			CC	VER PAGE P	ROPERTY TRA	NSFER	Catul	FRED CLO
BOOK & PAC	<u> 201</u>	1-2991	, # PA	GES		FRANTEE MASTER NAME	Baar	d of
PARCEL #	1/ ER_ <u>COO / 2</u>	19900/	36220			_	Public	. Trust
						_	# 100	23
DOC STAMP	s Exemp	1#2	_	tax/lien			,	
SALES FILE	# <u>2</u>	96	# PAG	ES				
NEIGHBORHOOD (1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	8LUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	\$15	600	605	610
	BLADEN COMMERCIÁL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES TE COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	. RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		./	·
	RESIDENTIAL	COMMERCIAL	, AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
Ĺ	65						SUBURBAN	
TAX DISTRICT_	<i>E</i> 5	A A						
TOTAL SALE PRICE_	<u>5,0</u>		****					
21 ADJUSTMENTS <u>\$</u>								
OR ADJUSTMENTS \$		<u> </u>						
REVIEW CODE	NO	2017						
SALES DATE	12-4-	2017						
DEED TYPE		<u> </u>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
Į	í							

Real Estate Transfer Statement

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1827(2)

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 2017 WEBSTER - 91 11 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Benigno & Socorro Vallesillos Grantee's Name (Buyer) Board of Public Trust Street or Other Mailing Address c/o City Clerk, 540 N Webster St Street or Other Mailing Address 2134 E Overton Rd City Dallas State TX Zip Code 75216 Red Cloud 68970 Phone Number Phone Number (402) 746-2215 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 Partition Other Bill of Sale Corrective Easement Lease Trust/Trustee Personal Rep. Cemetery Company Death Certificate - Transfer on Death T Executor Mineral Cuit Claim **V** 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 **Fasement** Life Estate 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 √ Yes ∏No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other_ Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes **✓** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 905 N Cedar St same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Sixteen (16), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres 5,000,00 23 Was non-real property included in the purchase? Tyes 📝 No (If Yes, enter dollar amount and attach itemized list.) | 23 0,00 5,000100 24 25 if this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{2}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Name of Grant Phone Numbe Attorney Signature of Grantee dr Authorized Represental Title here Register of Deed's Use Only For Dept. Use Only

Day 04

27 Value of Stamp or Exempt Number

exem

Book 2017, Pg 2991

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 40 day of Necestary A.D., 20 17 at 10.00 o'clock 14. M. Recorded in Book 501 on Page 2011

Deb Climan County Clerk Scenario County Clerk

NEBRASKA DOCUMENTARY STAMP TAX Date 12 4-17 \$ でのかっこう By Liz

WARRANTY DEED

Benigno Vallesillos, a/k/a Benigo Vallesillos, and Socorro Vallesillos, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Sixteen (16), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed November 22, 2017.

Benigno Vallesillos

Socorro Vallesillos

STATE OF TEXAS, COUNTY OF /) ALLAS) ss.

,

The foregoing instrument was acknowledged before me on November 22, 2017, by Benigno Vallesillos and Socorro Vallesillos, husband and wife.

Comm. expires $\frac{9/13/2020}{}$

Notary Public

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Phone/Fax: (402) 746-3613 KORY:C:\wp\800\BOPT_VAL\WD 11/15/17 age 1300 fages 200.

PAGE 1 COMMENTS			
BOOK-PAGE 2017-	. 2991 DATE OF SALE	12-4-17	
	05 N Cedar Lots 6	-12 BIK 16 SMITH + M	cores
	1 Cloud	ADDRESS OF PROPERTY 90	5 N Cedar
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	2195	12950	15145
2016	2195	19165	21360
8017	2195	19 165	21360
SELLING PRICE 500	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	7/-0002 HO	DUSE QUALITY 40 HOUSE CONDITION	DATE OF CONSTRUCTION 1877

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record : 1 of:

Value Method:

Adjustments:

Date of Print: 12/28/2017

Inspected By: TS Inspection Date: 09/28/2016

Parcel ID #: 000129900 Map # : 4371-00-0-10020-016-0000

CITY OF RED CLOUD, BOARD OF PUBLIC TRUST Situs :905 N CEDAR ST

Legal :LOTS 6-12 BLOCK 16 SMITH & MOORE'S

540 NORTH WEBSTER STREET ADDITION RED CLOUD

RED CLOUD NE 68970-

LOT INFORMATION

Neighborhood: 200 RED CLOUD

Lot Width : 175

Lot Depth : 142 # of Units : 24850 Topography : Amenities Unit Value : 0.09

Street Access :

Utilities : Lot Value : 2,195

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1877/140

Quality : 40 - Good Effective Age : Condition : 10 - Poor Remodel Date : Arch Type : Remodel Type :

Style : Two-Story 94% One-Story 6%

Exterior Wall : 100% SIDING Floor Area : 2,124

Basement Area : 0

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 5
Baths : 1.0

Heat Type : 100% RADIATOR HOT

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

 Improvement Value
 \$19,165

 Land Value
 \$2,195

 FINAL ESTIMATE OF VALUE
 \$21,360

 Value per Square Foot
 9

Current Total Assessed Value for Parcel # 000129900 \$21,360

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: 12/28/2017 Record: 1 of: 1

Parcel ID #: 000129900 Map # : 4371-00-0-10020-016-0000

CITY OF RED CLOUD, BOARD OF PUBLIC TRUST Situs :905 N CEDAR ST
Legal :LOTS 6-12 BLOCK 16 SMITH & MOORE'S

540 NORTH WEBSTER STREET ADDITION RED CLOUD

RED CLOUD NE 68970-

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

	DESCR	RIPTION			
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		2,124	x	90.84 =	= 192,944
ADJUSTMENTS		Units	Unit Cost	Area_Adi	Total Cost
ROOFING		1,130	(2.52)	(1.34)	(2,846)
SUBFLOOR					
HEATING & COOLING		2,124	2.37	2.37	5,034
PLUMBING Base is: 12	(under base)	7	1910	(5.98)	(12,702)
BASEMENT COST	e e			0.00	
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
AD TICHED CODINGED AND				"-	
ADJUSTED STRUCTURE COST		2124	x	85.89 =	: 182,430
<u>IMPROVEMENTS</u>		Units	<u> Unit Cost</u>	Depr	Total Cost
NO GARAGE			<u> </u>	- Line	TWAL COBC
DET GAR LOW CONC		378	8.63	52%	1,565 *
MACH SHD DIRT/FAIR		675		42%	
SLAB W/ROOF & STEPS		315	27.49		8,660
SOLID WALL PORCH		133	71.56		9,515
					•

TOTAL REPLACEM	ENT (COST 1	NEW		2124	x	94.45	= 200,605
Depreciation	:	93%	Total	93% Physical	Func	tional	Econom	ic
				Less Depr	eciation/P	lus Appre	ciation :	(186,565)
Improvement Va	lue							\$14,040
								\$2,195
Lump Sums								5,125
 	LUE	(USIN	THE CO	ST APPROACH) .				\$21,360
ESTIMATE OF VA		•		•				7,~~

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk

dlwebcoassr@outlook.com

DATE:

12/29/2017

SELLER: BENIGNO & SOCORRO VALLESILLOS

2134 E OVERTON RD DALLAS, TX 75216

BUYER: CITY OF RED CLOUD, BOARD OF PUBLIC TRUST

540 N WEBSTER ST RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

129900 BOOK/PAGE:

2017-2991

DATE OF SALE:

12/4/2017

LEGAL DESCRIPTION:

LOTS 6,7, 8, 9, 10, 11, 12, BLOXK 16 SMITH & MOORES ADDITION TO RED CLOUD

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the follow questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questional will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-271 You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you advance for you cooperation.

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

Wh	at was the total pur	chase					
1	price?	\$ 5	3		5,000	.00	Yes / No
1	If No explain:						
2 Was a	ny personal proper	ty included in th	e sale price?		Yes/No	Per	sonal Property was (circle all that apply):
Applia	ances Furniture	Other (please	explain):				
If the	is the dollar value of property is a renta of the past five year	property and					
5 What	expenses have bee	n incurred in ea	ch of the pas	st five year	s?		
6 How l	ong was the proper	ty on the market	?				
7 Were	any changes made	to the property e	ither before o	or after the	sale?	Yes	s / No
(Exan	nple: Remodeling	Renovations	Additions	Repairs	Demolition)		
If Yes	explain:					-	
							CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

	#/ 600 1	<u>2300)/</u>	3553	0		_	<u>Debbie</u>	
DOC STAM	PS 49.	50	_	tax/lien			4-13[5P_
SALES FILE	· 297	7	# 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 RESI
	405	500	505	510	S15	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMO COMMERCIAL
	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 COMM
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT_	<u> </u>	00						
TAL SALE PRICE								
ADJUSTMENTS <u>\$</u>								
ADJUSTMENTS <u>\$</u>								
ADJUSTMENTS \$	NO	4-201	7					
ADJUSTMENTS <u>\$</u> ADJUSTMENTS <u>\$</u> REVIEW CODE	NO	4-201	7					
ADJUSTMENTS S ADJUSTMENTS S REVIEW CODE SALES DATE	NO	4-201 UD ADJUSTED	7 SUBCHNGD	NO	MOBILE			
ADJUSTMENTS \$ ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE	NO 12 -			NO 4	MOBILE 5			
ADJUSTMENTS S ADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO 12 -	ADJUSTED	SUBCHNGD 3	4 LE NOT TO BE USED ARI	5			
ADJUSTMENTS S ADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO /2	ADJUSTED	SUBCHNGD 3	4 LE NOT TO BE USED ARI	5 MS LENGTH / NOT VALID FOR	RC RED CLOUD	ROS ROSEMONT	RUR



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

	The deed	d will not be recor	ded unless th	ris stateme	nt is signed and	items 1-2	5 are accui	rately comple	ited.		
1 County Name		2 County Number		_	3 Date of Sale/T	ransfer		4 Date of Dec			
<u>,</u>		STER - 91			Mo. 12	ay	r. <u>2017</u>	Mo. 12	_ Day	Yr20)17
5 Grantor's Name, Ac		ephone (Please Prin	t)		6 Grantee's Nan		and Teleph	one (Please Pr	int)		
Grantor's Name (Selle Dwight E. & Aud		∍ltrown			Grantee's Name James Larr	(Buyer) v & Dehr	oie I ea M	loody			
Street or Other Mailing PO Box 174					Street or Other N 734 N Elm	Aailina Addre		,000,	<u></u>		
City Nelson		State NE		Zip Code 68961	City Red Cloud			State NE		-	Code 68970
Phone Number (615) 719-2428					Phone Number		Is the grante	e a 501 (c)(3) or	ganization?	Yes	s √ No
Email Address					Email Address		11 100, 10 1110	grantee a 509(a	i rouridation	17 Yes	s No
7 Property Classifica	ation Number.	Check one box in ca	tegories A and	B. Check C i	if property is also	a mobile ho	те.				
(A) Status) Property Type				T	(C)	
✓ Improved	√ Single i	amily	Industrial		Mineral Interest	s-Nonproduc	cing	State Asse	ssed		ile Home
Unimproved	☐ Multi-Fa		Agricultural Recreational	ĺ	Mineral Interest	s-Producing		Exempt	Ī		
8 Type of Deed	Conservator	-ora	Distribu	ation II s	nd Contract/Memo	Partitio		701			
Bill of Sale	Corrective		Easem	<u></u>	ese	Person	·	Sheriff Trust/Trustee	Other	<u></u>	
Cemetery		ate – Transfer on Dea			neral	Quit Cl	1	Warranty	·		
 Was the property purpose of an IRS like-k 	urchased as and exchange?	10 Type of Transfe		·· <u> </u>			Revocable	Trust	Transfer	on Death	
(l.R.C. § 1031 Excha	• .	Auction Court Decree	Easemen		Life Est	<u> </u>	Sale	<u> </u>		Beneficia	ıry
11 Was ownership trans		f No. explain the divis	Exchange	Granu	or Trust Partition	<u></u>		of Contract [ed for same use	Other (Ex		dod uso \
Yes 🔲 I			·····			✓ Yes	No		: (11 140, 3124		
13 Was the transfer bet		or if to a trustee, are t	ne trustor and b	eneficiary rela	tives? (If Yes, chec	k the approp	riate box.)				
Yes VN	=	or Uncle to Niece or N	NephewF	amily Corp., P	artnership, or LLC	Self	!		Other	 	
	=	ers and Sisters		-	and Grandchild	☐ Spo					
14 What is the current m	Ex-sp		P	arents and Ch			parent and	•			
14 ANISCIS DIS COURTE IN	iarket value or 6	se real property?			15 Was the morto	,		ate the amount	and interest	rate.)	
16 Does this conveyance	e divide a curre	nt parcel of land?			Yes 17 Was transfer ti		estate agen	t or a title comp	amic? (If Vec	include th	_ %
Yes V		·			of the agent or	title compar	y contact.)	Yes			Z No
18 Address of Property					19 Name and Add	iress of Pers	on to Whom	the Tax Stateme	ent Should b	e Sent	
734 N Elm St Red Cloud, NE 68	970				same as G	rantee					
18a No address ass											
20 Legal Description	igned ten	☐ Vacant land			·						
	4 E \ C	35-d (4.0)	D	(E) O							
Lots Fifteen (io) and S	sixteen (16),	RIOCK FIA	'e (5), Sr	nith & Mooi	re's Add	dition to	Red Clo	ud, We	bster	
County, Nebr	aska.										
21 If agricultural, list total	number of acre	e	 •								
22 Total purphase pri	oo indudina a	- ti-biliti-		 				\$		- Q	1
22 Total purchase pric								22		2 0,8 00	+
23 Was non-real prop								8	·	2 0,8 00	00
24 Adjusted purchase								24		∠ ₩, 0 00	100
25 if this transfer is ex	empt from the	documentary star	np tax, list the	exemption	number						
correct, an	er penames or id that I am duly	law, I declare that I I	nave examined is statement.	this statemen	t and that it is, to th	ne best of m	y knowledge	and belief, true	o, complete,	and	
	B. Garwood								(40	2) 746-3	3613
sign Printer Ty	pe Name of Gr	ntee of Authorized R	epresentative				***		Phon	e Number	,
	of Grantee of A	uthorized Representa	tve		itle	Atto	rney			-4-1	17
11010		·	gister of Dee						- =	1	<u> </u>
26 Date Deed Recorded		27 Value of Stamp of			y 26 Recording Data	 	· · · · · · · · · · · · · · · · · · ·		For L	ept. Use	Uniy
Mo. 12 Day 04	/ _{Yr.} 2017	\$ 49.50	•			017 P	12992				
Nebraska Department of Rever Form No. 96-269-2008 2-2016 I							/	Authorized by Ne	b. Rev. Stat. §	§ 76-214, 77	-1327(2)

State of Nebraska } ss.

numerical index and filed for record in the Clerk's office of said county this 4 day of DEC AD. 2020 at 3.30 o'clock D.M. Racorded in Book 2017 on Page 393 on Clock County Clerk 10.00 Day Deputy Day Deputy



JOINT TENANCY WARRANTY DEED

Dwight E. Sheltrown and Audrey F. Sheltrown, husband and wife, GRANTOR, in consideration of TWENTY-ONE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$21,800.00) receipt of which is hereby acknowledged, convey to James Larry Moody and Debbie Lea Moody, hsuband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Fifteen (15) and Sixteen (16), Block Five (5), Smith & Moore's Addition to 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 December 4, 2017

_

Audrey F. Sheltrown

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires 10-09-3018

Motoru Dublio

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

PAGE 1 COMMENTS			
BOOK-PAGE 2017 -	2992 DATE OF SALE	12-4-17	
LEGAL DESCRIPTION OF	s 15+11e Block 5 Sm	nith + moores Addition	\
LOCATION ID PARCEL(S)	0123000		
ASSESSOR LOCATION Re	d Cloud	ADDRESS OF PROPERTY 734	NEIM St.
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	(25	3925	4550
2016	625	12235	12 860
2017	625	12 235	12840
SELLING PRICE 2), 8	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 91 MOBILE HOME NA	1- 1902 HO	DUSE QUALITY 20 HOUSE CONDITION	30 DATE OF CONSTRUCTION 1875

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

ı

Date of Print: 12/29/2017 Record: 1 of:

Inspected By: CJ Inspection Date: 09/23/2016

Parcel ID #: 000123000 Map # : 4371-00-0-10020-005-0000

MOODY, JAMES LARRY & DEBBIE LEA

Legal :LOTS 15 & 16 BLOCK 5 SMITH & MOORE'S

Situs

:734 N ELM ST

Adjustments:

734 N ELM ST ADDITION RED CLOUD

RED CLOUD, NE 68970-

LOT INFORMATION

200 RED CLOUD Neighborhood :

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

Street Access :

Utilities Lot Value : 625

PHYSICAL INFORMATION

: 1 - Single Family Year Built/Age : 1875/142 Type

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

: 1-1/2-St-Fin 63% One-Story 37%

Exterior Wall : 100% STUCCO Floor Area : 1,054 Basement Area : 0

: WOOD JOIST/WOOD SUBFLOOR Sub Floor

Bedrooms : 3 Baths : 1.0

Heat Type : 100% FLOOR FURNACE

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$12,860

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value	\$12,235
Land Value	\$625
FINAL ESTIMATE OF VALUE	\$12,860
Value per Square Foot	12

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: 12/29/2017 Record: 1 of: 1

Parcel ID #: 000123000 Map # : 4371-00-0-10020-005-0000

MOODY, JAMES LARRY & DEBBIE LEA

Situs :734 N ELM ST
Legal :LOTS 15 & 16 BLOCK 5 SMITH & MOORE'S

734 N ELM ST ADDITION RED CLOUD

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

·	DESCRIPTION	<u> </u>		
	Square fe	<u>eet</u> <u>Ba</u>	se SF Cost	Total Cost
BASIC STRUCTURE COST	1,054	x	67.25 =	70,882
ADJUSTMENTS ROOFING SUBFLOOR	Units	<u>Unit Cost</u>	Area Adj	Total Cost
HEATING & COOLING	1,054	(1.67)	(1.67)	(1,760)
PLUMBING Base is: 7 (under BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	base) 2	922.14	(1.66) 0.00	(1,750)
ADJUSTED STRUCTURE COST	1054	x	63.92 =	67,372
IMPROVEMENTS NO GARAGE	Units	Unit Cost	Depr	Total Cost
GARAGE LOW SOLID WALL PORCH OPEN PORCH W/ROOF WOOD DECK	3	0 5.66 0 53.74 5 18.56 0 18.65	52%	1,085 * 4,835 650 1,490

TOTAL REPLACEM	ENT (COST 1	NEW			1054	x	70.54	= 74,345
Depreciation	:	85%	Total	85%	Physical	Func	tional	Econom	ic
					Less Depr	reciation/P	lus Appred	ciation :	(63,195)
Improvement Va	lue .				<i>.</i>				\$11,150
Land Value									\$625
Lump Sums									1,085
ESTIMATE OF VAL	LUE (USING	G THE COST	r api	PROACH) .		• • • • • • • • • • • • • • • • • • •		\$12,860

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk

dlwebcoassr@outlook.com

SELLER: DWIGHT E. & AUDRY f. SHELTROWN

PO BOX 174

NELSON, NE 68961

BUYER: JAMES LARRY & DEBBIE LEA MOODY

734 N ELM ST

RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

123000 BOOK/PAGE:

2017-2992

DATE OF SALE:

1/2/2017

DATE:

12/4/2017

LEGAL DESCRIPTION:

LOTS 15, 16, BLOCK 5 SMITH AND MOORES ADDITION TO RED CLOUD

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

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

What was the total pur	chase			
1 price?	\$ \$	21,800.00	Yes / No	
If No explain:				
2 Was any personal propert	ty included in the sale price?	Yes / No	Personal Property was (circle all that apply	y):
Appliances Furniture	Other (please explain):			
	of the personal property that was in property and produces income, as?			
5 What expenses have been	n incurred in each of the past five	e years? \$		
6 How long was the proper	y on the market?			
7 Were any changes made t	to the property either before or after	er the sale?	Yes / No	
(Example: Remodeling	Renovations Additions Rep	airs Demolition)		
If Yes explain:				

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

	<u></u> ∞22	00800	171010			_	Nebras	ku,
DOC STAMI	ps 10, 4	18.25	_	tax/lien	0022 0022	ZΦ800/	7/010	#1
SALES FILE	<u> 290</u>	8	# PAGE	es	DD 220	4800/	71490	,
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 RESIDE
	405	500	505	51 0	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 SITE	inavale/ no home site	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
L	<i>EC</i>		*				3080RBAIN _	
TAX DISTRICT_	Bin							
DTAL SALE PRICE_	1.00							
LADJUSTMENTS <u>S</u>								
ADJUSTMENTS \$								
REVIEW CODE	NO	•						
SALES DATE	12-1	1-2017						
DEED TYPE	Corpo	1-2017 retron	WD					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	LE NOT TO BE USED AR	MS LENGTH / NOT VALID FOR MEASUREMENT			
CATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
Ì	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

	• If additional sp	ace is needed, ac	id an atta	chment and	identify the item.		
	The deed will not be recorded	d unless this state	ement is	signed and	items 1-25 are acc	urately completed.	
1 County Name	2 County Number			Date of Sale/Tra		4 Date of Deed	4 2017
	WEBSTER - 91				ay <u>1</u> Yr. 2017		1 Yr. 2017
	ess, and Telephone (Please Print)				e, Address, and Telep	hone (Please Print)	- LUIS MESTE T.
Grantor's Name (Seller) R & J Farms of Ne Street or Other Mailing Ad		3	_ R		arms of Nebrasl		
1593 F Road			2:	55 Hwy 13	6 e	+Kim	Ti- O-1-
Riverton	State NE	Zip God 689	972 Ir	avale	5+0	State NE	Zip Code 68952
	-470-0793			one Number		itee a 501 (c)(3) organiza le grantee a 509(a) four	
Email Address			En	all Address			
	n Number. Check one box in categ	ories A and B. Che	ck C if pro	perty is also a	a mobile home.	_	
(A) Status			(B) Pro	perty Type		·····	(C)
✓ Improved		dustrial		lineral Interest	s-Nonproducing	State Assessed	Mobile Home
Unimproved		pricultural	N	lineral Interest	s-Producing	Exempt	
		creational	_				
<u> </u>	Conservator Corrective	Distribution		ontract/Memo	Partition	Sheriff	Other
	Death Certificate - Transfer on Death	Easement Executor	Lease Mineral		Personal Rep. Quit Claim	Trust/Trustee ✓ Warranty	
Was the property purch part of an IRS like-kind	hased as 10 Type of Transfer	Distribution	Foreciosur	rrevoca	ible Trust Revocab	le Trust Tra	insfer on Death
(I.R.C. § 1031 Exchang	ge)Auction		Gift	Life Esta	Lond		stee to Beneficiary
	Court Decree red in full? (If No, explain the division		Grantor Tru	_ <u></u>			ner (Explain) io, state the intended use.)
Yes No	-	•			Yes No_	·	
	en relatives, or if to a trustee, are the				· · · · · · · · · · · · · · · · · · ·		
✓ Yes No	Aunt or Uncle to Niece or Nep		•	ership, or LLC	Self	Othe	r
	Brothers and Sisters Ex-spouse	Grandpar Parents a	rents and (irandehild	Spouse Step-parent ar	nd Stop obild	
14 What is the current mark	ket value of the real property?	Faterits a		Was the mosts		state the amount and in	ntoroet rata)
\$4,656,817	to value of the real property;		13	Yes Yes	✓ No \$		%
16 Does this conveyance d Yes No	livide a current parcel of land?		17		nrough a real estate ag title company contact.		(If Yes, include the name
18 Address of Property			19	Name and Add	iress of Person to Who	m the Tax Statement Sh	
			Riv	erview Far	ms of Nebraska,	Inc.	
[2]				Hwy 136	2050		
18a No address assign 20 Legal Description	ned 18b Vacant land		Ina	vale, NE 6	08952		
•							
See Attached							
	4000.70						
21 If agricultural, list total nu	umber of acres1233.76	_·				1	
22 Total purchase price	, including any liabilities assume	db	1+6)	Change	. of Hoperty	22 \$	1,00
23 Was non-real proper	ty included in the purchase?	Yes 🔽 No (if Ye			and attach itemized	Charles Control of the Control of th	
24 Adjusted purchase p	rice paid for real estate (line 22 r	minus line 23) .	1.1.46	Change	. Dt. Happerty.	24	1 00
	mpt from the documentary stamp						
Under	penalties of law, I declare that I hat that I am duly authorized to sign this	ve examined this sta			he best of my knowled	lge and belief, true, cor	nplete, and
	. Schenker						(308) 425-6273
sign Print pr Type	Name of Grantee or Authorized Rep	resentative			Attorno		Phone Number
CAON	Grantee or Authorized Representativ	/e	Title		Attorney		12/1/2017 Date
here Signature of	<u> </u>						
26 Date Deed Recorded	Regi 27 Value of Stamp or I	ster of Deed's Use Exempt Number		Recording Data			For Dept. Use Only
Mo. 12 Day 7	Vr 17 \$ 10 47	8 25	Ŕ	K DVI	7 8 3004	-3006	
Nebraska Department of Revenue		3.00	<u>'-</u>	···AUI	417 -30		v. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 2-2016 Re	ev. Supersedes 96-269-2008 Rev. 7-2014 - Grantee	-Retain a copy	of this d	ocument for	vour records.		
	Gianto	с оору			, :		

BK2017, Pg 3004

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 Z day of December A.D., 2017, at 11:00 o'clock A. M. Recorded in Book 2017 on Page 3004-3006 Octo Klingenberger County Clerk \$23.00 BB Deputy Ind. Comp. Assessor Carded

When recording is completed return to:

DUNCAN, WALKER, SCHENKER & DAAKE, P.C., L.L.O. P. O. Box 207 Franklin, NE 68939 NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-7-17
\$10,478.25 By BB

CORPORATION WARRANTY DEED

R & J FARMS OF NEBRASKA, INC., a Nebraska Corporation, Grantor,

in consideration of One and no/100 --- (\$1.00) --- Dollar and Exchange of Property, receipt of which is hereby acknowledged, conveys to

RIVERVIEW FARMS OF NEBRASKA, INC., a Nebraska Corporation, Grantee,

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

Beginning at Station III 4 rods west of the Northwest corner of Section 3, Township 1, North, Range 12, West of the 6th P.M. in Webster County, Nebraska and running thence west in the north line of said Section 4, 223 rods to Station IV which is 93 rods east from the northwest corner of said Section 4; thence South at right angles to said line to the Burlington Railroad and continuing on to the Republican River; thence Easterly and northeasterly, along said river, to the west line of Tract B in said deed described conveyed to Charles E. Arnold; thence north, in said last named line, to the Burlington Railroad right-of-way; thence east therein along the railroad 15 rods; thence north therein to Station III, the place of beginning, containing 260.7 acres, more or less; SAVE AND EXCEPTING therefrom the following described tract of land: Commencing at the Northeast corner of Lot C in Section 4, Township 1, North, Range 12, West of the 6th P.M. in Webster County, Nebraska; running thence West 142 rods and 141/2 feet; thence south about 79 rods to the north line of the Chicago, Burlington & Quincy Railroad right-of-way; thence east along said north line of the Chicago, Burlington and Quincy Railroad right-of-way; thence east along said north line of right-ofway of the Chicago, Burlington & Quincy Railroad Company about 143 rods to a point 4 rods west of the east line of said Section 4: thence north 60 rods to place of beginning, all excepting the Chicago, Burlington & Quincy Railroad right-ofway containing 65 acres:

Also Tract E: Beginning at said Station V and running thence west in the north line of said Section 4, Township 1, North, Range 12, West of the 6th P.M. in Webster County, Nebraska, 33 rods to the Northwest corner of said Section 4 and continuing on in the north line of Section 5, Township 1, North, Range 12, West of the 6th P.M. in Webster County, Nebraska, the additional distance 239½ rods to Station VI which is a point where situated a fence running south and is 80½ rods

BK2017, B 3005

east from the northwest corner of said Section 5; thence south varying somewhat westward along the line of said fence as now located to the right-of-way of the Burlington Railroad from the west line of said Section 5; thence easterly along said railroad right-of-way to the point of its intersection with the west line of said Tract D herein deeded to James R. Arnold which point of intersection becomes Station VIII; thence north in said last named line to said Station V to the place of beginning, containing 168 acres more or less, herein designated as Tract E and the homestead tract:

Also Tract G: The lot numbered 1 in said Section 8, Township 1, North, Range 12, West of the 6th P.M. in Webster County, Nebraska, 8.80 acres; also beginning at Station VIII the southeast corner of said Tract E which is at the intersection of the railroad right-of-way with the west line of said Tract D deeded to James R. Arnold; thence westward along the railroad right-of-way and the south line of said Tract E to the west line of said Section 5, Township 1, North, Range 12, West of the 6th P.M. in Webster County, Nebraska; thence south in said west line of Section 5 to the southwest corner of said section; thence east in the south line of said Section 5 to the Republican River; thence northeasterly and easterly along said river to the east line of said Section 5 and continuing in said Section 4, Township 1, North, Range 12, West of the 6th P.M. in Webster County, Nebraska, to the West line of said Tract D deeded to James R. Arnold; thence north in the West line of said Tract D to said Station VIII the place of beginning, containing 274.84 acres more or less herein designated as Tract G;

All of Tract D in Section 4, Township 1, North, Range 12, West of the 6th P.M. in Webster County, Nebraska, more particularly described as follows: Beginning at a point on the North line of said Section 4, 33 rods East of the Northwest corner of the Northwest Quarter of said Section 4 and running thence South parallel with the West line of said Section 4 to the Republican River; thence Southeast along said river to the West line of Tract C being a point 60 rods East of the West line of said Tract D; thence North to a point on the North line of said Section 4, and 60 rods East of the place of beginning; thence West to the point of beginning; except the Chicago, Burlington and Quincy Railroad right-of-way; containing 82.5 acres, more or less:

All that portion of the discontinued Branch line right-of-way of the BNSF Railway Company (formerly Chicago, Burlington & Quincy Railroad Company) lying in the following tract or tracts of land:

The North Half (N½) of Section Five (5), Township One (1), North, Range Twelve (12), West of the 6^{th} P.M. in Webster County, Nebraska; and

The West Half (W½) of said 100 foot wide Nebraska Branch Line property located in Tract C in the Northeast Quarter (NE½) of Section Four (4), Township One (1), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska;

SUBJECT, HOWEVER, to all reservations and conditions as more particularly set out in a certain deed recorded in Book 2012, Page 916 of the Deed Records of Webster County, Nebraska; and

The West Half (W½) and the West Half of the East Half (W½E½) of Section Thirty (30), Township One (1), North, Range Twelve (12), West of the 6^{th} P.M. in Webster County, Nebraska, together with all tenements, hereditaments, and appurtenances thereto belonging.

Grantor covenants with the Grantee that Grantor:

 is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants, and restrictions of record; 8-1-12

002200800 4-1-12

> 00 22 048 30-1-12

> > 0022010

BK2017, Pg 3006

- (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: December 1, 2017.

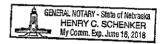
R & J FARMS OF NEBRASKA, INC., Grantor,

By: Deligles Swatt

President.

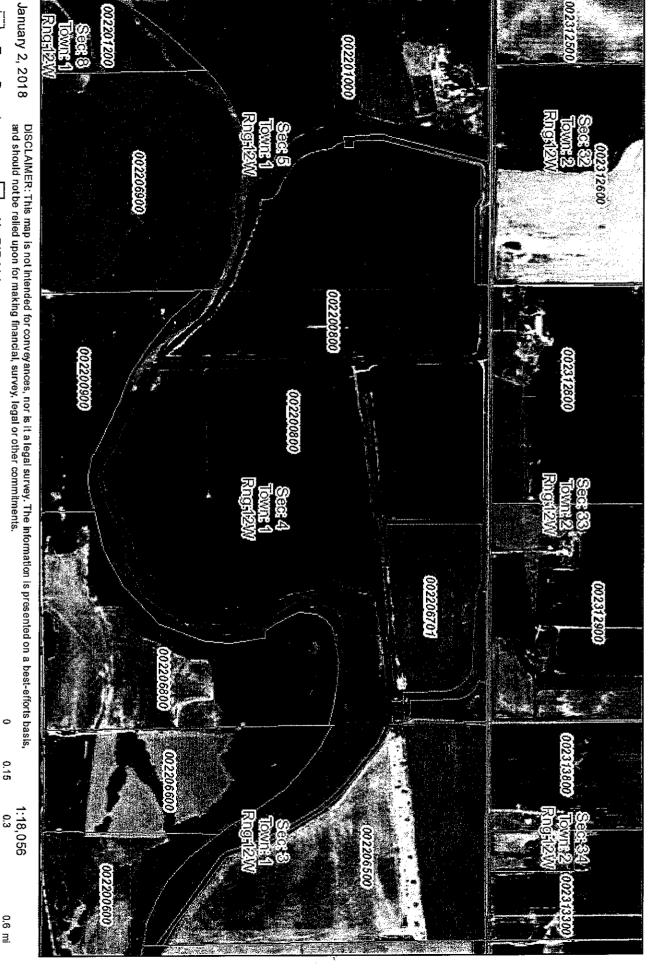
STATE OF NEBRASKA)) ss. FRANKLIN COUNTY)

The foregoing instrument was acknowledged before me by Douglas Sindt, President of R & J Farms of Nebraska, Inc., a Nebraska corporation, on behalf of the corporation, on December 1, 2017.



Henry C, Schenker Notary Public





PID Value Assigned

Sections

No PID Value

Parcels

[_] Town Boundary

webster GIS Workshop, LLC.

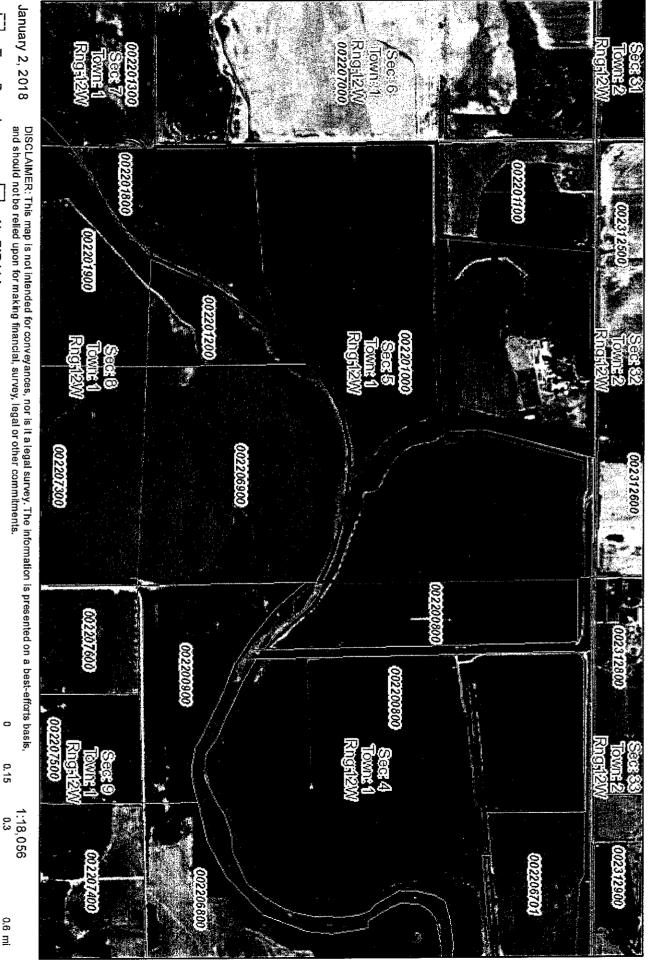
0.25

0.5

0.15

0.6 mi





PID Value Assigned

Parcels

Sections

No PID Value

Town Boundary

webster GIS Workshop, LLC,

0.25

0.6 mi





webster GIS Workshop, LLC.

0.25

1:18,056

0.6 mi

Ŕ

Parcels

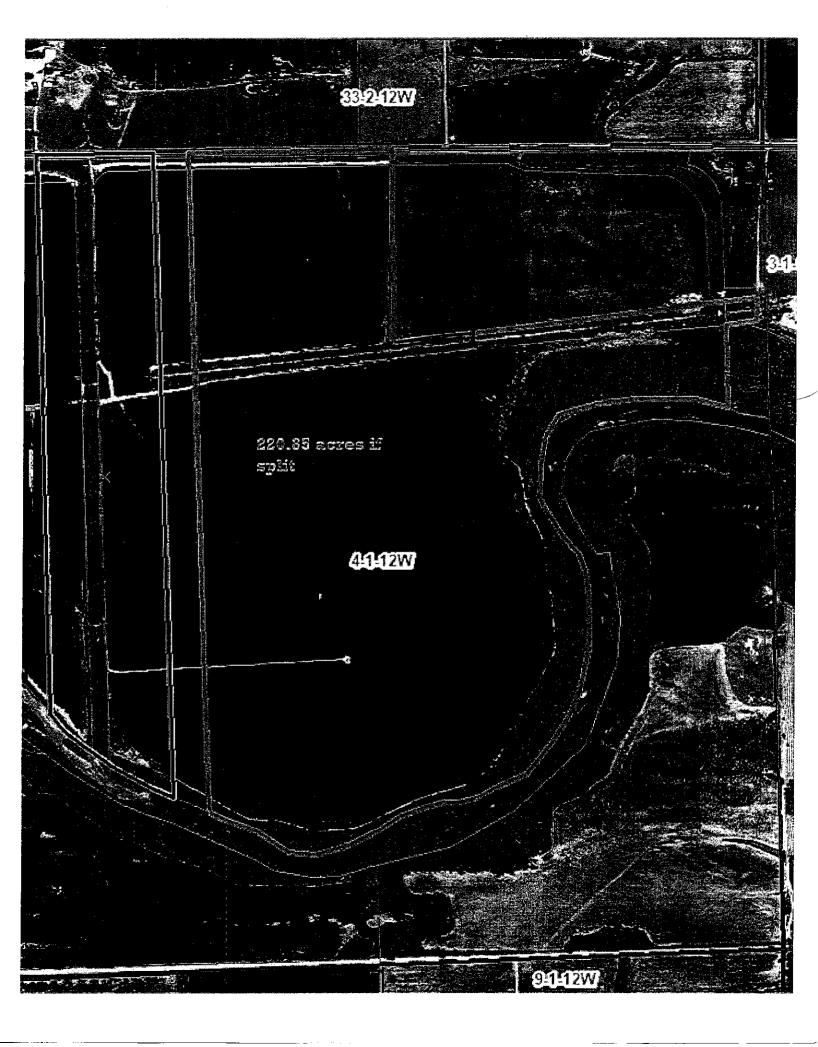
Town Boundary

PID Value Assigned

Sections

No PID Value

1-2-12W	32:2:12W	/33·2-12W
		Acres if split
	1 275.02 51.12W	4H 12W
JR.		
7.4.0000		
741.12W	8-1-12W	91.12



COVER PAGE PROPERTY TRANSFER

	=1 	₀ 7300/	<u>(</u> # pagi 401032			_	Angela # 131	LTeagi 59
DOC STAMP	s le:7	25	_	tax/lien				
SALES FILE	<u> 2</u>	99	# PAGE	s	_			
NEIGHBORHOOD #	1	100	105	(200)	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITI
	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		•	
L	<u>~</u>						SUBURBAN _	
TAX DISTRICT_ TOTAL SALE PRICE_	65	20-00					JOBONDAN _	
_	65 2,60	20 - OD					JOSEPH _	
TOTAL SALE PRICE_	65 2,60	20-00					JOSEPH -	
TOTAL SALE PRICE	65 2, 60	20-00					JOSEPH -	
TOTAL SALE PRICE		20-00	7				JOSEPH -	
TOTAL SALE PRICE_ 21 ADJUSTMENTS \$ OR ADJUSTMENTS \$ REVIEW CODE		20-00 6-201 WD	7				JOSEPH -	
TOTAL SALE PRICE		20-00 6-201 WD	SUBCHNGD	NO	MOBILE		JOSON _	
TOTAL SALE PRICE_ 21 ADJUSTMENTS \$ OR ADJUSTMENTS \$ REVIEW CODE SALES DATE_ DEED TYPE_		ωD		NO (4)	MOBILE 5		JOSON _	
TOTAL SALE PRICE 21 ADJUSTMENTS \$ OR ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL		WD ADJUSTED	SUBCHNGD 3	LE NOT TO BE USED AR	5 MS LENGTH / NOT VALID FOR		JOSON _	
TOTAL SALE PRICE 21 ADJUSTMENTS \$ OR ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL	USABILITY BH	ADJUSTED 2	SUBCHNGD 3	LE NOT TO BE USED AR	5 MS LENGTH / NOT	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
TOTAL SALE PRICE 21 ADJUSTMENTS \$ PREVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	USABILITY BH BLUE HILL	ADJUSTED 2 AS ADJUSTED BLA	SUBCHNGD 3 SUBCHANGED SAI COW COWLES	GR GUIDE ROCK	5 MS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE	RED CLOUD	ROS ROSEMONT	RURAL

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

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	ent is signed and items 1-25 are accurately completed.	
County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91	Mo. 12 Day 05 Yr. 2017 Mo. 12 Day 05 Yr. 20)17
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Dwight E. & Audrey F. Sheltrown	Grantee's Name (Buyer) Bobby Bardon & Angela Teague	
Street or Other Mailing Address	Street or Other Mailing Address	
10295 E Pike Drive City State Zip Code	303 S Peoria St/PO Box 131	
Inverness FL 34450	City State Zip C Nelson NE	Code 68961
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes	
Email Address	If Yes, is the grantee a 509(a) foundation? Yes	No.
7 Provide Classification of the Control of the Cont		
7 Property Classification Number. Check one box in categories A and B. Check C (A) Status		
	B) Property Type (C)	
		l e Home
IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
C.Ton -CD - d	and Contract/Memo Partition Sheriff Other	
Dill of Colo II Committee	and Contract/Memo Partition Sheriff Other Personal Rep. Trust/Trustee	
	ineral Quit Claim Warranty	
9 Was the property purchased as 10 Type of Transfer Distribution Forest	closure Irrevocable Trust Revocable Trust Transfer on Death	-
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Forect Manager Distribution Gift	Life Estate	
Yes V No Gourt Decree Exchange Gran	tor Trust Partition Satisfaction of Contract Other (Explain)	y
11 Was ownership transferred in full? (If No. explain the division.)	12 Was real estate purchased for same use? (If No, state the intend	ded use.
Yes	V Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel		
The state of the s	Partnership, or LLC Self Other	
F*************************************	and Grandchild Spouse	
Ex-spouseParents and C	The bright and probably	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
15 Does this conveyance divide a current parcel of land?	Yes	%
Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the of the agent or title company contact.)	_
18 Address of Property	1.00	∠ No
118 N Cherry St	19 Name and Address of Person to Whom the Tax Statement Should be Sent	
Red Cloud, NE 68970	same as Grantee	
18a No address assigned 18b Vacant land		
0 Legal Description		
Lote Seventeen (17) Eighteen (19) Nington (19)	and Tourist (OO) DI LAN (O) DI VI	
Lots Seventeen (17), Eighteen (18), Nineteen (19) a	ind Twenty (20), Block Nine (9), Platt's Addition to)
Red Cloud, Webster County, Nebraska.		
if agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed		00
3 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, er		
	756 WHO 1991	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		00
5 If this transfer is exempt from the documentary stamp tax, list the exemption		
Under penalties of law, I declare that I have examined this statemen	nt and that it is, to the best of my knowledge and belief, true, complete, and	
conect, and that I am duly authorized to sign this statement.	and sale in a die best of my knowledge and belief, true, complete, and	
David B. Garwood Print of Type Warne of Carantee or Authorized Mepresentative	(402) 746-30	513
sign Away Always	Phone Number	2
	Attorney /2~7_	[]
1ere Signature of Grantee or Authorized Representative	Title Date	
Register of Deed's Use On		Onfy
	28 Recording Data	
Mo. 12 Day 7 Yr. 17 \$ 6.75	BK2017.19 3007	
praska Department of Revenue	Authorized by Neb, Rev. Stat. §§ 76-214, 77-	1327(2)

BK2017, Pg 3007

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this Z day of December A.D., 20/7, at/1:/5 o'clock A.M. Recorded in Book 20/7 on Page 3007

Deb Klimenharger County Clerk 310.00

B.R. Deputy ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date /3-7-/
\$ 6-75 By BB

JOINT TENANCY WARRANTY DEED

Dwight E. Sheltrown and Audrey F. Sheltrown, husband and wife, GRANTOR, in consideration of TWO THOUSAND SIX HUNDRED TWENTY AND NO/100 DOLLARS (\$2,620.00), receipt of which is hereby acknowledged, convey to Bobby Bardon and Angela Teague, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Nine (9), Platt's Addition to 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 December 5, 2017

Dwight E. Sheltrown

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Comm. expires <u>10-59-9018</u>

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

PAGE 1 COMMENTS			
BOOK-PAGE 2017	DATE OF SALE	12-6-2017	
LEGAL DESCRIPTION LOT	s 17-20 Block 9	Platts Addition to	RC.
LOCATION ID PARCEL(S)	00/67300/406	30	·
ASSESSOR LOCATION 2	ed Cloud	ADDRESS OF PROPERTY [18]	V Cherry St.
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1255	1345	2620
2016	1255	1365	2623
2017	1255	450	1705
SELLING PRICE 26 2	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # Q [- 0002 Hous	SEQUALITY SULF HOUSE CONDITION &	DUSC DATE OF CONSTRUCTION

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record: 1 of:

Date of Print: 01/02/2018

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

: 4491-00-0-10105-009-0000 Parcel ID #: 000167300 Map #

BARDON, BOBBY & TEAGUE, ANGELA Situs :118 N CHERRY ST

Legal :LOTS 17-20 BLOCK 9 PLATT'S FIRST

303 S PEORIA ST/PO BOX 131 ADDITION RED CLOUD

NELSON, NE 68961-

LOT INFORMATION

200 RED CLOUD Neighborhood :

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

Street Access : Adjustments :

Utilities Lot Value : 1,255

PHYSICAL INFORMATION

: N/A Type Year Built/Age : : N/A Effective Age Quality : N/A Condition Remodel Date Arch Type Remodel Type Style Exterior Wall: Floor Area

Sub Floor Bedrooms Baths Heat Type

Basement Area :

Roof Type Plumbing Fixt :

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$1,705

Estimate of Value (Using Market Approach) Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value	\$450
Land Value	\$1,255
FINAL ESTIMATE OF VALUE	\$1,705
Value per Square Foot	

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: 01/02/2018 Record : 1 of: 1

Parcel ID #: 000167300 Map # : 4491-00-0-10105-009-0000

BARDON, BOBBY & TEAGUE, ANGELA Situs :118 N CHERRY ST
Legal :LOTS 17-20 BLOCK 9 PLATT'S FIRST
303 S PEORIA ST/PO BOX 131 ADDITION RED CLOUD
NELSON, NE 68961-

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION Square feet Base SF Cost Total Cost BASIC STRUCTURE COST x n **ADJUSTMENTS** Units Unit Cost Area Adj Total Cost ROOFING SUBFLOOR HEATING & COOLING PLUMBING Base is: 0 Base BASEMENT COST 0.00 PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH

ADJUSTED STRUCTURE COST x =

IMPROVEMENTS Unit Cost Depr Total Cost
NO GARAGE

RED CLOUD SALV HOUSE 1182 0.38 0% 450 *
SHED/NO VALUE 1 0% *

TOTAL REPLACEMENT COST NEW Depreciation Total Physical Functional Economic Less Depreciation/Plus Appreciation : Improvement Value \$0 Land Value \$1,255 Lump Sums 450 * ESTIMATE OF VALUE (USING THE COST APPROACH) \$1,705 Value per Square Foot

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

DATE:

1/2/2017

SELLER: DWIGHT E. & AUDRY f. SHELTROWN

10295 E PIKE DRIVE INVERNESS, FL 34450

BUYER: BOBBY BARDON & ANGELA TEAGUE

303 S PEORIA ST/PO BOX 131

NELSON, NE 68961

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

167300 BOOK/PAGE:

2017-3007

DATE OF SALE:

12/6/2017

LEGAL DESCRIPTION:

LOTS 17, 18, 19, 20 BLOCK 9 PLATTS TO RED CLOUD

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

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

What was the total purchase			
1 price?	\$ \$	2,620.00	Yes / No
If No explain:		_	
2 Was any personal property included	in the sale price?	Yes / No Per	rsonal Property was (circle all that apply):
Appliances Furniture Other (ple	ase explain):		
3 What is the dollar value of the person	nal property that was included	in the purchase price	\$
If the property is a rental property a	nd produces income, what re	ent has been charged	for it in \$
4 each of the past five years?			
5 What expenses have been incurred	in each of the past five years?	<i>*</i>	
6 How long was the property on the ma	arket?		·
7 Were any changes made to the prope	rty either before or after the sa	ale? Ye	s / No
(Example: Remodeling Renovation	ns Additions Repairs I	Demolition)	
If Yes explain:			

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

				35-1- 35-1		_	1	11 - C(17 C)
	00320	15401/	7/575	35-1	-12		# 1/2	72
DOC STAMP	· Exemp.	45A	_	tax/lien		_		
SALES FILE	# <u>_30</u> 2	<u> </u>	# PAGE	:s	_			
NEIGHBORHOOD:	# (1) ₄	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	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 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	GAMÉ & PARKS		RURAL RESIDENTIAL	
<u>!</u>	45				J		SUBURBAN _	
TAX DISTRICT_								
TOTAL SALE PRICE_	4 1.	<u>00</u>						
521 ADJUSTMENTS S								
OR ADJUSTMENTS <u>\$</u>	5							
REVIEW CODE	NO							
SALES DATE_	10-1	1-201	1					
DEED TYPE_	<u> </u>	QC >						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	(A)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED AF	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	8LADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Adding	a Jack	70 R	Puth C	line &	to 42	tni	Ruthli

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 unless this statement	nt is signed and items 1-25 are accurately completed.				
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2017			
WEBSTER - 91	Mo. 12 Day Yr. 2017 Mo. 12 Day Yr. 2017				
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)				
JACK K. CLINE AND RUTH A. CLINE	Grantee's Name (Buyer) JACK K. CLINE AND RUTH A. CLINE				
Street or Other Mailing Address P.O. BOX 192	Street or Other Mailing Address P.O. BOX 192				
City State Zip Code FRANKLIN NE 68939	FRANKLIN State NE	Zip Code 68939			
Phone Number (308) 991–4896	Phone Number Is the grantee a 501(c)(3) organiz (308) 991-4896 If Yes, is the grantee a 509(a) fou	ation? Yes ✓ No			
Email Address	Email Address	- I I I I I I I I I I I I I I I I I I I			
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.	1			
) Property Type	(C)			
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed				
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	-			
IOLL Commercial Recreational					
	nd Contract/Memo Partition Sheriff	Other			
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty				
		ansfer on Death			
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer		ustee to Beneficiary			
	<u> </u>	her (Explain) Joint tenants			
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	<u> </u>			
✓ Yes No	Ves No				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.					
	Partnership, or LLC Self Othe	er			
Ex-spouse Parents and Ci	and Grandchild 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	nterest rate)			
\$336,245	Yes No \$	%			
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name			
Yes V No	of the agent or title company contact.)	_/ No			
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent			
Rural Webster County	Jack K. and Ruth A. Cline				
18a No address assigned 18b Vacant land	P.O. Box 192 Franklin, NE 68939				
20 Legal Description	1 Tankin, 14E 00909				
See Attached					
21 If agricultural, list total number of acres					
	\$				
22 Total purchase price, including any liabilities assumed		1,00			
23 Was non-real property included in the purchase?	nter dollar amount and attach itemized list.) 23				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	1,00			
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5 (a)				
Under penalties of law, I declare that I have examined this statement 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, co	mplete, and			
Michael E. Sullivan		(402) 462-2119			
Sign Printle Type Name of Grantee of Authorized Representative	A 44 -	Phone Number			
	Attorney	Dec. 4, 2017			
here Signature of Grantee of Authorized Representative	Title	Date			
Register of Deed's Use On		For Dept. Use Only			
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data				
Mo. 12 Day 7 Yr. 17 \$ Fxempt #5a	RK2017. Pa <008-3009				

EXHIBIT A

The Northwest Quarter (NW1/4) of Section Thirty-five (35), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska; and

The undivided one-half (1/2) interest of Ruth Cline in and to the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

BK2017, Pg 3008

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 17 day
of December A.D., 2017, at 11:23
o'clock_A M. Recorded in Book 2017
on Page, 3008-3009
Deb Klingenberger County Clerk
5/6-00 BB Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY

Return to: Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

JOINT TENANCY QUITCLAIM DEED

Jack K. Cline, also known as Jack Cline, and Ruth A. Cline, also known as Ruth Cline, and as Ruth Ann Cline, husband and wife, GRANTOR, for and in consideration of One Dollar (\$1.00) and other and valuable consideration, quitclaim and convey to Jack K. Cline and Ruth A. Cline, husband and wife, as joint tenants with rights of survivorship, the following described property:

See Exhibit A attached hereto.

Executed: October 11, 2017.

Jack K. Cline

Sul a Caxe

STATE OF NEBRASKA) ss: COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on the 11th day of October, 2017, by Jack K. Cline, also known as Jack Cline, and Ruth A. Cline, also known as Ruth Cline, and as Ruth Ann Cline, husband and wife.

GENERAL NOTARY - State of Nebraska MICHAEL E. SULLIVAN My Comm. Exp. June 21, 2018

BK2017, Pg 3009

EXHIBIT A

The Northwest Quarter (NW1/4) of Section Thirty-five (35), Township One (1) North, Range Twelve (12), West of the 6^{th} P.M., Webster County, Nebraska; and

The undivided one-half (1/2) interest of Ruth Cline in and to the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska

COVER PAGE PROPERTY TRANSFER

FILING NUMBE	10006	13200/	17347)		_		 -
							-H-/.	3160
DOC STAMP.	s <u>4.</u> 3	50	_	tax/lien	===			
SALES FILE	. 30)	# PAGE	ss	-			
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 RESIDE
	405	500	505	510	515	600	605	610
	BŁADEN 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	ROSEMONI COMMERCIAL W
	615	700	705	710	800	80\$	1000	1005
·	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
ł	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		CUDAL OFFICE ATIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
Ļ							SUBURBAN	
TAX DISTRICT_	<u>25</u>							
TOTAL SALE PRICE_	49/30	00.00						
521 ADJUSTMENTS \$			· · · · · · · · · · · · · · · · · · ·					
OR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	1-17	-2016	•					
DEED TYPE	Q	LD						
SALE QUAL		ADJUSTED	SUBCHNGD	(15)	MOBILE			
CODE	()	2	3					
	USABILITY	AS ADJUSTED		ALE NOT TO BE USED AF				
						200	200	0.40
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR

Nebraske Department of REVENUE

Real Estate Transfer Statement

301

FORM **521**

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

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

County Name	2 County Number		3 Date of Sale/Tra	ınsfer	4 Date of Deed	
Werster	Select County & County Numb	er 45	Mo Da	y 17 Yr. 2016	Mo3 Day	<u>25 yr. 201</u> 6
5 Grantor's Name, Address,	and Telephone (Please Print)		6 Grantee's Name	e, Address, and Telepho	ne (Please Print)	
Grantor's Name (Seller)	9113		Grantee's Name (Buyer) Uala	,	
Street or Other Mailing Addres	is ,	· · · · · · · · · · · · · · · · · · ·	Street or Other Ma	ailing Address		
<u>235 Wel</u>	osterst policy	DIA TRANS	110 No	tc soleona		
city & Guide 12	odc NE	Zip Code	Chirde T	20ch	State	Zip Code (08742
Phone Number 402-469	1-5848		Phone Number	Is the granted	a 501(c)(3) organiza grantee a 509(a) foun	tion? Yes No
Email Address	55-69@ Yahan co	^M	Email Address	,	mail.con	2
7 Property Classification Nu	umber. Check one box in categories			mobile home.	3.000.00	'
(A) Status		(B)	Property Type			(C)
Improved 🔀	Single Family Industria	ıl [Mineral Interests	-Nonproducing	State Assessed	Mobile Home
Unimproved	Multi-Family Agricultu	ıral [Mineral Interests	-Producing	Exempt	
lorr	Commercial Recreati	onal				
·:/ —	ervator1	Distribution Lar	nd Contract/Memo	Partition	Sheriff	Other
Bill of Sale Corre	'	Easement Lea		Personal Rep.	Trust/Trustee	
			neral		Warranty	
9 Was the property purchase part of an IRS like-kind exc	hange? — =	stribution Forecle	<u>-</u>	ble Trust Revocable	TrustTra	nsfer on Death
(I.R.C. § 1031 Exchange)	· · · · · · · · · · · · · · · · · · ·	sement Gift	Life Esta		=	stee to Beneficiary
Yes No	Court Decree Ex	change Granto	or Trust Partition			ner (Explain)
Yes No	in full? (If No, explain the division.)		12 \	Vas real estate purchase Ves No	d for same use? (If N	o, state the intended use.)
7	elatives, or if to a trustee, are the trusto	r and hanoficiary rola	tivos? (If Vos. shool			
Yes No [Aunt or Uncle to Niece or Nephew	p	artnership, or LLC.	Self	C Otho	
	Brothers and Sisters	Grandparents a	• •	=	Othe	,
<u> </u>	Ex-spouse	Parents and Cr		Spouse	Cton obild	· ·
14 What is the current market v	<u> </u>	FaleritS and Cr		Step-parent and		
			Yes	age assumed? (If Yes, st	ate the amount and I	•
16 Does this conveyance divide	a current parcel of land?				t or a title company?	(If Yes, include the name
Yes No			of the agent or	title company contact.)	Yes	No
18 Address of Property		· · · · ·	19 Name and Ado	lress of Person to Whom	the Tax Statement SI	rould be Sent
110 Nepu	aska st					
	ck UE, 68947					
18a No address assigned	18b Vacant land					
20 Legal Description						
Lt 7, B1k,15,	Vance's Addition to	Guide Roc	k	•		
21 If agricultural, list total number	er of acres				•	
22 Total purchase price, inc	cluding any liabilities assumed		<i></i>		22 \$	1500 100
23 Was non-real property in	ncluded in the purchase? Yes	No (If Yes, er	nter dollar amount	and attach itemized li	st.) 23 \$	1
	paid for real estate (line 22 minus			•	\$ 24	0,00
	•				[24]	0,00
	from the documentary stamp tax, nalties of law, I declare that I have ex					
correct, and that	I am duly authorized to sign this staten	ammed mis statemer nent.	n and mat it is, to t	ne best of my knowledge	e and belief, true, co	mpiete, and
sign Print or Type Na	me of Grantee or Authorized Represen	itative				Phone Number
	antee or Authorized Representative		Title	 		Dota
here Signature of Gra	14					Date
26 Date Deed Recorded		of Deed's Use On	•			For Dept. Use Only
Mo. 12 Day 11 Yr.	27 Value of Stamp or Exem	pt Number	28 Recording Data			
MoYr.	1 4 7-2D		10× 30) [7, Pg 3()叶	
				\mathcal{I}	1 ,	

BK 2017, Pg 3014

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 25 da	
235 Webster St Goide F	whose mailing address is to the Grantee,
aiol Hafer	whose mailing address is
	whose maring address is
Grantee, the receipt whereof is hereby acknowledged, d forever, all the right, title, interest and claim which the	deration and for the sum of \$
Lt 7, Blk 15, Vance's Addition to 0	Guide Rock
IN WITNESS WHEREOF, The said Grantee has signed	d and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:	
AR	
Grantor	Constant
	Grantor
STATE OF	
COUNTY OF }	
On March 25, 20/6 before me, papeared A/an l E///s basis of satisfactory evidence) to be the person(s) whose acknowledged to me that he/she/they executed the same signature(s) on the instrument the person(s), or the entity instrument.	e name(s) is/are subscribed to the within instrument and in his/her/their authorized canacity(ies), and that by his/her/their
WITNESS my hand and official seal.	•
Orlese molles Signature	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 11th day of December A.D., 20 17, at 12:55
Affiant:KnownUnknown	on Page 3014
ID Produced: Driver's License	SID-OD County Clerk SID-OD CompAssessorCarded
[Seal] GENERAL NOTARY - State of Nebraska ARY - SINE M DELKA My Comm. Exp. May 20, 2018	NEBRASKA DOCUMENTARY STAMP TAX Date 4/11/17 \$ 4.50 By (15)
This document is not guaranteed to be fit for any legal number	e Von some that if you choose to use this document you are doing so

BOOK & PA	<u> 2017</u>	_3015		ES		RANTEE MASTER NAME	#Lorar	1 G. AF.
PARCEL FILING NUMB		400/6	1120	9-2-0	7	_	Cherry	R. Herne
		to fave	e(#00	110430	0	_	_/20	49
DOC STAMI	ps <u>42.</u>	75	_	tax/lien	· · · · · · · · · · · · · · · · · · ·	_		
SALES FILE	<u> </u>		# PAGE	rs	_			
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 RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	inavale/ no home site	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAMÉ & PARKS		•	
:	·						SUBURBAN _	
TAX DISTRICT	5	_						
TOTAL SALE PRICE	19,00	<u> </u>						
521 ADJUSTMENTS_	\$							
SOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE_	12-12	-2017						
DEED TYPE_	(2-12: Surviva	orship	WD					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<u></u>	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	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
COMMENTS	Brother	15 4-Si8	sters/f	Cemila	5000	vtu a	djoine	<u>d</u>
	Brother Exist	my pr	operty	1 com	ibihed	cel tim	ne of	Sale

Real Estate Transfer Statement

302

FORM

To be filed with the Register of Deeds. Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster Mo. 12 Day 12 12 Day 12 Yr. 201 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) Kevin Herrick and Kandice R. Herrick, husband and wife Loran G. Herrick, Jr. and Cheryl R. Herrick, husband and wife Street or Other Mailing Address Street or Other Mailing Address 1249 Road 2100 2149 Road M City State Zip Code City Zip Code State **Guide Rock** NE 68942 **Guide Rock** ΝE 68942 Telephone Number Telephone Number Is the grantee a 501(c)(3) organization? Nο Yes 402-705 76 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address dwiebe@charter-title.net dwiebe@charter-title.net 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 Туре Single Family industrial Mineral Interests-Nonproducing improved State Assessed Mobile Home Multi-Family Agricultural Mineral Interests-Producing Unimproved Exempt IOLL. Commercial Recreationa! 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sherriff Other Bill of Sale Corrective ☐ Trust/Trustee

X Warranty Easement Lease Personal Ren Cemetery Mineral Death Certificate - Transfer on Death Executor Quit Claim 9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind Auction Easement Gift Life Estate Sale Trustee to Beneficiary exchange? (IRC § 1031 Exchange) Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Yes ⊠ No 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.) X Yes ∏ No X Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) X Yes 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 Yes, state the amount and interest rate.) \$19,000,00 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 X Yes Charter Title of the agent or title company contact.) 18 Address of Property 19 Name and Address of Person to Whom Tax Statement Should be Sent Loran G. Herrick, Jr. and Cheryl R. Herrick, husband and wife Same as #6 Guide Rock, NE 68942 Guide Rock, NE 68942 18a No address assigned 18b X Vacant Land 20 Legal Description A tract of land located in the Northwest Quarter (NW1/4) of Section 9, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska, and also encompassing a 2.50 acre tract described in Deed Book 2001, Page 2262, being more particularly described as follows: Beginning at the North 1/4 corner of said Section 9, Township 2 North, Range 9 West of the 6th P.M., thence S 00°01'16"W (assumed bearing) on the East line of said Northwest 1/4 a distance of 774.00 feet; thence N 89°52'31"W parallel with the North line of said Northwest 1/4 a distance of 135.00 feet; thence N 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 19,000|00 \$ 00 0 23 Was non-real property included in the purchase? Tes Tes Tes, enter dollar amount and attach itemized list.) 23 19.000|00 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 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. Loran G. Herrick, Jr. and Cheryl R. Herrick, husband and wife <u>402705</u> Print or Type Name of Grantee or Authorized Representative sign Grantee or Authorized Representative December Signature of Grantee or Authorized/Representative here Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day /a

BK2017, Pg 3015

State of Nebraska 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of Norember A.D., 2017, at 1:00 o'clock P. M. Recorded in Book 2017 on Page 3015-3016

Deb Kingenberger County Clerk
16.00

Ba Peputy
Ind Comp Assessor Carded

AFTER RECORDING RETURN TO: Charter Title & Escrow Services, Inc. 747 North Burlington Avenue Suite G208 Hastings, NE 68901 402-463-6788 NEBRASKA DOCUMENTARY STAMP TAX Date_/2-/2-/7 \$-73-75 By_BB

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT
Kevin Herrick and Kandice R. Herrick, 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

Loran G. Herrick, Jr. and Cheryl R. Herrick, husband and wife, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

A tract of land located in the Northwest Quarter (NW1/4) of Section 9, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska, and also encompassing a 2.50 acre tract described in Deed Book 2001, Page 2262, being more particularly described as follows: Beginning at the North 1/4 corner of said Section 9, Township 2 North, Range 9 West of the 6th P.M., thence S 00°01'16"W (assumed bearing) on the East line of said Northwest 1/4 a distance of 774.00 feet; thence N 89°52'31"W parallel with the North line of said Northwest 1/4 a distance of 135.00 feet; thence N 57°54'53"W a distance of 940 feet; thence N 00°01'16"E parallel with the East line of said Northwest 1/4 a distance of 276.43 feet to the North line of said Northwest 1/4; thence S89°52'31"E a distance of 931.61 feet to the point of beginning, containing 12.00 acres more or less and is subject to any existing easements of right of way by record, EXCEPT A tract of land in the East Half of the Northwest Quarter (E1/2NW1/4) of Section 9, Township 2 North, Range 9 West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Northwest Quarter (NW1/4), thence due West 330 feet; thence due South 330 feet; thence due East 330 feet to the East line of said Northwest Quarter NW1/4; thence due North 330 feet to the point of beginning, containing 2.5 acres more or less.

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 12 day of 12 Aproint 2017.

Kevin Herrick

Kandice R. Herrick

STATE OF Nebraska COUNTY OF

The foregoing instrument was acknowledged before me this 24h day of Weenker—, 2017 by Kevin Herrick and Kandice R. Herrick, husband and wife.

Notary Public

GENERAL NOTARY - State of Nebraska
LANCE WILLIAMS
My Comm. Exp. November 7, 2020

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 01/04/2018

Parcel #

001104400

Current Owner:

HERRICK, KEVIN & KANDICE R.

Map # Tax District

4375-9-2-0-0-61120

Neighborhood

5

1249 RD 2100

GUIDE ROCK, NE 68942-0000

Greenbelt Area/Date

1 NO

Legal Description: W1/2NW1/4 & PT E1/2NW1/4 9-2-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2669	HOLDREGE SILT LOAM, 1-3% SLP	E DRY	1D	No		4.82	2,705	13,040	13,040
2671	HOLDREGE SILT LOAM, 3-7% SLOI	PDRY	3D1	No		7.83	2,265	17,735	17,735
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	3D	No		2,31	2,265	5,230	5,230
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4 D	No		0.91	2,190	1,995	1,995
				1	Dry Use Totals :	15.87	•	38,000	38,000
2669	HOLDREGE SILT LOAM, 1-3% SLPM	E GRAS	1G	No		1.55	1,425	2,210	2,210
2671	HOLDREGE SILT LOAM, 3-7% SLOT	GRAS	3G1	No		3.12	1,425	4,445	4,445
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		46.59	1,425	66,390	66,390
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		72.08	1,425	102,715	102,715
3553	HOBBS SILT LOAM, FREQUENTLY I	F GRAS	4G	Мо		0.26	1,425	370	370
2675	HOLDREGE SILT LOAM, 3 TO 7% S	GRAS	2G	No		5.29	1,425	7,540	7,540
8869	HORD SILT LOAM, 0-1% SLOPES	GRAS	1G	No		0.48	1,425	685	685
				(Grass Use Totals :	<u> </u>	·	184,355	184,355
ROAD	COUNTY ROAD	ROAD	ROAD	No	_	3.27	0	0	0
				1	Road Use Totals :	3.27		0	0
				1	Parcel Totals :	148.51		222,355	222,355

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print: 01/04/2018

Parcel ID #: 001104300

Inspected By: TS Inspection Date: 11/20/2013

> Map # : 4375-9-2-0-0-61115

HERRICK, LORAN G & CHERYL R Situs

:2149 RD M

Legal :A TRACT OF LAND IN THE E1/2NW1/4 9-2-9

Record: 1 of: 1

2149 RD M

GUIDE ROCK, NE

68942-0000

PHYSICAL INFORMATION

Year Built/Age : 1900 / 118

Type : 1 - Single Family
Quality : 30 - Average
Condition : 30 - Average Effective Age Remodel Date Remodel Type

Arch Type : One-Story 100%

Exterior Wall : 100% METAL/STEEL

Floor Area : 1152 Basement Area :

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms Baths : 1.0

Heat Type : 100% FLOOR FURNACE Roof Type : COMP SHINGLES

Plumbing Fixt : 6

Improvement Value	\$28,450
Lump Sums Description : RURAL RES	
FINAL ESTIMATE OF VALUE	\$28,450
FARM VALUATION SUMMARY	
Residence Value	\$28,450
Outbuilding Value	\$9,605
Agland Value	\$28,690
Total Value	\$66,745

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

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

Date of Print: 01/04/2018 Record: 1 of: 1

Parcel ID #: 001104300 Map # : 4375-9-2-0-0-61115

HERRICK, LORAN G & CHERYL R Situs :2149 RD M

Situs :2149 RD M Legal :A TRACT OF LAND IN THE E1/2NW1/4 9-2-9

2149 RD M

GUIDE ROCK, NE

68942-0000

COST APPROACH - Values By Marshall & Swift

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

		c ractor .u.		
	DESCRIPTION			
	Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST	1,152	X	82.07	= 94,545
ADJUSTMENTS	<u>Units</u>	Unit Cost	<u>Area Adj</u>	Total Cost
ROOFING SUBFLOOR				
HEATING & COOLING	1,152	(1.83)	(1.83)	(2,108)
PLUMBING Base is: 9 (under base)	ase) 3	1176.67	(2.91)	(3,352)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1152	ж	77.33 =	= 89,084
IMPROVEMENTS	Units	Unit Cost	Depr	Total Cost
NO GARAGE				
SOLID WALL PORCH	140	53.99		7,560
OPEN SLAB	252	5.80		1,460

Depreciation	:	71%	Total	71%	Physical		ional		mic	
					Less Depr	eciation/Plu	ıs Appre	ciation :	(69,655)
·										
mprovement Va	alue								٠.	20 /50
								• • • • • • • • • • • • • • • • • • • •	\$2	28,450
ump Sums RUR	AL RES	3							•	28,450 \$9,605
ump Sums RURA Outbuilding Va	AL RES	S 							:	•
Improvement Va Lump Sums RURA Dutbuilding Va Land Value ESTIMATE OF VA	AL RES	3 	· · · · · · · · · · · · · · · · · · ·	• • • • • • • • • • • • • • • • • • •					\$28	\$9,605

WEBSTER COUNTY ASSESSOR'S OFFICE RURAL OUTBUILDINGS

Date of Run: 01/04/2018

Parcel # : 001104300

Current Owner: HERRICK, LORAN G & CHERYL R

Map # Tax District 4375-9-2-0-0-61115

Neighborhood

5

1

2149 RD M

GUIDE ROCK, NE

68942-0000

Legal Description : A TRACT OF LAND IN THE E1/2NW1/4 9-2-9

COST APPROACH - Values by Marshall & Swift

Appraisal Zone ·

1000

Appraisar zone : 1000	Manual Date: 06/13		Cost Fac	tor : 1								
Code Description	Year Qual Condition	Din	ensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1 YDS YARD SHED Notes :	10 Fair	12 x	6 x	GABL	SHNGL	METAL	CONC	72	2.50	180	42%	105
2 3MS OPEN SHED Notes :	10 Fair	20 x	20 x 1	0 GABL	METAL	METAL	DIRT	400	4.95	1,980	42%	1,150
4 MCI MORTON GARAGE Notes :	30 Fair	40 x	30 x	8 GABL	METAL	METAL	CONC	1,200	11.85	14,220	42%	8,250
5 SALV SALVAGE BIN Notes :		х	х			-		1	100.00	100	08	100

Total Outbuilding Value: 9,605

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT Date of Print: 01/04/2018

Parcel #

: 001104300

Current Owner:

HERRICK, LORAN G & CHERYL R

Map #

4375-9-2-0-0-61115

Tax District Neighborhood 5

2149 RD M

GUIDE ROCK, NE 68942-0000

Greenbelt Area/Date

NO

Legal Description: A TRACT OF LAND IN THE E1/2NW1/4 9-2-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
3553	HOBBS SILT LOAM, FREQUENTLY	F GRAS	4G	No		5.01	1,425	7,140	7,140
2521	COLY-HOBBS SILT LOAMS, 0~30%	GRAS	4G	No		4.04	1,425	5,755	5,755
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		0.02	1,425	30	30
	-				Grass Use Totals	: 9.07	·	12,925	12,925
ном1.	HOME SITE 1ST ACRE, AG RELATI	E HOME	HOM1	Мо		1.00	10,000	10,000	10,000
					Home Use Totals :	1.00	·	10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.69	0	0	0
					Road Use Totals :	•	v	0	0
BLD1	BUILDING SITE 1ST ACRE	SITE	BLD1	Мо		2 00	5 565		
		5111	DDD.		Cito Has Matala	1.00	5,765	5,765	5,765
					Site Use Totals :	1.00		5,765	15,765
					Parcel Totals :	11.76		28,690	28,690

COVER PAGE PROPERTY TRANSFER

PARCE		-10000	117120)		GRANTEE MASTER NAM		()
Filing NUM	BER CLU (<u>0108001</u>	1//20	·			1 DU	st ona
DOC STAN	# 9.C	50	-	tax/lien		_		~817
SALES FIL	E#_ 30	3	# PAG	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 RESI
	405	500	505	510	S15	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMO COMMERCIAL
	615	700	705	710	800	805	1000	3.005
	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 COMM
	1010	1015	1020					
j	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9080	9500		RURAL RESIDENTIAL	
j	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	-
TAX DISTRICT	25 \$ 350	D 00						
521 ADJUSTMENTS <u>\$</u>								
OR ADJUSTMENTS S	· · · · · · · · · · · · · · · · · · ·							
REVIEW CODE	NO							
SALES DATE			13-2017					
SALES DATE	QU	<i>[2</i>	<i>13-2</i> 017					
	QU	ADJUSTED A	13-2017 	NO	MOBILE			
DÉÉD TYPE	QC VES 1	<i>D</i>			MOBILE 5			
DEED TYPE		ADJUSTED 2	SUBCHNGD	NO 4 E NOT TO BE USED ARM	5 S LENGTH / NOT VALID FOR			
DEED TYPE	1	ADJUSTED 2	SUBCHNGD 3 SUBCHANGED SAL	NO 4 E NOT TO BE USED ARM	5 SLENGTH / NOT VALID FOR EASUREMENT INA	RC RED CLOUD	ROS ROSEMONT	RUR RURAL

Good Life. Great Service.

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

	The deed will not be recorde	d unless this stat	lement	is signed and i	tems 1-25 are accura	ately completed.	
1 County Name	2 County Number		,	3 Date of Sale/Tra	4	4 Date of Deed	11
Webster	Select County & County N	Number 45	,	Mo. 12 Da	y <u>13 yr. 2017</u>	Mo. 22 Da	y <u>4</u> Yr. 2017
5 Grantor's Name, Addres	ss, and Telephone (Please Print)				e, Address, and Telepho	ne (Please Print)	
Grantor's Name (Seller)	and wall			Grantes's Name (Buyer) & Charlen	0 -	11
Street or Other Mailing Add	iress,	*,	-	Street or Other Me	iling Address		<u> </u>
235 Univer	sith St. K.O. I	74			epublican_	51	
City Sindo Roca	State	1 6 99	12	City Suide	Kock	State	12942
Phone Number	700			Phone Number		a 501(c)(3) organiz	
Ernail Address			- 5	Email Address	IT Yes, is the	grantee a 509(a) fou	indation? Yes No
	Number. Check one box in categ	ories A and B. Che	ck C if	property is also a	mobile home.		
(A) Status			(B) I	Property Type			(C)
Improved [dustrial	<u> </u>	Mineral Interests	· -	State Assessed	Mobile Home
OIT	= - = -	gricultural ecreational	<u> </u>	Mineral Interests	-Producing	Exempt	
	onservator	Distribution	Ulana	d Contract/Memo	Partition	Sheriff	7.04
_ =	prrective	Easement	Leas		Personal Rep.	Trust/Trustee	Other
Cemetery De	eath Certificate - Transfer on Death		Mine		Quit Claim	Warranty	
9 Was the property purcha	ased as 10 Type of Transfer	Distribution	Foreclos	sure Irrevocat	ole Trust Revocable	Trust Tr	ransfer on Death
part of an IRS like-kind of (I.R.C. § 1031 Exchange	exchange? Auction	Easement	Gift	Life Esta	te ZSale		rustee to Beneficiary
Yes No	Court Decree		Grantor	Trust Partition	Satisfaction	of Contract O	ther (Explain)
11 Was ownership transferre Yes No _	ed in full? (If No, explain the division	1.)		12 V		d for same use? (If I	No, state the intended use.)
					Yes No		
Yes No	relatives, or if to a trustee, are the Aunt or Uncle to Niece or Ne	-		ves? (If Yes, check irtnership, or LLC	the appropriate box.) Self		
	Brothers and Sisters		-	nd Grandchild	Spouse	∐ Oth	EI
	Ex-spouse	Parents			Step-parent and	Sten-child	
14 What is the current marks	at value of the real property?				age assumed? (If Yes, sta		interest rate)
# 11.438	, ., . v			-	☑ No s		%
16 Does this conveyance div	ide a current parcel of land?		1	17 Was transfer th		t or a title company?	? (If Yes, include the name
18 Address of Property					ress of Person to Whom		
235 Uluros	ity St build Rock	NE	'		roudt	are rax otalernem c	Modia de Gent
J. J. J. Comission	" value notice		2	, .	iblien 57		
18a No address assigne	ed 18b Vacant land	68942	6	Suide Ro			
20 Legal Description	6.7.8 and 1	Jodh I' L				· ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` `	- 1 0)
4.5.1		out a pa	<i>Di</i> (FOIRCE	9, Vances Ad	gifion ' (Sh	udikork,
Webs	ster County, NE					•	·
21 If agricultural, list total nur	mbas of a						
21 il agricultural, list total fiul	niber of acres	•					
22 Total purchase price.	including any liabilities assume	d				22 \$	3500 0
	,					<u> </u>	- J J J J J J J J J J J J J J J J J J J
23 Was non-real property	y included in the purchase?]YesłNo (If Y	es, ente	er dollar amount	and attach itemized lis	it.) 23	
24 Adjusted purchase pri	ce paid for real estate (line 22	minus line 23)				. 24	3500,00
25 If this transfer is evem	pt from the documentary stam	n tay list the evem	ntion n	umhar			
	penalties of law, I declare that I ha				e best of my knowledge	and belief, true, co	emplete, and
correct, and th	at I am duly authorized to sign this	statement.				•	160 224 0 00
Print on TUPS	Named College	presentative					709-821-8017
sign		and series are series and series and series and series and series and series					In land
here Signature of C	Stanlee or Authorized Representative	ve	Tit	tie			Date
	Regi	ister of Deed's Us	se Only	,			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or			8 Recording Data	^	. ^	
	rr. 17 \$ 9.00		1	BK2017.	Pg 3028.	30219	
Nebraska Department of Revenue	Supersedes 95-269-2008 Rev. 2-2016					Authorized by Neb. R	lev. Stat. §§ 76-214, 77-1327(2)
Its ou couredou arcuit nev.	,	—Retain a copy	of this	document for	your records.		

BK2017, Pg 3028

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of <u>December</u> A.D., 2017, at 9:25 o'clock A.M. Recorded in Book <u>2017</u> on Page 3028-3029 <u>Deb Klingenherger</u> County Clerk <u>316.00</u> <u>BB</u> Deputy Ind_Comp_Assessor_Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-13-17
\$ 9.00 By RB

Prepared by: Patterson Law Office, P.O. Box 513, Cambridge, NE 69022

QUIT CLAIM DEED

THIS DEED, made and entered into on this ______ day of _______, 2017, by and between: Dallas Bridwell, a single person do hereby bargain, deed and convey to Phillip and Charlene Troudt, joint tenants, the following described land in Webster County, Nebraska;

WITNESSETH: that the said Parties for valuable consideration paid by the said Parties, the receipt of which is hereby acknowledged, do by these presents, REMISE, RELEASE AND FOREVER QUIT CLAIM unto the said Parties, the following described Real Estate, situated in the County of Webster and State of Nebraska, to wit:

235 University Street, Guide Rock, Webster County, Nebraska

Lot Six (6), Lot Seven(7) and Lot Eight (8), North One foot (N1') Lot Nine (9), Block Nine (9), Vances Addition, Guide Rock, Webster County, Nebraska;

TO HAVE AND TO HOLD, the same, together with all rights and appurtenances to the same belonging, unto the said Parties, and to their successors in Trust and assigns forever. So that neither the said Parties, nor their successors, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

BK2017, Pg 3029

IN WITNESS WHEREOF, the said Parties have executed these presents the day and year first above written.

Dallas Bridwell

STATE OF NEBRASKA

country of Juckey)

WITNESS my hand and official seal.

GENERAL NOTARY - State of Nebraska

AVA I. PETERSEN

My Comm. Exp. March 5, 2019

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 01/03/2018 Record: 1 of: 1

Inspected By: TS Inspection Date: 10/08/2013

Parcel ID #: 000610800 Map # : 4487-00-0-40010-009-0000

TROUDT, PHILLIP L. & CHARLENE M. Situs :235 UNIVERSITY ST

Legal :LOTS 6-8 & N 1' LOT 9 BLK 9 GUIDE ROCK

VANCES ADDITION

.........

Adjustments:

450 REPUBLICAN STREET
GUIDE ROCK NE 68942-

LOT INFORMATION

Neighborhood: 100 GUIDE ROCK

Lot Width : 76 Value Method: SF
Lot Depth : 140 # of Units : 10640
Topography : LEVEL Amenities Unit Value : 0.01

Street Access : BLACKTOP

Utilities : ALL Lot Value : 115

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1890/127

Quality : 30 - Average Effective Age : Condition : 20 - Fair Remodel Date : Arch Type : Remodel Type :

Style : One-Story 8% 1-1/2-St-Fin 92%

Exterior Wall : 100% SIDING
Floor Area : 1,470

Basement Area : 0

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms :

Baths : 1.0

Heat Type : 100% STOVE HEAT Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$11,435

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

 Improvement Value
 \$11,320

 Land Value
 \$115

 FINAL ESTIMATE OF VALUE
 \$11,435

 Value per Square Foot
 8

 Current Total Assessed Value for Parcel # 000610800
 \$11,435

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: 01/03/2018 Record: 1 of: 1

Parcel ID #: 000610800 Map # : 4487-00-0-40010-009-0000

TROUDT, PHILLIP L. & CHARLENE M. Situs :235 UNIVERSITY ST

Legal :LOTS 6-8 & N 1' LOT 9 BLK 9 GUIDE ROCK

450 REPUBLICAN STREET VANCES ADDITION

GUIDE ROCK NE 68942-

COST APPROACH - Values By Marshall & Swift

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

	DESCI	RIPTION	· · ·			
		Square fee	et Ba	Base SF Cost Total Co		
BASIC STRUCTURE COST		1,470	x	73.17	= 107,560	
ADJUSTMENTS ROOFING SUBFLOOR		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	Total Cost	
HEATING & COOLING		1,470	(3.69)	(3.69)	(5,424)	
PLUMBING Base is: 9 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(under base)	4	1176.67	(3.04)	(4,469)	
ADJUSTED STRUCTURE COST		1470	x	66.44	= 97,667	
IMPROVEMENTS NO GARAGE		Units	Unit Cost	Depr	Total Cost	
YARD SHED/FAIR		60	2.38	42%	85 *	
SHED DIRT/FAIR		200	6.27	42%	725 *	
YARD SHED/FAIR		90	2.38	42%	125 *	
SOLID WALL PORCH		108	57.10		6,165	

TOTAL REPLACEN	JEN 1	COSI	NEW			1470	Х	/0.63	= 103,830
Depreciation	:	90%	Total	90%	Physical Less Depr		tional Plus Appred		ic (93,445)
Improvement Va									\$10,385 \$115
rand value									935
Land value Lump Sums ESTIMATE OF VA									230

		12-13-2017	
LEGAL DESCRIPTION (D)	S 67,8, + North 1	'Lot 9 Block 9 Vances	Addition GR
	00610800		
	ouide Rock	ADDRESS OF PROPERTY 235	University St.
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	115	4215	4330
2016	115	6125	6240
2017	115	11320	11435
SELLING PRICE \$3500	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # LAMOBILE HOME NA	5-0011 H	OUSE QUALITY 30 HOUSE CONDITION	26 DATE OF CONSTRUCTION 1890

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com



DATE:

1/3/2018

SELLER: DALLAS BRIDWELL

235 UNIVERSITY ST PO BOX 14

GUIDE ROCK, NE 68942

BUYER: PHILLIP & CHARLENE TROUDT

450 REPUBLICAN ST GUIDE ROCK, NE 68942

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

610800 BOOK/PAGE:

2017-3028

DATE OF SALE:

CONTINUED ON BACK

12/13/2017

LEGAL DESCRIPTION:

LOT 6.7,8 AND NORTH 1' LOT 9, BLOCK 9 VANCES ADDITION, GUIDE ROCK

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

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

What was the total pure	hase			
1 price?	\$ \$	2,620.0	00 Yes/No	
If No explain:	-			
2 Was any personal property	included in the sale price?	Yes/No	Personal Property was	(circle all that apply):
Appliances Furniture	Other (please explain):			
	the personal property that was property and produces incom?	_	-	8
5 What expenses have been	incurred in each of the past	five years? \$		
6 How long was the property	on the market?			
7 Were any changes made to	the property either before or	after the sale?	Yes/No	
(Example: Remodeling	Renovations Additions 1	Repairs Demolition)		
If Yes explain:				

COVER PAGE PROPERTY TRANSFER

					2-11		The same	nan
DOC STAN	MPS 3026	.25		tax/lien			_/24	75
SALES FIL	⊙ 4	of	# PAGI		_			
NEIGHBORHOOE	0#	100	105	200	****			
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESID
	405	500	. 505	510	515	600		
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES	ROSEMONT W/HOME SITE	60S ROSEMONT / NO HIGHE SITE	610 ROSEMON COMMERCIAL V
	615	700	70S	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	
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
I			\		1			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	
TAX DISTRICT	45	COMMERCIAL		EXEMPT	GAME & PARKS		_	
TOTAL SALE PRICE	45			EXEMPT	GAME & PARKS		_	
TOTAL SALE PRICE	45			EXEMPT	GAME & PARKS		_	
TOTAL SALE PRICE	45 1,344 NO	leb.	90	EXEMPT	GAME & PARKS		_	
TOTAL SALE PRICE 521 ADJUSTMENTS \$ OR ADJUSTMENTS \$ REVIEW CODE	45 1,344 NO		90	EXEMPT	GAME & PARKS		_	
TOTAL SALE PRICE	45 1,344 NO	leb.	90	EXEMPT	GAME & PARKS		_	
TOTAL SALE PRICE 521 ADJUSTMENTS \$ OR ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE	NO 12-13 Trust	2, 166. C	eed subchingd	NO 4	MOBILE 5		_	
TOTAL SALE PRICE 521 ADJUSTMENTS S OR ADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO 12-13 Trust	2, 166. C	eed subchingd	NO 4 NOTTO BE USED ARMS	MOBILE 5	RC	_	

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

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	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91		13 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)	
Julie Rickertsen, Truste Mohlman Family Trust	Andrew C. Mohlman	
Street or Other Mailing Address 43673 KOOO 758	Street or Other Mailing Address 1158 Road 1000	
City State Zip Code Lexington NE 68850 Phone Number	City State NE	Zip Code 68970
(000) 00- 04-4	Phone Number Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	
Email Address n/a	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C	1	·
(A) Status (E) Property Type	(C)
Improved Single Family Industrial Industrial Multi-Family Agricultural Agricultural Industrial Industri	Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt	Mobile Home
IOLL Commercial Recreational 8 Type of Deed Conservator Distribution La		
Bill of Sale Corrective Easement Le	Ind Contract/Memo Partition Sheriff Personal Rep. Trust/Trustee Ineral Quit Claim Warranty	Other
part of an IRS like-kind exchange? Auction Easement Gift	losure Irrevocable Trust Revocable Trust Tra Life Estate Sale Trust Partition Satisfaction of Contract Ott 12 Was real estate purchased for same use? (if N	nsfer on Death stee to Beneficiary er (Explain) o, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	Yes No	
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Vothe and Grandchild Spouse	r Family Trust
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	iterest rate.)
\$1,344,166	Yes V No \$	%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes <u>Southern</u>	(If Yes, include the name Itle, LLC No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	
Ag Land	Grantee	
18a 🗸 No address assigned 18b 📝 Vacant land		•
20 Legal Description		
See Attached		
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	22 \$	1,344,166,00
23 Was non-real property included in the purchase? $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	nter dollar amount and attach itemized list.) 23 \$	
${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) \dots		1,344,166,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, con	plete, and
Andrew C. Mohlman Print or Type Name of Grantee or Authorized Representative	400.	<u>746 - 3278</u> Phone Number
sign, ale	Grantee	12/13/2017
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use On		For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data BUDDIT O DODG DODG	
Mo. A Day Yr. Yr. 3 USG. 35	UN 2011, 195050-5051	

EXHIBIT "A"

Legal Description

A parcel of land located in the North Half of Section Ten (10) Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska more particularly described as follows: Beginning at the Northwest corner of Section Ten (10), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; thence S00°15'45"E (assumed bearing) on the West line of said North Half, a distance of 1891.63 feet to the Northwest corner of a tract of land surveyed by Thomas L. Krueger in 2009; thence S88°16'48"E on the North line of said tract of land, a distance of 250.03 feet to the Northeast corner of said tract of land; thence S00°15'16"E on the Easterly line of said tract of land, a distance of 200.03 feet; thence S88°09'21"E on said Easterly line, a distance of 95.03 feet; thence S04°19'13"W on said Easterly line, a distance of 517.99 feet to the Southeast corner of said tract of land; thence N88°14'26"W on the South line of said tract of land, a distance of 303.61 feet to the Southwest corner of said tract of land and the West line of said North Half; thence S00°15'45"E on said West line, a distance of 47.30 feet to the Southwest corner of the Northwest Quarter of said Section 10; thence S89°04'07"E on the South line of said Northwest Quarter; a distance of 2647.59 feet to the Southeast corner of said Northwest Quarter, thence S89°20'23"E on the South line of the Northeast Quarter of Section 10, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, a distance of 2647.68 feet of the Southeast corner of said Northeast Quarter; thence N00°16'54"W on the East line of said Northeast Quarter, a distance of 288.00 feet; thence N87°57°05"W a distance of 898.60 feet; thence N02°48'37"E, a distance of 615.16 feet; thence N24°41'49"E, a distance of 25.13 feet; thence N08°48'46"W, a distance of 251.57 feet; thence N86°08'04"W, a distance of 33.48 feet; thence N01°18'49"E, a distance of 204.82 feet; thence N25°32'40"E, a distance of 260.51 feet; thence N34°40'26"W, a distance of 537.77 feet; thence N00°16'46"E, a distance of 574.25 feet to the North line of said Northeast Quarter; thence N89°00'19"W on said North line, a distance of 1544.00 feet to the Northwest corner of said Northeast Quarter; thence N89°09'30"W, on the North line of said Northwest Quarter a distance of 2646.60 feet to the point of Beginning, subject to county road right of way.

State of Nebraska 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of December A.D., 2017, at 3:45 o'clock P. M. Recorded in Book 2017 on Page 3030-3031

Deb Klingenberger County Clerk 316.00

BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date /2 - /3 - / 7
\$ 3,036.25 By BB

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

TRUSTEE'S DEED

Julie Rickertsen, Trustee of the Mohlman Family Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Andrew C. Mohlman, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

A parcel of land located in the North Half of Section Ten (10) Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska more particularly described as follows: Beginning at the Northwest corner of Section Ten (10), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; thence S00°15'45"E (assumed bearing) on the West line of said North Half, a distance of 1891.63 feet to the Northwest corner of a tract of land surveyed by Thomas L. Krueger in 2009; thence S88°16'48"E on the North line of said tract of land, a distance of 250.03 feet to the Northeast corner of said tract of land; thence S00°15'16"E on the Easterly line of said tract of land, a distance of 200.03 feet; thence S88°09'21"E on said Easterly line, a distance of 95.03 feet; thence S04°19'13"W on said Easterly line, a distance of 517.99 feet to the Southeast corner of said tract of land; thence N88°14'26"W on the South line of said tract of land, a distance of 303.61 feet to the Southwest corner of said tract of land and the West line of said North Half; thence S00°15'45"E on said West line, a distance of 47.30 feet to the Southwest corner of the Northwest Quarter of said Section 10; thence S89°04'07"E on the South line of said Northwest Quarter; a distance of 2647.59 feet to the Southeast corner of said Northwest Quarter, thence S89°20'23"E on the South line of the Northeast Quarter of Section 10, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, a distance of 2647.68 feet of the Southeast corner of said Northeast Quarter; thence N00°16'54"W on the East line of said Northeast Quarter, a distance of 288.00 feet; thence N87°57'05"W a distance of 898.60 feet; thence N02°48'37"E, a distance of 615.16 feet; thence N24°41'49"E, a distance of 25.13 feet; thence N08°48'46"W, a distance of 251.57 feet; thence N86°08'04"W, a distance of 33.48 feet; thence N01°18'49"E, a distance of 204.82 feet; thence N25°32'40"E, a distance of 260.51 feet; thence N34°40'26"W, a distance of 537.77 feet; thence N00°16'46"E, a distance of 574.25 feet to the North line of said Northeast Quarter; thence N89°00'19"W on said North line, a distance of 1544.00 feet to the Northwest corner of said

BK2017, Pg 3031

Northeast Quarter; thence N89°09'30"W, on the North line of said Northwest Quarter a distance of 2646.60 feet to the point of Beginning, subject to county road right of way.

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEES that GRANTOR:

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

Executed December		2017.	
Julie Rickertsen, Trustee	Justee		
STATE OF NEBRASKA))ss.		

)

The foregoing instrument was acknowledged before me on December 13, 2017, by Julie Rickertsen, Trustee of the Mohlman Family Trust.

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

COUNTY OF WEBSTER

Notary Public

My Commission Expires: 8/27/2021

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT Date of Print: 01/09/2018

Parcel #

: 001905700

Current Owner:

MOHLMAN, ANDREW C. & MARLA S.

Tax District

Map #

4371-10-1-0-0-68375

1158 ROAD 1000

RED CLOUD, NE 68970-

Neighborhood

45 1

Greenbelt Area/Date

NO

Legal Description: NE1/4 LESS A TRACT&NW1/4 LESS A TRACT IN SW COR NW1/4 10-2-11

Soil Symbol	Soil Name L	and Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2668	HOLDREGE SILT LOAM, 1-3% SLOP	DRY	1D	No		3.21	2,705	8,685	8,685
2524	COLY SILT LOAM, 3-11% SLOPES	DRY	4D1	No		2.47	2,190	5,410	5,410
3852	GEARY-HOBBS SOILS	DRY	4D	No		1.75	2,190	3,835	3,835
2667	HOLDREGE SILT LOAM, 0-1% SLOP	DRY	1 D	No		6.83	2,705	18,475	18,475
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	3D	No		7.72	2,265	17,485	17,485
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D	No		3.70	2,190	8,105	8,105
2675	HOLDREGE SILT LOAM, 3 TO 7% S	DRY	2D	No		0.53	2,265	1,200	1,200
				:	Dry Use Totals :	26.21	,	63,195	63,195
3561	HOBBS SILT LOAM, OCCASIONALLY	GRAS	2G1	No		0.77	1,425	1,095	1,095
2667	HOLDREGE SILT LOAM, 0-1% SLOP	GRAS	1G	Мо		3.67	1,425	5,230	5,230
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	Мо		2.20	1,425	3,135	3,135
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		0.30	1,425	430	430
3852	GEARY-HOBBS SOILS	GRAS	4G	No	_	0.46	1,425	655	655
				•	Grass Use Totals	: 7,40		10,545	10,545
414 7	HOLDREGE SOILS, 3-7% SLOPES,	IRRG	3A	No		2.87	4,775	13,705	13,705
4138	HOLDREGE SILT LOAM, 7-11% SLO	IRRG	4A1	No		0.08	4,740	380	380
3852	GEARY-HOBBS SOILS	IRRG	4A	No		18.95	4,740	89,825	89,825
3561	HOBBS SILT LOAM, OCCASIONALLY	IRRG	2A1	Мо		1.56	4,930	7,690	7,690
2668	HOLDREGE SILT LOAM, 1-3% SLOP	IRRG	1 A	No		49.69	4,930	244,970	244,970
2667	HOLDREGE SILT LOAM, 0-1% SLOP	IRRG	1A	Мо		68.22	4,930	336,325	336,325
2524	COLY SILT LOAM, 3-11% SLOPES	IRRG	4A1	ИО		74.97	4,740	355,360	355,360
2521	COLY-HOBBS SILT LOAMS, 0-30%	IRRG	4A	No		11.76	4,740	55,740	55,740
					Irrg Use Totals :	228.10		1,103,995	1,103,995
ROAD	COUNTY ROAD	ROAD	ROAD	No		4.83	0	0	0

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 01/09/2018

Parcel # : 001905700	Current Ow	ner : MOHLMA	N, ANDREV	V C. & MARLA	S.			
oil Symbol Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
			R	oad Use Totals.	: 4.83			
			P	arcel Totals :	266.54		1,177,735	1,177,735

COVER PAGE PROPERTY TRANSFER

BOOK & P.	# /	<u> 1- 30.</u>	-	AGES		GRANTEE MASTER NAM	— ******	ew C
FILING NUMI		105700,	<u> </u> 68375		·		Marla 12	LS.MO
			 1 <i>t</i> = 1				12	985
ĐỢC STAM	PS	- Exemple	F6A+	tax/lien	·	<u></u>		
SALES FILE		<i>0</i> 5	# PA	GES	_			
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 RESIDI
	405	500	505	510	S15	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	E COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOMI SITE	ROSEMONT / NO HOME SITE	ROSEMON' COMMERCIAL W
	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 COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000	9000	9500		RURAL RESIDENTIAL	
	NC4/DEN HAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	45						_	
TOTAL SALE PRICE	<i>4</i>							
21 ADJUSTMENTS \$	·							
OR ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	/2-	13-201	7					
DEED TYPE	Q	D.						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED :	SUBCHANGED SAI		S LENGTH / NOT VAUD FOR EASUREMENT			
OCATION CODE	BH BLUE HILL	BLA BLADEN	COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS	RUR RURAL
	Solf	to Sel-	<u> </u>					
COMMENTS	ノヒノナ	10 Jel-	7 4 K	nte_				·

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 1 County Name 2 County Number Yr. 2017 Mo. 12 Day 13 Yr. 2017 Mo. 12 Day 13 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Selle Andrew C. Mohlman and Marla S. Mohlman Andrew C. Mohlman and Maria S. Mohlman Street or Other Mailing Address Street or Other Mailing Address 1158 Road 1000 1158 Road 1000 City Zip Code 68970 City Red Cloud Zip Cod Red Cloud NE 68970 Phone Number Phone Number V No V No Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Vas Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) Mobile Home Single Family Industrial Mineral Interests-Nonproducing State Assessed Improved √ Agricultural Mineral Interests-Producing Exempt ✓ Unimproved Multi-Family IOLL Recreational Distribution Land Contract/Memo Sheriff Other Partition 8 Type of Deed Lease Bill of Sale Personal Ren Trust/Trustee Easement Corrective Mineral ✓ Quit Claim Warranty Death Certificate - Transfer on Death Executor Cemetery Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Foreclosure Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Sale Auction Easement Gift Life Estate Trustee to Beneficiary ✓ No Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) add spouse 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.) Family Corp., Partnership, or LLC Other √ Yes Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes **√** No \$1,344,166 \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ Yes No 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 22 23 Was non-real property included in the purchase? Tyes 📈 No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Andrew C Mohlman 102-746-327 Print or Type Name of Grantee or Authorized Print Grantee 12/13/2017 Title Date Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded BK2017, Pg 3032-3032 Day 13

EXHIBIT "A"

Legal Description

Tract 1: A parcel of land located in the North Half of Section Ten (10) Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska more particularly described as follows: Beginning at the Northwest corner of Section Ten (10), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; thence S00°15'45"E (assumed bearing) on the West line of said North Half, a distance of 1891.63 feet to the Northwest corner of a tract of land surveyed by Thomas L. Krueger in 2009; thence S88°16'48"E on the North line of said tract of land, a distance of 250.03 feet to the Northeast corner of said tract of land; thence S00°15'16"E on the Easterly line of said tract of land, a distance of 200.03 feet; thence S88°09'21"E on said Easterly line, a distance of 95.03 feet; thence S04°19'13"W on said Easterly line, a distance of 517.99 feet to the Southeast corner of said tract of land; thence N88°14'26"W on the South line of said tract of land, a distance of 303.61 feet to the Southwest corner of said tract of land and the West line of said North Half; thence S00°15'45"E on said West line, a distance of 47.30 feet to the Southwest corner of the Northwest Quarter of said Section 10; thence S89°04'07"E on the South line of said Northwest Quarter; a distance of 2647.59 feet to the Southeast corner of said Northwest Quarter, thence S89°20'23"E on the South line of the Northeast Quarter of Section 10, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, a distance of 2647.68 feet of the Southeast corner of said Northeast Quarter; thence N00°16'54"W on the East line of said Northeast Quarter, a distance of 288.00 feet; thence N87°57'05"W a distance of 898.60 feet; thence N02°48'37"E, a distance of 615.16 feet; thence N24°41'49"E, a distance of 25.13 feet; thence N08°48'46"W, a distance of 251.57 feet; thence N86°08'04"W, a distance of 33.48 feet; thence N01°18'49"E, a distance of 204.82 feet; thence N25°32'40"E, a distance of 260.51 feet; thence N34°40'26"W, a distance of 537.77 feet; thence N00°16'46"E, a distance of 574.25 feet to the North line of said Northeast Quarter; thence N89°00'19"W on said North line, a distance of 1544.00 feet to the Northwest corner of said Northeast Quarter; thence N89°09'30"W, on the North line of said Northwest Quarter a distance of 2646.60 feet to the point of Beginning, subject to county road right of way.

BK2017, Pg 3032

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of <u>December A.D.</u>, 20/7, at 3:50 o'clock <u>P.M.</u> Recorded in Book <u>2017</u> on Page 3032-3033

<u>Deb Klingenberger</u> County Clerk 316.00

BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date /2-/3-/7
\$ Exempt # Sa_By BB

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

QUITCLAIM DEED

Andrew C. Mohlman and Marla S. Mohlman, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, conveys to Grantees, Andrew C. Mohlman and Marla S. Mohlman, Husband and Wife, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A parcel of land located in the North Half of Section Ten (10) Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska more particularly described as follows: Beginning at the Northwest corner of Section Ten (10), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; thence S00°15'45"E (assumed bearing) on the West line of said North Half, a distance of 1891.63 feet to the Northwest corner of a tract of land surveyed by Thomas L. Krueger in 2009; thence S88°16'48"E on the North line of said tract of land, a distance of 250.03 feet to the Northeast corner of said tract of land; thence S00°15'16"E on the Easterly line of said tract of land, a distance of 200.03 feet; thence S88°09'21"E on said Easterly line, a distance of 95.03 feet; thence S04°19'13"W on said Easterly line, a distance of 517.99 feet to the Southeast corner of said tract of land; thence N88°14'26"W on the South line of said tract of land, a distance of 303.61 feet to the Southwest corner of said tract of land and the West line of said North Half; thence S00°15'45"E on said West line, a distance of 47.30 feet to the Southwest corner of the Northwest Quarter of said Section 10; thence S89°04'07"E on the South line of said Northwest Quarter; a distance of 2647.59 feet to the Southeast corner of said Northwest Quarter, thence S89°20'23"E on the South line of the Northeast Quarter of Section 10, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, a distance of 2647.68 feet of the Southeast corner of said Northeast Quarter; thence N00°16'54"W on the East line of said Northeast Quarter, a distance of 288.00 feet; thence N87°57'05"W a distance of 898.60 feet; thence N02°48'37"E, a distance of 615.16 feet; thence N24°41'49"E, a distance of 25.13 feet; thence N08°48'46"W, a distance of 251.57 feet; thence N86°08'04"W, a distance of 33.48 feet; thence N01°18'49"E, a distance of 204.82 feet; thence N25°32'40"E, a distance of 260.51 feet; thence N34°40'26"W, a distance of 537.77 feet; thence N00°16'46"E, a distance of 574.25 feet to the North line of said Northeast Quarter, thence N89°00'19"W on said North line, a distance of 1544.00 feet to the Northwest corner of said Northeast Quarter; thence N89°09'30"W, on the North line of said Northwest Quarter a distance of 2646.60 feet to the point of Beginning, subject to county road right of way.

Executed December 13,2	017.
1ers	- Hala & leolilan
Andrew C. Mohlman	Marla S. Mohlman
STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 13, 2017 by Andrew C. Mohlman and Marla S. Mohlman, husband and wife.

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

Notary Public

COVER PAGE PROPERTY TRANSFER

PARCE FILING NUM	PAGE 00 1 1 SL#/ 00 19	105702 1	·	10-2	- -1(GRANTEE MASTER NAM	ne# <u> </u>	as L.
							# 12	986
DOC STAN		1.75	_	tax/lien		<u> </u>		
SALES FIL	ε# <u>3</u> δ(6	# PAG	ES	_			
NEIGHBORHOOL	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	\$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/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
j	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	
<u> </u>	115					161.39	SUBURBAN	
TAX DISTRICT_	43	000				, ,		
TAL SALE PRICE	822,	<u>800</u>						
1 ADJUSTMENTS \$			···					
RADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	12-13-	2017						
DEED TYPE	Truste	_	9					
SALE QUAL	YES.	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED SE	UBCHANGED SALE		LENGTH / NOT ALID FOR ASUREMENT			
CATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	UIDE ROCK J	NAVALE į	RED CLOUD R	OSEMONT	RURAL
COMMENTS _ C	Solit	mohtm	un F	mili	rust	······································		
	7		<u> </u>	u. II W	140'			

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM **521**

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. __12 2017 Mo. 12 Day _ 2017 13 WEBSTER - 91 Dav 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 (Buye Julie Rickertsen, Truste Mohlman Family Trust Thomas L. Mohlman Street or Other Mailing Address Street or Other Mailing Address 1235 Road 1000 Zip Code City Red Cloud State Zip Code Lexington NE 68850 NE 68970 Phone Number **Q-746**-Phone Number (308) 325-0174 Is the grantee a 501(c)(3) organization? Yes ✓ No Yes ✓ No If Yes, is the grantee a 509(a) foundation? **Email Address** Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) 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 Sberiff Partition Other Bill of Sale Corrective Teasement Lease √ Trust/Trustee Personal Rep. Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction ☐ Easement Gift 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.) ☐ Self ✓ Other Family Trust Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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.) \$822,800 **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 Southern Title, LLC √ Yes 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 160+-21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 22 822.800.00 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 822,800100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 402-746-0639 Thomas L. Mohlman Print or Type Name of Grantee or Autiforized Representative Grantee 12/13/2017 Signature of Grantee or Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number 28 Recording Data 851.75 Day.

EXHIBIT "A"

Legal Description

Parcel 1: The Southwest Quarter (SW½) of Section Ten (10) Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Section Ten (10), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence S89°19'33"E (assumed bearing) on the South line of the Southwest Quarter, a distance of 2567.83 feet to the Southwest corner of said Southwest Quarter; thence N00°29'21"W on the East line of said Southwest Quarter, a distance of 2645.02 feet to the Northeast corner of said Southwest Quarter; thence N89°04'07"W on the North line of said Southwest Quarter, a distance of 2647.59 feet to the Northwest corner of said Southwest Quarter; thence S00°15'45"E on the West line of said Southwest Quarter, a distance of 2656.72 feet to the POINT OF BEGINNING, subject to county road right-of-way.

State of Nebraska Ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of <u>December</u> A.D., 2017, at 4:00 o'clock P. M. Recorded in Book 2017 M. Recorded in Book 2017 3050 on Page_ _County Clerk Assessor_

BK2017, Pg 3050

NEBRASKA DOCUMENTARY

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

Comp

TRUSTEE'S DEED

Julie Rickertsen, Trustee of the Mohlman Family Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Thomas L. Mohlman, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW1/4) of Section Ten (10) Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Section Ten (10), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence S89°19'33"E (assumed bearing) on the South line of the Southwest Quarter, a distance of 2567.83 feet to the Southeast corner of said Southwest Quarter; thence N00°29'21"W on the East line of said Southwest Quarter, a distance of 2645.02 feet to the Northeast corner of said Southwest Quarter; thence N89°04'07"W on the North line of said Southwest Quarter, a distance of 2647.59 feet to the Northwest corner of said Southwest Quarter; thence S00°15'45"E on the West line of said Southwest Quarter, a distance of 2656.72 feet to the POINT OF BEGINNING, subject to county road right-of-way.

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTOR:

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

December /3, 2017. STATE OF NEBRASKA SS. COUNTY OF WEBSTER The foregoing instrument was acknowledged before me on December __/ \rightarrow _. 2017, by Julie Rickertsen, Trustee of The Mohlman Family Trust.

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

Notary Public

8 Hobald

8/27/2021 My Commission Expires: ____

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 01/09/2018

Parcel #

001905702

Current Owner:

MOHLMAN, THOMAS L.

1235 ROAD 1000

RED CLOUD, NE 68970-

Legal Description: THE SW1/4 10-2-11

Map # 4371-10-1-0-0-68375

Tax District 45 Neighborhood 1

Greenbelt Area/Date NO

Soil Symbol	Soil Name L	and Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	A 000000 d 1/al
2668	HOLDREGE SILT LOAM, 1-3% SLOP	DRY	1D	No.		0.55	2,705		Assessed Value
2524	COLY SILT LOAM, 3-11% SLOPES	DRY	4D1	No		5.16	•	1,490	1,490
					Dry Use Totals :	5.71	2,190	11,300	11,300
					Dry one locats :	5.71		12,790	12,790
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		0.45	7. 40.7		
2675	HOLDREGE SILT LOAM, 3 TO 7% S		2G	No		0.45	1,425	640	640
2667	HOLDREGE SILT LOAM, 0-1% SLOP		1G	No No		3.65	1,425	5,200	5,200
2521	COLY-HOBBS SILT LOAMS, 0-30%		4G			3.06	1,425	4,360	4,360
	2011.5)	GIGAD	4.0	No	_	9.45	1,425	13,465	<u>13,465</u>
					Grass Use Totals	: 16.61		23,665	23,665
4147	HOLDREGE SOILS, 3-7% SLOPES,	IRRG	3A						
2521	COLY-HOBBS SILT LOAMS, 0-30%			No		1.62	4,775	7,735	7,735
2668	HOLDREGE SILT LOAM, 1-3% SLOP		4A	No		44.89	4,740	212,780	212,780
2667			1A	No		38.16	4,930	188,130	188,130
2524	HOLDREGE SILT LOAM, 0-1% SLOP		1A	No		19.17	4,930	94,510	94,510
2675	COLY SILT LOAM, 3-11% SLOPES		4A1	No		5.96	4,740	28,250	28,250
20/5	HOLDREGE SILT LOAM, 3 TO 7% S	IRRG	2A	Ио	_	26.96	4,795	129,275	129,275
					Irrg Use Totals :	136.76		660,680	660,680
ROAD	COUNTY ROAD	ROAD	ROAD	No		2 21			
				110		2.01	О	0	0
					Road Use Totals :	2.01		0	0
					Parcel Totals :	161.09		697,135	- COT 125
								097,135	697,135

COVER PAGE PROPERTY TRANSFER

800X & P/	AGE <u>01</u>	1- 3081	# PA	GES	 _	GRANTEE MASTER NAM	er Back	10
PARCEL FILING NUMI	#/ DO1	2120					Deans	Lanit
			_				Sinpo	San
DOC STAM	PS C	<u> </u>		tax/lien		_	4	
SALES FILE	30	7	# PAGI	es	_			
NEIGHBORHOOD	#				-			
	AGRICULTURAL	100 GUIDE ROCK RESIDENTIAL	105 GUIDE ROCK COMMERCIAL	200 RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	300 BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESID
	40\$	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		ROSEMON COMMERCIAL V
	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 COMME
i	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
£							SUBURBAN _	
TAX DISTRICT_								
TOTAL SALE PRICE_	1)						
521 ADJUSTMENTS \$								
SSOR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE		>						
	0	\overline{CD}						
DEED TYPE	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SAL	E NOT TO BE USED ARM	IS LENGTH / NOT VALID FOR EASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDÉ ROCK	INAVALE	RÉD CLOUÐ	ROSEMONT	RURAL
COMMENTS	D1140	ted Di	revious	Deec	by	Qc.D	Back	to
Ant	to the	Dean.	- no :	Sole.	Just C	priection	07 NO	
~ \1\1	par +	110	- 1 - 0	,				

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.

TELL	1 5 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m
	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 DayYr Mo DayYr
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)
RONALD G. AND NANCY L. SCHUTTE	Grantee's Name (Buyer) DEAN AND ANITA SIMPSON
Street or Other Mailing Address 1417 ROAD 2100	Street or Other Mailing Address 2125 ROAD Q
City State Zip Code GUIDE ROCK NE 68942	City State Zip Code GUIDE ROCK NE 68942
Phone Number (402) 756-3462	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 257-3235 If Yes, is the grantee a 509(a) foundation? Yes V No V
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 (E) Property Type (C)
X 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 La	nd Contract/Memo Partition Sheriff Other clear title
	ase Personal Rep. Trust/Trustee neral VQuit Claim Warranty
<u> </u>	losure Irrevocable Trust Revocable Trust Transfer on Death
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Forecast	Life Estate Sale Trustee to Beneficiary
(11.10.3 1001 2.0011.190)	or Trust Partition Satisfaction of Contract Other (Explain) clear title
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
√ Yes ☐ No	Yes
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 Other
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse
Ex-spouse Parents and C	hild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$33,180	☐ Yes
16 Does this conveyance divide a current parcel of land? Yes X No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
5 ₂₂₁₅ ROAD Q	DEAN AND ANITA SIMPSON
GUIDE ROCK, NE 68942	2125 ROAD Q
18a 🗌 No address assigned 18b 🔲 Vacant land	GUIDE ROCK, NE 68942
20 Legal Description	
SEE ATTACHMENT "A"	
	·
OLL // I//OHWLIN //	·
OLL / (I I / (O) IIVILIA / (·
	1 \$
	22 \$ 0,00
21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed	nter dollar amount and attach iternized list.)
21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed	nter dollar amount and attach iternized list.) 23 \$ 1
21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed	nter dollar amount and attach itemized list.) 23 \$ 24 \$ 000
21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed	nter dollar amount and attach itemized list.) 23 \$ \$ 0,00
22 Total purchase price, including any liabilities assumed	nter dollar amount and attach itemized list.) 23 24 0 00 number 76-962-4. Int and that it is, to the best of my knowledge and belief, true, complete, and (402) 879-4751
22 Total purchase price, including any liabilities assumed	nter dollar amount and attach iternized list.) 23 \$ 24 \$ 0 00 number 76 - 962 - 4 Int and that it is, to the best of my knowledge and belief, true, complete, and (402) 879-4751 Phone Number
22 Total purchase price, including any liabilities assumed	nter dollar amount and attach iternized list.) 23 24 0i00 1 number 76-962-4 Int and that it is, to the best of my knowledge and belief, true, complete, and (402) 879-4751 Phone Number ATTORNEY
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22 Total purchase price, including any liabilities assumed	nter dollar amount and attach iternized list.) 23 24 0 000 1 number
22 Total purchase price, including any liabilities assumed	nter dollar amount and attach iternized list.) 23 24 0 00 number 76-962-4 Int and that it is, to the best of my knowledge and belief, true, complete, and (402) 879-4751 Phone Number ATTORNEY Title For Dept. Use Only

ATTACHMENT "A"

A Tract of land in the North Half of the Northwest Quarter (N1/2NW1/4) of Section Twenty-Eight (28) Township Three (3) North, Range Nine (9) West of the 6th P.M. Webster County, Nebraska, more particularly described as follows: The North 920 feet of the East 275 feet of the West 1325 feet of the Northwest Quarter (NW1/4) of Section Twenty-Eight (28) Township Three (3) North, Range Nine (9) West of the 6th P.M.

State of Nebraska SSS.
County of Webster SSS.

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of December A.D., 20/7, at 9:42 or Clock A.M. Recorded in Book 20/7 on Page 3081

Deb Klingenberger County Clerk 310.00

B. Deputy Ind Comp Assessor Carded

BK2017, Pg 3081

NEBRASKA DOCUMENTARY STAMP TAX Date /2-15-// \$£xempt #4/ By | 3/8

QUITCLAIM DEED

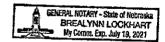
RETURN TO: DOWNING AND ALEXANDER, PO BOX 744, KEARNEY, NE 68848

RONALD G. SCHUTTE and NANCY L. SCHUTTE, husband and wife, Grantors whether one or more, in consideration of ONE-DOLLAR and OTHER VALUABLE CONSIDERATION (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to DEAN SIMPSON and ANITA SIMPSON, husband and wife as Joint Tenants, Grantees, the following described real estate:

A Tract of land in the North Half of the Northwest Quarter (N1/2NW1/4) of Section Twenty-Eight (28) Township Three (3) North, Range Nine (9) West of the 6th P.M. Webster County, Nebraska, more particularly described as follows: The North 920 feet of the East 275 feet of the West 1325 feet of the Northwest Quarter (NW1/4) of Section Twenty-Eight (28) Township Three (3) North, Range Nine (9) West of the 6th P.M.

Executed: <u>Nivember</u> 28 th , 2017 Ronald & Schielle RONALD G. SCHUTTE	Mancy Lochutte
STATE OF NEBRASKA)	
COUNTY OF Webbler)	

The foregoing instrument was acknowledged before me on the 60 day of NOVEMBEY, 2017, by RONALD G. SCHUTTE and NANCY L. SCHUTTE, husband and wife.



Execuling Sociolizates

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SALES FILE	<u> 30</u> 0	<u> </u>	# PAGE	ES	-			
NEIGHBORHOOD :		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDE
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICOLIORAL	EXEMIFI	GAINE & FAIRE		SUBURBAN	
TAX DISTRICT	185							
TOTAL SALE PRICE_	. 4							
521 ADJUSTMENTS <u>\$</u>								
- SOR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE_	10-	25-20 ees I	17					
DEED TYPE	Trust	ees I	seed					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE		,	
i		2	3	4	5			
CODE	1			ALENOTTO BEUSED AF	RMS LENGTH / NOT			
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CODE		AS ADJUSTED	SUBCHANGED S		VALID FOR MEASUREMENT INA	RC	ROS	RUR

DEPARTMENT OF REVENUE

FORM 521

Good Life. Great Service.

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 10 - 25 - 2017
WEBSTER - 91	Mo. 10 Day 25 Yr. 2017 Mo. 10 Day 25 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Grantor's Name (Seller) Angela Duering, Successor Trustee	Kottwitz Land Holdings, L.L.C.
Street or Other Mailing Address 880 East 26th Street	Street or Other Mailing Address 13965 Ames Ave
City State Zip Code	City State Zip Code
Hastings NE 68901 Phone Number	Omaha NE 68164 Phone Number Is the grantee a 501(c)(3) organization? Yes V No
(402) 462-6218	(402) 290-5485 If Yes, is the grantee a 509(a) foundation? Yes VNo
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C it	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
OLL Commercial Recreational	
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
Cemetery Death Certificate – Transfer on Death Executor Mir	
9 Was the property purchased as 10 Type of Transfer Distribution Forect	osure Irrevocable Trust Revocable Trust Transfer on Death
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
Yes No Court Decree Exchange Granto	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
✓ Yes No Aunt or Uncle to Niece or Nephew ✓ Family Corp., F	
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and Cl	aild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	☐ Yes
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
rural Webster County	Kottwitz Land Holdings, L.L.C.
Tarar Webster County	13965 Ames Ave
18a ✓ No address assigned 18b ☐ Vacant land	Omaha, NE 68164
20 Legal Description	
see attached	
21 If caricultural list tatal number of carea	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
	\$
23 Was non-real property included in the purchase? ☐ Yes ☑ No (If Yes, er	nter dollar amount and attach itemized list.)
${\bf 24}$ 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 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
Mark A. Beck	(402) 463-4500
Print of Type Name of Graptee or Authorized Representative	Phone Number
sign / Way// White	Attorney 10/25/2017
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Or	ly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	
· A · P · P · L · C · I · L · L · .	28 Recording Data
Mo. 12 Day 13 Yr. 11 \$ Exempt # 56	28 Recording Data BK2017, Po. 3082-3083 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

One-Half Interest in and to:
The Southeast Quarter of the Northwest Quarter (SEMNW4)
and the North Three-Fourths of the Northeast Quarter of
the Southwest Quarter (NMNE4SW4) of Section Three (3),
Township Four (4) North, Range Ten (10), West of the 6th
P.M., Webster County, Nebraska.

001701700 66145

- G

\$ 106,000.00

The Northwest Quarter (NW4) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, less a part of a parcel of land in said quarter containing 5.96 acres more or less.

2.5

\$ 443,000.00/

The Northeast Quarter (NE4) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th 001 (0)

\$ 549,000.00

BK2017, Pg 3082

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 15 day of December A.D., 2017, at 7:50 o'clock A.M. Recorded in Book 2017 on Page 3083 3083 County Clerk 1/6.00 B.B. Deputy Ind. Comp. Assessor Carded

Return to: Beck Law Office, P.C., L.L.O. P.O. Box 10 Hastings, NE 68902-0010

TRUSTEE'S DEED

ANGELA DUERING Successor Trustee of the Burnell H. Kottwitz and Vivian M. Kottwitz Revocable Trust Agreement, dated April 30, 2002, GRANTOR, in consideration of DISTRIBUTION OF ASSETS, conveys to GRANTEE, KOTTWITZ LAND HOLDINGS, L.L.C., a Nebraska Limited Liability Company, the following real estate in Webster County as described on the attached Exhibit A(as defined in Neb. Rev. Stat. 76-201)

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that such real estate is free from encumbrances and GRANTOR has legal power and lawful authority to convey the same.

Executed as of the 25 day of October, 2017.

Angela Duering, Successor Trustee

STATE OF NEBRASKA)	
)	ss.
COUNTY OF ADAMS)	

The foregoing instrument was acknowledged before me on this 25 day of October, 2017, by Angela Duering, Successor Trustee of the Burnell H. Kottwitz and Vivian M. Kottwitz Revocable Trust Agreement.

GENERAL NOTARY - State of Nebraska
MARIK A BECK
My Comm. Exp. Jan. 6, 2021

Notary Public

BK2017, Pg 3083

One-Half Interest in and to:
The Southeast Quarter of the Northwest Quarter (SE*NW*4) and the North Three-Fourths of the Northeast Quarter of the Southwest Quarter (N*NE*4SW*4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE4) of Section Three (3), Township Four (4) North, Range Ten (10) West of the $6^{\rm th}$ P.M., Webster County, Nebraska; and

The Northwest Quarter (NW4) of Section Two (2), Township Four (4) North, Range T (10) West of the 6^{th} P.M., Webster County, Nebraska, EXCEPT

A parcel of land located in the Northwest Quarter of Section 2, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of Section 2, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska; thence S 89°50'46"E (assumed bearing) on the North line of said Northwest Quarter, a distance of 558.00 feet to the point of beginning; thence continuing S 89°50'46"E on said North line, a distance of 671.86 feet; thence S00°09'14"W, a distance of 277.48 feet; thence N87°49'24"W, a distance of 255.53 feet; thence S02°01'46"E, a distance of 184.86 feet; thence S89°38'17"W, a distance of 423.55 feet; thence N00°09'13"E, a distance of 457.00 feet to the point of beginning, containing 5.96acres, more or less, including 0.50 acres, more or less, of County road right of way.

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

DATE OF ISSUANCE

08/08/2014

LINCOLN, NEBRASKA

STATE OF NEBRASKA

BLOOT, Pg 3154

WHEN THE SERVICES, IT CERTIFIES

THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICE

			CERTIF	ICATE OI	DEATH			14	25322
	1. DECEDENTS-NAME (First, Burnell	Middle, Henry	Kottw	itz	Suffix	2 SEX Male			ATH (Mo., Day, Yr.) 25, 2014
	4. CITY AND STATE OR TERRITORY, OR FOREIG			Lest Birthday	Sb. UNDER 1 YEA			-	TH (Ma., Day, Yr.)
	Blue Hill, Nebraska		(Yrs.)	86	HOS. BAY	HOURS	MINS.	Avionet	31, 1927
臟	III seesees			Bal PLACE OF D	DEATH			August	31, 1927
				HOSPITAL:	🖾 Inpatie	ent <u>OTH</u>	EB: 🗅 N	luraing Homa/LT(Hospice Facility
	Bo. FACILITY-NAME (If not institution, give street	and number)			CI ERVO	tpatient	a c	lecadent's Home	
	Mary Lanning Healthc	are			C) DOA		D d	ther (Specify)	
	sc CITY OR TOWN OF DEATH (Include Zip Code) Hastings, 68901					Ed. COUNTY OF			
闠	94. RESIDENCE-STATE	9b. COUNTY		Se. Ci	TY OR TOWN	Adam			
闖	Nebraska	Webster		В	lue Hill				
圝	1713 Road AA				Be. A	- 1	1F CCOE 68930		3g. INSIDE CITY LIMITS IN YES (X NO
	18a, MARITAL STATUS AT TIME OF DEATH IN IA	arried A Never Married	10b. NAME (OF SPOUSE (FI	st, Middle, Last, Su				
	☐ Married, but separated ☐ Widowed ☐ Divon	ced Unknown	374	ian Waw	garet Ah				
	11. FATHER'S-NAME (First, Mid	die, Lest,			OTHER'S NAME		Midd	ile,	Maloen Sumams)
			ttwit		Me	rle	Gert		Henry
	13. EVER IN U.S. ARMED FORCES? Give dates of (Yes, no, or unit.)	1		e Kottwi	tz			146 RELATIONS Wife	SHIP TO DECEDENT
	1 21	ALMER-SIGNATURE	.00	7	185. LIÇEN			16c. DATE (Mo.	. Day, Yr.)
	© Burial □ Donation ☐ Enternation ☐ Enternation	ETERY, CREMATORY OB	KER LOCAT	TON .		034 City/Town		July	30, 2014 STATE
	☐ Removal ☐ Other (Specify)	//	/						osare.
	17a. FUNERAL HOME NAME AND MAILING ADDRI	Lue Hill Cem	etery			Blue Hi	11		ebraska 7a.Zh Code
	Merten-Butler Mortuar	y, P.O. Box	185,	Blue H	ill, Neb	raska			68930
	18. PART I. Enter the chain of events-diseases, inju								OXIMATE INTERVAL
	respiratory arrest, or ventricular titritiation withou	ut showing the eliclogy. DO t							CWINNIE IN EVANC
	IMMEDIATE CAUS	5troke						g creat to	Lay 5
*	IMMEDIATE CALISE / Firm	CONSEQUENCE OF:		***************************************				1 openi to	
	in dearth)								
	n and toponed in a morrow	CONSEQUENCE OF:					-:	onest to	death
	listed on line a. Enter the UNDERLYING (c)							1	
X.	CAUSE (disease or injury that DUE TO, OR AS A initiated the events resulting in death) t.AST	CONSEQUENCE OF:						onset to	death
	(d)							I I	
1	18. PART II, OTHER SIGNIFICANT CONDITIONS-CO	and of gnitudinace ancillance	dauth but not i	resulting in the ur	iderlying cause glw	es in PARIT L		19. WAS MED	ICAL EXAMINEA
	Afib, DMZ, C	KDIII, PI	rior	Stroke	<u>!</u>			OR CORO	NER CONTACTED?
	20. IF FEMALE	21s. MAJUNER	OF DEATH		21b. IF TRANSF	ORYATION INJUI	TY 21c, WA		
	Not pregnant within past year Pregnant at time of death	ļ	l 🔲 Homisida at 🗘 Pending		☐ Driver/C		-	YES 18 1√A	5
C I	Not prognent, but prognant within 42 days of dear	.		nwesugation at he determined	☐ Pedest/		21 cL WE	RE AUTOPSY FI	NDINGS AVAILABLE TO
3	Not pregnant, but pregnant 43 days to 1 year before	death			Ü Osner (S	ipecity)	- 1	MPLETE CAUSE	
§]-	Unknown if pregnant within the past year 22a. DATE OF INJURY (Mo., Day, Yc.) 22b.1	TIME OF INJURY 22c. I	PLACE OF INL	JUSY-AL home, Is	rm, street, lectory,	office building, on		YES LE NO	···
- E		m				•		, , , ,	
	22d. INJURY AT WORK? 22a. DESCRIBE HON	W INJURY OCCURRED							
劚_									
M	221. LOCATION OF INJURY - STREET & NUMBER, A	PI, NO. CII	TY/TOWN				STATE		ZIP CODE
	23a, DATE OF DEATH (Mo., Day, Yr.)			- \$2 °	Ma. DATE SIGNED	(Mo., Day, Yr,)	24b	TIME OF DEATH	m
	Tru1 y 25, 2014 236, DATE SIGNED (Mo., Day, Yr.)	23c, TIME OF DEATH		TORK	4c. PRONOUNCEE	DEAD (Mo., Day	r, Yr.) 24d	TIME PRONOUS	
du o	23a. To the best of my knowledge, death occur	9:30 /	A. m	A THE PARTY OF THE	4e. On the basis of	eraminalion and	or Investigati	on la my anialan	death popured at
基 2	July 25, 2014 20. DATE SIGNED (Ma, Day, Yr.) 7/2//4/ 20. To the Dest of my knowledge, destine command due to the cause(a) stated. (Sligner	ere and Yele)		To be completed by CORONER's PHYSICIAN Pr COUNTY ATTORNEY ONLY	the time, date a	ınd place and de	to the cause	(s) stated. (Signa	ture and Title) w
磷	25. DID TOBACCO USE CONTRIBUTE TO THE DEAT	1	ODOM: Ac		NI DECEL CONTROL	ocea Ta-	MI 0 00 -	ENT GRANTED?	
	/ / /	NKNOWN PES		ISSUE DONATIO	ON SEEN CONSIDE		. WAS CONS . Applicable if		DYES DNO
	27. NAME, TITLE AND ADDRESS OF CERTIFIER (TV)	pe or Print)							
58	Dr. Douglas N. Hentzen 28s. REGISTHAR'S SIGNATURE	<u>, 2115 N. Ka</u> <i>I</i>	ansas .	Ave. S	uite 105			Nebrask REGISTRAR (I	
		Stanle	a d.	Cooper	,			AUG (3 2014
-		1-2-0-3	/) ' -	<u>V</u>					Par 4/12 (55051)

The Northwest Quarter (NW4) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE1) of the Northwest Quarter (NW4) and the North Three-Fourths (N34) of the Northeast Quarter (NE4) of the Southwest Quarter (SW4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

The Northeast Quarter (NE4) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 2/ day of <u>Decembera.D.</u>, 20/7, at//:20 o'clock A. M. Recorded in Book 20/1/ on Page 3/54-3/55

Deb Klingenberger County Clerk 4/6.00

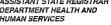
BB Deputy Ind Comp Assessor Carded

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

DATE OF ISSUANCE

11/29/2016

ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND **HUMAN SERVICES**





LINCOLN, NEBRAȘKA STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES 16 09591 CERTIFICATE OF DEATH DECEDENT'S-NAME (First, Middle, 3. DATE OF DEATH (Mo., Day, Yr.) Vivian Margaret Kottwitz Female November 19, 2016 4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH | 5a, AGE - Last Birthday | 5b, UNDER 1 YEAR | 5c, UNDER 1 DAY 6. DATE OF BIRTH (Mo., Day, Yr.) (Yrs.) MOS. DAYS HOURS MINS. Hubbell, Nebraska 88 December 31, 1927 7. SOCIAL SECURITY NUMBER 8a. PLACE OF DEATH HOSPITAL X Inpatient OTHER Nursing Home/LTC 8b. FACILITY-NAME (If not Institution, give street and number) ER/Outpatient Decedent's Home OR ☐ DOA Other (Specify) CHI Health Nebraska Heart 8c. CITY OR TOWN OF DEATH (Include Zip Code) 8d. COUNTY OF DEATH Lincoln 68526 Lancaster a. RESIDENCE-STATE 95. COUNTY 9c. CITY OR TOWN Nebraska Hastings d. STREET AND NUMBER e, APT, NO. Sf. ZIP CODE 9g. INSIDE CITY LIMITS 906 East F Street X YES NO 68901 10a. MARITAL STATUS AT TIME OF DEATH [Married [Never Married | 10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name ☐ Married, but separated ☑ Widowed ☐ Divorced ☐ Unknown ☐ Bt:rnell Henry Kottwitz II. FATHER'S-NAME (First, Middle, Last, 12 MOTHER'S-NAME (First, Middle, Maiden Surname) Henry Ahrens Lenna Graham 13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. 14a, INFORMANT-NAME 14b. RELATIONSHIP TO DECEDENT (Yes, No. or Unk.) No. Angela Duering Daughter 15, METHOD OF DISPOSITION 16a. EMBALMER-SIGNATURE 16b. LICENSE NO. 16c. DATE (Mo., Day, Yr.) ည X Burial Donation November 25, 2016 James M. McLauphlin 16d. CEMETERY, CREMATORY OR OTHER LOCATION CITY / TOWN STATE Removal Other (Specify) Blue Hill Cemetery Blue Hill Nehraska 17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Merten-Butler Mortuary, Inc., 501 West Gage Street. PO Box 185, Blue Hill, Nebraska 75, Zip Code 68930 CAUSE OF DEATH (See instructions and examples) 18. PART I. Enter the chain of events -diseases, injuries, or complications that directly caused the death, DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the ellology, DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary. APPROXIMATE INTERVAL IMMEDIATE CAUSE: onset to death IMMEDIATE CAUSE (Final a) Cardiogenic Shock 3 Days disease or condition resulting in death) DUE TO, OR AS A CONSEQUENCE OF: Sequentially list conditions, if any, leading to the cause listed b) Anrtic Stenosis 6 Months DUE TO, OR AS A CONSEQUENCE OF: Enter the UNDERLYING CAUSE C) DUE TO, OR AS A CONSEQUENCE OF: 18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART L. 19 WAS MEDICAL EXAMINER OR CORONER CONTACTED? ☐ YES X NO 21b. IF TRANSPORTATION INJURY 21c. WAS AN AUTOPSY PERFORMED? 21a. MANNER OF DEATH 20. JE EEMALE: Not pregnant within past year YES XI NO Passanger Pregnant at time of death Accident Pending Investigation Not pregnant, but pregnant within 42 days of death 21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? Pedestrian Suicide Could not be determined Not pregnant, but pregnant 43 days to 1 year before death Other (Specify) YES Unknown if prognant within the past year □ NO. ZZa, DATE OF INJUNY (Mo., Llay, Yr.) 225, TIME OF INJURY Zic. FLACE OF INJURY-At hours, fame, street, factory, office building, construction site, etc. (specify) To be 22d. INJURY AT WORK? 22e. DESCRIBE HOW INJURY OCCURRED TES NO 22f. LOCATION OF INJURY - STREET & NUMBER, APT.NO. CITY/TOWN ZIP CODE STATE 23a. DATE OF DEATH (Mo., Day, Yr.) 24a. DATE SIGNED (Mo., Day, Yr.) 24b. TIME OF DEATH ompleted by November 19, 2016 23b. DATE SIGNED (Mo., Day, Yr.) 23c. TIME OF DEATH 24c. PRONOUNCED DEAD (Mo., Day, Yr.) 24d. TIME PRONOUNCED DEAD 09:11 PM November 22, 2016 23d. To the best of my knowledge, death occurred at the time, data and place and due to the cause(s) stated. (Signature and Title) 244. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the causets! stated, (Signature and Title) Kaliprasad N. Avala, MD 25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? 25a, HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? 26b, WAS CONSENT GRANTED? ES NO PROBABLY W UNKNOWN
TITLE AND ADDRESS OF CERTIFIER (Type or Prin □NO Not Applicable if 26a is NO ☐ YES 🔯 NO X YES Kaliprasad N. Ayala, MD, 7440 S 91st St, Lincoln, Nebraska, 68526 28a, REGISTRAR'S SIGNATURE 28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.)

Judish attachend

November 23, 2016

The Northwest Quarter (NWM) or Section Two (2), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SEi) of the Northwest Quarter (NW4) and the North Three-Fourths (N%4) of the Northeast Quarter (NE4) of the Southwest Quarter (SW4) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

The Northeast Quarter (NEW) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 / day of Nocember A.D., 20/1, at 11:15 o'clock A.M. Recorded in Book 20/7 on Page 3/52-3/53

Dob Klingenberger County Clerk 1/6.00

BB Deputy

Ind___Comp___Assessor___Carded___

COVER PAGE PROPERTY TRANSFER

	 .						# 13	161
DOC STAI	MPS_106	2		tax/lien				V .
SALES FIL	<u> 3</u> ε#3	9	# P.F	AGES				
NEIGHBORHOO	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	S15	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOM SITE		COWLES SITE COMMERCIAL/N SITE	ROSEMONT W/HOMI IO SITE	ROSEMONT/NO HOME SITE	ROSEMON COMMERCIAL V
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOM SITE	IE INAVALE COMMERCIAL	AMBOY VILLAGE V HOME SITE	V/ AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAI	L RURAL COMMER
	1010	1015	1020					
	COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
Ĺ	175						SUBURBAN	
TAX DISTRICT_		7						
TOTAL SALE PRICE_	4 1	2, 00C)					
521 ADJUSTMENTS <u>\$</u> -								
FOR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO				•			
SALES DATE	12-15	5-201 D	7					
DEED TYPE	w?	<u> </u>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		. 2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	ALE NOT TO BE USED A	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

309

NEBRASKA Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer, Mo. 12 Day /5 yr. 2017 Mo. 12 Day /5 yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) John B. Post and Karen Post	Grantee's Name (Buyer) VIE CO.
Street or Other Mailing Address 1280 Blue Hill road	Street or Other Mailing Address 2404 W 48th St PI
City State Zip Code	City State Zip Code
Ayr NE 68925	Kearney NE 68845 Phone Number Is the grantee a 501(c)(3) organization? Yes √No
402-463-8565 Email Address	(308) 380-2133 If Yes, is the grantee a 509(a) foundation? Yes No Email Address
n/a	n/a
7 Property Classification Number, Check one box in categories A and B. Check C if	
	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Corrective Essement Min	
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes V No Court Decree Exchange Granto.	sure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
Yes No	✓ Yes No No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents at ☐ Ex-spouse ☐ Parents and Chi	
	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$472,000	☐ Yes
	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
	19 Name and Address of Person to Whom the Tax Statement Should be Sent
1	Grantee
18a ✓ No address assigned 18b ✓ Vacant land	
20 Legal Description	
The Northwest Quarter (NW½) of Section Ten (10), Township Four (4) Nebraska, EXCEPT tract conveyed to Webster County, Nebraska in Dinebraska.	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	22 \$ 472,000,00
23 Was non-real property included in the purchase? Tyes Ve No (If Yes, ent	er dollar amount and attach itemized list.) 23
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	472,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption r	
Under penalties of law, I declare that I have examined this statement correct, and that I am only authorized to sign this statement.	and that it is, to the best of my knowledge and belief, true, complete, and
Teresa Theobald	402-461-5738
SIGIN	Phone Number
Tours your series	Title Agent 12/15/2017 Date
Register of Deed's Use Only	For Dept. Use Only
	8 Recording Data
Mo. 12 Day 15 Yr. 17 \$ 1062,00	Brok 2017 fg 3084
ebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Book 2017, Pg 3084

State of Nebraska 355. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 15th day _ at_*2` 10* of <u>Necember</u> A.D., 20 17 o'clock P. M. Recorded in Book 2017 on Page <u>3084</u> Deb Klingenheiges County Clerk 人(之_Deputy _Comp_ Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX _1*5-1*7 -/a,1-44[][i

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

WARRANTY DEED

John B. Post and Karen Post, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, VIE CO., a Nebraska Corporation, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW1/4) of Section Ten (10), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to Webster County, Nebraska in Deed Book 74, Page 858 in the records of Webster County, Nebraska

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

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

Executed December 15, 2017.

STATE OF NEBRASKA

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on December , 2017 by John B. Post and Karen Post, husband and wife.

) ss.

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

anne Meekter

OK-PAGE 2017 -	3084 DATE OF SALE	12-15-17	
	14 10-4-9		
CATION ID PARCEL(S)	01305200/62910		
SESSOR LOCATION RU	raf	ADDRESS OF PROPERTY / 5-2	4-9
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	411465		411465
2016	3 lele 830		366 830
2017	368210		368210
<u> </u>			

SELLING PRICE 472, 500 521
ADJUSTMENT ADJUSTMENT SELLING PRICE

HOUSE QUALITY

HOUSE CONDITION

DATE OF CONSTRUCTION

MOBILE HOME NA

SCHOOL BASE #

4. 5							
4A P	4A B P	4A F P	4A K P	4A R P	4A S P	4A V P	4A U P
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
PAGE 4 PARCI	EL(S)						

BOOK-PAGE 2	17-3084	<u> </u>					
	EQUIP	CREP	GREENBELT		FOUR		
DRYLAND	DRYLAND			OD 4 001 4 41	EQUIP	CREP	GREENBELT
		DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLANI
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
101 31	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D 49	1D E	1D P	1D G	1G	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1	3D1 E	3D1. P	3D1 G	3G1	3G1	3G1	3G1
3D 44	3D E	3D P	3D G	3G	3G	3G	3G
^{1D1} / D	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D 6	4D E	4D P	4D G	4G 11.5	4G	4G	4G
TOTAL 140	TOTAL	TOTAL	TOTAL.	TOTAL (1.5	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 L	1.50	
1C	17	1T 2	ACCRETION		FARM SITE	7.00	
2C1 .	2T1	2T1 2	WASTE 4.0	0	HOME SITES		
2C	2T	2T 2	OTHER	<u> </u>	OTHER	·	
3C1	3T1	3T1 2			WRP		
3C	3T	3T 2	· · · · · · · · · · · · · · · · · · ·		RECREATION		
4C1	4T1	4T1 2					
4C	4T	4T 2					
	TOTAL	TOTAL	TOTAL 4.0		TOTAL 4.5	TOTAL 1/	

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 01/03/2018

Parcel #

: 001305200

Current Owner:

VIE CO

2404 W 48TH ST PL KEARNEY, NE 68845-

Legal Description: NW1/4 10-4-9

Map #

4135-10-2-0-0-62910

Tax District

175

Neighborhood

1

Greenbelt Area/Date

NO

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8869	HORD SILT LOAM, 0-1% SLOPES	DRY	1D	No		49.00	2,705	132,545	132,545
3864	HASTINGS SILT LOAM, 0-1% SLOP	PDRY	1D1	No		31.00	2,705	83,855	83,855
7261	DEROIN SOILS, 3-6% SLOPES, SH	E DRY	3D	No		15.00	2,265	33,975	33,975
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	3D	No		29.00	2,265	65,685	65,685
2524	COLY SILT LOAM, 3-11% SLOPES	DRY	4D1	No		10.00	2,190	21,900	21,900
3852	GEARY-HOBBS SOILS	DRY	4D	No	_	6.00	2,190	13,140	13,140
					Dry Use Totals :	140.00		351,100	351,100
3852	GEARY-HOBBS SOILS	GRAS	4G	No	_	11.50	1,425	16,390	16,390
					Grass Use Totals	: 11.50		16,390	16,390
ROAD	COUNTY ROAD	ROAD	ROAD	No		2.00	0	0	0
P/ROAD	PAVED COUNTY ROAD	ROAD	ROAD	No	_	2,50	0	. 0	0
					Road Use Totals	4.50		0	0
WASTE	WASTE	WASTE	WASTE	No		4.00	180	720	720
					Waste Use Totals	: 4.00		720	720
					Parcel Totals :	160.00		368,210	368,210

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

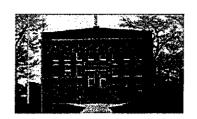
SELLER: JOHN B. AND KAREN POST

1280 BLUE HILL ROAD

AYR, NE 68925

BUYER: VIE CO.

2404 W 48TH ST PL KEARNEY, NE 68845



DATE:

1/5/2018

CONTNUED ON BACK

RE: AGRICULTURE PROPERTY SALES VERIFICATION

PARCEL ID:

1305200 BOOK /PAGE:

2017-3084

DATE OF SALE:

12/15/2017

LEGAL DESCRIPTION:

NW1/4 10-4-9 EXCEPT A TRACT OF LAND CONVEYED TO WEBSTER COUNTY, NE

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office.

calling for the information. Thank you in advance for you cooperation.

Set by Seller Other (please explain):

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

What Was the total p	ourchase								
1 price?	\$			155,0	000 Y	es / No			
If No explain:									
2 Was any personal pr	operty included in the sale price	ce?	Yes	/ No	Person	al Prope	rty was (c	circle all that a	pply):
Pivot Irrigation P	ipe (Above ground / Buried)	Motor	Machinery	Grain	1 / Crops	Other (please ex	plain):	
	lue of the personal property th			-	-	,	\$_ Yes/N	Γ ο	
5 How long was the pr									******
How did you learn th	nat the property was for sale?	Circle							
6 one:			Adve	rtising	Broker/R	ealtor	Family	Newspaper	Seller
Prior Knowledge	Other (please explain):								
7 How was the sale pri	ce set? Circle one:	Appraisal	Auction	Compa	rable Neig	ghborhoo	od Sales	Mutual Agre	ement

COVER PAGE PROPERTY TRANSFER

BOOK & P	L#/ 0019	14700	1690	7/5 i	- 25-2 -1	GRANTEE MASTER NAM	E# LUITE	10. 4
PILING NOM	ber <u> </u>	, , , , ,	<u> </u>		<u> </u>	<u>. l.</u>	Beno	ie D
DOC STAN	1PS <u>393</u>	3.75	All Allerone	tax/lien			# 1316	3
SALES FIL	E#31	0	# PA	.GES				
NEIGHBORHOOL	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	S1S	600	60\$	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOM SITE		COWLES E COMMERCIAL/NO SITE	ROSEMONT W/HOME	ROSEMONT / NO HOME SITE	ROSEMON COMMERCIAL I
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOM SITE	E INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	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	
TAX DISTRICT_	45		· · · · · · · · · · · · · · · · · · ·				Red C	loud
TOTAL SALE PRICE_	175,	000						
521 ADJUSTMENTS \$	···							
OR ADJUSTMENTS <u>\$</u>			· · · · · · · · · · · · · · · · · · ·					
RÉVIEW CODE	NO							
SALES DATE	12-15	5-201	1					
DEED TYPE	JTU	ND						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SA	ALE NOT TO BE USED AR	MS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
}	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL





Real Estate Transfer Statement

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

FORM **521**

	- It addition	mai space is need	acu, auu an	attacimient and	identity the item	•	
	The deed will not be re	corded unless th	is statemen	•		curately completed	
1 County Name	2 County N	umber	Ť	3 Date of Sale/Tra	nsfer s	4 Date of Deed	
	WEBSTER - 91			Mo Day	y <u> </u>	Mo Da	ay
	dress, and Telephone (Please	Print)		ļ		phone (Please Print)	
Grantor's Name (Seller) Robert L. & Jack	de L. Fountaine			Grantee's Name (E Daniel J. & V	^{Buyer)} /alarie D. Beng	ne e	
Street or Other Mailing A PO Box 386				Street or Other Ma 783 Hwy 281	iling Address	, -	
City Red Cloud	State NE	,	Zip Code 68970	City Red Cloud	_	State NE	Zip Code 68970
Phone Number				Phone Number		ntee a 501(c)(3) organi	
Email Address				Email Address	ii ies, is i	he grantee a 509(a) foi	undation? Yes No
7 Property Classificat	tion Number, Check one box	in categories A and	B. Check C it	l i property is also a	mobile home.	,	
(A) Status				Property Type			(C)
✓ Improved	Single Family	Industrial	Ì	Mineral Interests	-Nonproducing	State Assessed	
Unimproved	Multi-Family	Agricultural	Ē	Mineral Interests	-Producing	Exempt	-
	Commercial	Recreational	🗀.				
8 Type of Deed Bill of Sale	Conservator Corrective	Distribu	ent 🔲 Lea		Partition Personal Rep.	Sheriff Trust/Trustee	Other
Cemetery _	Death Certificate - Transfer of			ieral	Quit Claim	✓ Warranty	
9 Was the property pur part of an IRS like-ki (I.R.C. § 1031 Excha	inge) Laction	Easement	ı 🗌 Gift	Life Esta	te 🔽 Sale	□⊤	Transfer on Death Trustee to Beneficiary
☐ Yes ☑ N	No Court D ferred in full? (If No, explain the		Granto	r Trust Partition			Other (Explain) No, state the intended use.)
	lo				✓ Yes No_	ased to: same ase: (ii	——————————————————————————————————————
	veen relatives, or if to a trustee,	_)	
∐ Yes ✓No	=	• =	•	artnership, or LLC	∐ Self	∐ Oth	ier
	Brothers and Sisters	=	•	ind Grandchild	Spouse		
14 What is the current m	Ex-spouse arket value of the real property		arents and Ch			and Step-child s, state the amount and	(
14 What is the content the	arket value of the real property	:		_		s, state the amount and	·
16 Does this conveyance	divide a current parcel of land	?					? (If Yes, include the name
Yes V	0				title company contac		No
18 Address of Property				19 Name and Addr	ess of Person to Wh	om the Tax Statement	Should be Sent
783 Hwy 281 Red Cloud, NE 689	070			same as Gr	rantee		
18a No address assi	_						
20 Legal Description	igned 18b Vacant la	1G					
•							
see attached							
21 if agricultural, list total	number of acres	•					
22 Total purchase pric	ce, including any liabilities a	ssumed				22 \$	175,000,00
23 Was non-real prop	erty included in the purcha	se? 🗌 Yes 🕡 N	lo (If Yes, en	ter dollar amount :	and attach itemize	d list.) 23	o¦oo
24 Adjusted purchase	price paid for real estate (I	ine 22 minus line 2	3)			245	175,000 00
25 If this transfer is ex	cempt from the documentar	y stamp tax, list the	exemption	number	_		
Unde	er penalties of law, I declare	that I have examined			e best of my knowle	edge and belief, true, c	omplete, and
	id that I am duly authorized to s . McCracken	ign this statement.					(402) 746-3613
- Print or Tv	pe Name of Grantee or Author	zed Representative			·		Phone Number
sign	LIN				Attorney		12/5/17
here Signature	of Grantee or Authorized Repr	esentative		Title			Date
	·	Register of Dee	d's Use Onl	lv			For Dept. Use Only
26 Date Deed Recorded	27 Value of S	amp or Exempt Numb		28 Recording Data			1.0.0000000
мо. 12 Day 15	_ _{Yr.} <u>17</u>	3.75		Book 2	017.19	3065	
ebraska Department of Rever orm No. 96-269-2008 2-2016	nue Rev. Supersedes 96-269-2008 Rev.	7-2014			11	Authorized by Neb. I	Rev. Stat. §§ 76-214, 77-1327(2)

A tract of land located in Lot 22 in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Northeast corner of said Section 35; thence bearing South in the East line of said Section 35 a distance of 932.25 feet to the Southeast corner of Lot 22; thence bearing \$89°41'48"W a distance of 42.50 feet to the right-of-way of U.S. Highway No. 281 which point is the point of beginning; thence bearing S89°41'48"W in the South line of Lot 22 a distance of 275.50 feet to a point; thence bearing North a distance of 164.25 feet to a point; thence bearing N89°41'48"E a distance a distance of 254.88 feet to the right-of-way of U.S. Highway No. 281; thence bearing S0°18'43"E in said right-of-way line a distance of 49.02 feet to an angle point in said right-of-way line; thence continuing on said right-of-way line and bearing N89°41'17"E a distance of 19.76 feet to an angle point in said right-of-way line; thence continuing on said right-ofway line and bearing S0°17'36"E a distance of 115.23 feet to the point of beginning, said tract containing 1.015 acres, more or less,

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 stady of second A.D., 20 7, at 2:55 or least some A.D., 20 7, at 2:55 or least some social second of least second of least second second

Assessor

12. Deputy

Book 2017, Pg 3085

MEDDACKA DOGULURA
NEBRASKA DOCUMENTARY
SIAMDTAV
Date (2-15-17
Date_13-15-17
\$ 292 75 50

JOINT TENANCY WARRANTY DEED

Robert L. Fountaine and Jackie L. Fountaine, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Daniel J. Benge and Valarie D. Benge, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in Lot 22 in the Northeast Quarter of the Northeast Quarter (NE¼NE¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Northeast corner of said Section 35; thence bearing South in the East line of said Section 35 a distance of 932.25 feet to the Southeast corner of Lot 22; thence bearing \$89°41'48"W a distance of 42.50 feet to the right-of-way of U.S. Highway No. 281 which point is the point of beginning; thence bearing S89°41'48"W in the South line of Lot 22 a distance of 275.50 feet to a point; thence bearing North a distance of 164.25 feet to a point; thence bearing N89°41'48"E a distance a distance of 254.88 feet to the right-of-way of U.S. Highway No. 281; thence bearing S0°18'43"E in said right-of-way line a distance of 49.02 feet to an angle point in said right-of-way line; thence continuing on said right-of-way line and bearing N89°41'17"E a distance of 19.76 feet to an angle point in said right-of-way line; thence continuing on said right-ofway line and bearing \$0°17'36"E a distance of 115.23 feet to the point of beginning, said tract containing 1.015 acres, more or less,

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

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

Executed November 22, 2017.

Robert L. Fountaine

-Jackie L. Fountaine

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 22, 2017, by Robert L. Fountaine and Jackie L. Fountaine, husband and wife.

Comm. expire

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

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Record: 1 of: 1

Date of Print: 01/04/2018

Inspected By: TS Inspection Date: 08/31/2016

Parcel ID #: 001914700 Map # : 4371-35-1-000-000-69015

BENGE, DANIEL J. & VALARIE D. Situs :783 HWY 281

Legal :PT LOT 22 IN NE1/4 35-2-11

783 HWY 281

RED CLOUD, NE 68970-

PHYSICAL INFORMATION

Type : 1 - Single Family

Year Built/Age : 1895 / 122 Effective Age : Quality : 40 - Good Quality : 40 - Good Condition : 35 - Average + Remodel Date Arch Type Remodel Type

: 1-1/2-St-Fin 43% One-Story 57% Style

Exterior Wall : 100% SIDING Floor Area : 3216 Basement Area : 1184

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms

Baths : 2.0 Heat Type : 100% WARM & COOLED Roof Type : COMP SHINGLES

Plumbing Fixt : 8

Improvement Value Lump Sums	\$119,145 \$21,950
Lump Sums Description: RC DEP & SUB RC FINAL ESTIMATE OF VALUE	\$141,095
FARM VALUATION SUMMARY	
Residence Value Outbuilding Value	\$141,095
	\$10,030
Agland Value	

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

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

Date of Print: 01/04/2018 Record: 1 of: 1

Parcel ID #: 001914700 Map # : 4371-35-1-000-000-69015

BENGE, DANIEL J. & VALARIE D. Situs :783 HWY 281
Legal :PT LOT 22 IN NE1/4 35-2-11

783 HWY 281

RED CLOUD, NE

68970-

COST APPROACH - Values By Marshall & Swift

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

	DESCRIPT	ION				
	Sq	uare fee	t Ba	se SF Cost	Total Cost	
BASIC STRUCTURE COST		3,216	x	85.87	= 276,158	
ADJUSTMENTS		Units	Unit Cost	Area Adj	Total Cost	
ROOFING		2,752	(1.57)	(1.34)	(4,309)	
SUBFLOOR		·	, ,	, — ,	(- / /	
HEATING & COOLING		3,216	2.24	2.24	7,204	
PLUMBING Base is: 12 (unde:	r base)	4	1910	(2.26)		
BASEMENT COST	•	1,184	19.13	7.04	22,651	
PARTITION FINISH		1,184	24.22	8.92	28,676	
RECREATIONAL FINISH						
MINIMUM FINISH						
ADJUSTED STRUCTURE COST		3216	x	100.47	= 323,112	
IMPROVEMENTS		<u>Units</u>	Unit Cost	Depr	Total Cost	
NO GARAGE			·			
DET GAR AVERAGE COND		896	18.39	32%	11,205	*
SLAB W/ROOF & STEPS		32	43.88		1,405	
WOOD DECK		776	14.50		11,250	
OPEN SLAB		624	7.46		4,655	
SHED CONC		320	8.46	32%	1,840	*
SHED CONC		288	8.46	32%	1,655	*
CONCRETE PAD		120	1.58	32%	130	*
OPEN SLAB		440	7.46	32%	2,230	*
PAVING, ASPHALT		2380	3.02	32%	4,890	*

TOTAL REPLACEN	MENT C	COST NEW		3216	x	105.85	= 340,420
Depreciation	:	65% Total	65% Physical Less Depr	Func eciation/P	tional lus Appre	Economeciation:	(221,275)
Improvement Va							\$119,145
Lump Sums RC I Outbuilding Va			• • • • • • • • • • • • • • • • • • • •				21,950 *

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

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 01/04/2018

Parcel #

: 001914700

Current Owner:

BENGE, DANIEL J. & VALARIE D.

Map #

4371-35-1-000-000-69015

783 HWY 281

RED CLOUD, NE 68970-

Tax District

45

Neighborhood

1

Greenbelt Area/Date

NO

Legal Description: PT LOT 22 IN NE1/4 35-2-11

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Account Value
HOM1SUB	HOME SITE 1ST ACRE, SUBURBAN	HOME	HOM1SU	No	Home Use Totals	1.00	10,000	10,000 10,000	Assessed Value
HWY281	HIGHWAY 281	ROAD	ROAD	Мо	Road Use Totals	0.14	0	<u>o</u>	<u>0</u>
RESSUB	RESIDENTIAL SUBURBAN	SITE	RESSUB	Ио	Site Use Totals	0.02	1,840	<u>30</u>	30
					Parcel Totals :	1.16		10,030	10,030

PAGE 1 COMMENTS			**************************************
BOOK-PAGE 201	7 – 3085 DATE OF SALE	12-15-2017	
LEGAL DESCRIPTION A	truct of Land in Lot a	22 in NE1/4 35-2-11	
LOCATION ID PARCEL(S)	01914700/69015	35-2-11	
ASSESSOR LOCATION	ural	ADDRESS OF PROPERTY 783	Hiway 281
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	10025	114695	124720
2016	10025	130350	140375
2017	10030	141095	15/125
P.,			
SELLING PRICE / 75	DOO S21 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	7/-0002 HOUSE C	QUALITY 40 HOUSE CONDITION	ST DATE OF CONSTRUCTION / 185
MOBILE HOME NA	- 		

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk

dlwebcoassr@outlook.com

SELLER: ROBERT L. & JACKIE L. FOUNTAINE

PO BOX 386

RED CLOUD, NE 68970

BUYER: DANIEL J. & VALARIE D BENGE

783 HWY 281

RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

1914700 BOOK/PAGE:

2017-3085

DATE OF SALE:

1/4/2018

DATE:

12/15/2017

LEGAL DESCRIPTION:

A TRACT OF LAND IN LOT 22 IN NE1/4NE1/4 35-2-11

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

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

What v	vas the total pur price?	chase	ļ		175	,000.00	Yes/No		
IfN	o explain:			·	·				
2 Was any	personal propert	y included in the	e sale price?		Yes/N	0	Personal Property	y was (circle all that apply):	
Appliance	es Furniture	Other (please e	explain):						
If the pro	ne dollar value o perty is a rental he past five year	property and p						\$\$	
5 What exp	enses have beei	n incurred in ea	ch of the pa	st five year	s?	<i>\$</i>			
6 How long	was the proper	ty on the market	?						_
7 Were any	changes made t	to the property e	ither before	or after the	sale?		Yes / No		
(Exampl	e: Remodeling	Renovations	Additions	Repairs	Demolition	n)			
If Yes ex	plain:						<u></u>		
							CONT	INITED ON BACK	

COVER PAGE PROPERTY TRANSFER

110710 11011	l#/ <u>00 190</u>	S 101/6	<u>8376</u>	10-2	-//		# 100	296
	00190	080968	540	16-2-	//	_		
DOC 5TAN	aps <u>1,053</u>	3.00	_	tax/lien_				
SALES FIL	311		# PAG.	ES	_			
NEIGHBORHOOD	D# (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 RESI
	405	500	505	510	515	600	60S	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMOI COMMERCIAL
	615	700	705	710	800	80\$	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 COMMI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500	····	RURAL RESIDENTIAL	
		AAA 14 1 # m m 1 4 4						
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBLIBRAN	
TAX DISTRICT	residential 45	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN _	
	45	COMMERCIAL 288	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN _	
TOTAL SALE PRICE_	45 467,		AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURSAN _	
TOTAL SALE PRICE_	45 467,		AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURSAN _	
TOTAL SALE PRICE_	45 467,		AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN _	
TOTAL SALE PRICE_ 21 ADJUSTMENTS S R ADJUSTMENTS S REVIEW CODE	45 467, NO	288	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN _	
FOTAL SALE PRICE_ 21 ADJUSTMENTS S	45 467, NO		AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURSAN _	
TOTAL SALE PRICE_ 21 ADJUSTMENTS S R ADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE	45 467, NO	288	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURSAN _	
TOTAL SALE PRICE_ 21 ADJUSTMENTS S IR ADJUSTMENTS S REVIEW CODE SALES DATE_ DEED TYPE_ SALE QUAL	45 467, NO	288	SUBCHNGD	EXEMPT	MOBILE		SUBURSAN _	
TOTAL SALE PRICE_ 21 ADJUSTMENTS S PR ADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE	45 467, NO 12-15 WT	288 5-2017					SUBURSAN _	
POTAL SALE PRICE_ PLADJUSTMENTS S RADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE SALE QUAL	45 467, NO 12-15 WT	288 5-2017) ADJUSTED 2	SUBCHNGD	NO 4 E NOTTO BE USED ARM	MOBILE 5 IS LENGTH / NOT VALID FOR		SUBURSAN _	
POTAL SALE PRICE_ PLADJUSTMENTS S RADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE SALE QUAL	45 467, NO 12-15 WT	288 5-2017) ADJUSTED 2	SUBCHNGD	NO 4 E NOTTO BE USED ARM	MOBILE 5 IS LENGTH / NOT	RC RC	SUBURBAN _	RUR

Real Estate Transfer Statement

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

FORM 521

The deed will not be recorded unless this statemen	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	2017							
WEBSTER - 91	Mo. 12 Day 15 Yr. 2017 Mo. 12 Day Yr. 2017								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Julie Rickertsen, Truste of the Mohlman Family Trust	Grantee's Name (Buyer) David Mohlman								
Street or Other Mailing Address 43692 Road 758	Street or Other Mailing Address 122 W 4th Avenue, Suite B								
City State Zip Code Lexington NE 68850	City State NE	Zip Code 68970							
Phone Number (308) 325-0174	Phone Number (402) 746-2708 Is the grantee a 501(c)(3) organization from the grantee a 509(a) found								
Email Address n/a	Email Address								
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.								
(A) Status (B)	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 Lea		Other							
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes V No	Life Estate Sale Trus	er (Explain)							
Yes No	Yes NoNo	, state the intended fise.)							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela									
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self ✓ Other Family Trust □ Brothers and Sisters □ Grandparents and Grandchild □ Spouse									
Ex-spouse Parents and Cf 14 What is the current market value of the real property?	nild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interpretable)	townst rots)							
\$467,288	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? (of the agent or title company contact.) Yes Southern Ti	If Yes, include the name							
✓ Yes	19 Name and Address of Person to Whom the Tax Statement Sho								
Ag Land	Grantee								
18a ✓ No address assigned 18b ✓ Vacant land									
20 Legal Description	· ************************************								
See Attached		,							
21 If agricultural, list total number of acres									
22 Total purchase price, including any liabilities assumed	22	467,288,00							
23 Was non-real property included in the purchase? Yes 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 number									
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement. David Mohlman	it and that it is, to the best of my knowledge and belief, true, com	(402) 746-2708							
Sign Print of Type Name of Strantee or Althorized Representative	Commission	Phone Number							
No.	Grantee	12/15/2017 Date							
Register of Deed's Use On	lv	For Dept. Use Only							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	. J. Dopte Oct Olby							
Mo. 12 Day 18 yr. 17 \$ 1,053-00	BK 2017, Pa 3191								
Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016									

THE NORTHWEST QUARTER (NW1/4) AND THE EAST HALF, SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION SIXTEEN (16), TOWNSHIP TWO NORTH (2), RANGE ELEVEN (11) WEST OF THE 6^{TH} P.M., WEBSTER COUNTY, NEBRASKA

A PARCEL OF LAND LOCATED IN THE NORTHEAST OUARTER OF SECTION TEN (10), 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 SECTION TEN (10). TOWNSHIP TWO (2) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M. WEBSTER COUNTY, NEBRASKA; THENCE S00°16'54"E (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2357.42 FEET; THENCE N87057'05"W, A DISTANCE OF 898.60 FEET; THENCE N02⁰48'37"E, A DISTANCE OF 615.16 FEET: THENCE N24⁰41'49"E: A DISTANCE OF 25.13 FEET; THENCE N08048'46"W, A DISTANCE OF 251.57 FEET: THENCE N86⁰08'04"W, A DISTANCE OF 33.48 FEET; THENCE N01⁰18'49"E, A DISTANCE OF 204.82 FEET; THENCE N25°32'40"E, A DISTANCE OF 260.51 FEET; THENCE N34⁰40'26"W, A DISTANCE OF 537.77 FEET; THENCE N00⁰16'46"E, A DISTANCE OF 574.25 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE S89000'19"E ON SAID NORTH LINE A DISTANCE OF 1104.00 FEET TO THE POINT OF BEGINNING, CONTAINING 51.29 ACRES, MORE OR LESS. INCLUDING 2.49 ACRES OF COUNTY ROAD RIGHT OF WAY.

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of December A.D., 2017, at 9:50 o'clock A.M. Recorded in Book 2017 on Page 3091-3092

Deb Kling Norger County Clerk 516.00

Assessor Carded Carded

1905701 BK 2017, Fg 3091 + 101909000

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12/18/77
\$1.053.00 by (XLT)

WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

JULIE RICKERTSEN, TRUSTEE OF THE MOHLMAN FAMILY TRUST AS CREATED IN THE ANNA M. MOHLMAN TRUST, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto DAVID MOHLMAN, a single person Grantee, the following described real estate in Webster County, Nebraska:

THE NORTHWEST QUARTER (NW1/4) AND THE EAST HALF, SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION SIXTEEN (16), TOWNSHIP TWO NORTH (2), RANGE ELEVEN (11) WEST OF THE 6^{TH} P.M., WEBSTER COUNTY, NEBRASKA

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION TEN (10), 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 SECTION TEN (10), TOWNSHIP TWO (2) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA; THENCE S00016'54"E (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2357.42 FEET; THENCE N87°57'05"W, A DISTANCE OF 898.60 FEET; THENCE N02º48'37"E, A DISTANCE OF 615.16 FEET; THENCE N24º41'49"E; A DISTANCE OF 25.13 FEET; THENCE N08048'46"W, A DISTANCE OF 251.57 FEET; THENCE N86⁰08'04"W, A DISTANCE OF 33.48 FEET; THENCE N01⁰18'49"E, A DISTANCE OF 204.82 FEET; THENCE N25°32'40"E, A DISTANCE OF 260.51 FEET; THENCE N34°40'26"W, A DISTANCE OF 537.77 FEET; THENCE N00°16'46"E, A DISTANCE OF 574.25 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE S89000'19"E ON SAID NORTH LINE A DISTANCE OF 1104.00 FEET TO THE POINT OF BEGINNING, CONTAINING 51.29 ACRES, MORE OR LESS, INCLUDING 2.49 ACRES OF COUNTY ROAD RIGHT OF WAY.

To have and to hold the above described premises together will all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns

5K 2017, 3092

that grantors are lawfully seized of said premises; that they are free from encumbrances; that grantors have good right and lawful authority to convey the same; and that the grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed: December 13 201 JULIE RICKERTSEN, Trustee & Grantor

STATE OF NEBRASKA

)SS.

COUNTY OF Wellster)

Before me, a notary public qualified for said county, personally came JULIE RICKERTSEN, TRUSTEE OF THE MOHLMAN FAMILY TRUST AS CREATED IN THE ANNA M. MOHLMAN TRUST, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on Deep ber 13, 2017

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

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT Date of Print: 01/09/2018

Parcel #

001905701

Current Owner:

MOHLMAN, DAVID D

Map # Tax District

4371-10-1-0-0-68376

Neighborhood

45 1

122 WEST 4TH AVENUE, SUITE B

RED CLOUD, NE 68970-0000

Greenbelt Area/Date

NO

Legal Description: A PARCEL OF LAND IN THE EAST HALF OF THE NE1/4

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	NAL at 17 - Luci	
3561	HOBBS SILT LOAM, OCCASIONALL	Y GRAS	2G1	No	Opot E v G			Mkt Value	Assessed Value
2675	HOLDREGE SILT LOAM, 3 TO 7%		2G			16.04	1,425	22,855	22,855
2521	COLY-HOBBS SILT LOAMS, 0-30%			No		4.00	1,425	5,700	5,700
4147			4G	No		4.70	1,425	6,700	6,700
3852	HOLDREGE SOILS, 3-7% SLOPES,		3G	No		7.09	1,425	10,105	10,105
3852	GEARY-HOBBS SOILS	GRAS	4G	No		15.98	1,425	22,770	22,770
					Grass Use Totals	: 47.81		68,130	68,130
4147	HOLDREGE SOILS, 3-7% SLOPES,	IRRG	3A	No	Irrg Use Totals	0.01	4,775	<u>50</u>	50 50
ROAD	COUNTY ROAD	ROAD	ROAD	No	Road Use Totals	2.60	0	<u>0</u>	<u>0</u>
					Parcel Totals :	50.42		68,180	68,180

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 01/09/2018

Parcel #

: 001908000

Current Owner:

MOHLMAN, DAVID D

122 WEST 4TH AVENUE, SUITE B

RED CLOUD, NE 68970-0000

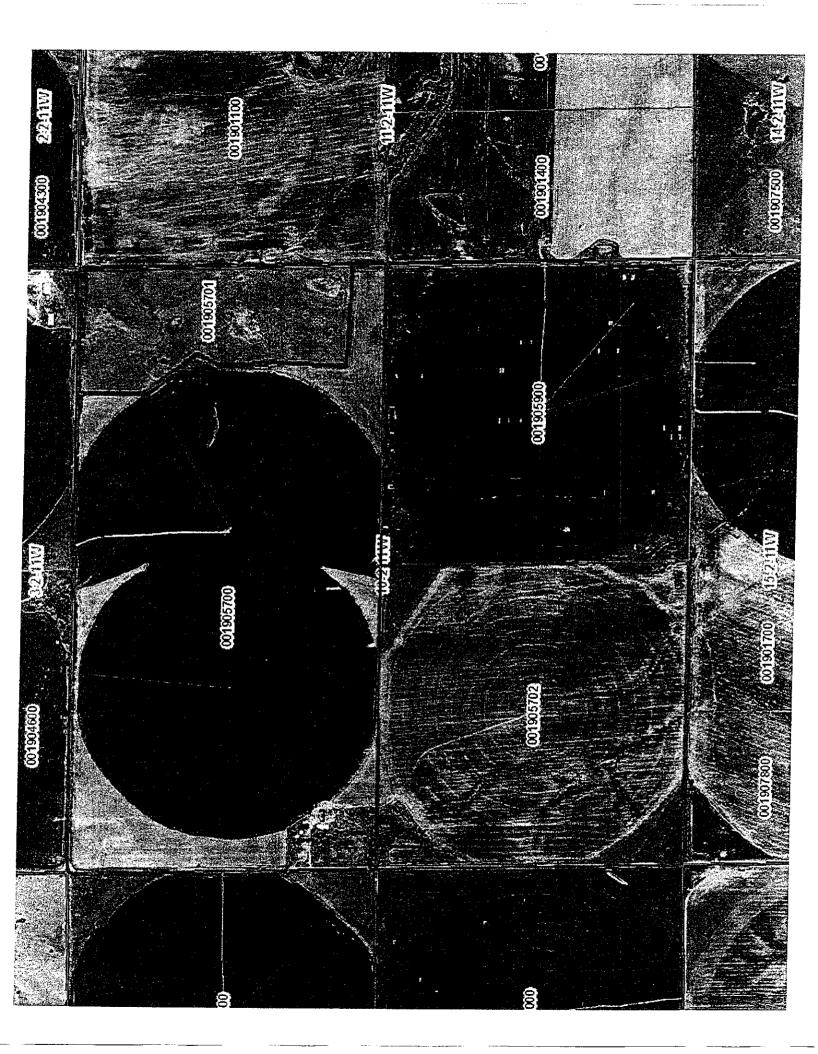
Legal Description: NW1/4 & E1/2SW1/4 16-2-11

Map # : 4371-16-0-0-68540

Tax District : 45

Neighborhood : 1
Greenbelt Area/Date : NO

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8869	HORD SILT LOAM, 0-1% SLOPES	GRAS	1G	No		16.00	1,425	22,800	22,800
3561	HOBBS SILT LOAM, OCCASIONALL	Y GRAS	2G1	No		129.00	1,425	183,825	183,825
2670	HOLDREGE SILT LOAM, 3-7% SLO	P GRAS	2G	No		4.00	1,425	5,700	•
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		11.00	1,425	•	5,700
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		6.00	1,425	15,675	15,675
3852	GEARY-HOBBS SOILS	GRAS	4G	No		6.00	1,425	8,550	8,550
3247	MEADIN LOAM, 6-30% SLOPES	GRAS	4G	No		53.00		8,550	8,550
					Grass Use Totals		1,425	75,525	75,525
					Grass use Totals	: 225.00		320,625	320,625
ROAD	COUNTY ROAD	ROAD	ROAD	No		5.00	0	0	0
					Road Use Totals :	5.00		0	0
WASTE	MA CITIE								
MADIE	WASTE	WASTE	WASTE	No		10.00	180	1,800	1,800
					Waste Use Totals	: 10.00		1,800	1,800
					Parcel Totals :	240.00			
					raicer locals :	240.00		322,425	322,425



COVER PAGE PROPERTY TRANSFER

new-	70017	18802	167.	24/		<u>. </u>	Kohm	, 1etsch
DOC STAM	1PS 62	1.00	_	tax/lien		_	# 111	28
SALES FILE	<u> 313</u>	2	# PAGI	ಟ	_			
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 RESIDE
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	809	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	game & Parks		SUBURBAN	
TAX DISTRICT_	185						-	
TOTAL SALE PRICE_	276	2000)					
21 ADJUSTMENTS <u>\$</u>								
<u>-</u>								
21 ADJUSTMENTS <u>\$</u> IR ADJUSTMENTS <u>\$</u> REVIEW CODE								
R ADJUSTMENTS S	NO	2017	7					
R ADJUSTMENTS S REVIEW CODE SALES DATE	NO	2-2017 -WD	?					
R ADJUSTMENTS <u>\$</u> REVIEW CODE	NO	2-2017 -WD	7 SUBCHNGD	NO	MOBILE			
R ADJUSTMENTS <u>\$</u> REVIEW CODE SALES DATE DEED TYPE	NO	<u>U</u> D		NO 4	MOBILE 5			
R ADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO	ADJUSTED 2	SUBCHNGD 3	4 E NOTTO BE USED ARM	s			
R ADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO /2-/2 JT	ADJUSTED 2	SUBCHNGD 3	4 E NOTTO BE USED ARM	S IS LENGTH / NOT VALID FOR	RC	ROS	RUR

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

312

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	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	1. W.7
WEBSTER - 91 🔀		LYr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Grantor's Name (Seller) KWTM Enterprises, L.L.C. %Kayla J. Priest	Keith J. Kohmetscher and Carolyn A. Kohmetsc	cher
Street or Other Mailing Address 750 S. 13th Avenue	Street or Other Mailing Address 1913 Road V	
City State Zip Code Washington IA 52353	City State Blue Hill NE	Zip Code 68930
Phone Number (402) 984-3388	Phone Number 402-984-850 / If Yes, is the grantee a 509(a) foundation	on? Yes V No
Email Address	Email Address	
7 Property Classification Number, Check one box in categories A and B. Check C	f property is also a mobile home.	
(A) Status (E) 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	nd Contract/Memo Partition Sheriff Ott	ier
	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?	losure Irrevocable Trust Revocable Trust Transf	er on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale Truste	e to Beneficiary
		(Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, s	tate the intended use.)
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	hild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and inter-	oot mto \
14 What is the current market value of the real property?	Yes No \$	%
\$276,000 16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If)	
Yes No	of the agent or title company contact.)	No
18 Address of Property	19 Name and Address of Person to Whorn the Tax Statement Shou	
1969 Road 1900	Keith J. Kohmetscher and Carolyn A. Kohmetsch	her
Blue Hill, NE 68930	1913 Road V Blue Hill, NE 68930	
18a No address assigned 18b Vacant land	Dido i iii, ive ooooo	
20 Legal Description		
SEE ATTACHED		
21 If agricultural, list total number of acres10.01 +/	•	
21 il agnotitati, incitati il antico di actori		
22 Total purchase price, including any liabilities assumed	22	276,000 ¹ 00
	nter dollar amount and attach itemized list.) 23	·
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24.	276,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number	
Under penalties of law, I declare that I have examined this statem	ent and that it is, to the best of my knowledge and belief, true, compl	ete, and
correct, and that I am duly authorized to sign this statement. Keith J. Kohmetscher and Carolyn A. Kohmetscher		102-984-850
Sign Print or Type Name of Grantee or Authorized Representative	Grantee	12-12-2017
TUNING FINITIONS	Title	Date
Hele		For Dont Hoo Only
Register of Deed's Use C 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	nly 28 Recording Data	For Dept. Use Only
12 19 17 6 62/06	BU2017 Pa 3095-3096	
Mo. 12 Day 19 Yr. 11 621.00	Authorized by Neb. Rev. S	Stat. §§ 76-214, 77-1327(2)

A parcel of land located in the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter (NE ¼) of Section Thirtysix (36), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence S00°00'00"E (assumed bearing) on the East Line of said Northeast Quarter (NE ¼), a distance of 1311.00 Feet to the POINT OF BEGINNING; thence continuing S00°00'00"E, on said East Line, a distance of 715.00 Feet; thence N90°00'00"W, perpendicular to said East Line, a distance of 610.00 Feet; thence N00°00'00"W, parallel with said East Line, a distance of 715.00 Feet; thence S90°00'00"E, perpendicular to said East Line, a distance of 610.00 Feet to the POINT OF BEGINNING.

BK2017, Pg 3095

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 19 day of December A.D., 2017, at 12:50 o'clock P. M. Recorded in Book 2017 on Page 3095-3090 Deb Klingenberger County Clerk 416.00 BB Deputy Ind Comp. Assessor Carded

Parce 1 # 00 17/8800

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-19-14
\$ 621-00 By BB

Return recorded document to: Brad Moncrief, L.L.C. 1239 N. Burlington Avenue, Suite 200 Hastings, NE 68901

JOINT TENANCY WARRANTY DEED

KWTM ENTERPRISES, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEES, conveys to GRANTEES, KEITH J. KOHMETSCHER and CAROLYN A. KOHMETSCHER, Husband and Wife, 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):

A parcel of land located in the Northeast Quarter (NE ½) of Section Thirty-six (36), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast Corner of the Northeast Quarter (NE ½) of Section Thirty-six (36), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; thence S00°00'00"E (assumed bearing) on the East Line of said Northeast Quarter (NE ½), a distance of 1311.00 Feet to the POINT OF BEGINNING; thence continuing S00°00'00"E, on said East Line, a distance of 715.00 Feet; thence N90°00'00"W, perpendicular to said East Line, a distance of 610.00 Feet; thence N00°00'00"W, parallel with said East Line, a distance of 715.00 Feet; thence S90°00'00"E, perpendicular to said East Line, a distance of 610.00 Feet; thence S90°00'00"E, perpendicular to said East Line, a distance of

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

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

Executed Cottoer 31, 2017 , 2017

KWTM ENTERPRISES, L.L.C., A Nebraska Limited Liability Company

BY:

LA J. PRIEST, Member

WHITNEY J. VAN VELDHUIZEN,

Member

	Cen Days break
	TORI DAWN KRUEGER, Member
	Mala 86 King
	MORGAN JO KRUEGER, Member
	ž.
STATE OF IOWA)	·
)ss. COUNTY OF WASHINGTON)	
The foregoing instrument was ack	nowledged before me on this <u> </u>
	J. Priest, Member; KWTM Enterprises, L.L.C,
a Nebraska Limited Liability Company, o	
	(Maria a Jorran)
	Notary Public
STATE OF IOWA)	ALYCIA A. HORRAS
)ss.	My Commission Expires
COUNTY OF LYON)	
The foregoing instrument was calc	nowledged before me on this 7th day of
November, 2017, by White	nowledged before me on this _/· - day of eye J. Van Veldhuizen, Member; KWTM
Enterprises, L.L.C, a Nebraska Limited L	iability Company, on behalf of said company,
as Seller.	
	Stacey M. Datire Notary Public
	Notary Public
STATE OF NEBRASKA)	STACEY MCINTIRE Notarial Seal - Iowa
)ss.	Commission # 725183
COUNTY OF ADAMS)	My Commission Expires 10/23/2018
The foregoing instrument was asle	nowledged before me on this \4*\hat{m} day of
November , 2017, by Tori D	wwn Krueger, Member; KWTM Enterprises,
L.L.C, a Nebraska Limited Liability Com	pany, on behalf of said company, as Seller.
	Carrie K Hart
	Notary Public
CTATE OF VEDERACKA	A CEMEDAL NOTABLY DEL COLLEGE
STATE OF NEBRASKA))ss.	GENERAL NOTARY-State of Nebraska CASSIE K. HART
COUNTY OF ADAMS)	My Comm. Exp. Aug 18, 2620
The foregoine in the control of the	
1 le foregoing instrument was ackr	nowledged before me on this 6 day of n Jo Krueger, Member; KWTM Enterprises,
L.L.C, a Nebraska Limited Liability Comp	pany, on behalf of said company, as Seller.
	A Julyen X Olden
A GENERAL NOTARY - State of Nebraska	Notary Public
I III DERRAL, WEBER I	
My Comm. Exp. October 14, 2020	

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print: 01/11/2018

Parcel ID #: 001718800

Inspected By: SK Inspection Date: 11/03/2014

Map # : 4133-36-1-00000-000-0000

Record: 1 of: 1

KRUEGER, MARIEL J %

Situs :1969 RD 1900 Legal

KWTM ENTERPRISES, LLC (DN)

:E1/2NE1/4 36-4-10

PO BOX 351

BLUE HILL, NE

68930-0000

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 2004 / 14

Quality : 30 - Average Effective Age Condition

: 35 - Average + Remodel Date : Arch Type : Style : One-Story 100% Remodel Type

Exterior Wall : 100% VINYL

Floor Area : 2010 Basement Area : 2010

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2 : 2.0 Baths

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

Plumbing Fixt : 10

Improvement Value	
Lump Sums Description : FUQA MODULAR	
FINAL ESTIMATE OF VALUE	\$142,575
FARM VALUATION SUMMARY	
Residence Value	\$142,575
Outbuilding Value	\$57,470
Agland Value	\$27,995
Total Value	\$228,040
	· · · · · · · · · · · · · · · · · · ·

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

Page 2 of 2

WEBSTER COUNTY ASSESSOR'S OFFICE RURAL OUTBUILDINGS

Date of Run: 01/11/2018

Parcel # : 001718800

Current Owner : KRUEGER, MARIEL J %

KWTM ENTERPRISES, LLC (DN)

PO BOX 351

BLUE HILL, NE

Map #

: 4133-36-1-00000-000-0000

Tax District

185

Neighborhood

1

:

Legal Description: E1/2NE1/4 36-4-10

COST APPROACH - Values by Marshall & Swift

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

68930-0000

Code Description	Year Qua	l Condition	Dia	mensi	ons	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
4 *DR DRYING BIN Notes :	30	Average	x	24	x 2	0		· -		7,267	1.05	7,630	32%	5,190
5 *DR DRYING BIN Notes :	30	Average	x	24 :	x 2	0			N/A	7,267	1.05	7,630	32%	5,190
6 SH2 SHED Notes :	20	Fair	50 x	24 :	× 1	1 GABL	METAL	METAL	CONC	1,200	8.90	10,680	42%	6,195
7 3MS 3 SIDED SHED DIR Notes :	10	Average	68 x	36 :	к 1	4 GABL	METAL	METAL	DIRT	2,448	4.95	12,118	32%	8,240
8 UTIL MACHINE SHED Notes :	40	Average	х	2	<u> </u>	6 N/A	METAL	METAL	CONC	240	31.66	7,598	32%	5,165
8 DRC CONCRETE DRIVE Notes :	30	Average	40 x	20 2	ж	N/A	N/A	NONE	N/A	800	4.26	3,408	32%	2,315
8 MCI MACHINE SHED Notes :	40	Average	×		× 1	6 N/A	METAL	METAL	CONC	3,000	11.85	35,550	32%	24,175
9 *ST STORAGE BIN Notes :	20	Poor	x	18 2	- <u>-</u>	7				3,475	0.80	2,780	82%	500
10 *ST STORAGE BIN Notes :	20	Poor	х	18 2	× 1	7				3,475	0.80	2,780	828	500

Total Outbuilding Value :

57,470

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT Date of Print: 01/11/2018

Parcel #

: 001718800

Current Owner:

KRUEGER, MARIEL J %

KWTM ENTERPRISES, LLC (DN)

PO BOX 351

BLUE HILL, NE 68930-0000

Map #

4133-36-1-00000-000-0000

Tax District

Neighborhood

185

1

Greenbelt Area/Date

NO

Legal Description: E1/2NE1/4 36-4-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Aggregat Value
3864	HASTINGS SILT LOAM, 0-1% SLO	PDRY	1D1	No	<u> </u>	0.77	2,705		Assessed Value
					Dry Use Totals :	.,	2,705	2,085	2,085
					DIY OBE TOTALS :	0.77		2,085	2,085
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No					
BLD2	BUILDING SITE ADDITIONAL ACRI					1.00	5,765	5,765	5,765
	COLDENS BITT ADDITIONAL ACK	LIARM	BLD2	Мо	-	0.38	2,950	1,120	1,120
					Farm Use Totals :	1.38		6,885	6,885
3864	HASTINGS SILT LOAM, 0-1% SLO	GRAS	1G1	Мо		/			
2521	COLY-HOBBS SILT LOAMS, 0~30%					2.13	1,425	3,035	3,035
2521			4G	No		4.10 🗸	1,425	5,845	5,845
2321	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		0.10 🗸	1,425	145	145
	•				Grass Use Totals	: 6.33		9,025	9,025
HOM1	HOME SITE 1ST ACRE, AG RELATI	E HOME	HOM1	No					
			HOME	NO	-	1.00	10,000	10,000	10,000
					Home Use Totals :	1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.54	0	•	
					Road Use Totals :		U		0
					road ope locais ;	0.54		0	0
					Parcel Totals :	10,02		27,995	27,995
								, , , , ,	47,995

	-3095-96 DATE OF SALE 4 Parcel of Land locate		
	201718800 + 001718802	,	
	Rural		969 RD 1900
718800	LAND	IMPROVEMENTS	TOTAL
2015	222545	183390	405935
2016	199760	199530	399290
2017	27 995	200045	228040
718802)			
2017	169 475		169475
ING PRICE 27	6,000 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE

MOBILE HOME NA

4A P	4A B P	4A F P	4A K P	4A R P	4A S P	4A V P	4A U P
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
PAGE 4 PARCEL	(s)						
OOK-PAGE							7.90-1-
	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
D1 0,77	1D1 E	1D1 P	1D1 G	161 2./3	1G1	1G1	1G1
.D	1D E	1D P	1D G	1G	1G	1G	1G
D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D	3D E	3D P	3D G	3G	3G	3G	3G
D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G 4.20	4G	4G	4G
TOTAL 0.77	TOTAL	TOTAL	TOTAL	TOTAL 6.33	TOTAL	TOTAL	TOTAL
CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG	OTHER	NON-	AG ACRES	TOTAL BLO
ACRES	ACRES	ACRES	А	CRES	,	ACRES	Ola
C1	1T1	1 T 1 2	SHELTERBELT		ROADS	0.54	
ıc	1 T	1T 2	ACCRETION		FARM SITE		
C1	2T1	2T1 2	WASTE		HOME SITES .	1.0	
2C	2 T	21 2	OTHER		OTHER BID -	1.38	
C1	3T1	3T1 2			WRP		
3C	ЗТ	3T 2			RECREATION		
C1	4T1	4T1 2					
4C	4T	4T 2					
TOTAL	TOTAL	TOTAL	TOTAL		TOTAL 2.92	TOTAL	



Parcel Information		
Parcel Information		
		M

Parcel ID

Current Owner

Legal Description

001718800

KRUEGER, MARIEL J %

E1/2NE1/4 36-4-10

		LANDUSE		
LANDUSE	<u>SOIL</u>	LVG	GIS Acres	Deeded Acres
BLDG2	BLDG2	BLDG2	0.38	0.38
DRY	3864	1D1	0.77	0.77
FARM	FARM	FARM	1.00 🗸	1.00
GRAS	3864	161	2.13	2.13
GRAS	2671	3G1	0.10 🗸	0.10
GRAS	2521	4G	4.10	4.09
HOME	HOME	HOME	1.00 🗸	1.00
ROAD	ROAD	ROAD	0.54	0.54
:		•	10.02	10.01

^{*} N/A: Code not found in CAMA system

To	tal By Landus	se
<u>Landuse</u>	GIS Acres	Deeded Acres
Other	2.92	2.92
DRY	0.77	0.77
GRAS	6.33	6.32

	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 COMMERCS
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
ļ	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		NOTONE RESIDENTIAL	-
Ĺ		 -					SUBURBAN _	
TAX DISTRICT_	40_							
TOTAL SALE PRICE	205,	000						
521 ADJUSTMENTS \$								
ASSESSOR ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	12-	15-20	<u> </u>					
DEED TYPE	W	\supset						
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	USABILITY	2 AS ADJUSTED	3 SUBCHANGED SAL	4 E NOT TO BE USED ARM	as Length / NOT			
-					VALID FOR IEASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLDE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	1st C	dusins	- pd	Docsto	emp t	- 205	1000	

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.

_{1e.} 3/3

FORM **521**

	The deed will not be recorded unle	ss this statemen	t is signed and iten	ns 1-25 are accurately	completed.	
1 County Name	2 County Number		Date of Sale/Transfe	er 4 D	ate of Deed	Yr2017
•	WEBSTER - 91				vlo Day	Yr
5 Grantor's Name, Ade	dress, and Telephone (Please Print)		·	ddress, and Telephone (Please Print)	
Crartor's Name (Saller		erhalder	Grantee's Name (Buy Patricia A Buro	^{rer)} Jyny and Nancy S.	Somerhalder	
Mary VVIISON; IVI Street or Other Mailing	Address	Citialdel	Street or Other Mailin	ng Address		
3400 Hidden Pir	nes Ct	75 Code	9468 Dewey C	ircle	State	Zip Code
City Arlington	State TX	Zíp Code 76016	Omaha		NE	68114_
Telephone Number (817) 944-2223			Telephone Number (402) 393-559	ls the grantee a 5 If Yes, is the grant	01(c)(3) organizatio lee a 509(a) founda	n? Yes √ No tion? Yes No
Email Address	not		Email Address	y@kutakrock.com	,	
somerhal@flash	ition Number. Check one box in categories	A and B. Check C i				
(A) Status	anon wannon one one		Property Type			(C)
Improved	Single Family Industria	ıl [Mineral Interests-N	onproducing	State Assessed	Mobile Home
✓ Unimproved	Multi-Family Agricultu	_	Mineral Interests-Pa	roducing	Exempt	
lorr	Commercial Recreat		nd Contract/Memo	Partition She	eriff O	ther
8 Type of Deed Bill of Sale	Corrective	Easement Le	ase		st/Trustee	
Cemetery			neral	Trust Revocable Trus		sfer on Death
9 Was the property p part of an IRS like-	kind evchange?		losure Inrevocable	=		ee to Beneficiary
(I.R.C. § 1031 Exch	nange) \square	asement Gift	or Trust Partition	Satisfaction of		r (Explain)
Yes 🗸	No Court Decree Esterred in full? (If No, explain the division.)	xchange Grant	12 Wa	as real estate purchased fo		
✓ Yes	No			Yes No		
13 Was the transfer be	tween relatives, or if to a trustee, are the truste	or and beneficiary rel	atives? (If Yes, check t	he appropriate box.)		first cousins
✓ Yes			Partnership, or LLC	Self Spouse	¥ Calci	
	Brothers and Sisters	=	and Grandchild	Step-parent and Ste	o-child	
	Ex-spouse	Parents and C		ge assumed? (If Yes, state		erest rate.)
	market value of the real property?			7 No \$		%
\$205,000	ice divide a current parcel of land?		17 Was transfer thro	ough a real estate agent o	r a title company? (If Yes, include the name
	No		of the agent or ti	itle company contact.)	Yes <u>Angela Rice</u>	No
18 Address of Property			19 Name and Addre	ess of Person to Whom the	Tax Statement Sho	ould be Sent
, o , , a a	,		PATRICIA E	BURDYNY		
			9468 DEWE	EY CIR, OMAH	A NE 68114	1
18a No address a	ssigned 18b 📝 Vacant land					
20 Legal Description						
Two (2) North, Range	ter (SE ¼) of Section Thirty-Six (36), Township e Ten (10) West of the 6th P.M., Webster Cou	nty,				
Nebraska						
21 If agricultural, list to	otal number of acres					
22 Total purchase	orice, including any liabilities assumed .				22 \$	205,000,00
	roperty included in the purchase?		enter dollar amount :	and attach itemized list.) 23 \$	
	ase price paid for real estate (line 22 min		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		. 24	205,000 00
	exempt from the documentary stamp to					
U	Inder penalties of law, I declare that I have	examined this statem	nent and that it is, to th	ne best of my knowledge	and belief, true, cor	npiete, and
correct	, and that I am duly authorized to sign this stat	ement.				(402) 393-5596
	icia A Burdyny Type Name of Graniee or Authorized Repres	Shifetive				Phone Number
sign Prints	Type Name of Grantee or Authorized Repres	SELICETATE				12/12/17
	dre of Grantee or Authorized Representative	-07	Title	· · · · · · · · · · · · · · · · · · ·	~_	Date
here ' signal					_	Fau Dank 11an Cale
		er of Deed's Use (For Dept. Use Only
26 Date Deed Record			28 Recording Data			
Mo Day _	2017 Dec 20 09:25 AM 46	1.25 BOOK 20	UII Faye 3105		Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(
Nebraska Danartment of F	Revenue					

EXHIBIT "A"

LEGAL DESCRIPTION

An undivided one-half interest in and to:

The Southeast Quarter (SE ¼) of Section Thirty-Six (36), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT those tracts conveyed to the State of Nebraska by Warranty Deeds recorded in Book 29, Page 491 and Book 2006, Page 984.

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/20/17

\$ 461.25 By BB

Bk 2017, Pg 3105

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of December A.D., 2017, at 09:25 o'clock AM. Recorded in Book 2017 on Pages 3105-3109

County Clerk Fee: \$34.00 By: BB Deputy

Electronically Recorded

Prepared by and when recorded return to: Brian C. Eades, Esq. Kutak Rock LLP 1650 Farnam Street Omaha, Nebraska 68102 (402) 346-6000

WARRANTY DEED

MARY GEORGIA SOMERHALDER WILSON, a/k/a Mary G. Wilson, and spouse, RANDY L. WILSON, MARGARET JOSEPHINE SOMERHALDER KAYLOR, a/k/a Margaret J. Kaylor, a single person, and GEORGE BYRON SOMERHALDER, a/k/a George B. Somerhalder, and spouse, LINDA M. SOMERHALDER (collectively, "Grantor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received, hereby conveys to PATRICIA A. BURDYNY as to an undivided fifty percent (50%) and NANCY S. SOMERHALDER as to an undivided fifty percent (50%) (together, "Grantee"), all as tenants-in-common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See Exhibit "A" attached hereto and incorporated herein

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed and effective as of the 15th day of December, 2017.

\mathbf{GRA}	\mathbf{NT}	OR:
----------------	---------------	-----

Mary Georgia Somerhalder Wilson, a/k/a Mary G. Wilson

Sandol. Wilson

STATE OF /daha)

COUNTY OF (anyon)

The foregoing instrument was acknowledged before me on //orm/ber 20, 2017 by Mary Georgia Somerhalder Wilson (a/k/a Mary G. Wilson), individually.

Signature of Notary

My Commission Expires

STATE OF __

COUNTY OF /anyon)

The foregoing instrument was acknowledged before me on //openhar 20, 2017 by Randy L. Wilson, individually.

Signature of Notary

My Commission Expires

(Signature page 1 of 3 to Warranty Deed)

${\tt GR}$	Δ	V	Γ_1	NI	₹.
				~,	

Margaret Josephine Somerhalder Kaylor, a/k/a

Margaret J. Kaylor

STATE OF TEXAS

) ss.

COUNTY OF Desco

The foregoing instrument was acknowledged before me on NOUN, 2017 by Margaret Josephine Somerhalder Kaylor (a/k/a Margaret J. Kaylor), individually.

Signature of Notary

My Commission Expires

KEITH A. RUSSELL
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 1164347-5

GRANTOR:

Bk 2017, Pg 3108

George Byron Somerhalder, a/k/a George B. Somerhalder

George B. Somerhalder

Linda M. Somerhalder

Linda M. Somerhalder

STATE OF TEXAS

COUNTY OF TACCORE

The foregoing instrument was acknowledged before me on Nov. 20, 2017 by George Byron Somerhalder (a/k/a George B. Somerhalder), individually.

LINDA REAM Notary Public, State of Texas My Commission Expires December 19, 2018

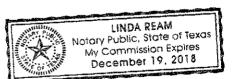
Signature of Notary

My Commission Expires 12-19-18

STATE OF TEXAS

COUNTY OF Tarant

The foregoing instrument was acknowledged before me on Mu, 2017 by Linda M. Somerhalder, individually.



Signature of Notary

My Commission Expires 12-19-18

4831-4189-5250.2

EXHIBIT "A"

LEGAL DESCRIPTION

An undivided one-half interest in and to: The Southeast Quarter (SE 1/4) of Section Thirty-Six (36), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County,

COVER PAGE PROPERTY TRANSFER

	ger <u>VOO /</u>	166200	21 700				Chapt	ore
DOC STAM	rs_29.	a5	_	tax/lien			<u> 4</u> 10	<u>1611</u> 3555
SALES FILE	#3/	4	# PAG	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	S 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	ROSEMON COMMERCIAL 1
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		-	
TAX DISTRICT_	65		<u> </u>				Suburban _	
TOTAL SALE PRICE	12,5	500						
21 ADJUSTMENTS \$								
OR ADJUSTMENTS \$								
REVIEW CODE	NO		· · · · · · · · · · · · · · · · · · ·					
	10-	29-201	フ					
SALES DATE	PD 17	2 <i>9-201</i> w D						
DEED TYPESALE QUAL	<u> </u>	W D						
	YES	ADJUSTED \	SUBCHNGD	NO	MOBILE			
CODE	USABILITY	2 AS ADJUSTED	3 SUBCHANGED SALE	4 ENOTTO BE USED ARM	5 IS LENGTH / NOT VALID FOR			
1				M	EASUREMENT			
OCATION CODE	вн	BLA	cow	GR	INA	RC)	ROS [RUR

FORM 521

Real Estate Transfer Statement
• To be filed with the Register of Deeds. • Read instructions on reverse side. Good Life, Great Service.

DEPARTMENT OF REVENUE	• If a	dditional spac	e is needed, add an	attachment and identify the	item.	
	The deed will not	be recorded u	inless this statemer	it is signed and items 1-25 a	re accurately complet	ed.
1 County Name		inty Number		3 Date of Sale/Transfer	4 Date of Deed	
50-110	WEBSTER - 9			Mo. 10 Day 27 Yr.		Day 1 Yr. 2017
5 Grantor's Name, Addres Grantor's Name (Seller) +	ss, and Telephone (P			6 Grantee's Name, Address, an	id Telephone (Please Prir	nt)
Street or Other Mailing Add	Rilly G. Ander	ne Estate,	Steven J. Anders PA		Goebel, H&W as J	Т
City The Maining Add	<u> </u>	M394	Street	Street or Other Mailing Address 734 N. Webster Street	205 N Fran	······································
LES MAI	NSS s	itate A	5032	City Red Cloud	. State NE	Zip Code 68970
Phone Number 5	5-271-8	ሀ ስካ		Phone Number 2015 Ist	he grantee a 501(c)(3) org	anization? Yes ✓ No
Email Address	20110	100		Email Address	es, is the grantee a 509(a)	foundation? Yes ✓ No
7 Property Classification	Number. Check one	box in categori	es A and B. Check C i	property is also a mobile home		
. (A) Status				Property Type		(C)
	✓ Single Family	Indus	trial	Mineral Interests-Nonproducing	State Asses	
Unimproved I	Multi-Family Commercial	Agrico	ultural [Mineral Interests-Producing	Exempt	_
8 Type of Deed Co	onservator		Distribution Lar	d Contract/Memo Partition	Sheriff	Other
	orrective eath Certificate – Trans	sfer on Death	Easement Lea	=	· =	_
9 Was the property purcha	ased as 10 Type		Distribution Foreck		evocable Trust	Transfer on Death
part of an IRS like-kind e (I.R.C. § 1031 Exchange	exchange?	ction	Easement Gift	Life Estate 🐼 Sa	ale [Trustee to Beneficiary
Yes V No			Exchange Granto	r Trust Partition Sa	atisfaction of Contract	Other (Explain)
11 Was ownership transferre	ed in full? (If No, explai	in the division.)			purchased for same use? No	(If No, state the intended use.)
				ives? (If Yes, check the appropriat	e box.)	
∐ Yes √ No	Aunt or Uncle to	Niece or Nepher	w 🔲 Family Corp., P	artnership, or LLC Self		Other
	Brothers and Sis	sters	Grandparents a	nd Grandchild Spouse	•	
	Ex-spouse		Parents and Ch	ild Step-pa	arent and Step-child	
14 What is the current marke	it value of the real prop	perty?		15 Was the mortgage assumed?	(If Yes, state the amount a	nd interest rate.)
\$12,500 16 Does this conveyance divi	ida a sumant a			Yes ✓ No \$_		%
Yes V No	ide a current parcer or	ano?		17 Was transfer through a real es of the agent or title company or	tate agent or a title compa contact.)	_
18 Address of Property				19 Name and Address of Person		V No
205 N. Franklin		-		Dick Goebel & Jennie Goe		it alloaid be sent
Red Cloud, NE 68970	I			734 N Webster Street 2		
18a No address assigner	d 18b 🗌 Vaca	nt land		Red Cloud, NE 68970 🐣	OD TO THE POOR	
20 Legal Description						
Lots Nine (9), Te	en (10), Eleve	en (11) an	d Twelve (12)	, Block Six (6), Platť	's Addition to Re	ed Cloud
Webster County	. Nebraska	, ,	,	, =:==: (0), : :a.:	o / tadillor to / t	ou olouu,
•						
21 If agricultural, list total num	iber of acres			•		•
22 Total purchase price, in	ncluding any liabiliti	les assumed .			22 \$	12,500,00
23 Was non-real property	included in the pur	rchase? 🗌 Ye	s 🔽 No (If Yes, ent	er dollar amount and attach ite	mized list.) 23 \$	
24 Adjusted purchase prid	ce paid for real esta	te (line 22 min	us line 23)	• • • • • • • • • • • • • • • • • • • •	\$.24	12,500,00
25 If this transfer is exemp	ot from the docume	ntary stamp ta:	x, list the exemption r	number		
Under pe	enaities of law, I decl	lare that I have e	examined this statement	and that it is, to the best of my ke	nowledge and belief, true,	complete, and
⊾ Henry C. S	at I am duly authorized Schenker	i io sign this state	enent.			(308) 425-6273
- Print or Type M	lame of Grantee or Au	thorized Represe	entative			Phone Number
sign	PMAIN C.C.	LOG BOA		Attorne	∍y	12/15/2017
here Signature of G	rantee or Authorized r	representative	<u> </u>	tle		
		Register	of Deed's Use Only			Con Danie Han Out
26 Date Deed Recorded	27 Value	negister of Stamp or Exer		8 Recording Data		For Dept. Use Only
Mo. 12 Day 2 / YI	, <u>17</u> \$ 2	9.25		BK2017, Pa 3	1560	
Nebraska Department of Revenue		· · · · · ·		D., 19 J.		. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster

Comp

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of December A.D., 2017 at 1:10 M. Recorded in Book 20 *lingenherger* County Clerk Deouty

Assessor.

When recording is completed return to: DUNCAN, WALKER, SCHENKER & DAAKE, P.C., L.L.O. P. O. BOX 207 Franklin, NE 68939

Carded

(2017, Pg 3156

NEBRASKA DOCUMENTARY

PERSONAL REPRESENTATIVE'S JOINT TENANCY WARRANTY DEED

STEVEN J. ANDERS, Personal Representative of the ESTATE OF BILLY G. ANDERS, Deceased, Grantor.

in consideration of Twelve Thousand Five Hundred and no/100 — (\$12,500.00) — Dollars, receipt of which is hereby acknowledged, conveys to

DICK GOEBEL and JENNIE GOEBEL, husband and wife, as joint tenants and not as tenants in common, Grantees, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Six (6), Platt's Addition to Red Cloud, Webster County, Nebraska.

Grantor covenants (jointly and severally, whether one or more) with the Grantees that Grantor:

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

Executed this 5 day of December, 2017

Steven J. Anders, Personal Representative.

STATE OF IOWA COUNTY OF POLK

The foregoing instrument was acknowledged before me on December 12 2017 by Steven J. Anders, Personal Representative of the Estate of Billy G. Anders, Deceased.

TERRIE L. CHAPMAN mission Number 223841

PAGE 1 COMMENTS			
BOOK-PAGE 2017	-3156 DATE OF SALE /	029-2017	
-	59,10,11.12 Block 1	o Plat's First Addition	on torc
_	00/166200/40510 ed Clard	ADDRESS OF PROPERTY 205	N Franklin
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1320	26085	27405
2016	1320	2465D	25 970
2017	/320	24650	25 970
SELLING PRICE /2,5	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 91		QUALITY 35 HOUSE CONDITION 3	DATE OF CONSTRUCTION 1972
MOBILE HOME LIES	_ 24 XLEO		

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record : 1 of:

Date of Print: 01/05/2018

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

Parcel ID #: 000166200 Map # : 4491-00-0-10105-006-0000

Talest 15 #. 000100200

GOEBEL, DICK & JENNIE Situs :205 N FRANKLIN ST

Legal :LOTS 9-12 BLOCK 6 PLATT'S FIRST

205 N FRANKLIN ADDITION RED CLOUD

RED CLOUD, NE 68970-2259

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width : 100 Value Method: SF
Lot Depth : 149.6 # of Units : 14960
Topography : Amenities Unit Value : 0.09

Street Access:

Adjustments:

Utilities : Lot Value : 1,320

PHYSICAL INFORMATION

Type : 4 - 24 X 60 Mobile Year Built/Age : 1972/45

Quality: 30 - AverageEffective Age:Condition: 30 - AverageRemodel Date:Arch Type: Remodel Type:

Style : One-Story 100%
Exterior Wall : 100% SIDING
Floor Area : 1,440
Basement Area : 1,440

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3
Baths : 1.5

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$25,970

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

improvement Value	\$24,650
and Value	\$1,320
INAL ESTIMATE OF VALUE	\$25,970
Value per Square Foot	17

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: 01/05/2018 Record : 1 of: 1

Parcel ID #: 000166200 Map # : 4491-00-0-10105-006-0000

GOEBEL, DICK & JENNIE Situs :205 N FRANKLIN ST

Legal :LOTS 9-12 BLOCK 6 PLATT'S FIRST

205 N FRANKLIN ADDITION RED CLOUD

RED CLOUD, NE 68970-2259

COST APPROACH - Values By Marshall & Swift

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

	DESCRIPTION			
	Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST	1,440	x	42.89	= 61,762
<u>ADJUSTMENTS</u>	Units	Unit Cost	Area Adj	Total Cost
ROOFING	1,440	1.62	1.62	2,333
SUBFLOOR				
HEATING & COOLING	1,440	1.66	1.66	2,390
PLUMBING Base is: 8	Base			
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	1,440	14.80	14.80	21,312
ADJUSTED STRUCTURE COST	1440	x	60.97	= 87,797
IMPROVEMENTS NO GARAGE	<u>Units</u>	<u>Unit Cost</u>	Depr	Total Cost
CONCRETE DRIVE AVE	1068	3.93	32%	2,855
DET GAR FAIR COND	528	16.20	42%	4,960
WOOD DECK	36	28.53		1,025
OPEN SLAB	288	5.72		1,645

Depreciation	:	81왕 '	Total	78% Physical	15% Funct	cional	Econor	mic
				Less Dep	reciation/Pl	lus Appre	ciation :	(73,630)
Improvement Va	lue .				• • • • • • • • • • • • • • • • • • • •			\$16,835
								\$16,835 \$1,320
Land Value								
Land Value Lump Sums B/F I	MH FU	INC UNI	DERCARRI		R MH			\$1,320

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com



DATE:

1/5/2018

SELLER: STEVEN J. ANDERS, PR ESTAE OF BILLY G. ANDERS

3212 SW 39TH STREET DES MOINES, IA 50321

BUYER: DICK AND JENNIE GOEBEL

205 N FRANKLIN RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

166200 BOOK/PAGE:

2017-3156

DATE OF SALE:

10/29/2017

LEGAL DESCRIPTION:

LOTS 9,10,11,12, BLOCK 6 PLATTS FIRST ADDITION TO RED CLOUD

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

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

W	hat was the total pur	rchase			
1	price?	\$ \$	12,500.00	Yes / No	
	If No explain:				
2 Was	any personal proper	ty included in the sale price?	Yes / No	Personal Property was (c.	ircle all that apply):
App	liances Furniture	Other (please explain):			
If th		l property and produces inc	was included in the purchase prome, what rent has been charg		\$
5 Wha	t expenses have bee	n incurred in each of the pa	st five years? \$		
6 How	long was the proper	ty on the market?			
7 Were	e any changes made	to the property either before	or after the sale?	Yes / No	
(Exa	ample: Remodeling	Renovations Additions	Repairs Demolition)		
If Ye	es explain:				
				COMPANIED	ON 10 4 CT /

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

PARCE	EL#/ 6/20 16	(11700	1-05 178	reez		GRANTEE MASTER NAN	TE#_TVCL (10)UC
FILING NUM		34/00 /	1.30 40	<u></u>			Comme	nites
								. Dist
DOC STAN	иря <u></u>			tax/lien			#/	09/7
SALES FIL	LE#_ 3(5	# PAG	res				
NEIGHBORHOOI	D#							
	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 RESI
	405	500	505	510	S15	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMOI COMMERCIAL
	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		
	1010	1015	1020					
į	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500	·		
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
<u>[</u>							SUBURBAN _	
TAX DISTRICT_	65						-	
TOTAL SALÉ PRICE_	-0							
521 ADJUSTMENTS <u>\$</u>		· <u> </u>						
OR ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	12-26	-17						
DEED TYPE	Corpo	oration	WD					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED ;	SUBCHANGED SALE		S LENGTH / NOT VALID FOR EASUREMENT			
OCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	cowles	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	South	Centra	1 Bant	2 Co.FH	ed to	o Scho	01	
COMMENTS	South	Centra	l Bant	2 g.71	ed to	o Schu	<u>_</u>	160

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.

315

FORM **521**

	The deed will not be rea	corded unless this staten	nent is signed and	items 1-25 are ac	curately complet	
1 County Name	2 County Nu	mber	3 Date of Sale/Ti	ransfer	4 Date of Deed	d .
	WEBSTER - 91		Mo. 12 D	yr. 2017	7 Mo. 12	Day 26 Yr. 2017
	ss, and Telephone (Please F	rint)	6 Grantee's Nan	ne, Address, and Tele		
Grantor's Name (Seller) South Central Stat	te Bank		Grantee's Name Red Cloud	(Buyer) Community Sch	noole District t	80
Street or Other Mailing Add	dress		Street or Other N	lailing Address	IOOIS, DISTIICE F	† <u>4</u>
PO Box 186	State	Zip Code	334 N Cheri	ry St		
Campbell	NE	6893	2 Red Cloud		State NE	Zip Code 68970
Phone Number			Phone Number	Is the gra	intee a 501 (c)(3) ord	anization? Yes JN
Email Address			Email Address	If Yes, is t	the grantee a 509(a)	foundation? Yes N
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		<u></u>	(C)
= :	Single Family	industrial	Mineral Interest	s-Nonproducing	State Assess	
✓ Unimproved	Multi-Family	Agricultural	Mineral Interests	s-Producing	Exempt	
I IOLL	Commercial	Recreational				
	onservator		Land Contract/Memo	Partition	Sheriff	Other
	orrective eath Certificate — Transfer on E		Lease Mineral	Personal Rep.	Trust/Trustee	
9 Was the property purcha	ased as 10 Tune of Tran			ble Trust Revocat	✓ Warranty	7
part of an IRS like kind (I.R.C. § 1031 Exchange	exchance?!	☐ Easement			ale inust	Transfer on Death
Yes V No	Court Dec	ree Exchange Gra	inter Trust Partition		tion of Contract	Trustee to Beneficiary Other (Explain)
1 Was ownership transferre	ed in full? (If No, explain the di	vision.)			ased for same use?	(If No, state the intended use
✓ Yes No_				✓ Yes No_		
Was the transfer betweer ✓ Yes ✓ No	relatives, or if to a trustee, ar			the appropriate box.)	
∐ Yes [✔]No	Aunt or Uncle to Niece		, Partnership, or LLC	∐ Self		Other
	Ex-spouse	☐ Grandparent ☐ Parents and	s and Grandchild	Spouse		
What is the current marks	et value of the real property?	Farents and		Step-parent a		
	in the or are roughly;		Yes	age assumed? (If Yes,	, state the amount ar	nd interest rate.)
i Does this conveyance div	ide a current parcel of land?		ŧ —	No \$	lent or a fitte compan	my? (If Yes, include the name
Yes No			of the agent or	title company contact	Yes_	No
Address of Property	-10		19 Name and Add	ress of Person to Who	m the Tax Statemen	
e41 N Web	1246 L		same as Gi			
a No address assigne						
Legal Description	d 18b 🗸 Vacant land					
						
Lots One (1) and	d Two (2), Block S	Seven (7), Origina	I Town of Re	d Cloud, We	bster Count	v. Nebraska
		• • •		,		y, mostacha.
If agricultural, list total num	hor of anno					
in agricultures, list total ritis	ider of acres					
2 Total purchase price, in	ncluding any liabilities ass	umed			\$	2 00
			**********	*************	22	Q ,00
Was non-real property	included in the purchase?	' ☐ Yes 🔽 No (If Yes, ∈	enter dollar amount a	and attach itemized	list.) 23	
Adjusted purchase prid	e paid for real estate (line	22 minus line 23)			24	0100
	ot from the documentary s		_		<u> </u>	
Under pe	enalties of law, I declare that	I have examined this stateme	n number ent and that it is to the	e heet of my knowled	co and halist true	
posicion, dille tile	ar i arri duly autronzeo lo sign	this statement.	one and and to to, to an	s best of my knowled	ge and Deller, True, (complete, and
Kory J. Me	CUracken lame of Gigantee or Authorized	Danis - L	4			(402) 746-3613
ign into per	arrie on Granice of Authorized	nepresentative		Attorno		Phone Number
ere Signature of G	rantee or Authorized Represer	olative	Title	Attorney		_ 12/27/17
CIC	and the present the present	-100 40	THE			Date /
Data Daay B	ŀ F	Register of Deed's Use O				For Dept. Use Only
Date Deed Recorded		or Exempt Number	28 Recording Data	0 - 1		
Mo. 12 Day 27 Yr aska Department of Revenue	17 \$ Exem	ッナ 	DK2017,1	Pg 2110		
No se seo seos a cole o e				_	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

BK2017, Pg 3170

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of December A.D., 20 17, at 11:40 o'clock A.M. Recorded in Book 2017 on Page 3170

Deb Klingenberger County Clerk 10.00

B. B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date / 2-2フ-ノフ S Exemple # 2 By BB

CORPORATION WARRANTY DEED

South Central State Bank, a corporation organized and existing under the laws of the State of Nebraska, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) received from GRANTEE, Red Cloud Community Schools, District #2, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots One (1) and Two (2), Block Seven (7), Original Town of Red Cloud, Webster County, Nebraska.

In the event the property is sold, Grantor or their successors shall have a first option to purchase said property for \$1.00. The Grantee shall not sell or lease the property to any bank, credit union or savings and loan association; this restriction is binding upon all successors to this title.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances except 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 December 26, 2017.

SOUTH CENTRAL STATE BANK

By: Schaefer, President

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on December 26th, 2017, by Jerry Schaefer, President of South Central State Bank, a Nebraska Corporation, on behalf of the Corporation.

Comm. expires __10 - 13 - 21

Notary Public

GENERAL NOTARY - State of Nebraska KATHRYN L. ANDERSON My Compt. Exp. October 13, 2021

Phone/Fax: (402) 746-3613 KORY:C:\wp\800\RCCS_SCS.CWD 11/29/17

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

COVER PAGE PROPERTY TRANSFER

BOOK & PA		1-0114	,	IGES	_	GRANTEE MASTER NAM	1EH DYAN	bey
PARCEL FILING NUMB		32400	_[1935	0		_	J. W.	harto
D00 cm		(a 0)		- 60			_"/3	164
DOC STAME	" <u></u>	6.00		tax/lien	. .	_		
SALES FILE	#	16	# PAG	ES	_			
NEIGHBORHOOD	1	100	105	290	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	400 BLADEN RESID
	405	500	505	510	515	600	605	610
į	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE		ROSEMON COMMERCIAL I
i	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 COMME
	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	
			, some of 10 late	EXCENT 1	GAINE & PARKS		SUBURBAN	
TAX DISTRICT	195						_	
TOTAL SALE PRICE	96,0	200						
ZI ADJUSTMENTS \$	<u></u>		<u></u>					
PR ADJUSTMENTS <u>\$</u>	·							
REVIEW CODE	NO							
SALES DATE	12-1	5-201	7					
DEED TYPE		ND						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	①	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SAL	E NOTTO BE USED ARM	1S LENGTH / NOT VALID FOR EASUREMENT			
OCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
j	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	Ì	1		1	ĺ	í	. }	

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

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

FORM **521**

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

10 Do Mod Will Rio Hogicia, C. Docas.	
 If additional space is needed, add an atta 	achment and identify the item.

1 County Name		2 County Number			3 Date of S			2017	4 Date of		1.1	20-	17
	WEBSTE		Ÿ					Yr. <u>2017</u>		12 Day		_Yr	<u></u>
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)								
Travis L. James and Katie E. James					Bradley J. Wharton Street or Other Mailing Address								
Street or Other Mailing 916 Tilden	J Address				1114 W								
^{City} Hastings		State NE	Zip Coo 68	le 901	City Blue Hil				State NE				68930
Phone Number		Ma		â	Phone Nun	19 - 1	1011	Is the grantee If Yes, is the g				Yes Yes	lanner of
Email Address		1/a			Email Addr	ess			nla				
7 Property Classifica	<u>'</u>	* !	ories A and B. Che	ck C if	property is	also a n	nobìle h	nome.	.,				
(A) Status	-			(B)	Property 1	- 						(C)	
improved	Single Famil	- =	ustrial	Ļ							le Home		
Unimproved	Multi-Family Commercial	= *	icultural creational	L	_ witteration	ileresis-r	Producin	ıy	Exem	μι	ı		
8 Type of Deed	Conservator		Distribution	Lan	id Contract/N	/lemo	Partit	tion 🔲	Sheriff		Other_		
Bill of Sale	Corrective		Easement	Lea		Ī		' ===	Trust/Trus	tee			
Cemetery L	'	- Transfer on Death	Executor	Min					Warranty	Tree			
9 Was the property p part of an IRS like- (I.R.C. § 1031 Exch	kind exchange?	Type of Transfer [Auction	Distribution Easement	Foreclo Gift		revocabli ife Estate		Revocable 1	Irust	=		n Death Beneficia	rν
	No No	Court Decree		Granto	=-	artition		Satisfaction	of Contra	=	er (Exp		
11 Was ownership trans	sferred in full? (If No.	, explain the division.)			_	as real e	state purchased	d for same	use? (If No	o, state	the inten	ded use.)
Yes 13 Was the transfer bet		to a trustee are the t	ructor and bonoficia	n rolot	throat (If Voc								
Yes Vas the transier bet		Incle to Niece or Nep		•	artnership, o			elf		Other	·		
	_	and Sisters	Grandpa	rents a	nd Grandchi	ild	☐ s	pouse		_			
	Ex-spous	e	Parents	and Ch	ild		☐ s	tep-parent and	Step-child				
14 What is the current r	narket value of the re	eal property?				,,,		med? (If Yes, sta	ate the am	ount and in	terest r	ate.)	_
\$96,000 16 Does this conveyand	ce divide a current n	arcel of land?			Yes	_	✓ No	\$eal estate agen	t or a title	company?	/If Veg i	include th	_ % ne name
Yes 🗹		and or land.			of the a	gent or ti	tle comp	pany contact.)	✓ Yes B	ecky Hem	nann		☐ No
18 Address of Property		Diug Hill Ni	= 69020		_		ess of Pe	erson to Whorn	the Tax St	atement Sh	ould be	Sent	
1114 West S	aiirie Street,	, blue fill No	= 00930	l	Grante	е							
18a 🔲 No address as	signed 18b	Vacant land											
20 Legal Description													
Lots 4, 5, 6 and 7 and the West 1/2 of Lot 8, Block 4, Hoover's Addition to Blue Hill, Webster County,													
Nebraska, ad	cording to ti	he recorded	plat thereof	ľ									
21 If agricultural, list tota	al number of acres												
										\$			1
22 Total purchase pr	rice, including any	liabilities assumed	1						22	e		96,000	0 <mark>;00</mark>
23 Was non-real pro	perty included in t	the purchase? 🔲	Yes No (If Y	′es, en	ter dollar aı	mount a	ınd atta	ch itemized lis	, harrier 1	Ψ			<u> </u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						. 24	\$ 		96,000	000			
25 If this transfer is	exempt from the d	ocumentary stamp	tax, list the exem	nption	number								
		w, I declare that I have thorized to sign this s		atemen	t and that it	is, to the	e best of	f my knowledge	and belie	f, true, con	nplete, a	and	
	ey J. Wharton	unonzed to sign this s	statement.								40a.	519-1	011
	Type Name of Grants	ee or Authorized Rep	resentative									e Numbe	
sign Brodley Twhatan										2-15-20)17		
here Signature of Grantee or Authorized Representative					iue						Date		
26 Date Dood Boomis	٠٠٠ ١٠٠٠	Regist Value of Stamp or E	ster of Deed's Us	se On	ly 28 Recordin	na Data					For D	ept. Use	Only
26 Date Deed Recorded Mo. 12 Day 2	o IM	\$ 216.00			BKA) Dala	Po	3176					
lebraska Department of Rev form No. 96-269-2008 9-201		269-2008 Rev. 2-2016				,			Authorize	d by Neb. Rev	v. Stat. §§	§ 76-214, 7	7-1327(2)

PAGE 1 COMMENTS			
BOOK-PAGE 2017	-3176 DATE OF SALE	12-15-2017	
LEGAL DESCRIPTION LO	ts 4,5,6+7+W/2	Lot 8 Block 4 Hoover	s Addition to 184
LOCATION ID PARCEL(S)	000332400		
ASSESSOR LOCATION B	ue Hill	ADDRESS OF PROPERTY /// C	W Saline
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	5310	67850	73160
2016	5310	79 050	84 3 ced
0017	5310	79050	84360
-			
SELLING PRICE ALO,	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
1	<u>моизе</u>	QUALITY 30 HOUSE CONDITION 35	DATE OF CONSTRUCTION 1890

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 01/05/2018 Record: 1 of:

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

Parcel ID #: 000332400 Map # : 4133-00-0-20055-004-9350

WHARTON, BRADLEY J. Situs :1114 W SALINE ST

Legal :LOTS 4-7 & W1/2 LOT 8 BLOCK 4 BLUE

1114 WEST SALINE STREET HILL HOOVERS ADDITION

BLUE HILL, NE 68930-

LOT INFORMATION

Neighborhood: 300 BLUE HILL

Lot Width : 225 Value Method: SF
Lot Depth : 135 # of Units : 30375
Topography : LEVEL Amenities Unit Value : 0.17

Street Access : SW, C&G, PA

Utilities : ALL Lot Value : 5,310

PHYSICAL INFORMATION

Adjustments:

Type : 1 - Single Family Year Built/Age : 1890/127

Quality : 30 - Average Effective Age : Condition : 35 - Average + Remodel Date : Arch Type : Remodel Type :

Style : 1-1/2-St-Fin 88% One-Story 12%

Exterior Wall : 100% VINYL Floor Area : 1,258 Basement Area : 888

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3
Baths : 1.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 6

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$84,360

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

 Improvement Value
 \$79,050

 Land Value
 \$5,310

 FINAL ESTIMATE OF VALUE
 \$84,360

 Value per Square Foot
 63

 Current Total Assessed Value for Parcel # 000332400
 \$84,360

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: 01/05/2018 Record : 1 of: 1

Parcel ID #: 000332400 Map # : 4133-00-0-20055-004-9350

WHARTON, BRADLEY J. Situs :1114 W SALINE ST

Legal :LOTS 4-7 & W1/2 LOT 8 BLOCK 4 BLUE

1114 WEST SALINE STREET HILL HOOVERS ADDITION
BLUE HILL, NE 68930-

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	t Bas	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,258	x	74.66	= 93,922
ADJUSTMENTS		<u>Units</u>	<u>Unit Cost</u>	<u> Area Adj</u>	Total Cost
ROOFING					
SUBFLOOR					
HEATING & COOLING		1,258	2.01	2.01	2,529
PLUMBING Base is: 9	(under base)	3	1176.67	(2.67)	(3,359)
BASEMENT COST		888	17.14	12.10	15,224
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH		533	7.03	2.98	3,747
ADJUSTED STRUCTURE COST		1258	x	89.08	= 112,063
IMPROVEMENTS		Units	Unit Cost	Depr	Total Cost
ATTACHED GARAGE		516	23.24	0.42	11,990
YARD SHED/AVE		72	2.38	17%	140 *
SLAB W/ROOF & STEPS		232	22.63		5,250
WOOD DECK		264	12.47		3,290
CONCRETE DRIVE		860	4.02		3,455

TOTAL REPLACEM	ENT (COST I	NEW			1258	х	108.15	= 136,050
Depreciation	:	42%	Total	42%	Physical Less Depr			Economeciation :	ic (57,140)
Improvement Va. Land Value Lump Sums									\$78,910 \$5,310 140
ESTIMATE OF VAI Value per Squai									\$84,360 \$63.00

BK2017, Pg 3176

State of Nebraska ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of December A.D., 20 17, at 8: o'clock A M. Recorded in Book 2017 on Page 3/76 Kl:ngenberger County Clerk Comp Assessor Carded

NEBRASKA DOCUMENTARY

Return To: Bradley J. Wharton, 1114 West Saline Street, Blue Hill, NE 68930

WARRANTY DEED

TRAVIS L. JAMES AND KATIE E. JAMES, 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 BRADLEY J. WHARTON, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots Four (4), Five (5), Six (6) and Seven (7) and the West Half (W %) of Lot Eight (8), Block Four (4), Hoover's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE 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.

Dated: $\sqrt{2-14}$,	2017.
TRAVIS L. JAMES	KATIE E. JAMES
STATE OF Nebraska)
COUNTY OF Adams)SS:)
The foregoing warranty deed wa	is acknowledged before me on <u>December</u> 14 th ,

Notary Public Becky J. Hermann My commission expires: October LJ

> BECKY J. HERMANN **1973: Notary State of Nebrasica** My Commission Expires Oct. 12, 2020.

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk

dlwebcoassr@outlook.com

DATE:

1/8/2018

SELLER: TRAVIS L. & KATIE E. JAMES

916 TILDEN

HASTINGS, NE 68901

BUYER: BRADLEY J. WHARTON

1114 WEST SALINE STREET BLUE HILL, NE 68930

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

3324 BOOK/PAGE:

2017-3176

DATE OF SALE:

12/15/2017

LEGAL DESCRIPTION:

LOTS 4,5,6,7 AND WEST 1/2 LOT 8 BLOCK 4 HOOVERS ADDITION TO BLUE HILL

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

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

What was the	total purchase								
1 prio	ce?	\$ \$		96,000.00	Yes / No				
If No expla	in:								
2 Was any persona	l property included i	n the sale price?		Yes/No	Personal Property v	was (circle all that apply):			
Appliances Fu	rniture Other (ple	ase explain):							
	3 What is the dollar value of the personal property that was included in the purchase price?								
	a rental property at	nd produces inco	me, what ren	t has been charg	ged for it in \$				
4 each of the past	five years:				_				
5 What expenses h	iave been incurred i	n each of the pas	t five years?	\$					
6 How long was th	e property on the ma	rket?							
7 Were any change	es made to the prope	rty either before o	r after the sale	e?	Yes / No				
(Example: Remo	odeling Renovatio	ns Additions	Repairs De	emolition)					
If Yes explain:									
					CONTIN	UED ON BACK			

COVER PAGE PROPERTY TRANSFER

PARCE FILING NUM		329300	5/900	40			Charle	1 0
			<i>, </i>				Do:	ene
DOC STAN	APS 139	.50		tax/lien			#116	man 08
SALES FIL	<u> 3/</u>	7	# PA	.GES			77 6	
NEIGHBORHOOL	1							
	1 AGRICULTURAL	100 GUIDE ROCK	105	200	205	300	305	400
	ACMEDITORAL	RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESI
	405	500	505	510	S15	600	605	610
	BLACEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOM SITE	E COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO	ROSEMOI COMMERCIAL
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOM SITE	E INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	
i	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	(000)	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		•	
TAX DISTRICT_	195						SUBURBAN _	
TOTAL SALE PRICE	62,0	WO						
21 ADJUSTMENTS \$								
OR ADJUSTMENTS S								
REVIEW CODE	NO							
SALES DATE	_//-30	2-201	7					
DEED TYPE	DOD	2-201-						
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	0	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SAI		S LENGTH / NOT VALIO FOR EASUREMENT			
DCATION CODE	вн	BLA	cow	GR	AM	RC	ROS	RUR

FORM

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

The deed will not be recorded unless this statement	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	45 47				
WEBSTER - 91	Mo. 11 Day 30 Yr. 17 Mo. 11 Day 15 Yr. 17					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) BRIAN WORMUTH, PR OF DEAN R WORMUTH ESTATE	Grantee's Name (Buyer) GARRY & CHARLENE REIMAN					
Street or Other Mailing Address 804 E SOUTH STREET	Street or Other Mailing Address PO BOX 204					
City State Zip Code GRAND ISLAND NE 68801 Phone Number 68801	City State BLUE HILL NE	Zip Code 68930				
FROM NUMBER	Phone Number Is the grantee a 501(c)(3) organi: If Yes, is the grantee a 509(a) fou					
Email Address	Email Address					
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.					
) Property Type	(C)				
✓ Improved ✓ Single Family ☐ Industrial ☐ Unimproved ✓ Multi-Family ☐ Agricultural ☐	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home				
OLL Commercial Recreational	Mineral Interests-Producingj Exempt					
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff	Other				
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Le. ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Mil	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty	_				
9 Was the property purchased as part of an IRS like-kind exchange?		ransfer on Death				
(I.R.C. § 1031 Exchange)		rustee 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 C 12 Was real estate purchased for same use? (If	ther (Explain)				
Yes No	Yes No	vo, state the intended use.)				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.						
	Partnership, or LLC Self Soft	er				
Brothers and Sisters Grandparents : Ex-spouse Parents and Cl	and Grandchild Spouse					
Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)						
\$62,000	Yes No \$	%				
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	? (If Yes, include the name				
☐ Yes ✓ No	of the agent or title company contact.) Yes	No				
18 Address of Property 309 S WEBSTER	19 Name and Address of Person to Whom the Tax Statement S GARRY & CHARLENE REIMAN	should be Sent				
OOO O WEDO! LEIK	PO BOX 204					
18a No address assigned 18b Vacant land	BLUE HILL, NE 68930					
20 Legal Description						
LOTS 8,9 & S1/2 OF 10, BLOCK 7, GRUSSELS' SUBDIVISIO	N OF ROHRER'S ADDITON TO BLUE HILL,	WEBSTER				
COUNTY, NEBRASKA ALONG WITH THE NORTH 1/2 OF VA	ACATED SEWARD STREET ABOTTING SAL	D LAND.				
21 If agricultural, list total number of acres						
	\$					
22 Total purchase price, including any liabilities assumed		62,000,00				
23 Was non-real property included in the purchase? Yes 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 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, co	mplete, and				
JENNIFER FLEISCHER 1		(402) 762-3524				
Sign Print or Type Name of Grantee or Authorized Representative	ATTORNEY	Phone Number				
	ATTORNEY.	- <u>12/14/17</u>				
here Signature of Grantee of Authorized Representative	I IIIG	Date				
Register of Deed's Use On	·	For Dept. Use Only				
26 Date Deed Redorded	28 Recording Data BK2017. Pg 3200					
Mo. 12 Vay 24 Vr. 11 \$ /39.50	NAULI, FY JAW	Day Chat St 70 Od 4 77 4007/0				

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 December A.D., 20 17, at 1:17 o'clock P.M. Recorded in Book 2017 on Page 3200

Deb Klingenberger County Clerk \$10.00 B.B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-29-17
\$ 139.50 By 1313

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

BRIAN WORMUTH, Personal Representative of the Estate of DEAN R. WORMUTH, Deceased pursuant to appointment by the County Court of Webster County, Nebraska GRANTOR, conveys and releases to GARRY REIMAN and CHARLENE REIMAN, husband and wife, GRANTEE, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

LOTS EIGHT (8), NINE (9) AND THE SOUTH HALF (S1/2) OF LOT TEN (10), BLOCK SEVEN (7) GRUSSEL'S SUBDIVISION OF ROHRER'S ADDITION TO BLUE HILL, WEBSTER COUNTY, NEBRASKA ALONG WITH THE NORTH ONE-HALF OF VACATED SEWARD STREET ABUTTING SAID LAND.

Subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate, GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed: 11/15/17

Brian Wormuth, Personal Representative Estate of Dean R. Wormuth, Deceased

STATE OF NEBRASKA

)ss.

COUNTY OF Hall

The foregoing instrument was acknowledged before me on Wovember 15, 2017 by Brian Wormuth, Personal Representative of the Estate of Dean R. Wormuth, Deceased.

GENERAL HOTARY-State of Nebraska
SHAYLENE BLEIER
My Comm. Expires Aug. 1, 2021

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 01/09/2018 Record: 1 of: 1

Inspected By: TS Inspection Date: 09/03/2015

Parcel ID #: 000329300 Map # : 4133-00-0-20035-007-9040

REIMAN, GARRY & CHARLENE Situs :309 S WEBSTER ST

Legal :LOTS 8 & 9 & S1/2 LOT 10 & 40' VACATED

PO BOX 204 STREET BLK 7 GRUSSELLS SUBDIV OF

BLUE HILL, NE 68930-0000 ROHRERS ADD

LOT INFORMATION

Neighborhood: 300 BLUE HILL

Lot Width : 144.75 Value Method: SF
Lot Depth : 130 # of Units : 18817.5

Topography : LEVEL Amenities Unit Value : 0.23

Street Access : GRAVEL Adjustments :

Utilities : ALL Lot Value : 4,380

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1978/39

Quality : 20 - Fair Effective Age : Condition : 30 - Average Remodel Date : Arch Type : Remodel Type :

Style : One-Story 100% Exterior Wall : 100% HARDBOARD

Floor Area : 1,344
Basement Area : 1,344

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2
Baths : 1.5

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$68,615

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value \$64,235
Land Value \$4,380
FINAL ESTIMATE OF VALUE \$68,615
Value per Square Foot 48

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: 01/09/2018 Record: 1 of: 1

:LOTS 8 & 9 & S1/2 LOT 10 & 40' VACATED

Parcel ID #: 000329300 Map # : 4133-00-0-20035-007-9040 Situs Legal REIMAN, GARRY & CHARLENE :309 S WEBSTER ST

PO BOX 204 STREET BLK 7 GRUSSELLS SUBDIV OF BLUE HILL, NE 68930-0000 ROHRERS ADD

COST APPROACH - Values By Marshall & Swift

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

	DESCR	PIPTION			
		Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,344	x	66.95 =	89,981
ADJUSTMENTS		<u>Units</u>	Unit Cost	Area_Adj	<u>Total Cost</u>
ROOFING					
SUBFLOOR					
HEATING & COOLING		1,344	1.90	1.90	2,554
PLUMBING Base is: 7 (over	r base)	l	922.14	0.65	874
BASEMENT COST		1,344	16.12	16.12	21,662
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH		1,136	5.22	4.41	5,930
ADJUSTED STRUCTURE COST		1344	x	90.03 =	121,000
IMPROVEMENTS		<u>Units</u>	Unit Cost	Depr	Total Cost
ATTACHED GARAGE		336	22.47	0.56	7,550
CONCRETE PAD/AVE		240	1.58	17%	315 *
CONCRETE DRIVE		288	4.26		1,225
DET GAR AVE CONC		432	18.39	17%	6,595 *
OPEN SLAB PORCH		32	15.78		505

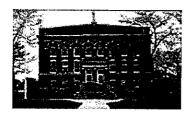
TOTAL REPLACEM	ENT	COST :	NEW		. –	1344	x	96.93	=	130,280
Depreciation	:	56%	Total	56%	Physical	Func	tional	Econo	mic	
					Less Depr	reciation/P	lus Appre	ciation :		(72,955)
Improvement Va	lue									\$57,325
Land Value										\$4,380
Lump Sums										6,910
ESTIMATE OF VA	LUE	(USIN	G THE CO	ST API	PROACH) .					\$68,615
Value per Squa	_	ـ								\$48.00

PAGE 1 COMMENTS			
BOOK-PAGE 20	0/7-3200 DATE OF SALE	11-30-2017	
1001-101-1-1-1-1	ots 8,9 + 5/2 10 B dition to BIT 00329300	· · · · · · · · · · · · · · · · · · ·	division of Rohrers
ASSESSOR LOCATION B	ue Hill	ADDRESS OF PROPERTY 30	9 s Webster
YEAR	LAND	IMPROVEMENTS	TOTAL.
2015	4380	63580	67960
2016	4380	64235	68 615
2017	4380	64235	68615
_			
SELLING PRICE 621	DOO ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE# 9/- MOBILE HOME NA	BOTH HOUSE O	QUALITY 20 HOUSE CONDITION	30 DATE OF CONSTRUCTION 1978

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk diwebcoassr@outlook.com



DATE:

1/10/2018

SELLER: BRIAN WORMUTH, PR OF DEAN R. WORMUTH ESTATE

804 E SOUTH STREET

GRAND ISLAND, NE 68801

BUYER: GARRY & CHARLENE REIMAN

PO BOX 204

BLUE HILL, NE 68930

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

329300 BOOK/PAGE:

2017-3200

DATE OF SALE:

11/30/2017

LEGAL DESCRIPTION:

LOTS 8,9 & S1/2 OF 10, BLOCK 7, GRUSSELS SUBDIVISION OF ROHRER'S ADDITION TO BLUE HILL, NE ALONG WITH THE N1/2 OF VACATED SEWARD STREET ABUTTING SAID LAND

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

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

What was	the total pur	chase						
1	price?	\$_5	3		62,000.	00	Yes / No	
If No e	xplain:		,					
2 Was any pers	sonal propert	y included in th	e sale price?	_	Yes / No	Pers	sonal Property	was (circle all that apply):
Appliances	Furniture	Other (please	explain):					
	ty is a rental	property and p			d in the purchase rent has been ch	_		s
5 What expens	ses have beer	ı incurred in ea	ch of the pas	t five years	? \$			
6 How long wa	s the propert	y on the market	?					
7 Were any cha	anges made t	o the property e	ither before o	r after the s	sale?	Yes	/ No	
(Example: R	emodeling	Renovations	Additions	Repairs	Demolition)			
If Yes explain	n:							
					<u> </u>		CONTI	NUED ON BACK

COVER PAGE PROPERTY TRANSFER

PARCI FILING NUN		145300	D/ 38.	<u> 290 </u>			Fuebliz	TOUS
						_	#/6	2023
DOC STA	мря —		···-	tax/lien				
SALES FI	ue#3	218	# PAG	ES	_			
NEIGHBORHOO	D # 1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					i
	COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		· · · · · · · · · · · · · · · · · · ·	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	
TAX DISTRICT	65						SUBURBAN	
TOTAL SALE PRICE								
21 ADJUSTMENTS <u>s</u>	;							
PR ADJUSTMENTS <u>S</u>								
REVIEW CODE	NO							
SALES DATE_	12-	28-20	17					
DÉED TYPE	W	>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SALI		S LENGTH / NOT VALID FOR EASUREMENT			
DCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
1	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	ļ	1	}	í	ĺ	i i	1	1

Real Estate Transfer Statement

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

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

FORM 521

The dead will not be recorded unless this statem	ent is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	
WEBSTER - 91	3 Date of Sale/Transfer Mo. 12 Day 28 yr. 2017 4 Date of Deed Mo. 12 Day 28 yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Roger & Lila Bohrer and Gary & Beverly Meyer	Board of Public Trust
Street or Other Mailing Address 341 W 10th Ave	Street or Other Mailing Address C/o City Clerk, 540 N Webster St
City State Zip Code Red Cloud NE 68970	City State Zip Code NE 68970
Phone Number	Phone Number Is the grantes a 501 (c)(3) organization? Yes ✓ No
Email Address	If Yes, is the grantee a 509(a) foundation? 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	3) 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	
	and Contract/Memo Partition Sheriff Other
	ease Personal Rep. Trust/Trustee
	ineral Quit Claim 📝 Warranty
part of an IBS like-kind exchange?	closure Irrevocable Trust Revocable Trust Transfer on Death
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
Yes No Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Other (Explain)
Yes No	12 Was real estate purchased for same use? (If No, state the intended use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re-	atives? (If Yes, check the ampromiate box.)
	Partnership, or LLC Self Other
	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 interest rate.)
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes 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
241 West B Avenue Red Cloud, NE 68970	same as Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
Lots Thirteen (13), Fourteen (14) and Fifteen (15), I	Block Six (6), Garber's Addition to Red Cloud.
Webster County, Nebraska.	<i>,,,</i>
r	
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? 🔲 Yes 📝 No (if Yes, e	nter dollar amount and attach itemized list.) 23 \$ 0,00
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 statement	number
correct, and that I am duly authorized to sign this statement.	in and start to, to the best of thy knowledge and bester, stue, complete, and
Kory J. McCracken	(402) 746-3613
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number
	Attorney 12/28/17
here Signature of Grantee of Authorized Representative	Title Date
Register of Deed's Use Or	ly For Dept. Use Only
6 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 12 Day 29 Yr. 2017 \$ lenent #2	BW2017, Pg 3203
ebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Blu2017, Pg 3203

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 37 day of Dec A.D., 20 17, at 3:35 o'clock O.M. Recorded in Book 2017 on Page 3203

Debrak line and percent Clerk 10.00 Debray Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12/29///
\$LLOMP TO BY NOW

WARRANTY DEED

Roger L. Bohrer & Lila J. Bohrer, husband and wife, and Gary L. Meyer & Beverly Meyer, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Six (6), Garber's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed December 28, 2017.

Roger L. Bohrer

Gary L. Meyer

Lila J. Bohrer

008 1 2 4 . . .

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December <u>28</u>, 2017, by Roger L. Bohrer & Lila J. Bohrer, husband and wife, and Gary L. Meyer & Beverly Meyer, husband and wife.

Comm.

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

Phone/Fax: (402) 746-3613 KORY:C:wp/800/BOPT G&R,WD 12/21/17 Page 1 of 1 Pages

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

BOOK & PA	AGE ~U	-3200	<u> </u>	PAGES		GRANTEE MASTER NAM	er Dale	K. Bern
PARCEL FILING NUMB		12200/	64273	5 29-1	1-10		Truste	e Dale
	00 14	12501	643	00 29	9-1-10	_ 	K. B.	erns
DOC STAM	319			tax/lien		#13162		
SALES FILE			# PAGES					
NEIGHBORHOOD	# (1)	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOM SITE		COWLES E COMMERCIAL / NO SITE	ROSEMONT W/HOME	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 hon site	inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
PROPERTY CLASS	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
Į							SUBURBAN _	
TAX DISTRICT_	45							
TOTAL SALE PRICE_	-6			-				
521 ADJUSTMENTS \$				_				
SSOR ADJUSTMENTS \$				_				
REVIEW CODE	NO	!						
SALES DATE	12-2	9-201	7					
DEED TYPE	w	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED !	SALE NOT TO BE USED A	VALID FOR			
LOCATION CODE	вн	BLA	cow	GR	INA INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
(0=	Truste	es Fi	oeb+7	Dale.	to T	rustee	Dale	Bern

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

The deed will not be recorded unless this	etatemen	nt is signed and items 1-25 are accurately completed.					
	statemen	3 Date of Sale/Transfer 2017 4 Date of Deed 2017					
1 County Name 2 County Number WEBSTER - 91		Mo. 12 Day 29 Yr. Mo. 12 Day 29 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 (Buver)					
Dale & Deborah Berns, Co-Tstees, Dale & Deborah Be	rns RT	Dale K. Berns, Trustee of the dale K. Berns					
Street or Other Mailing Address 1210 Rd C		Street or Other Mailing Address 1210 Rd C					
City State Zing Red Cloud NE	p Code 68970	City State Zip Code 68970					
Phone Number (402) 746-2720		Phone Number Is the grantee a 501 (c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes No					
Email Address		Email Address					
	05 I- 0 '	Managed in also a makile home					
7 Property Classification Number. Check one box in categories A and B.		(0)					
(A) Status	(D)	Mineral Interests-Nonproducing State Assessed Mobile Home					
	Ĺ						
		and Contract/Memo Partition Sheriff Other					
8 Type of Deed Conservator Distribution Bill of Sale Corrective Easemen	=	pase Personal Rep. V Trust/Trustee					
Cemetery Death Certificate – Transfer on Death Executor	=	ineral Quit Claim Warranty					
Was the property purchased as 10 Type of Transfer Distribution		closure Irrevocable Trust Revocable Trust Transfer on Death					
part of an IRS like-kind exchange?	Gift	Life Estate Sale Trustee to Beneficiary					
(I.R.C. § 1031 Exchange) Auction Easement Yes V No Court Decree Exchange	=	tor Trust Partition Satisfaction of Contract Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)					
✓ Yes No		Yes					
13 Was the transfer between relatives, or if to a trustee, are the trustor and ber	neficiary rela	atives? (If Yes, check the appropriate box.)					
		Partnership, or LLC Self Other					
Brothers and Sisters Gra	andparents a	and Grandchild Spouse					
Ex-spouse Par	rents and Ch	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.)					
\$268,825		Yes No \$%					
16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name					
Yes No		of the agent or title company contact.) Yes Volume No					
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent					
		Same as Grantee					
18a 🔽 No address assigned 18b 🗌 Vacant land							
20 Legal Description							
The South Half of the Northeast Quarter (S½NE¼) and the North Half of the Southeast Quarter (N½SE¼) of							
Section Twenty-nine (29), Township One (1) Nor	th, Rang	ige Ten (10) West of the 6th P.M., Webster County,					
Nebraska.							
21 If agricultural, list total number of acres160 + or							
		l Is					
22 Total purchase price, including any liabilities assumed							
on Was now year manager implicated in the principles of Carlo	a /If Vaa a	enter dollar amount and attach itemized list.) 23					
23 Was non-real property included in the purchase? Yes V	o (ii tes, ei	######################################					
24 Adjusted purchase price paid for real estate (line 22 minus line 23	3)						
OF Make the of the second for the decimal transfer for Establish		4					
25 If this transfer is exempt from the documentary stamp tax, list the	exemption this stateme	ent and that it is, to the best of my knowledge and belief, true, complete, and					
correct, and that I am duly authorized to sign this statement.	ine clarente						
Kory J. McCracken		(402) 746-3613					
Print or Type Name of Grap ee of Authorized Representative		Phone Number					
sign		Attorney 12/29/					
here Signature of Grantee or Authorized Representative		Title Date .					
Register of Deed	d'e Hea Or	Inly For Dept. Use Only					
26 Date Deed Recorded 27 Value of Stamp or Exempt Numb		28 Recording Data					
14		BW2017. Pg3204					
Mo. 12 Day 27 Yr. 2017 \$ Sumpt #4		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		- manoranda of 1/00					

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 day A.D., 20<u>17</u> Recorded in Book 2017 <u>ം ഗഗൂക</u>county Clerk Our Deputy Carded

Assessor

NEBRASKA DOCUMENTARY

WARRANTY DEED

Dale K. Berns and Deborah J. Berns, Co-Trustees of The Dale and Deborah Berns Revocable Trust u/a/d September 26, 2011, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Dale K. Berns, Trustee of the Dale K. Berns Revocable Trust u/a/d October 1, 2013, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northeast Quarter (S½NE¼) and the North Half of the Southeast Quarter (N½SE¼) of Section Twenty-nine (29), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

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

Executed December 29, 2017.

Dale K. Berns, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 2017, by Dale K. Berns and Deborah J. Berns, Co-Trustees of The Dale and Deborah

Berns Revocable Trust u/a/d September 26, 2011.

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