · · ·		Ear Deat 11	
26 Date Deed Recorded	27 Value of Stam	p or Exempt Number		Recording Data		<del></del>	For Dept, U	se Unity
	Yr. 17 \$ 159	75	1	RKZNIZ	Pazee?	<b>)</b>		
Nebraska Department of Rever		14	<u>/s</u>			Authorized by Neb. F	L lev. Stat. §§ 76-214	, 77-1327(2)

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of November A.D., 2017, at 2:10 o'clock M. Recorded in Book 2017 on Page 2882

Deb Klingenherge County Clerk 310.00 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.

(-)		 	 F	
Executed	<u>ct 31</u> , 2017.			
A GENERA	AL MOTARY-State of Nebraska	.\		

David P. Burden

STATE OF NEBRASKA, COUNTY OF LANCASTER ) ss.

My Comm. Exp. April 18, 2021

The foregoing instrument was acknowledged before me on Ochber 31<sup>87</sup>, 2017, by David P. Burden.

Comm. expires April, 18 ZOZI

Notary Public

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

Phone/Fax: (402) 746-3613

Page 1 of 1 Pages

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BOOK & PAI	se_2017	-288_	<u> </u>	SES	(	GRANTEE MASTER NAME	" Koan	~ <del>4</del> Susa
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NEIGHBORHOOD		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAI
	405	500	505	510	515	600	605	610
	8LADEN 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 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICOLIONAL	EXEMP	GAIVIE DE PAIRES		SUBURBAN _	
TAX DISTRICT_	55							
TOTAL SALE PRICE		<u> </u>						
521 ADJUSTMENTS <u>\$</u>			<u> </u>					
SESSOR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	9-1	4-201						
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SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3		5			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	ALE NOT TO BE USED AR	MS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BT BH	BLA BLADEN	COWLES	GR GUIDE ROCK	INA	RC CLOUD	ROS ROSEMONT	RUR RURAL
COMMENTS	1/ce int	Pell p	rice 2	017-287	78			

## Nebraska Department of REVENUE

### **Real Estate Transfer Statement**

290

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 2 County Number 3 Date of Sale/Transfer Mo. 10 Day 3/ Vr Mo. 09 Day 14 Yr. 2017 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Gianene Prentice, wife of David P. Burden Grantee's Name (Buyer) Kieth L. & Susan D. Waterbury Street or Other Mailing Address 2720 S 24th St Street or Other Mailing Address 1352 Rd Z City Blue Hill State NE Zip Code 68502 Lincoln 68930 Phone Number (402) 430-3301 ls the grantee a 501 (c)(3) organization? Phone Number (402) 756-3741 **V** No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Trust/Trustee Lease Personal Rep. Death Certificate - Transfer on Death Executor Mineral Quit Claim **Varranty** 9 Was the property purchased as part of an IRS like-kind exchange? (i.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift ☐ Life Estate Trustee to Beneficiary Yes √ No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain). 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use Yes ∏No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other\_ Brothers and Sisters Grandparents and Grandchild ☐ Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yea, state the amount and interest rate.) ✓ No 16 Does this conv yance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Agri Affiliates Inc Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b 🔲 Vacant land 20 Legal Description 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 . . . . . . . 0.00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 0,00 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Authorized Representative Phone Number Attorney Title Register of Deed's Use Only For Dept. Use Only

Day 29 Yr.

27 Value of Stamp or Exempt Number

\$ Exempt # 4

26 Date Deed Recorded

	Divo
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 Kingenberger County Clerk \$10.00 BB Deputy  IndCompAssessorCarded	NEBRASKA DOCUMENTARY STAMP TAX Date //- 29 / / / / / / / / / / / / / / / / / /
JOINT TENANCY QU	TTCLAIM DEED
Gianene Prentice, wife of David P. Burden, ONO/100 DOLLARS (\$1.00), and other valuable con Waterbury and Susan D. Waterbury, husband and w following described real estate (as defined in Neb. R  The West Half (W½) of Section Nineteen (1 Twelve (12), West of the 6th P.M., Webster	usideration, quitclaims and conveys to Keith L. rife as joint tenants, GRANTEES, the ev. Stat. 76-201):  9), in Township One (1) North, Range
Executed October, 3/, 2017.	
Gianene Prentice	
The foregoing instrument was acknowledged, 2017, by Gianene Prentice.	, ,

GENERAL NOTARY-State of Nebraska

ADEM TALLUNDZIC

My Comm. Exp. April 18, 2021

Notary Public

RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL  4DS 500 505 510 515 600 605 610  BLADEN COWLES W/ HOME COWLES NO HOME COWLES COWLES ROSEMONT W/HOME ROSEMONT / NO ROSEMONT	PARCEL FILING NUMB	#/ <u>0033</u>	09100	<del></del>			_	Waser	. T.Su. bury
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1 300 105 200 205 300 305 400  AGRICUITURAL GUIDE ROCK GUIDE ROCK SED COULD RED COULD RESPECTIVE GUIDENIAL COMMERCIAL BLUE HILL BLUE HILL GUIDENIAL COMMERCIAL RESPECTIVE COMMER	SALES FILE	#	7 /	# PAGE	ES	_			
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COMMERCIAL, NO INAVALE WINDOWS SITE COMMERCIAL HOME SITE HOME SITE  1010 1015 1020  GRASS GREEN / GOLF SAND GREEN / SOLF RURAL ANIMAL COURSE COURSE CONFINEMENT  PROPERTY CLASS 1000 2000 4000 9000 9900 P9000  RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  TAX DISTRICT  TAX DISTRICT  TOTAL SALE PRICE  70 8 33 3 33  22 ADJUSTMENTS \$  REVIEW CODE NO  SALES DATE  Q 1 14 2 20 7  DEED TYPE  SALE QUAL  VES ADJUSTED SUBCHNOD NO MOBILE  CODE  1 2 3 4 5 5  USABILITY AS ADJUSTED SUBCHNOED SALE NOT TO RE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT.  LICCATION CODE  BH SLA COW GR INA RESIDENT / NOT VALID FOR MEASUREMENT.  LICCATION CODE  BH SLA COW GR INA RESIDENT / NOT VALID FOR MEASUREMENT.		615	700	705	710	800	805	1000	1005
GRASS GREEN / GOLF SAND GREEN / GOLF COURSE COURSE CONTRIBENT  PROPERTY CLASS  1000 2000 4000 9000 9500  RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  TAX DISTRICT 55  TOTAL SALE PRICE 70 833-33  221 ADJUSTMENTS S  REVIEW CODE NO  SALES DATE 9-14-2017  DEED TYPE 5-32  SALE OUAI YES ADJUSTED SUBCHNOOD NO MOBILE  CODE 1 2 3 4 5  USABILITY AS ADJUSTED SUBCHNOOD SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MERCIEMENTY  LOCATION CODE BN BLA COW GR INA RC ROS RUR		COMMERCIAL / NO				·	•	RURAL COMMERCIAL	RURAL COMMERC
PROPERTY CLASS  100 2000 4000 9000 9500  RURAL RESIDENTIAL  ASSIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  TOTAL SALE PRICE  70 833-33  21 ADJUSTMENTS S  REVIEW CODE  NO  SALES DATE  9-14-2017  OEED TYPE  SALE QUAL  YES  ADJUSTED  SUBCHINGO  NO  MOBILE  1 2 3 4 5  USABILITY  AS ADJUSTED  SUBCHANGED  SUBCHANGED  SALE NOTTO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENTY  VALID FOR MEASUREMENTY  COCATION CODE  BH  BIA  BUA  COW  GR  INA  RC  ROS  RUR  RURAL RESIDENTIAL  RURAL RESIDENTIAL  SUBURBAN  RURAL RESIDENTIAL  RURAL RESIDENTIAL  SUBURBAN  RURAL RESIDENTIAL  SUBURBAN  RURAL		1010	1015	1020					
RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  TAX DISTRICT  55  TOTAL SALE PRICE  70 833-33  PRADIUSTMENTS S  REVIEW CODE  NO  SALES DATE  OUED TYPE  SALE QUAL  VES  ADJUSTED  SUBCHNIGO  NO  MOBILE  CODE  1 2 3 4 5  USABIUTY  AS ADJUSTED  SUBCHANGED  SALE NOT TO BE USED ARMS LENGTH / NOT WALLD FOR MEASUREMENT  ARC  ROS  RUR  RUR  RUR  RUR  RUR  RUR  RUR									
RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  SUBURBAN  TAX DISTRICT 55  TOTAL SALE PRICE 70 833-33  PRADJUSTMENTS \$  REVIEW CODE NO  SALES DATE 914-2017  DEED TYPE 54  SALE QUAL YES ADJUSTED SUBCHINGD NO MOBILE  CODE 1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  COCATION CODE BH BLA COW GR INA RC ROS RUR	PROPERTY CLASS	1000	2000	4000	9000	9500		DIIDAI DECIDENTIAI	
TAX DISTRICT 555  TOTAL SALE PRICE 70 833-33  221 ADJUSTMENTS S  REVIEW CODE NO  SALES DATE 9-14-2017  DEED TYPE STWD  SALE QUAL YES ADJUSTED SUBCHINGO NO MOBILE  CODE 1 2 3 4 5  USABIUTY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  DOCATION CODE BH DIA COW GR INA RC ROS RUR		RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
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REVIEW CODE NO  SALES DATE	OTAL SALE PRICE_	108	<u>33. 33</u>						
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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 SLA COW GR INA RC ROS RUR	SALES DATE		-: () =						
YES ADJUSTED SUBCHNGO NO MOBILE  1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  LOCATION CODE  BH SLA COW GR INA RC ROS RUR	DEED TYPE		5100						
1 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT  LOCATION CODE  BH SLA COW GR INA RC ROS RUR	SALE QUAL	YES	ADJUSTED	SUBCHNGO	NO	MOBILE			
LOCATION CODE  BH 2LA COW GR INA RC ROS RUR	CODE	1	2	3	4	5			
BH SLA COW GR INA RC ROS RUR		USABILITY	AS ADJUSTED	SUBCHANGED SA		VALID FOR			
BLUE HILL BLADEN COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL			21.4	cow	GR	INA	RC	ROS	RUR
	OCATION CODE	вн	SLA	!	1				

## Nebraska Department of REVENUE

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

291

FORM **521** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer WEBSTER - 91 Mo. 09 Day 14 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Priscilla Hollingshead, Pamela Hollingshead, Christy Crafton Kieth L. & Susan D. Waterbury Street or Other Mailing Address Street or Other Mailing Address 1352 Rd Z 620 N Elm St City Red Cloud State NE City Blue Hill 68970 68930 Phone Number (402) 756-3741 Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) toundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ☐ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction ☐ Easement Trustee to Beneficiary Yes Yes V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes Yes □ No. √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate,) ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Agri Affiliates.Inc Yes **V** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description An undivided one-sixth (1/6th) interest in the 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 70.833!33 22 23 Was non-real property included in the purchase? Tyes 📝 No (If Yes, enter dollar amount and attach itemized list.) 0.00 23 70.833133 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Phone Number Attornev Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number

State of Nebraska Sss. 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 2:20 o'clock P. M. Recorded in Book 2017 on Page 2887-2885

Och Klingenberger County Clerk

3/6.00 B. Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date\_\_//-29-/7
\$\_159.75\_By\_BB

#### JOINT TENANCY WARRANTY DEED

Priscilla Hollingshead, a single person; Pamela Sue Hollingshead, a single person; and Christy A. Crafton, a non-resident of the State of Nebraska, GRANTORS, in consideration of 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.

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.

Inscilla Hollingshead

Pamela Sue Hollingshead

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

Phone/Fax: (402) 746-3613

Page 1 of 2 Pages

DAVE:F:\WP\2017\WATERBRY\HOLLINGS.JTD (0/23/17

Must a. Chaffee
Christy A. Crafton
STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.
The foregoing instrument was acknowledged before me on
Comm. expire GENERAL NOTARY-State of Nebraska MARY HUNT My Comm. Exp. May 12, 2018 Notary Public
STATE OF NEBRASKA, COUNTY OF Webster ) ss.
The foregoing instrument was acknowledged before me on November , 2017, by Pamela Sue Hollingshead.
, 2017, by Pamela Sue Hollingshead.
Comm. Exp. Mary Hunt  My Comm. Exp. May 12, 2018  Notary Rublic
STATE OF ILLINOIS, COUNTY OF <u>KANE</u> ) ss.
The foregoing instrument was acknowledged before me on Palets 24th
, 2017, by Christy A. Crafton.
Comm. expires 3/6/2018
Notary Public
SIDNEY FOWLER OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires March 05, 2018

	2217	- 2012		VER PAGE PR	OPERTY IRA	NSFER #	13061	
BOOK & PAG PARCEL # FILING NUMBE	ir <u>00034</u>	-2902 2800/	#PAG 10500	BH		GRANTEE MASTER NAME	Lori L. M Stanley &	appsSR ICC reight 3. Capps +
			_			·	Joh A en	ms Jr
DOC STAMP	s Exemp	+5A		tax/lien		_		•
SALES FILE	<u>. 292</u>		# PAG	ES	<u></u>			
NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	" BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENT
	405	500	505	510	\$15	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/SII
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
,	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMENCIAL	Advicational	- CALIVIF I	Online of Falling	!	SUBURBAN _	
TAX DISTRICT_	195							
TOTAL SALE PRICE_	4	<del>-</del>						- ,
521 ADJUSTMENTS <u>\$</u>								
SSOR ADJUSTMENTS <u>\$</u>		· · · · · · · · · · · · · · · · · · ·						•
REVIEW CODE	NO							
SALES DATE	11-2	7-2017	7					
DEED TYPE	Survio	7-2017 ovship	WD					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1 USABILITY	2 AS ADJUSTED	3 SUBCHANGED S	SALE NOT TO BE USED A	i			
LOCATION CODE		214	cow	GR	VALID FOR MEASUREMENT INA	RC	ROS	RUR
	BLUE HILL	BLA BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	Daver	its tob	112					

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

**FORM 521** 

		ess this stateme	ent is signed and items 1-2			
1 County Name Webster	2 County Number 91		3 Date of Sale/Transfer  Mo. // Day 2?		ate of Deed	Day <u>27</u> Yr. <u>201</u> 7
5 Grantor's Name, Address, and Telej						
Grantor's Name (Seller)	onone (Flease Frint)		6 Grantee's Name, Addre Grantee's Name (Buyer) S			
Jon A. Capps Sr and Lori L. McCrei	ght,, husband and wif	fe	Jon A. Capps Sr. and Lo	ori L. McCreight, I	nusband ar	id wife
Street or Other Mailing Address 514 N. Willson St.			Street or Other Mailing Addre 515 N. Willson St.	ess		
City Blue Hill	State <b>NE</b>	Zip Code <b>68930</b>	City Blue Hill		State NE	Zip Code <b>68930</b>
Telephone Number			Telephone Number	Is the grantee a 501(of Yes, is the grantee	,, <u> </u>	= =
Email Address dwiebe@charter-title.net			Email Address dwiebe@charter-title.ne	et		
7 Property Classification Number. Check	one box in categories A	and B. Check C	if property is also a mobile h	nome.		
(A) Status		•	B) Property Type		<u> </u>	(C)
Improved   Single Family   Multi-Family   Commercial	y	ıral	Mineral Interests-Nonpro Mineral Interests-Produc	• =	State Assess Exempt	
8 Type of Deed Conservator	_	Distribution   Easement	<del></del>	rtition Sher		Other_Add: Idrew
		-coemetik 🔲			- Hustee	
9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)	Auction Eas	sement 🔲 Gift	eclosure   Irrevocable Tru   Life Estate ntor Trust   Partition	st Revocable Trus Sale Satisfaction of		Transfer on Death Trustee to Beneficiary Other (Explain)
11 Was ownership transferred in full? (If No, Yes No No	explain the division.)		12 Was real	estate purchased for s	ame use? (If	No, state the intended use.)
13 Was the transfer between relatives, or if to	o a trustee, are the trustor	and beneficiary re	latives? (If Yes, check the app	propriate box.)		
	Jncle to Niece or Nephew	_		Self	□ Ot	her
☐ Brothers	and Sisters	= '	ts and Grandchild 🔲 S	pouse		
Ex-spous		Parents and	·   ····	tep-parent and Step-o		<del> </del>
14 What is the current market value of the re \$255,000.00	al property?		15 Was the mortgage ass	umed? (If Yes, state t \$	he amount an	d interest rate.)
16 Does this conveyance divide a current par	-cel of land?		17 Was transfer through a of the agent or title cor		a title compar Yes <b>Chart</b>	ny? (If Yes, include the name er Title  \text{\sqrt{No}} No
18 Address of Property			19 Name and Address of	Person to Whom Tax	Statement Sh	ould be Sent
515 N. Willson St. Blue Hill, NE 68930			Jon A. Capps Sr. and 515 N. Willson St.	Lori L. McCreigh	t, husband	and wife
	Vacant Land		Blue Hill, NE 68930			
20 Legal Description						
A tract of land in the Southwest Qua	rter of Section 3. Tow	nship 4 North	Range 10 West of the 6	h P.M., Webster 0	County, Nel	oraska: Beginning at a
point 1,350.0 feet North of the South	west corner of the So	uthwest Quar	er of Section 3, Townshi	p 4 North, Range	10 West of	the 6th P.M., Webster
County, Nebraska, and 40.0 feet East						
Southwest Quarter a distance of 200 21 if agricultural, list total number of acres	.00 feet to a point; the	ence North par	allel to the said West line	e of the Southwes	it Quarter a	ind making a 90 degree
22 Total purchase price, including any !	liabilities assumed				22 \$	0 00
23 Was non-real property included in th		☐ No (If Yes, e	enter dollar amount and att	ach itemized list.)	23 \$	0 00
24 Adjusted purchase price paid for rea				·	24 \$	0 00
25 If this transfer is exempt from the do		-		***************************************	1.00	
<u> </u>			at and that it is, to the best of m	v knowledge and helic	of true comp	late and
correct, and that i am duly a			it and that it is, to the best of th	y knowledge and belie	si, iide, comp	iele, and
Jon A. Capps Sr. and Lori I	L McCreight, husband and	wife				<i>14-763-6328</i> ne Number
Print or Type Name of Gran	nee or Aushorized Represe	citative				
sign $\sqrt{//A}$ Gy	<i>&gt;/</i> c	<del></del> ,	Grantee or Authorized Re	epresentative		1-27. <sub>2017</sub>
here Signature of Grantee or Aut	nonzed Representative		Title		∪at	e
	· · · · · · · · · · · · · · · · · · ·	Register of Dee	de' Hee Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Ex		28 Recording Data			
Mo Day Yr			· /	7941.70	·/ >	:
IVIO. H Day A TI.	\$Exempl H	<u> </u>	I DKOUI1 19	2902.29	U	Par Plat SS 76 214 77 1227

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 Natural A.D., 20 17, at 3:15 o'clock P. M. Recorded in Book 2017 on Page 2902 - 2903

Deb Klingenberger County Clerk
BL Deputy

Log Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date //- 39-/SExemples A By BK

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.

Jon A. Capps Sr.

Lori L. McCreight

STATE OF Nebraska COUNTY OF Adams

GENERAL NOTARY - State of Nebraska DANIEL J. WIEBE My Comm. Exp. May 23, 2018

COVER PAGE PROPERTY TRANSFER 23049 grantee master name # Tyler J. +
Tava L. Vance # PAGES\_\_\_ tax/lien SALES FILE# # PAGES NEIGHBORHOOD ! 100 105 205 300 305 400 GUIDE ROCK RED CLOUD RED CLOUD BULENILL AGRICULTURAL GUIDE ROCK BLADEN RESIDENTIAL BLUE HILL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL 505 510 515 600 500 605 405 610 BLADEN COWLES W/ HOME COWLES NO HOME COWLES COWLES ROSEMONT W/HOME ROSEMONT/NO ROSEMONT COMMERCIAL SITE COMMERCIAL W/SITE COMMERCIAL/NO SITE HOME SITE COMMERCIAL W/SITE 710 805 515 700 705 800 1000 1005 INAVALE/ NO HOME INAVALE AMBOY VILLAGE W/ AMBOY VILLAGE/ NO RURAL COMMERCIAL RURAL COMMERCIAL ROSEMONT COMMERCIAL HOME SITE HOME SITE COMMERCIAL / NO INAVALE W/HOME SITE SITE SITE 1010 1015 1020 RURAL ANIMAL GRASS GREEN / GOLF SAND GREEN / GOLF CONFINEMENT COURSE COURSE PROPERTY CLASS 1000 2000 4000 9000 9500 RURAL RESIDENTIAL AGRICULTURAL GAME & PARKS RESIDENTIAL COMMERCIAL SUBURBAN TAX DISTRICT TOTAL SALE PRICE 521 ADJUSTMENTS \$ ASSESSOR ADJUSTMENTS \$ REVIEW CODE NO SALES DATE DEED TYPE SALE QUAL MOBILE YÉS ADJUSTED SUBCHNGD CODE 2 3 5 SALE NOT TO BE USED ARMS LENGTH / NOT USABILITY AS ADJUSTED SUBCHANGED VALID FOR MEASUREMENT LOCATION CODE RUR cow GR INA RC ROS вн BLA ROSEMONT RURAL COWLES GUIDE ROCK INAVALE RED CLOUD BLUE HILL BLADEN COMMENTS

### **Real Estate Transfer Statement**

FORM 521

Good Life. Great Service. • 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. DEPARTMENT OF REVENUE

THE GOOD WILL NOT BE LECOLDED WINESS WITH STREET	in to digital and invite a no are appointed positions.	
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. // Day / Yr. / Day Day Day	15 17
WEBSTER - 91  5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	7
Grantor's Name (Seller)	Grantee's Name (Buyer)	,,, ,,, <u>,</u> ,
Tyler J. Vance ; Cody Vance, Trustees	Tyler J. Vance and Tara L. Vance Street or Other Mailing Address	
Street or Other Mailing Address P O Box 21	P O Box 21	
City State Zip Code Bladen NE 68928	City State Bladen NE	Zip Code 68928
Phone Number (402) 469-3116	Phone Number   Is the grantee a 501(o)(3) organiz (402) 469-3116   If Yes, is the grantee a 509(a) fou	ation? Yes V No
Email Address	Email Address	100 (110
7 Property Classification Number. Check one box in categories A and B. Check C		
(A) Status (E	3) Property Type	(C)
☐ Improved     ☐ Single Family     ☐ Industrial       ☑ Unimproved     ☐ Multi-Family     ☑ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Nonproducing     State Assessed       Mineral Interests-Producing     Exempt	Mobile Home
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Le	and Contract/Memo Partition Sheriff ease Personal Rep. Trust/Trustee lineral Quit Claim Warranty	Other
part of an IRS like-kind exchange? Auction Easement Glift		ansfer on Death ustee to Beneficiary ther (Explain) <u>Clear Title</u>
11 Was ownership transferred in full? (If No, explain the division.)  Yes No No	12 Was real estate purchased for same use? (If I	No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel		
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC  Self  Oth	er
✓ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse Child Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$4.690	Yes No \$	. %
16 Does this conveyance divide a current parcel of land?  Yes V No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.)	? (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	
526 Road M Bladen, NE 68928	Grantees	
18a No address assigned 18b ✓ Vacant land		
20 Legal Description		
A tract of land in the Southwest Quarter (SW¼) of Section Two (2), Township Two described as: Commencing at the Southwest corner of said Southwest Quarter (S thence North 430 feet, thence East 360 feet, thence South 430 feet, thence West 3	W/4) of said Section Two (2), thence East 1,235 feet to the po	int of beginning,
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	22   \$	0,00
23 Was non-real property included in the purchase?  Yes  No (If Yes, e	enter dollar amount and attach itemized list.) 23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ <b>5</b>	0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	n number	
Under penalties of law, I declare that I have examined this statemed correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, or	omplete, and
Teresa Theobald		_ (402) 746-2246
Sign Print or Type Name of Grantee or Authorized Representative	Title Agent	Phone Number 11/29/2017
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use O	nly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	,
Mo. 11 Day 30 yr. 17 \$Exempt # 4  Nebraska Department of Revenue	BK2017,19 2911	Day Chat 88 76 044 77 4007/0
neurasia pepariment di meveride	Authorized by Neb. P	lev. Stat. §§ 76-214, 77-1327(2)

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 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 of November A.D., 20 / 7, at 8 M. Recorded in Book 201

Carded .

\_Comp

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 (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.

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.

November 15, 2017. STATE OF NEBRASKA WEBSTER COUNTY OF

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.

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

Notary Public

My Commission Expires: 8/27/3021

NEBRASKA DOCUMENTARY

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		1	1	1		INVALUATE.	BED CLOSED	ROSEMONT	RURAL

### Good Life, Great Service.

DEPARTMENT OF REVENUE

FORM 521

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

	The deed will not be recorded	i unless this statemer		5 are accurately completed	1.
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	وسدد سمسرد
	WEBSTER - 91		Mo. // Day 29	(r.) Mo [	yay <u>15 yr./7</u>
	ess, and Telephone (Please Print)		1	, and Telephone (Please Print)	
Grantor's Name (Seller) Tyler I Vance and	d Tara L. Vance; Cody Va	nco	Grantee's Name (Buyer) Tyler J. Vance and	Tara I Vance	
Street or Other Mailing Ac	d rara L. vance, Cody val	iio <del>c</del>	Street or Other Mailing Addre		·
P O Box 21			P O Box 21		
<sup>City</sup> Bladen	State NE	Zip Code 68928	City   Bladen	State NE	Zip Code 68928
Phone Number		00020	Phone Number	Is the grantee a 501(c)(3) organ	nization? Yes V No
(402) 469-3116 Email Address			(402) 469-3116 Email Address	If Yes, is the grantee a 509(a) for	oundation? Yes 🗸 No
n/a			n/a		
7 Property Classificatio	n Number. Check one box in catego	ories A and B. Check C	f property is also a mobile ho	me.	
(A) Status		(B	) Property Type		(C)
mproved [	Single Family	lustrial [	Mineral Interests-Nonprodu	cing State Assesse	ed Mobile Home
✓ Unimproved	☐ Multi-Family	ricultural [	Mineral Interests-Producing	Exempt	
☐ 10LL	Commercial Re	creational			
8 Type of Deed	Conservator	Distribution La	nd Contract/Memo 🔲 Partitio	on Sheriff	Other
	Corrective	<u> </u>	=	nal Rep. Trust/Trustee	
Cemetery [	Death Certificate - Transfer on Death	Executor Mi	neral Quit C	laim 🗸 Warranty	
9 Was the property purci part of an IRS like-king	hased as 10 Type of Transfer	===================================	losure Irrevocable Trust	Revocable Trust	Transfer on Death
(I.R.C. § 1031 Exchang	ge)Auction [	EasementGift	Life Estate		Trustee to Beneficiary
Yes V No			or Trust Partition		Other (Explain) Clear Title
✓ Yes No	rred in full? (If No, explain the division.	.)	12 Was real es	tate purchased for same use? (I	f No, state the intended use.
	en relatives, or if to a trustee, are the	truetor and banaficiary mis	ı —		
✓ Yes No	Aunt or Uncle to Niece or Nep	_	Partnership, or LLC	· · · · · · · · · · · · · · · · · · ·	ther
		= ' ' '	· =	ouse	
	Ex-spouse	Parents and C	= :	ep-parent and Step-child	
14 What is the current man	ket value of the real property?			ed? (If Yes, state the amount an	d interest rate.)
\$5.000			☐Yes ✓ No	\$	%
	livide a current parcel of land?		17 Was transfer through a rea	al estate agent or a title compan	y? (If Yes, include the name
Yes 🗸 No			of the agent or title compa	any contact.) 📝 Yes <u>Southen</u>	n Title, LLC No
18 Address of Property		·	19 Name and Address of Per	son to Whom the Tax Statement	Should be Sent
526 Road M			Grantees		
Bladen, NE 68928	_				
18a No address assign	ned 18b ✓ Vacant land				
20 Legal Description				*	
	uthwest Quarter (SW¼) of Section cing at the Southwest comer of said				
	hence East 360 feet, thence South				
					•
21 If agricultural, list total n	umber of acres 3.5+-	•			
		_		\$	
22 Total purchase price	e, including any liabilities assume	d		22	0,00
23 Was non-real proper	rty included in the purchase?	Yes 🔽 No (If Yes, e	nter dollar amount and attac	h itemized list.) 23	1
OA Adimeted sympleses	wine neid for seal actute (line 00)	minus line 00\		<b>5</b>	0.00
24 Adjusted purchase p	orice paid for real estate (line 22 r	ninus line 23)			0,000
25 If this transfer is exe	mpt from the documentary stamp	tax, list the exemption	number 4	·	
	penalties of law, I declare that I hat that I hat I am duly authorized to sign this		nt and that it is, to the best of	my knowledge and belief, true,	complete, and
	triat i am duly authorized to sign this t Theobald	Signothiest.			(402) 746-2246
Print or Type		resentative			Phone Number
sign 🗸	seusa Mix	bald -	Title	Agent	11/29/2017
here Signature of	f Grantee or Authorized Representativ	/e	Title		Date
11212		-t-u -f P 21 - 22	· ·	<u> </u>	Face Production of the Control of th
26 Date Deed Recorded	Regi	ster of Deed's Use Or Execut Number	28 Recording Data		For Dept. Use Only
30	yr. 17 \$ Exempl	# W		2912-2913	
Mo Day		-/	prodicing		Rev. Stat. §§ 76-214, 77-1327(2)
	ev. Supersedes 96-269-2008 Rev. 2-2016			romonized by Neb.	om. 33 10-21-7, 11-1021(Z)

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 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 15, 2017.

Cody Vance

l'ara L. Vance

STATE OF NEBRASKA )

COUNTY OF WEBSTER )

ss.

The foregoing instrument was acknowledged before me on November  $\slash$  , 2017 by Cody Vance, a single person.

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

Notary Public

My commission expires: 8/27/30	<u>121</u>
STATE OF NEBRASKA  COUNTY OF WEBSTER  The foregoing instrument was ac Vance and Tara L. Vance, husband and vance are series of the series of t	cknowledged before me on November /5, 2017 by Tyler J.
GENERAL NOTARY - State of Nebraska TERESA L. THEOBALD My Comm. Exp. August 27, 2021	Deurs Murbald Notary Public
My commission expires: 8/27/5	DCD-1
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 29/2-29/3

Deb Kingenberger County Clerk 36.00 B.B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 11-30-17 \$ Exampt #7 By BK

FILING NUMBE	00/61	/ 40	1805	001611		<u>•</u> •		
				27-3-	-10	_		
DOC STAMPS	360		_	tax/lien		_		
SALES FILE #	295	<del>-</del>	# PAGE	es	_			
NEIGHBORHOOD #		100	105	200	205	300	305	400
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2	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
, , , , ,	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
ļ	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
į	RESIDENTIAL	COMMERCIAL	AGNICULIONAL	LACINI (	0,00,200		SUBURBAN _	
TAX DISTRICT_	170							
TOTAL SALE PRICE_	240,	000						
521 ADJUSTMENTS <u>\$</u>	80,	000						
ssor adjustments <u>\$</u>	1100	0,000	<u> </u>					
RÉVIEW CODE	NO	•						
SALES DATE	2-1-	<u>2005</u>						
DEED TYPE								
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	i	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOTTO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
}	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

## Nebraska Department of **REVENUE**

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

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

795

FORM **521** 

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 1 County Name 2 County Number 3 Date of Sale/Transfer 2005 2 Day L Day Webster Select County & County Number 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Street or O Street or Other City 380 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Exempt Unimproved Multi-Family Agricultural Mineral Interests-Producing LOLE Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other\_ Bill of Sale Corrective Easement Trust/Trustee Lease Personal Rep. Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Irrevocable Trust Revocable Trust 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Life Estate X Sale ☐ Easement Giff Trustee to Beneficiary **⊠** No Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ☐ No. Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ои 🗶 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.) Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent LAW Farms L+J 18 Address of Property Ath Joseph LAW 2210 Riverside Dr. Grand Island 18a No address assigned 20 Legal Description NW4 27-3N-10W 21 If agricultural, list total number of acres 23 Was non-real property included in the purchase? 📈 Yes 🔲 No (If Yes, enter dollar amount and attach itemized list.) 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. ]0580h General Partner sign Title e or Authorized I here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Mo. 12 Day Nebraska Department of Revenue uthorized by Neb. Bev. Stat. \$\$ 76-214, 77-1327(2).

BRD017, Pg 2990

NEBRASKA DOCUMENTARY
STAMP, TAX

#### 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   Ss. County of Webster   Ss.	GRANTOR
Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 20 at 3:55 o'clock M. Recorded in Book 207 on Page 990	By: Wendel H. Krueger  Wendel H. Krueger
Deb Klingenberser County Clerk 20.00 Deputy Ind Comp Assessor Carded	By: Janice L. Krueger
STATE OF NEBRASKA )	
COUNTY OF HALL )	

On this 1st 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 & Schulte
My Commission Expir	GENERAL NOTARY - State of Nebraska KATHERINE S. SCHULTE My Comm. Exp. May 23, 2005	Notary Public

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COMMERCIAL / NO INAVALE WINDOWS SITE COMMERCIAL HOME SITE HOME SITE  1010 1015 1020  GRASS GREEN / GOLF SAND GREEN / GOLF RURAL ANIMAL COURSE CONFINEMENT  PROPERTY CLASS  CDD 2000 4000 9000 9500  RESIDENTIAL COMMERCIAL AGRICULTURAL ENEMPT GAME & PARKS  TAX DISTRICT 195  TOTAL SALE PRICE COOD  SALES DATE 10 - 11 - 2017  DEED TYPE 52 1 M H  SALE QUAL  YES ADJUSTED SUBCHNGD NO MOBILE  CODE 1 2 3 4 5  USABILITY AS ADJUSTED SUBCHNGED SALE NOT TO BE USED ARMS LENGTH / NOT WINDOW FOR MEASUREMENTS    LOCATION CODE BH SLA COW GR INA RC ROS RUR		615	700	705	710	800	805	1000	1005
GRASS GREN / GOLF SAND GREN / GOLF COURSE CONTINEMENT  PROPERTY CLASS  2000 4000 9000 6500  RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  SUBURBAN  TAX DISTRICT  1935  OR ADJUSTMENTS \$  OR ADJUSTMENTS \$  OR ADJUSTMENTS \$  OR ADJUSTMENTS \$  ADJUSTED SUBCHINGD NO MOBILE  CODE  1 2 3 4 5 5 1 USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED AREAS SUBCHINGT (NOT MEDICAL		COMMERCIAL / NO						RURAL COMMERCIAL	. RURAL COMME
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RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS  SUBLIRAN  TAX DISTRICT  195  TOTAL SALE PRICE  COR ADJUSTMENTS S  OR ADJUSTMENTS S  REVIEW CODE  NO  SALES DATE  10 - 11 - 20 17  DEED TYPE  SALE QUAL  YES ADJUSTED SUBCHINGD NO MOBILE  CODE  2 2 3 4 5  USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USER ARMS LINESTH / NOT YALD FOR MEASUREMENT LOCATION CODE  BH BLA COW GR INA RC ROS BUR  BUSH MEASUREMENT ROS BUR									
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TOTAL SALE PRICE  COOC  SALES DATE  ID - 11 - 20 17  DEED TYPE  SALE QUAL  VES  ADJUSTED  SUBCHANGED  SALE NOT TO BE USED  ARMS LENGTH / NOT VALUE FOR MASSUREMENT  VALUE FOR MASSUREMENT  LOCATION CODE  BH  BLA  COW  GR  INA  RC  ROS  RUR	TAX DISTRICT	195							mobi
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SALES DATE 1D - 11 - 20 17  DEED TYPE 53 1 M +  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	OR ADJUSTMENTS \$								
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BH BLA COW GR INA RC ROS RUR	LOCATION CODE	USABILITY		3334741612		VALID FOR	/ <del></del>		
				-		1	ĺ	}	

NEBRASKA Good Life, Great Service.
Good Life, Great Service.

### **Manufactured Housing Transfer Statement**

ғокім **521МН** 

department of revenue					UZ I IIII	
1 County Name	2 County Number	3 Date of Sale	2.51	4		
Webster	91	Mo. 100	Day 11 Yr. 201	<u>.                                      </u>		
5 Seller's Name, Address, and Telephone (Please Print)			, Address, and Telepho	ne (Please Print)	<u> </u>	
Seller's Name		Buyer's Name	1.1-			
Hndrew Hnderson			ce Lutz ddress (Number and Str			<del></del>
Current Mailing Address (Number and Street or PO Box)  1002 W Gage St  City State	ایریا		,	,	اسدايا	
1002 W Gage St	Zin Code	City	2 W Ga	State	Zip Code	
D: 11 11 - 1 ~ ~	<b>1970</b> 0000	Blu		NE		
Daytime Phone Email Address	130	Daytime Phone	Email Address		64 100	
24,4110 ( 114.10		705-310	.×			
7 Type of Transfer						
Sale Auction Gift Exchange	Foreclosure S	atisfaction of Contra	act Life Estate	Other (Explai	n.)	
8 Was ownership transferred in full? (If No, explain the division	n.)	l ` ` _	ty purchased as part of ar	IRS like-kind exc	hange? (IRC § 1031 Exch	nange)
X YES		YES J	XI NO			
10 Was the sale between relatives? (If Yes, check the appropria		🗂			<b>1</b>	
YES NO Spouse	Step-parent and S	· =	Aunt or Uncle to Niece of	Nephew _	」 Family Corp. or Partne ☐ Other	arsnip
☐ Grandparents and Grandchi☐ Parents and Child	ld Brothers and Sist	iers L_1	Seif	_		
11 What is the current market value of the manufactured housi	na?	12 Was the mortga	age assumed? (If Yes, sta	ate amount and in	iterest rate.)	
\$233D		YES			at	%
13 Was the sale through an agent?					· · ·	
YES NO If Yes, include the name of the ager	nt:		· · · · · · · · · · · · · · · · · · ·			
14 Length (Without Hitch) 15 Width	16 Make		17 Model		18 Year	
14 60	Sand-poir	142	MFGD		1978	
19 Location of the Home Before Sale	•	20 Name and Add	dress of Person to Whom	the Tax Statemen	nt Should be Sent	
- 2 2 4 4 1	n	Char-	Lutz			
1002 w Gage St L6t 14	Blue Mill		W Gage S	ما يد-	414	
19a Location of the Home After Sale		_	-			
Same		Blue	HILL, NO	E 689	130	
21 Name and Address of the Land Owner		22 Legal Descripti	ion of the Land			
1 a E a a a a l			1 6t5	AIK3	5 Hoovers	400
Larry Eggert		ALL BIKZ	1 643		-	
2007 22 Road.		LW 42	01 X 1651	Outlot	- /-	raile
		۸، یک	mnex & AU	at the	- de Add F	<sup>2</sup> ark
hearney, NE 688	42	OH. A	mnex + no	- 0, 033	1 31201	
23 Total purchase price, including any liab	ilition annumed			23	مممه	<u>مم.</u>
<ul><li>23 Total purchase price, including any liab</li><li>24 Was non-real property included in the p</li></ul>					<u> </u>	<del></del>
and 24c indicating the cost amount of		Janvo (ii ic.	3, σοπριστο <b>2</b> -ια, .		P000°	OO
and E to maidating the boot ameans or	,					
24a Furnishings			24a —			
				i		
24b Moving Costs	•••••		24b —			
<b>A4</b>			2/4			
24c Set-up Costs			24c	on and holief to	^	
Under penalties of law, I declare that complete, and correct, and that I am duly at			o me best of my knowled	ge and bellet, tru		
	3		i		462	
Chose Lutz					705-31	108
	red Representative		i		Daytime Phone	
sign Carl			1		11-29-201	īT
here Signature of Buyer or Authorized Repre	sentative		ītle		Date	
a a Carro Constitution of Cons	:=:					

This statement should be filed with the county treasurer in the county where the application for title is made.



#### State of Nebraska

### **Application for Certificate of Title**

		THE PERSON NAMED IN		lat the transfer all the distributions are the four	make the for their periods of a contract the contract of	of the second of the result and the factor
Vehicle Identification Num	torboat Descrip	ALEX POST OF ARRESTS	∕ear			\$10.00
678469387	, DCI	1	1978	Make SANDEPOINTS	14 X 60	
Body Style	Color	GVWR	1010	Capacity/Propulsion	Taxi Use	
MFGD HOME	TAN / BRO			14 X 60	Yes	□ No
☐ Salvage	Previously S	Salvaged		Non-Transferable	Manufactur	457.00
Salvage vehicle/motorboat i	s a late model vehicle/r	notorboat th	hat has bee	n wrecked, damaged or destroye	and an all a section of	
	anargon bitot to Deilla A	WICKELL LIS	emagen at a	lectroued and a condition to le		•
	e vancie at the time the	venicie wa	is wrecked.	damaged or destroyed OR volu	intarily designated by the	owner as salvage.
<b>24</b> Owner/Applica	ent Information	if more	than thre	e (3), please attach a second	application)	
If more than one owne	r, do you wish cle	ar rights	of surviv	orship to be transferred	to the surviving own	er(s) in the
event of the death of o	ne owner?					ici(s) iii iiic
No (probate will	be required to trans	sfer owne	rship - o	wner names separated with	h "And")	
Tes (Ownersmb /	will transfer to co-o	wner upo	n presen	tation of death certificate	- owner names separa	ated with "Or")
Owner name/Last or business	s name*			First Name	MI	
LUTZ,CHACE						
2 <sup>nd</sup> Owner name/Last or busin	ness name*	-		First Name	MI	Check here if spouse
3rd Owner name/Last or busin			<u></u>			of owner 1.
3 Owner name/Last or busir	ness name*			First Name	MI	Check here if spouse
Owner's Residential Address						of owner 1 or 2.
1002 W GAGE S		F 1117 1	NIE OOG	200		
Owner's Mailing Address	LOT 14, BLO	E HILL,	INE 688	930		<u> </u>
7 ( 0 7 1 7						
Transfer On Death Bene	eficiary(ies), if appl	icable:			(Beneficiary may be in	dividual or trust)
If indicated, upon death of	eficiary(ies), if appl	icable: , ownershi	p of the v	ehicle/motorboat will transfe	(Beneficiary may be in er to listed entity(ies).	dividual or trust)
Transfer On Death Bene If indicated, upon death of 1st TOD	last surviving owner	icable: , ownershi		ehicle/motorboat will transfe	(Beneficiary may be in er to listed entity(ies).	dividual or trust)
If indicated, upon death of	last surviving owner	, ownershi		2 <sup>nd</sup> TOD	(Beneficiary may be in er to listed entity(ies).	dividual or trust)
If indicated, upon death of	last surviving owner  Name*	, ownershi			er to listed entity(ies).	dividual or trust)
1st TOD	last surviving owner  Name*  *  n	, ownershi		2 <sup>nd</sup> TOD	er to listed entity(ies).  Name*	
If indicated, upon death of	last surviving owner  Name*  *	(Only first	35 positio	ns will print on title)	er to listed entity(ies).  Name*	<b>\$7.00</b>
If indicated, upon death of  1st TOD  3 Lien Informatio Is there a lien on this vehicle?	last surviving owner  Name*  *  *  *  *  *  *  *  *  *  *  *  *	Only first	35 positio	ons will print on title)  ins section and provide a copy of	Name*  Recept the lien instrument with	\$7,00 this application.
If indicated, upon death of  1st TOD  3 Lien Informatio Is there a lien on this vehicle?	last surviving owner  Name*  *	Only first	35 positio	ns will print on title)	er to listed entity(ies).  Name*	\$7,00 this application.
1st TOD	last surviving owner  Name*  *  *  *  *  *  *  *  *  *  *  *  *	Only first	35 positio	ons will print on title)  ins section and provide a copy of	Name*  Recept the lien instrument with	\$7,00 this application.
If indicated, upon death of  1st TOD  3 Lien Informatio Is there a lien on this vehicle?	last surviving owner  Name*  *  *  *  *  *  *  *  *  *  *  *  *	Only first	35 positio	ons will print on title)  ins section and provide a copy of	Name*  Recept the lien instrument with	\$7,00 this application.
If indicated, upon death of  1st TOD  3 Lien Informatio Is there a lien on this vehicle?	last surviving owner  Name*  *  *  *  *  *  *  *  *  *  *  *  *	Only first	35 positio	ons will print on title)  ins section and provide a copy of	Name*  Recept the lien instrument with	\$7,00 this application.
If indicated, upon death of  1st TOD  3 Lien Informatio Is there a lien on this vehicle? First Lien	last surviving owner  Name*  *  *  *  *  *  *  *  *  *  *  *  *	(Only first	t 35 positio	ons will print on title)  ins section and provide a copy of Second Lien	Name*  Rece  The lien instrument with  PLID	\$7,00 this application.
If indicated, upon death of  1st TOD  Steen Informatio Is there a lien on this vehicle?  First Lien  The undersigned being duly sw	last surviving owner  Name*  *  *  *  *  *  *  *  *  *  *  *  *	(Only first	t 35 positio	ons will print on title)  ins section and provide a copy of Second Lien	Name*  Rec  f the lien instrument with  PLID	\$7:00 this application.
If indicated, upon death of  1st TOD  Steen Informatio Is there a lien on this vehicle? First Lien  The undersigned being duly swifictitious name, knowingly male	last surviving owner  Name*  *  *  *  *  *  *  *  *  *  *  *  *	(Only first	t 35 positio	ons will print on title)  ins section and provide a copy of	Name*  Rec  f the lien instrument with  PLID	\$7:00 this application.
If indicated, upon death of  1st TOD  Steen Informatio Is there a lien on this vehicle?  First Lien  The undersigned being duly sw	last surviving owner  Name*  *  *  *  *  *  *  *  *  *  *  *  *	(Only first	t 35 positio	ons will print on title)  ins section and provide a copy of Second Lien	Name*  Rec  f the lien instrument with  PLID	\$7:00 this application.
If indicated, upon death of  1st TOD  Steen Informatio Is there a lien on this vehicle? First Lien  The undersigned being duly swifictitious name, knowingly male	last surviving owner  Name*  *  *  *  *  *  *  *  *  *  *  *  *	(Only first	t 35 positio	ns will print on title)  Second Lien  Second Lien  ation provided on this application and provided in this application and provided in this application and provided in this application.	Name*  Rec  f the lien instrument with  PLID	\$7:00 this application.
If indicated, upon death of  1st TOD  Steen Informatio Is there a lien on this vehicle? First Lien  The undersigned being duly swifictitious name, knowingly male	last surviving owner  Name*  *  *  *  *  *  *  *  *  *  *  *  *	(Only first	t 35 positio	ons will print on title)  ins section and provide a copy of Second Lien	Name*  Rec  f the lien instrument with  PLID	\$7:00 this application.
If indicated, upon death of  1st TOD  Steen Informatio Is there a lien on this vehicle? First Lien  The undersigned being duly swifictitious name, knowingly male	last surviving owner  Name*  *  *  *  *  *  *  *  *  *  *  *  *	(Only first	t 35 position	ns will print on title)  is section and provide a copy of Second Lien  ation provided on this application are material fact in this application.  Signature	Name*  Rec  f the lien instrument with  PLID	\$7:00 this application.
The undersigned being duly swifictitious name, knowingly malor both and cancellation of you Signature	Name*  Name*  Yes No If yes  PLII  Your depose or affirm an king a false statement our certificate of title.	(Only first	t 35 positio	ns will print on title)  Second Lien  Second Lien  ation provided on this application and provided in this application and provided in this application and provided in this application.	Name*  Rec  Name*  Rec  of the lien instrument with  PLID  on is true and complete. Ution can result in a fine or	this application.  Use of a false or imprisonment

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.

		NEERAS	KA CER	TIFICATE OF				<b>X</b>
	Vehicle Identification Num 678469387	ber Year 1978	SA	Make NDEPOINTS	🚂 Model 🖟 🚐	Body Style WFGD HOME		
	Purchase Date 2/15/2013	19. · 重要的人的主要的 · 电影 · 电影 · 电影 · 电影 · 电影 · 电影 · 电影 · 电	O Solor	revious Title Numbe 8079450010	14 X 60 r/State NE	Tille Type ORIGINAL		
	G.V.W.R. =Owner Name(s) And Addr	Capacity I 14 X 60 ess		dometer CEMPT		egends: 🖆		WWW.xxx
	ANDREWANDERS 1002 W GAGE ST BLUE HILL, NE 689	LOT 14						WWw.xxxxx
				BL	Previous Owner KENNY SKAR UE HILL, NE	(s) NN 68930		MAXXXXXXX
	1ST tien			Tst Release	LIEN RE	LEASES IDate:		WAX THE SAME
	2ND:Cien		Service Service	County 2nd Release	By.	Date:		
	≨Subsequent ↓ Liens Filed ↓	JST COMPLETE		Title: County:		Date:		
$\sim$	Federal and State law requires that the simphisonment (RETAIN COPY FOR 5 YE. The undersigned, being the owner of the described the enite the following named of pertify to the best of mythrowledge the o	eller state the milaage in connect ARS.) vehicle described within the Certif uirchasers dometer reading is the actual mile	cate of Title, here age of the vehicle	er of ownership./Fallure to o by sells and assigns all right unless one of the following	title and interest in and to statements is checked:	se statement may result in fir	nes and/or he vehicle	
	ODOMETER READING TENTH  ALL OWNERS WH  ON THE FACE OF 1	CHECK A BLOCK	2 The odom	ge stated is in excess of its eler reading is not the acti PRINTED NAME OF PUR Cho.	Dal mileage: WARN CHASER(S)	IING – ODOMETER DISCRE	PANCY.	NAME OF STREET
	SIGNATURE OF SELLER  SIGNATURE OF SELLER	Went -	**************************************	ADDRESS集團 建製造	West Ga	STATE		<i>4</i>
	SIGNATURE OF SELLER	[2]《日本学·安全》(《日本学》:"是一个《日本学》(《日本学》)。		I AM AWARE (	DE BY THE SE	FEE 6893 ETER STATEME LLER(S)		AAAAA
	HALICW HAL DATE OF SALE X 70-11-2015 NVENTORY CONTROL NUMBER	usone -	Co	SIGNATURE OF PURCHA	Futo 7			1
	E 0092947		WEB (And Official	STER Seal The Date Show	/n/Above	Title Number 130464500		
	LORIE KOERTNEI By L2 E00092947	A Our	**************************************	(County Dring	als Seal)			

PAGE 1 COMMENTS			
BOOK-PAGE 521	DATE OF SALE		
LEGAL DESCRIPTION - AU BLUS LOCATION ID PARCEL(S)	. BKZ + Lot 5 Bl e Hill Annexation +,	K3 Hoovers Addition + a ALL of Eggerts Addition C	W 420' x 165' outlots 7 Trailer farts
ASSESSOR LOCATION Blue	Hill	ADDRESS OF PROPERTY 1002	W bage St Lot 14
YEAR	LAND	IMPROVEMENTS	TOTAL
2015		3070	3070
2014		2625	2625
2017	4.	2330	23.30
	521	ASSESSOR	
SELLING PRICE LEGOD	ADJUSTMENT	ADJUSTMENT	ADJUSTED SELLING PRICE
MOBILE HOME 1978		USE QUALITY HOUSE CONDITION	DATE OF CONSTRUCTION :