

COVER PAGE PROPERTY TRANSFER

City of Red Cloud,  
Board of  
Public Trust  
#10023

BOOK & PAGE 2017-2991

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

GRANTEE MASTER NAME #

PARCEL # / FILING NUMBER 000129900/36220

DOC STAMPS Exempt # 2

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

SALES FILE # 296

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

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

TAX DISTRICT 65

TOTAL SALE PRICE 5,000

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

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

REVIEW CODE NO

SALES DATE 12-4-2017

DEED TYPE WD

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

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

• 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.

296

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>04</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>11</u> Day <u>22</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Benigno &amp; Socorro Vallesillos</b> Street or Other Mailing Address <b>2134 E Overton Rd</b> City <b>Dallas</b> State <b>TX</b> Zip Code <b>75216</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Board of Public Trust</b> Street or Other Mailing Address <b>c/o City Clerk, 540 N Webster St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>			
Phone Number				Phone Number <b>(402) 746-2215</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**905 N Cedar St  
 Red Cloud, NE 68970**

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**Lots 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 \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$ 5,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 5,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2

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

**sign here**

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

Signature of Grantee or Authorized Representative: *[Signature]*

Attorney: \_\_\_\_\_ Title: \_\_\_\_\_

Phone Number: **(402) 746-3613**

Date: **12/4/17**

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>12</u> Day <u>04</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 2</u>	28 Recording Data <u>2017, Pg 2711</u>	For Dept. Use Only
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Book 2017, Pg 2991

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 4<sup>th</sup> day of December A.D., 2017, at 10:03 o'clock PM. Recorded in Book 2017 on Page 2991  
Neb. Kingenberger County Clerk  
Exempt #2 Liz Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-4-17  
\$ Exempt #2 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  
Benigno Vallesillos

Socorro Vallesillos  
Socorro Vallesillos

STATE OF TEXAS, COUNTY OF DALLAS ) ss.

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

Comm. expires 9/13/2020

Luis Angel Jimenez  
Notary Public



RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-2991

DATE OF SALE 12-4-17

LEGAL DESCRIPTION 905 N Cedar Lots 6-12 Bk 16 Smith + Moores

LOCATION ID PARCEL(S) 000129900

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 905 N Cedar

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	2195	12950	15145
2016	2195	19165	21360
2017	2195	19165	21360

SELLING PRICE <u>5000</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
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SCHOOL BASE # 91-0002

HOUSE QUALITY 40

HOUSE CONDITION 10

DATE OF CONSTRUCTION 1877

MOBILE HOME NA

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 12/28/2017

Record : 1 of: 1

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  
540 NORTH WEBSTER STREET Legal :LOTS 6-12 BLOCK 16 SMITH & MOORE'S  
RED CLOUD NE 68970- ADDITION RED CLOUD

LOT INFORMATION

Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	175	# of Units :	24850
Lot Depth :	142	Unit Value :	0.09
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	2,195
Utilities :			

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 Cost Approach) .....	\$21,360
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
540 NORTH WEBSTER STREET	Legal : LOTS 6-12 BLOCK 16 SMITH & MOORE'S
RED CLOUD NE 68970-	ADDITION RED CLOUD

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>			
	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	2,124	x	90.84	= 192,944
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
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			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	2124	x	85.89	= 182,430
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
DET GAR LOW CONC	378	8.63	52%	1,565 *
MACH SHD DIRT/FAIR	675	9.09	42%	3,560 *
SLAB W/ROOF & STEPS	315	27.49		8,660
SOLID WALL PORCH	133	71.56		9,515

TOTAL REPLACEMENT COST NEW	2124	x	94.45	= 200,605
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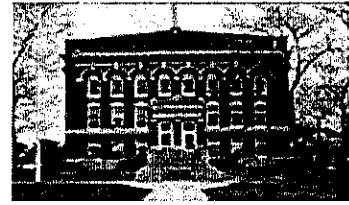
Depreciation	: 93% Total	93% Physical	Functional	Economic	
		Less Depreciation/Plus Appreciation :			(186,565)

Improvement Value .....	\$14,040
Land Value .....	\$2,195
Lump Sums	5,125 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$21,360
Value per Square Foot .....	\$9.00

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

# WEBSTER COUNTY ASSESSOR

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



Deb Langer, Assessor Clerk  
[dwebcoassr@outlook.com](mailto:dwebcoassr@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 following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. \*If we do not hear from you within 15 days we will calling for the information. Thank you advance for you cooperation.

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

- What was the total purchase  
1 price? \$ 5,000.00 Yes / No
- If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
*If the property is a rental property and produces income, what rent has been charged for it in* \$ \_\_\_\_\_  
4 *each of the past five years?*
- 5 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2992 # PAGES \_\_\_\_\_

GRANTEE MASTER NAME # James Larry +

PARCEL # / FILING NUMBER 000 123000 / 35530

Debbie Lea Moody  
# 13158

DOC STAMPS 49.50 tax/lien

SALES FILE # 297 # PAGES \_\_\_\_\_

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

TAX DISTRICT 65

TOTAL SALE PRICE \$ 21,800

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

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

REVIEW CODE NO

SALES DATE 12-4-2017

DEED TYPE JTWD

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

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

COMMENTS \_\_\_\_\_



# Real Estate Transfer Statement

297

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day _____ Yr. <u>2017</u>		4 Date of Deed Mo. <u>12</u> Day _____ Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Dwight E. &amp; Audrey F. Sheltroun</b> Street or Other Mailing Address <b>PO Box 174</b> City <b>Nelson</b> State <b>NE</b> Zip Code <b>68961</b> Phone Number <b>(615) 719-2428</b> Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>James Larry &amp; Debbie Lea Moody</b> Street or Other Mailing Address <b>734 N Elm St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address _____			

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

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

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

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

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

**18 Address of Property**  
**734 N Elm St**  
**Red Cloud, NE 68970**

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

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

**20 Legal Description**  
**Lots Fifteen (15) and Sixteen (16), Block Five (5), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.**

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

<b>22 Total purchase price, including any liabilities assumed</b> .....	22	\$ 20,800.00
<b>23 Was non-real property included in the purchase?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
<b>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</b> .....	24	\$ 20,800.00

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

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

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

**sign here** *David B. Garwood* Attorney Title **10-4-17**  
 Signature of Grantee or Authorized Representative Date

**Register of Deed's Use Only**

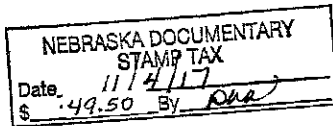
<b>26 Date Deed Recorded</b> Mo. <u>12</u> Day <u>04</u> Yr. <u>2017</u>	<b>27 Value of Stamp or Exempt Number</b> \$ <u>49.50</u>	<b>28 Recording Data</b> <u>BW 2017, Pg 2992</u>	<b>For Dept. Use Only</b>
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Grantee—Retain a copy of this document for your records.

BW2017, Pg 2992

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 4<sup>th</sup> day of Dec, A.D., 2017, at 3:30 o'clock P.M. Recorded in Book 2017 on Page 2992  
Debra Klingenberg County Clerk  
10:00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carrier \_\_\_



**JOINT TENANCY WARRANTY DEED**

Dwight E. Sheltroun and Audrey F. Sheltroun, 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, husband 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

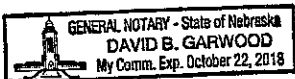
Dwight E. Sheltroun  
Dwight E. Sheltroun

Audrey F. Sheltroun  
Audrey F. Sheltroun

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 4, 2017, by Dwight E. Sheltroun and Audrey F. Sheltroun, husband and wife.

Comm. expires 10-22-2018 David B. Garwood  
Notary Public



RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-2992

DATE OF SALE 12-4-17

LEGAL DESCRIPTION Lots 15 + 16 Block 5 Smith + Moores Addition

LOCATION ID PARCEL(S) 000123000

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 734 N Elm St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	625	3925	4550
2016	625	12235	12860
2017	625	12235	12860

SELLING PRICE <u>21,800</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
-----------------------------	----------------	---------------------	------------------------

SCHOOL BASE # 91-0002 HOUSE QUALITY 20 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1875

MOBILE HOME NA

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 12/29/2017  
Inspected By: CJ Inspection Date: 09/23/2016

Record : 1 of: 1

Parcel ID #: 000123000	Map # : 4371-00-0-10020-005-0000
MOODY, JAMES LARRY & DEBBIE LEA	Situs : 734 N ELM ST
734 N ELM ST	Legal : LOTS 15 & 16 BLOCK 5 SMITH & MOORE'S
RED CLOUD, NE 68970-	ADDITION RED CLOUD

LOT INFORMATION

Neighborhood :	200 RED CLOUD		Value Method:	SF
Lot Width :	50		# of Units :	7100
Lot Depth :	142		Unit Value :	0.09
Topography :	Amenities		Adjustments :	
Street Access :			Lot Value :	625
Utilities :				

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1875/142
Quality	: 20 - Fair	Effective Age	:
Condition	: 30 - Average	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: 1-1/2-St-Fin 63% One-Story 37%		
Exterior Wall	: 100% STUCCO		
Floor Area	: 1,054		
Basement Area	: 0		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
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 x 0

FINAL ESTIMATE

Improvement Value .....	\$12,235
Land Value .....	\$625
FINAL ESTIMATE OF VALUE .....	\$12,860
Value per Square Foot .....	12
<hr/>	
Current Total Assessed Value for Parcel # 000123000 .....	\$12,860

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
734 N ELM ST	Legal : LOTS 15 & 16 BLOCK 5 SMITH & MOORE'S
RED CLOUD, NE 68970-	ADDITION RED CLOUD

COST APPROACH - Values By Marshall & Swift

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

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,054	x	67.25	= 70,882
<u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,054		(1.67)	(1,760)
PLUMBING Base is: 7 (under base)	2		922.14	(1,750)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1054	x	63.92	= 67,372
<u>IMPROVEMENTS</u>				
NO GARAGE				
GARAGE LOW	400		5.66	52% 1,085 *
SOLID WALL PORCH	90		53.74	4,835
OPEN PORCH W/ROOF	35		18.56	650
WOOD DECK	80		18.65	1,490

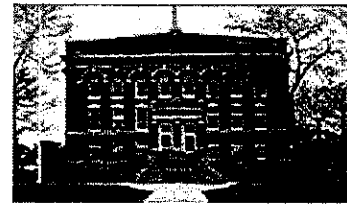
TOTAL REPLACEMENT COST NEW	1054	x	70.54	= 74,345
----------------------------	------	---	-------	----------

Depreciation : 85% Total	85% Physical	Functional	Economic	
	Less Depreciation/Plus Appreciation :			(63,195)

Improvement Value .....	\$11,150
Land Value .....	\$625
Lump Sums	1,085 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$12,860
Value per Square Foot .....	\$12.00

# WEBSTER COUNTY ASSESSOR

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



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

DATE: 1/2/2017

SELLER: DWIGHT E. & AUDRY f. SHELROWN  
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: 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 questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. **\*If we do not hear from you within 15 days we will calling for the information.** Thank you in advance for you cooperation.

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

- What was the total purchase price? \$ 21,800.00 Yes / No
- If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
*If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?* \$ \_\_\_\_\_
- 4 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3004

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

GRANTEE MASTER NAME # Riverview

PARCEL # / FILING NUMBER 002201000 / 71030 5-1-12

FARMS of

002200800 / 71010 4-1-12

Nebraska, Inc.

DOC STAMPS 10,478.25

tax/lien 002200800 / 71010  
71095 #13165

SALES FILE # 298

# PAGES 002204800 / 71490

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

TAX DISTRICT 55

TOTAL SALE PRICE \$1.00

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

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

REVIEW CODE NO

SALES DATE 12-1-2017

DEED TYPE Corporation WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 12 Day 1 Yr. 2017
4 Date of Deed Mo. 12 Day 1 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) R & J Farms of Nebraska, Inc. Doug
6 Grantee's Name, Address, and Telephone (Please Print) Riverview Farms of Nebraska, Inc. Steve + Kim
Street or Other Mailing Address 1593 F Road
City Riverton State NE Zip Code 68972
City Inavale State NE Zip Code 68952
Phone Number 308-470-0793
Phone Number 402-746-2772
Is the grantee a 501(c)(3) organization? Yes [checked] No
If Yes, is the grantee a 509(a) foundation? Yes [checked] No

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

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

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

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

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

14 What is the current market value of the real property? \$4,656,817
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes [ ] No [checked] \$ %

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

18 Address of Property
18a [checked] No address assigned 18b [ ] Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent
Riverview Farms of Nebraska, Inc.
255 Hwy 136
Inavale, NE 68952

20 Legal Description
See Attached
21 If agricultural, list total number of acres 1233.76

Table with 2 columns: Question/Amount, Amount.
22 Total purchase price, including any liabilities assumed \$1 + Exchange of Property 1,00
23 Was non-real property included in the purchase? Yes [ ] No [checked] 23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$1 + Exchange of Property 24 \$ 1,00

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Henry C. Schenker (308) 425-6273
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney Title Date
12/1/2017

Register of Deed's Use Only
26 Date Deed Recorded Mo. 12 Day 2 Yr. 17
27 Value of Stamp or Exempt Number \$ 10,478.25
28 Recording Data BK 2017, Pg 3004-3006
For Dept. Use Only

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



State of Nebraska }  
 County of Webster }ss.

Entered on the  
 numerical index and filed for record in the  
 Clerk's office of said county this 7 day  
 of December A.D., 2017, at 11:00  
 o'clock A M. Recorded in Book 2017  
 on Page 3004-3006  
Deb Klingsberger County Clerk  
\$22.00 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	<u>12-7-17</u>
\$	<u>10,478.25</u> By <u>BB</u>

### 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, Town-  
 ship 1, North, Range 12, West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M.  
 in Webster County, Nebraska; running thence West 142 rods and 14½ 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-of-  
 way 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-of-  
 way 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 6<sup>th</sup> 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 6<sup>th</sup> 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

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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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;

002201800  
8-1-12

All of Tract D in Section 4, Township 1, North, Range 12, West of the 6<sup>th</sup> 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;

002200800  
4-1-12

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 (N $\frac{1}{2}$ ) of Section Five (5), Township One (1), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska; and

0022048  
30-1-12

The West Half (W $\frac{1}{2}$ ) of said 100 foot wide Nebraska Branch Line property located in Tract C in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Four (4), Township One (1), North, Range Twelve (12), West of the 6<sup>th</sup> 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

0022010  
5-1-12

The West Half (W $\frac{1}{2}$ ) and the West Half of the East Half (W $\frac{1}{2}$ E $\frac{1}{2}$ ) of Section Thirty (30), Township One (1), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska, together with all tenements, hereditaments, and appurtenances thereto belonging.

Grantor covenants with the Grantee that Grantor:

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

- (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.

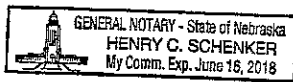
Executed: December 1, 2017.

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

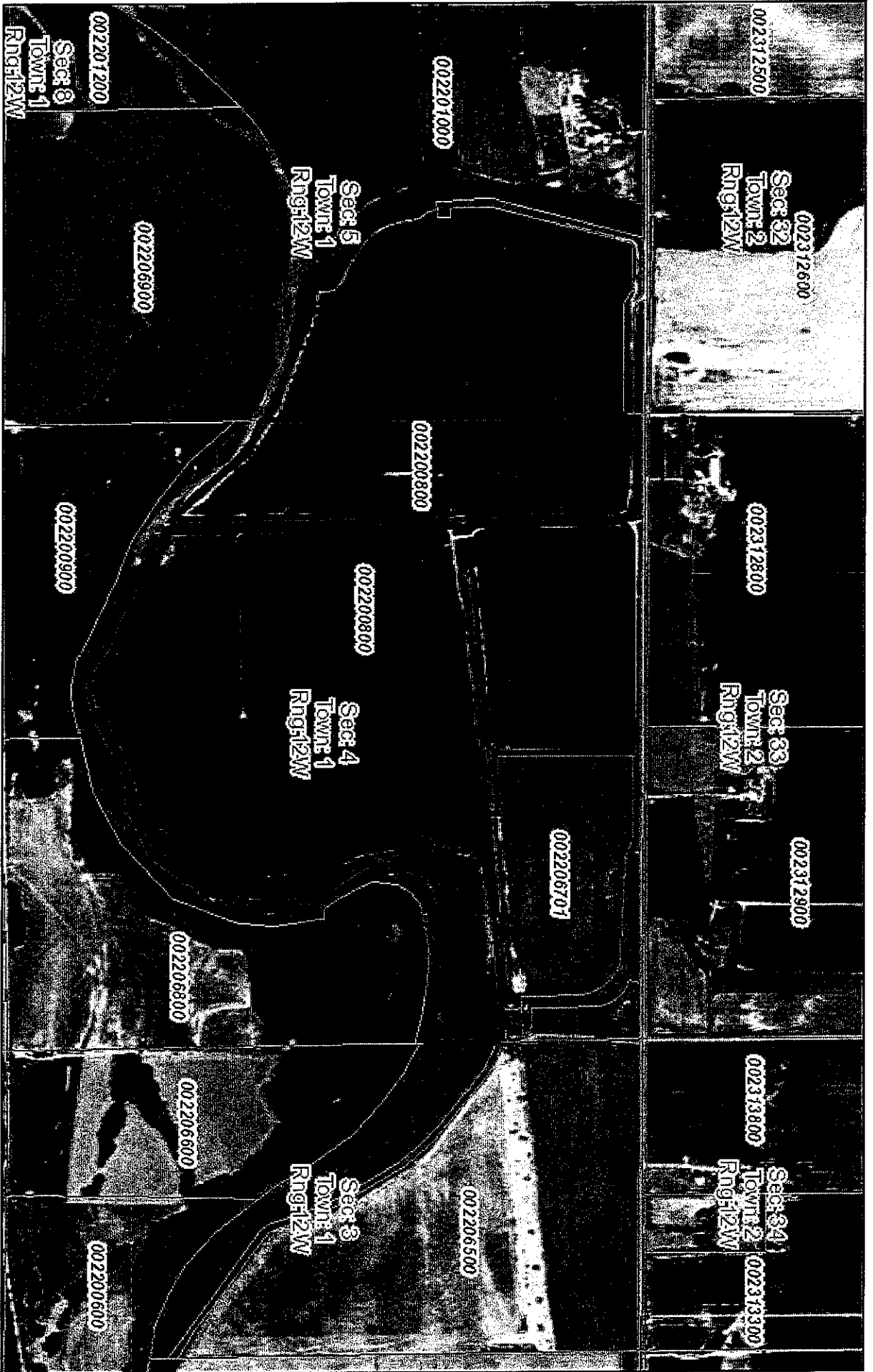
By: Douglas Sindt  
President.

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.



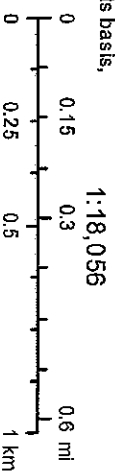
Henry C. Schenker  
Notary Public

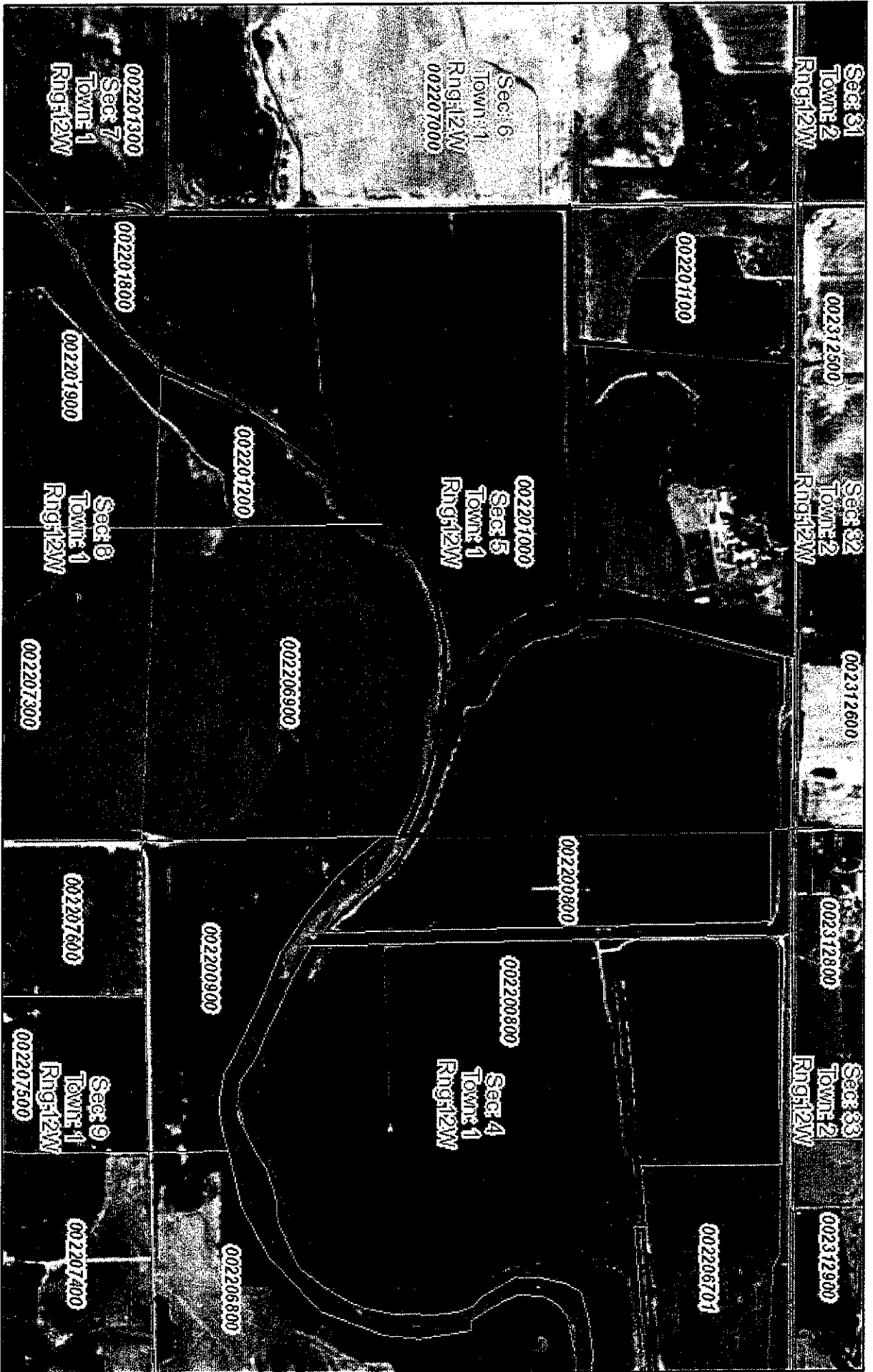


January 2, 2018

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Town Boundary
- No PID Value
- Sections
- Parcels
- PID Value Assigned

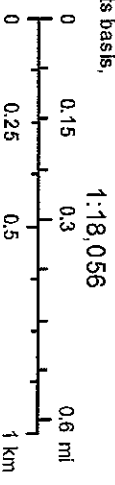


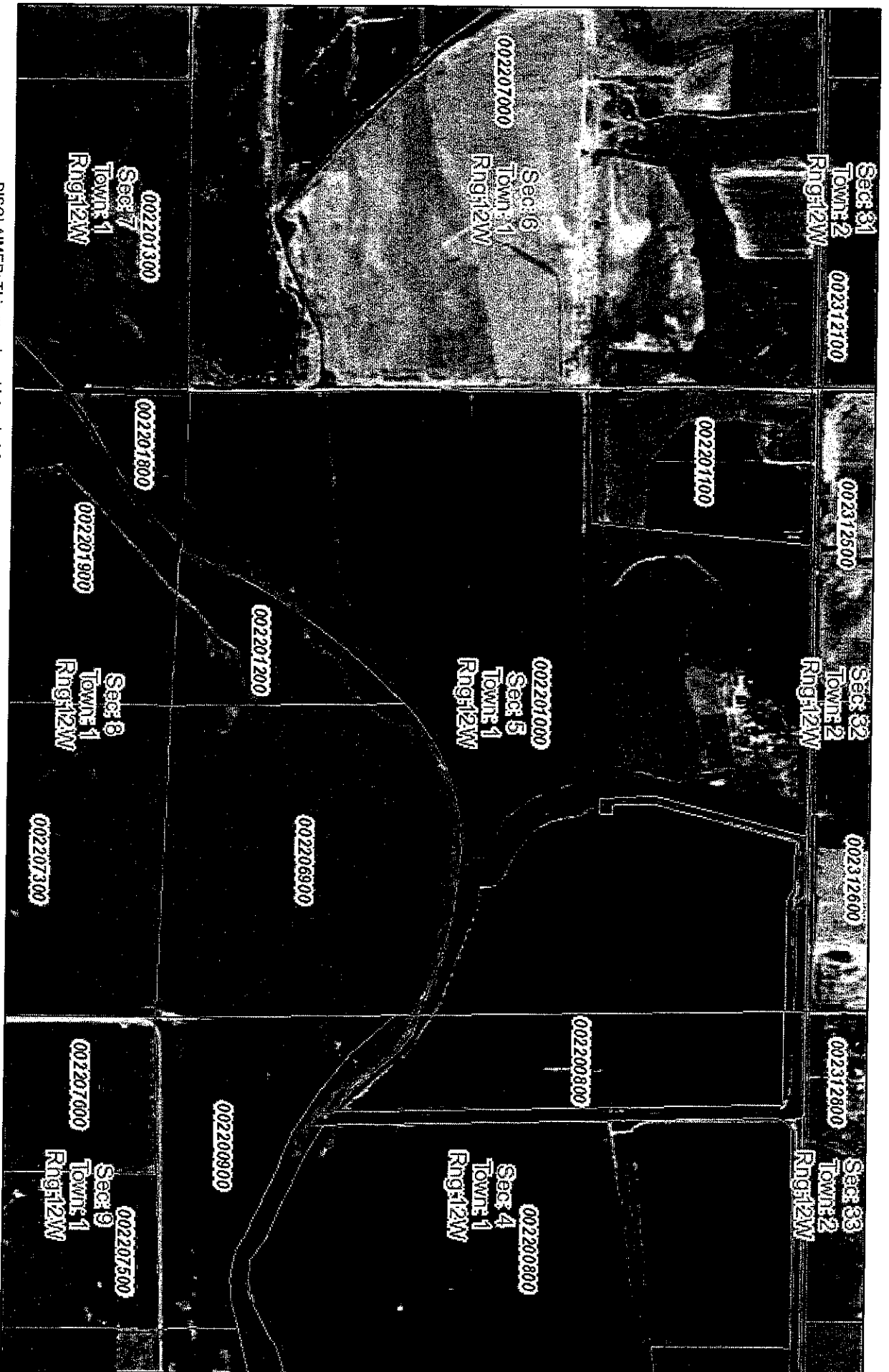


January 2, 2018

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

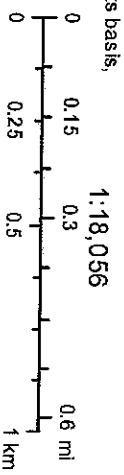
- Parcels
- Town Boundary
- No PID Value
- Sections
- PID Value Assigned





January 4, 2018  
 DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Town Boundary
- No PID Value
- Sections
- Parcels
- PID Value Assigned



12-12W

32-2-12W

33-2-12W

Acres if split

Total 375.02

Total 275.02

Acres if split

31-12W

51-12W

41-12W

*Steve*

71-12W

81-12W

91-12W

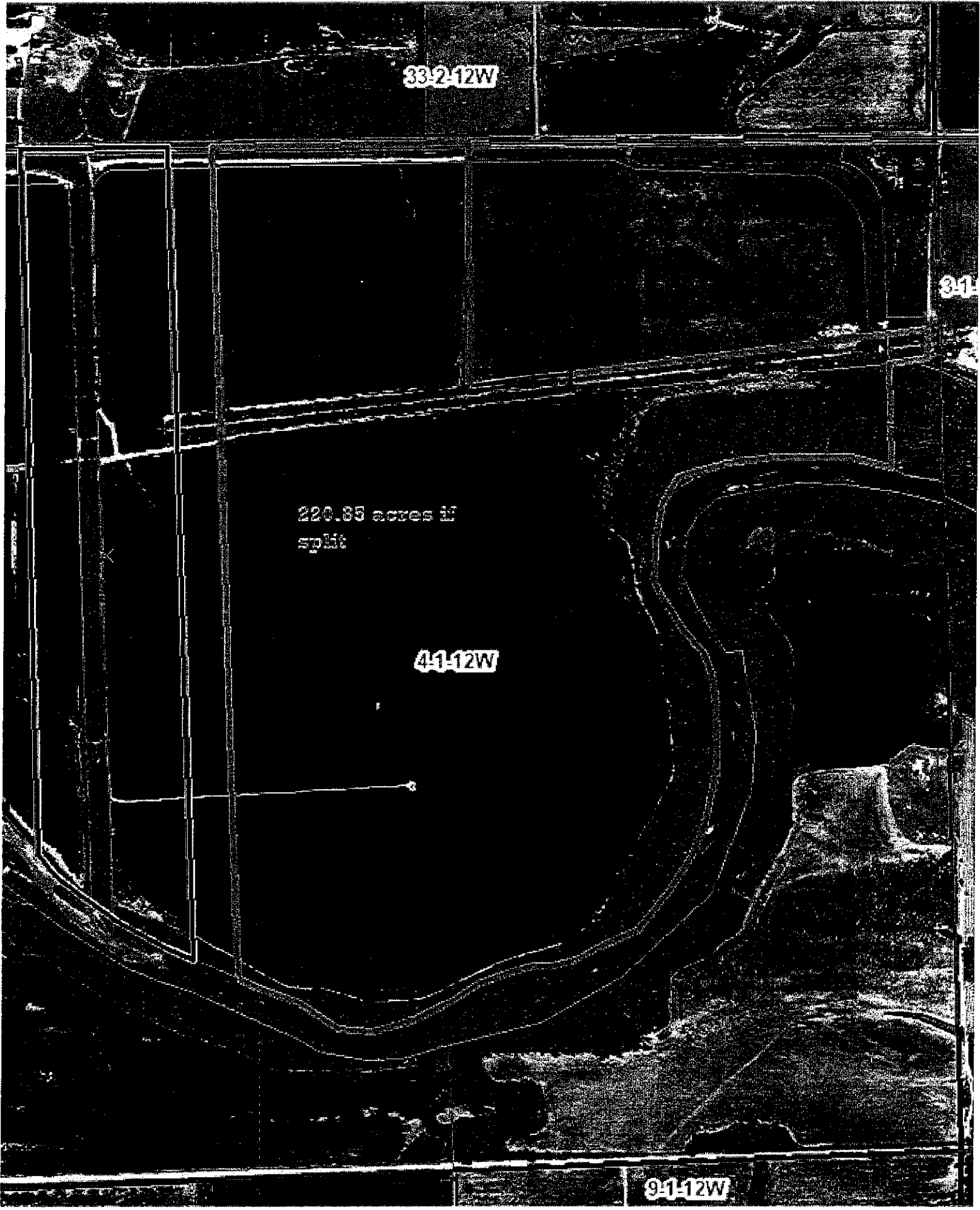
33-2-12W

34

220.85 acres if  
split

4-1-12W

9-1-12W





COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3007

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

GRANTEE MASTER NAME # Bobby Bardont

PARCEL # / FILING NUMBER 000167300/40630

Angela Teague  
# 13159

DOC STAMPS 6.75

tax/lien

SALES FILE # 299

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

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

TAX DISTRICT 65

TOTAL SALE PRICE 2,620.00

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

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

REVIEW CODE NO

SALES DATE 12-6-2017

DEED TYPE JTWD

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

COMMENTS Uneducated Buyer - Not arms Length Sale - Sent verification form

# Real Estate Transfer Statement

299

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>05</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>12</u> Day <u>05</u> Yr. <u>2017</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Dwight E. &amp; Audrey F. Sheftrown</b> Street or Other Mailing Address <b>10295 E Pike Drive</b> City <b>Inverness</b> State <b>FL</b> Zip Code <b>34450</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Bobby Bardon &amp; Angela Teague</b> Street or Other Mailing Address <b>303 S Peoria St/PO Box 131</b> City <b>Nelson</b> State <b>NE</b> Zip Code <b>68961</b> Phone Number Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**118 N Cherry St  
Red Cloud, NE 68970**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**Lots Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Nine (9), Platt's Addition to Red Cloud, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed	\$ 2,620.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 2,620.00

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

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

**sign here** **David B. Garwood** (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number  
*David B. Garwood* Attorney 12-7-17  
Signature of Grantee or Authorized Representative Title Date

**Register of Deed's Use Only**

26 Date Deed Recorded Mo. <u>12</u> Day <u>7</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>6.75</u>	28 Recording Data <b>BK2017 Pg 3007</b>	For Dept. Use Only
---	--	--	--------------------

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

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of December A.D., 2017, at 11:15 o'clock A.M. Recorded in Book 2017 on Page 3007  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-7-17  
\$ 6.75 By BB

**JOINT TENANCY WARRANTY DEED**

Dwight E. Sheltroun and Audrey F. Sheltroun, 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, GRANTEEES, 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 GRANTEEES 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

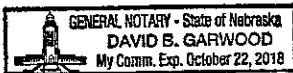
Dwight E. Sheltroun  
Dwight E. Sheltroun

Audrey F. Sheltroun  
Audrey F. Sheltroun

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 5, 2017, by Dwight E. Sheltroun and Audrey F. Sheltroun, husband and wife.

Comm. expires 10-22-2018  
David B. Garwood  
Notary Public



RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-3007

DATE OF SALE 12-6-2017

LEGAL DESCRIPTION Lots 17-20 Block 9 Platts Addition to R.C.

LOCATION ID PARCEL(S) 000167300 / 40630

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 118 N cherry st.

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1255	1365	2620
2016	1255	1365	2620
2017	1255	450	1705

SELLING PRICE <u>2620</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
---------------------------	----------------	---------------------	------------------------

SCHOOL BASE # 91-0002 HOUSE QUALITY Salv House HOUSE CONDITION Salv House DATE OF CONSTRUCTION 7

MOBILE HOME

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 01/02/2018  
Inspected By: CJ Inspection Date: 10/13/2016

Record : 1 of: 1

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

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

LOT INFORMATION

Neighborhood : 200 RED CLOUD Value Method: SF  
Lot Width : 100 # of Units : 14200  
Lot Depth : 142 Unit Value : 0.09  
Topography : Amenities Adjustments :  
Street Access : Lot Value : 1,255  
Utilities :

PHYSICAL INFORMATION

Type : N/A Year Built/Age :  
Quality : N/A Effective Age :  
Condition : N/A Remodel Date :  
Arch Type : Remodel Type :  
Style :  
Exterior Wall :  
Floor Area :  
Basement Area :  
Sub Floor :  
Bedrooms :  
Baths :  
Heat Type :  
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 x 0

FINAL ESTIMATE

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

Current Total Assessed Value for Parcel # 000167300 ..... \$1,705

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

COST APPROACH - Values By Marshall & Swift

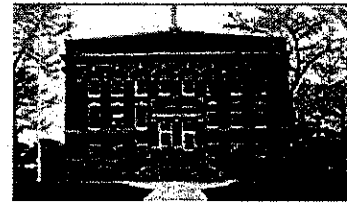
Appraisal Zone : 1000      Manual Date : 06/13      Cost Factor : 0.95

	DESCRIPTION			
	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST		x		= 0
<u>ADJUSTMENTS</u>				
	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		=
<u>IMPROVEMENTS</u>				
	Units	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		x		=

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](mailto:dlwebcoassr@outlook.com)

DATE: 1/2/2017

SELLER: DWIGHT E. & AUDRY f. SHELTRON  
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 questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. **\*If we do not hear from you within 15 days we will calling for the information.** Thank you in advance for you cooperation.

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

What was the total purchase

1 price? \$ \$ 2,620.00 Yes / No

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

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

Appliances Furniture Other (please explain):

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

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

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

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

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

(Example: Remodeling Renovations Additions Repairs Demolition)

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

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3008-9

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

GRANTEE MASTER NAME # Jack K. +

PARCEL # / FILING NUMBER 002205400 / 171570 35-1-12

Ruth A. Cline

002205401 / 171575 35-1-12

# 11272

DOC STAMPS Exempt 5A

tax/lien

SALES FILE # 300

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

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

TAX DISTRICT 45

TOTAL SALE PRICE \$ 1.00

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

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

REVIEW CODE NO

SALES DATE 10-11-2017

DEED TYPE JT QCD

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

COMMENTS Adding Jack to Ruth Cline + to 1/2 int Ruth Cline



# Real Estate Transfer Statement

300

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 12 Day ____ 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) 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		City		State	
FRANKLIN		NE		FRANKLIN		NE	
Zip Code		Zip Code		Zip Code		Zip Code	
68939		68939		68939		68939	
Phone Number		Phone Number		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
(308) 991-4896		(308) 991-4896		If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

Yes  No

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

Brothers and Sisters  Grandparents and Grandchild  Spouse

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

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

\$336,245

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

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

16 Does this conveyance divide a current parcel of land?

Yes  No

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

Yes  No

18 Address of Property

Rural Webster County

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

Jack K. and Ruth A. Cline  
P.O. Box 192  
Franklin, NE 68939

18a  No address assigned 18b  Vacant land

20 Legal Description

See Attached

21 If agricultural, list total number of acres

318

22 Total purchase price, including any liabilities assumed	\$ 1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 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 and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Michael E. Sullivan

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 462-2119

Phone Number

Dec. 4, 2017

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 12 Day 2 Yr. 17	\$ Exempt #5a	BK2017, Pg 3008-3009	

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

sign here

## EXHIBIT A

The Northwest Quarter (NW1/4) of Section Thirty-five (35), Township One (1) North, Range Twelve (12), West of the 6<sup>th</sup> 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 6<sup>th</sup> 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 7 day of December A.D., 2017, at 11:23 o'clock A M. Recorded in Book 2017 on Page 3008-3009  
Debi Klingsberger County Clerk  
116.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-7-17  
\$Exempt \$0 By BB

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  
Jack K. Cline

Ruth A. Cline  
Ruth A. Cline

STATE OF NEBRASKA )  
                                  ) ss:  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on the 11<sup>th</sup> 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.

Michael E. Sullivan  
Notary Public



**EXHIBIT A**

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3014

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

GRANTEE MASTER NAME # Carol M. Hefer

PARCEL # / FILING NUMBER 000613200 / 17340

# 13160

DOC STAMPS 4.50

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

SALES FILE # 301

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

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

TAX DISTRICT 25

TOTAL SALE PRICE \$1500.00

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

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

REVIEW CODE NO

SALES DATE 1-17-2016

DEED TYPE QCD



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

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

COMMENTS Sale Date 1-17-16 - Brother to Sister Assessed @ \$9925

# Real Estate Transfer Statement

301

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

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

1 County Name <b>Webster</b>		2 County Number Select County & County Number <b>45</b>		3 Date of Sale/Transfer Mo. <b>1</b> Day <b>17</b> Yr. <b>2016</b>		4 Date of Deed Mo. <b>3</b> Day <b>25</b> Yr. <b>2016</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Alicia Ellis</b> Street or Other Mailing Address <b>235 Webster St</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>402-469-5848</b> Email Address <b>Birdpiss-69@yahoo.com</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Carol M. Hafer</b> Street or Other Mailing Address <b>110 Nebraska St</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 257-2004</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address <b>carolhaferis30.ch@gmail.com</b>			

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

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

**8 Type of Deed**

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

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

Yes  No

**10 Type of Transfer**

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

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

Yes  No

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

Yes  No

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

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

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

**\$ 1500**

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

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

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

Yes  No

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

Yes  No

**18 Address of Property**

**110 Nebraska St**  
**Guide Rock NE 68942**

18a  No address assigned    18b  Vacant land

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

**20 Legal Description**

**Lt 7, Blk 15, Vance's Addition to Guide Rock**

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

22 Total purchase price, including any liabilities assumed .....	22	\$	1500	.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$		0.00

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

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

**sign here**

Print or Type Name of Grantee or Authorized Representative \_\_\_\_\_ Phone Number \_\_\_\_\_

Signature of Grantee or Authorized Representative \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>12</b> Day <b>11</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number <b>\$ 4.50</b>	28 Recording Data <b>BK 2017, Pg 3014</b>

Click Here to Print Form

# QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 25 day of March, 2016, by the Grantor, Alan R. Ellis whose mailing address is 235 Webster St Guide Rock NE, 68424 to the Grantee, Carol Hafer whose mailing address is \_\_\_\_\_

WITNESSETH, That the said Grantor, for good consideration and for the sum of \$ 1500.00 paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Webster, State of Nebraska, to wit:

Lt 7, Blk 15, Vance's Addition to Guide Rock

IN WITNESS WHEREOF, The said Grantee has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Grantor

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

On March 25, 2016 before me, Arlene M. Delka, personally appeared Alan R. Ellis, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

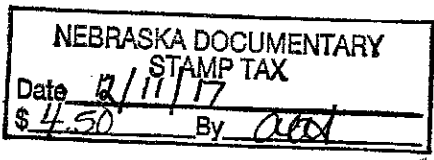
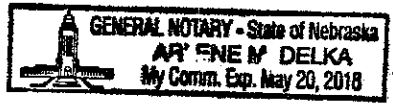
Arlene M. Delka  
Signature

Affiant: \_\_\_\_\_ Known  Unknown

ID Produced: Driver's License

State of Nebraska } ss.  
County of Webster }  
Entered on the numerical index and filed for record in the Clerk's office of said county this 17<sup>th</sup> day of December A.D., 2017, at 12:55 o'clock P. M. Recorded in Book 2017 on Page 3014  
Deb. Klingenberger County Clerk  
\$10.00 Deputy  
Ind \_\_\_\_\_ Comp \_\_\_\_\_ Assessor \_\_\_\_\_ Carded \_\_\_\_\_

[Seal]



COVER PAGE PROPERTY TRANSFER

BOOK & PAG 2017-3015

ES \_\_\_\_\_

GRANTEE MASTER NAME # Loran G. Jr. &

PARCEL # / FILING NUMBER 00110400/6/120 9-2-9

Cheryl R. Hernek

to parcel # 001104300

12049

DOC STAMPS 42.75

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

SALES FILE # 302

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

NEIGHBORHOOD #

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

TAX DISTRICT 5

TOTAL SALE PRICE 19,000

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

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

REVIEW CODE NO

SALES DATE 12-12-2017

DEED TYPE Survivorship WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS

Brothers & Sisters / Family property adjoined existing property / combined at time of Sale



# Real Estate Transfer Statement 302

- 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 <b>Webster</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>12</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>12</u> Day <u>12</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Kevin Herrick and Kandice R. Herrick, husband and wife</b> Street or Other Mailing Address <b>1249 Road 2100</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Telephone Number		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Loran G. Herrick, Jr. and Cheryl R. Herrick, husband and wife</b> Street or Other Mailing Address <b>2149 Road M</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Telephone Number <u>402-705-8278</u>	
Email Address <b>dwiebe@charter-title.net</b>		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address <b>dwiebe@charter-title.net</b>	

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

**14 What is the current market value of the real property?**  
**\$19,000.00**

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

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

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

**18 Address of Property**  
**Guide Rock, NE 68942**

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

**19 Name and Address of Person to Whom Tax Statement Should be Sent**  
**Same as #6**  
**Guide Rock, NE 68942**

**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	22	\$	19,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	19,000	00

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

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

► **Loran G. Herrick, Jr. and Cheryl R. Herrick, husband and wife**  
 Print or Type Name of Grantee or Authorized Representative 4027058278  
Phone Number

**sign here** ► *Cheryl R. Herrick* Grantee or Authorized Representative December 2017  
 Signature of Grantee or Authorized Representative Date

<b>Register of Deeds' Use Only</b>		<b>For Dept. Use Only</b>
26 Date Deed Recorded Mo. <u>12</u> Day <u>12</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>42.75</u>	28 Recording Data <u>BK2017, Pg 3015-3016</u>

BK2017, Pg 3015

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 12 day of December A.D., 2017, at 4:00 o'clock P. M. Recorded in Book 2017 on Page 3015-3016  
Deb Ningenberger County Clerk  
16-00 Deputy  
Ind      Comp      Assessor      Carded     

AFTER RECORDING RETURN TO:  
Charter Title & Escrow Services, Inc.  
747 North Burlington Avenue  
Suite G208  
Hastings, NE 68901  
402-463-6788

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-12-17  
\$ 42.75 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.

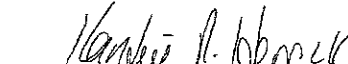
To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

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 December 2017.

  
Kevin Herrick

  
Kandice R. Herrick

STATE OF Nebraska  
COUNTY OF

The foregoing instrument was acknowledged before me this 12th day of December,  
2017 by Kevin Herrick and Kandice R. Herrick, husband and wife.

Lance Williams

Notary Public



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

Parcel # : 001104400  
 Current Owner : HERRICK, KEVIN & KANDICE R.  
 1249 RD 2100  
 GUIDE ROCK, NE 68942-0000

Map # : 4375-9-2-0-0-61120  
 Tax District : 5  
 Neighborhood : 1  
 Greenbelt Area/Date : 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% SLPE DRY		1D	No		4.82	2,705	13,040	13,040
2671	HOLDREGE SILT LOAM, 3-7% SLOP DRY		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		4D	No		0.91	2,190	1,995	1,995
Dry Use Totals :						15.87		38,000	38,000
2669	HOLDREGE SILT LOAM, 1-3% SLPE GRAS		1G	No		1.55	1,425	2,210	2,210
2671	HOLDREGE SILT LOAM, 3-7% SLOP 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 F GRAS		4G	No		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 :						129.37		184,355	184,355
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.27	0	0	0
Road Use Totals :						3.27		0	0
Parcel Totals :						148.51		222,355	222,355

WEBSTER COUNTY ASSESSOR'S OFFICE

FARM RESIDENCE DATA

Date of Print: 01/04/2018

Record: 1 of: 1

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

Parcel ID #: 001104300

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

2149 RD M

GUIDE ROCK, NE

68942-0000

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1900 / 118
Quality	: 30 - Average	Effective Age	:
Condition	: 30 - Average	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: One-Story 100%		
Exterior Wall	: 100% METAL/STEEL		
Floor Area	: 1152		
Basement Area	: 0		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	:		
Baths	: 1.0		
Heat Type	: 100% FLOOR FURNACE		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 6		

RESIDENCE VALUATION SUMMARY

Improvement Value .....	\$28,450
Lump Sums .....	
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

Current Total Assessed Value for Parcel # 001104300 .....	\$66,745
---	----------

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

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

Date of Print: 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

2149 RD M

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

GUIDE ROCK, NE

68942-0000

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000

Manual Date : 06/13

Cost Factor : 0.95

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

TOTAL REPLACEMENT COST NEW	1152	x	85.16	= 98,105
----------------------------	------	---	-------	----------

Depreciation	: 71% Total	71% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(69,655)

Improvement Value .....	\$28,450
Lump Sums RURAL RES	
Outbuilding Value .....	\$9,605
Land Value .....	\$28,690
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$66,745
Value per Acre .....	\$5,680

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

WEBSTER COUNTY ASSESSOR'S OFFICE  
RURAL OUTBUILDINGS

Date of Run: 01/04/2018

Parcel # : 001104300  
 Current Owner : HERRICK, LORAN G & CHERYL R  
 2149 RD M  
 GUIDE ROCK, NE 68942-0000  
 Map # : 4375-9-2-0-0-61115  
 Tax District : 5  
 Neighborhood : 1  
 Legal Description : A TRACT OF LAND IN THE E1/2NW1/4 9-2-9

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

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1	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 10	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 :				x x					1	100.00	100	0%	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  
 2149 RD M  
 GUIDE ROCK, NE 68942-0000

Map # : 4375-9-2-0-0-61115  
 Tax District : 5  
 Neighborhood : 1  
 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	GRAS	4G	No		5.01	1,425	7,140	7,140
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS	GRAS	4G	No		4.04	1,425	5,755	5,755
4147	HOLDREGE SOILS, 3-7% SLOPES, GRAS	GRAS	3G	No		0.02	1,425	30	30
Grass Use Totals :						9.07		12,925	12,925
HOM1	HOME SITE 1ST ACRE, AG RELATE HOME	HOME	HOM1	No		1.00	10,000	10,000	10,000
Home Use Totals :						1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.69	0	0	0
Road Use Totals :						0.69		0	0
BLD1	BUILDING SITE 1ST ACRE	SITE	BLD1	No		1.00	5,765	5,765	5,765
Site Use Totals :						1.00		5,765	5,765
Parcel Totals :						11.76		28,690	28,690



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3028

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

GRANTEE MASTER NAME # Phillip & Charlene

PARCEL # / FILING NUMBER 600610800/17120

Troudt  
12819

DOC STAMPS \$ 9.00

tax/lien

SALES FILE # 303

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

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

TAX DISTRICT 25

TOTAL SALE PRICE \$ 3500.00

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

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

REVIEW CODE NO

SALES DATE 12-13-2017

DEED TYPE QCD

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

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

303

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

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

1 County Name <b>Webster</b>	2 County Number Select County & County Number <b>45</b>	3 Date of Sale/Transfer Mo. <b>12</b> Day <b>13</b> Yr. <b>2017</b>	4 Date of Deed Mo. <b>12</b> Day <b>4</b> Yr. <b>2017</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Dallas Bridwell</b> Street or Other Mailing Address <b>235 University St. P.O. Box</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Phillip &amp; Charlene Troadt</b> Street or Other Mailing Address <b>450 Republican St</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>402-257-2012</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

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

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
**\$ 11,435**

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

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

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

18 Address of Property  
**235 University St Guide Rock NE**  
18a  No address assigned 18b  Vacant land **68942**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Phillip Troadt**  
**450 Republican St**  
**Guide Rock NE**

20 Legal Description  
**Lot 6, 7, 8 and North 1' Lot 9, Block 9, Vances Addition, Guide Rock, Webster County, NE**

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

22 Total purchase price, including any liabilities assumed .....	22	\$	<b>3500</b>	<b>00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>3500</b>	<b>00</b>

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

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

**Phillip Troadt**  
Print or type Name of Grantee or Authorized Representative

**402-257-2012**  
Phone Number

**12/13/17**  
Date

sign here \_\_\_\_\_  
Signature of Grantee or Authorized Representative

\_\_\_\_\_ Title

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>12</b> Day <b>13</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>9.00</b>	28 Recording Data <b>BK2017, Pg 3028-3029</b>	

State of Nebraska }  
County of Webster }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of December A.D., 2017, at 9:25 o'clock A M. Recorded in Book 2017 on Page 3028-3029  
Deb Klingenberg County Clerk  
316.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

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

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

### QUIT CLAIM DEED

**THIS DEED**, made and entered into on this 4 day of Dec, 2017, by and between: Dallas Bridwell, a single person do hereby bargain, deed and convey to Phillip and Charlene Troutd, 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.

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

*[Signature]*  
Dallas Bridwell

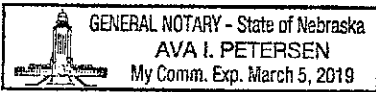
STATE OF NEBRASKA    )

) ss

COUNTY OF Luckolls    )

On the 4<sup>th</sup> day of December, 2017 before me, a Notary Public, appeared Dallas Bridwell, a single person, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that such was their free and voluntary act.

WITNESS my hand and official seal.



*[Signature]*  
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 01/03/2018  
Inspected By: TS Inspection Date: 10/08/2013

Record : 1 of: 1

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

TROUDT, PHILLIP L. & CHARLENE M. Situs :235 UNIVERSITY ST  
450 REPUBLICAN STREET Legal :LOTS 6-8 & N 1' LOT 9 BLK 9 GUIDE ROCK  
GUIDE ROCK NE 68942- VANCES ADDITION

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		Adjustments :
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 x 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. 450 REPUBLICAN STREET GUIDE ROCK NE	Situs :235 UNIVERSITY ST Legal :LOTS 6-8 & N 1' LOT 9 BLK 9 GUIDE ROCK VANCES ADDITION
68942-	

COST APPROACH - Values By Marshall & Swift

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

	DESCRIPTION				
	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>	
BASIC STRUCTURE COST	1,470	x	73.17	=	107,560
 <u>ADJUSTMENTS</u>					
	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>		<u>Total Cost</u>
ROOFING					
SUBFLOOR					
HEATING & COOLING	1,470	(3.69)	(3.69)		(5,424)
PLUMBING Base is: 9 (under base)	4	1176.67	(3.04)		(4,469)
BASEMENT COST			0.00		
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST	1470	x	66.44	=	97,667
 <u>IMPROVEMENTS</u>					
	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>		<u>Total Cost</u>
NO GARAGE					
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 REPLACEMENT COST NEW	1470	x	70.63	=	103,830
----------------------------	------	---	-------	---	---------

Depreciation : 90% Total	90% Physical	Functional	Economic	
	Less Depreciation/Plus Appreciation :			(93,445)

Improvement Value .....	\$10,385
Land Value .....	\$115
Lump Sums	935 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$11,435
Value per Square Foot .....	\$8.00

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-3028

DATE OF SALE 12-13-2017

LEGAL DESCRIPTION lots 6,7,8, + North 1' Lot 9 Block 9 Vances Addition GR

LOCATION ID PARCEL(S) 000610800

ASSESSOR LOCATION Louise 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 <u>\$3500.00</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
--------------------------------	----------------	---------------------	------------------------

SCHOOL BASE # 65-0011

HOUSE QUALITY 30

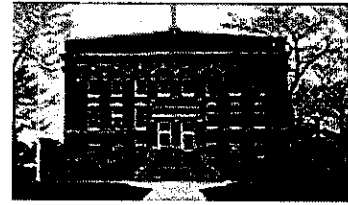
HOUSE CONDITION 20

DATE OF CONSTRUCTION 1890

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

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

- 1 What was the total purchase price? \$ \$ 2,620.00 Yes / No  
If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain): \_\_\_\_\_
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
If the property is a rental property and produces income, what rent has been charged for it in \$ \_\_\_\_\_  
4 each of the past five years? \_\_\_\_\_
- 5 What expenses have been incurred in each of the past five years? \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

CONTINUED ON BACK



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3030

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

GRANTEE MASTER NAME # Andrew C.

PARCEL # / FILING NUMBER 001905700 / 68375 10-2-11

Mohlman  
#12985

DOC STAMPS 3026.25

tax/lien

SALES FILE # 304

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

NEIGHBORHOOD #

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

TAX DISTRICT 45

TOTAL SALE PRICE 1,344,166.00

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

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

REVIEW CODE NO

SALES DATE 12-13-2017

DEED TYPE Trustee's Deed

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

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

COMMENTS Split of Mohlman family Trust -

Real Estate Transfer Statement

304

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed

5 Grantor's Name, Address, and Telephone (Please Print), 6 Grantee's Name, Address, and Telephone (Please Print)

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

8 Type of Deed

9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?

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

20 Legal Description

21 If agricultural, list total number of acres

Table with 2 columns: Question/Description, Amount. Rows 22-24.

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

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

Signature block for Andrew C. Mohlman, Grantee, including name, signature, title, phone number, and date.

sign here

Register of Deed's Use Only, For Dept. Use Only

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

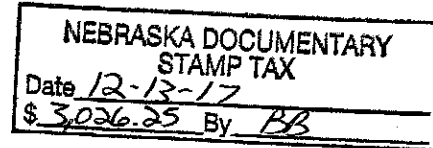
## EXHIBIT "A"

### 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  $S00^{\circ}15'45''E$  (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  $S88^{\circ}16'48''E$  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  $S00^{\circ}15'16''E$  on the Easterly line of said tract of land, a distance of 200.03 feet; thence  $S88^{\circ}09'21''E$  on said Easterly line, a distance of 95.03 feet; thence  $S04^{\circ}19'13''W$  on said Easterly line, a distance of 517.99 feet to the Southeast corner of said tract of land; thence  $N88^{\circ}14'26''W$  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  $S00^{\circ}15'45''E$  on said West line, a distance of 47.30 feet to the Southwest corner of the Northwest Quarter of said Section 10; thence  $S89^{\circ}04'07''E$  on the South line of said Northwest Quarter; a distance of 2647.59 feet to the Southeast corner of said Northwest Quarter, thence  $S89^{\circ}20'23''E$  on the South line of the Northeast Quarter of Section 10, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, a distance of 2647.68 feet of the Southeast corner of said Northeast Quarter; thence  $N00^{\circ}16'54''W$  on the East line of said Northeast Quarter, a distance of 288.00 feet; thence  $N87^{\circ}57'05''W$  a distance of 898.60 feet; thence  $N02^{\circ}48'37''E$ , a distance of 615.16 feet; thence  $N24^{\circ}41'49''E$ , a distance of 25.13 feet; thence  $N08^{\circ}48'46''W$ , a distance of 251.57 feet; thence  $N86^{\circ}08'04''W$ , a distance of 33.48 feet; thence  $N01^{\circ}18'49''E$ , a distance of 204.82 feet; thence  $N25^{\circ}32'40''E$ , a distance of 260.51 feet; thence  $N34^{\circ}40'26''W$ , a distance of 537.77 feet; thence  $N00^{\circ}16'46''E$ , a distance of 574.25 feet to the North line of said Northeast Quarter; thence  $N89^{\circ}00'19''W$  on said North line, a distance of 1544.00 feet to the Northwest corner of said Northeast Quarter; thence  $N89^{\circ}09'30''W$ , 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 }  
 County of Webster } ss.

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 Klingenberg County Clerk  
316.00 BB Deputy  
 Ind    Comp    Assessor    Carded   



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 6<sup>th</sup> 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.

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEES that GRANTOR:

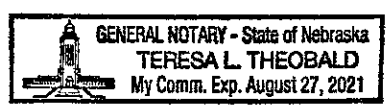
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed December 13, 2017.

*Julie Rickertsen*  
 Julie Rickertsen, Trustee

STATE OF NEBRASKA            )  
   )ss.  
 COUNTY OF WEBSTER         )

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



*Teresa L. Theobald*  
 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.  
 1158 ROAD 1000  
 RED CLOUD, NE 68970-

Map # : 4371-10-1-0-0-68375  
 Tax District : 45  
 Neighborhood : 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	Land 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	1D	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	No		3.67	1,425	5,230	5,230
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		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
4147	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	No		1.56	4,930	7,690	7,690
2668	HOLDREGE SILT LOAM, 1-3% SLOP	IRRG	1A	No		49.69	4,930	244,970	244,970
2667	HOLDREGE SILT LOAM, 0-1% SLOP	IRRG	1A	No		68.22	4,930	336,325	336,325
2524	COLY SILT LOAM, 3-11% SLOPES	IRRG	4A1	No		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 Owner : MOHLMAN, ANDREW C. & MARLA S.							
Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value

Road Use Totals :	4.83		0	0
Parcel Totals :	266.54		1,177,735	1,177,735

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3032 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Andrew e +

PARCEL # / FILING NUMBER 00 1905700/68375 \_\_\_\_\_  
Marla S. Mohlman  
12985

DOC STAMPS ⊖ Exempt EA tax/lien \_\_\_\_\_

SALES FILE # 305 # PAGES \_\_\_\_\_

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

TAX DISTRICT 45

TOTAL SALE PRICE ⊖

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

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

REVIEW CODE NO

SALES DATE 12-13-2017

DEED TYPE QCD

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

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

COMMENTS Self to Self + wife



Real Estate Transfer Statement

305

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number, 8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?, 14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land, 20 Legal Description, 21 If agricultural, list total number of acres, 22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate (line 22 minus line 23), 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

(A) Status, (B) Property Type, (C) Mobile Home

8 Type of Deed, 10 Type of Transfer

9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property?, 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land

20 Legal Description, 21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate (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. Andrew C. Mohlman, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Title, Grantee, Date, Phone Number, 402-746-3278, 12/13/2017

Register of Deed's Use Only, 26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data, For Dept. Use Only

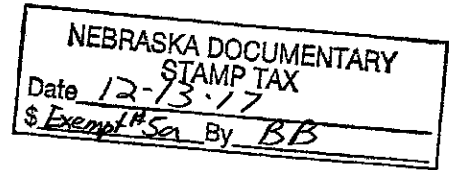
## EXHIBIT "A"

### 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 } 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 December A.D., 2017, at 3:50  
o'clock P. M. Recorded in Book 2017  
on Page 3032-3033  
Deb Klingsberger County Clerk  
\$16.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



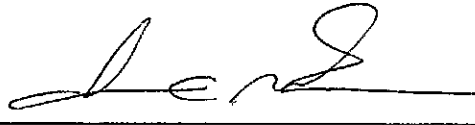
Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

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, 2017.



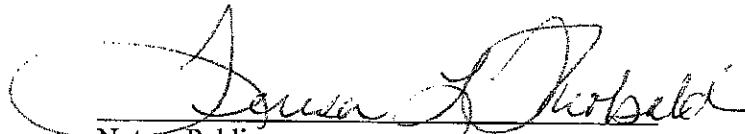
Andrew C. Mohlman



Marla S. Mohlman

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

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

  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3050

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

GRANTEE MASTER NAME # Thomas L.

PARCEL # / FILING NUMBER 001905702 / 68377

10-2-11

Mohlman  
# 12986

DOC STAMPS 1,851.75

tax/lien

SALES FILE # 306

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

NEIGHBORHOOD # 2

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

PROPERTY CLASS

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

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

TAX DISTRICT 45

161.39

TOTAL SALE PRICE 822,800

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

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

REVIEW CODE NO

SALES DATE 12-13-2017

DEED TYPE Trustees Deed

SALE QUAL

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

LOCATION CODE

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

COMMENTS Split Mohlman Family Trust

Real Estate Transfer Statement

306

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, City, State, Zip Code, Phone Number, Email Address

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status, (B) Property Type, (C) Mobile Home

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

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

11 Was ownership transferred in full? 12 Was real estate purchased for same use?

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

14 What is the current market value of the real property? 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company?

18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent, 18a No address assigned, 18b Vacant land

20 Legal Description, 21 If agricultural, list total number of acres

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed. Row 23: Was non-real property included in the purchase? Row 24: Adjusted purchase price paid for real estate.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Thomas L. Mohlman, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Title, Date, Phone Number

Register of Deed's Use Only, For Dept. Use Only, 26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data

EXHIBIT "A"

Legal Description

Parcel 1: The Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) 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.

cancel # 1905702

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 December A.D., 2017, at 4:00 o'clock P. M. Recorded in Book 2017 on Page 3050  
Deb Kligenberger County Clerk  
\$10.00 BB Deputy  
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-13-17  
\$ 1,851.75 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, Thomas L. Mohlman, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW¼) 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:

- (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.

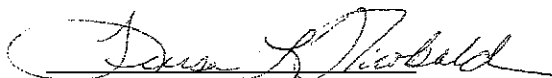
Executed December 13, 2017.

  
Julie Rickertsen, Trustee

STATE OF NEBRASKA            )  
  )ss.  
COUNTY OF WEBSTER         )

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

  
Notary Public

My Commission Expires: 8/27/2021



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

After split 2017

Parcel # : 001905702  
 Current Owner : MOHLMAN, THOMAS L.  
 1235 ROAD 1000  
 RED CLOUD, NE 68970-

Map # : 4371-10-1-0-0-68375  
 Tax District : 45  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

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

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3081

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

GRANTEE MASTER NAME # Back to  
Dean + Anita  
Simpson

PARCEL # / FILING NUMBER 0012120

DOC STAMPS ~~0~~

tax/lien

SALES FILE # 307

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

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

TAX DISTRICT 5

TOTAL SALE PRICE ~~0~~

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

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

REVIEW CODE NO

SALES DATE ~~0~~

DEED TYPE QCD

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

COMMENTS Corrected previous Deed by QCD Back to Anita + Dean. - no sale just correction to clear title.

# Real Estate Transfer Statement

307

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. _____ Day _____ Yr. _____		4 Date of Deed Mo. _____ Day _____ Yr. _____	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>RONALD G. AND NANCY L. SCHUTTE</b> Street or Other Mailing Address <b>1417 ROAD 2100</b> City <b>GUIDE ROCK</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 756-3462</b> Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>DEAN AND ANITA SIMPSON</b> Street or Other Mailing Address <b>2125 ROAD Q</b> City <b>GUIDE ROCK</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 257-3235</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$33,180**

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

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

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

18 Address of Property  
**2125 ROAD Q**  
**GUIDE ROCK, NE 68942**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**DEAN AND ANITA SIMPSON**  
**2125 ROAD Q**  
**GUIDE ROCK, NE 68942**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**SEE ATTACHMENT "A"**

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

22 Total purchase price, including any liabilities assumed .....	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	\$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>76-902-4</b>	

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

**RANDALL ALEXANDER** (402) 879-4751  
Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* ATTORNEY  
Signature of Grantee or Authorized Representative Title Date **12-7-17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>12</b> Day <b>15</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 4</b>	28 Recording Data <b>BK2017, Pg 3081</b>

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

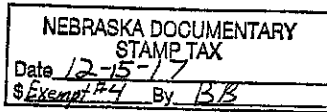
ATTACHMENT "A"

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 6<sup>th</sup> P.M.

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 9:42 o'clock A.M. Recorded in Book 2017 on Page 3081

Deb Klingenberg County Clerk  
310.00 BB Deputy  
Ind.      Comp.      Assessor      Carded     



**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 6<sup>th</sup> P.M.

Executed: November 28<sup>th</sup>, 2017

Ronald G. Schutte  
RONALD G. SCHUTTE

Nancy L. Schutte  
NANCY L. SCHUTTE

STATE OF NEBRASKA )  
                                  )  
COUNTY OF Webster )

The foregoing instrument was acknowledged before me on the 28<sup>th</sup> day of  
November, 2017, by RONALD G. SCHUTTE and NANCY L. SCHUTTE, husband  
and wife.



Brealynn Lockhart  
NOTARY PUBLIC

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3082

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

GRANTEE MASTER NAME # Koffwitz Land

PARCEL # / FILING NUMBER 001701200/66145

001700601/66086

Holdings, LLC  
# 13157

001700900/66105

DOC STAMPS Exempt 5B

tax/lien

SALES FILE # 308

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

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

TAX DISTRICT 185

TOTAL SALE PRICE ~~0~~

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

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

REVIEW CODE NO

SALES DATE 10-25-2017

DEED TYPE Trustees Deed

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

COMMENTS Trustees to LLC

# Real Estate Transfer Statement

308

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 10 Day 25 Yr. 2017		4 Date of Deed Mo. 10 Day 25 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Angela Duering, Successor Trustee Street or Other Mailing Address 880 East 26th Street City Hastings State NE Zip Code 68901 Phone Number (402) 462-6218 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kottwitz Land Holdings, L.L.C. Street or Other Mailing Address 13965 Ames Ave City Omaha State NE Zip Code 68164 Phone Number (402) 290-5485 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Kottwitz Land Holdings, L.L.C.  
13965 Ames Ave  
Omaha, NE 68164

18a  No address assigned 18b  Vacant land

20 Legal Description  
see attached

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

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

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

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

sign here

Mark A. Beck  
Print or Type Name of Grantee or Authorized Representative

*[Signature]*  
Signature of Grantee or Authorized Representative

Attorney

(402) 463-4500  
Phone Number

10/25/2017  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 15 Yr. 17	27 Value of Stamp or Exempt Number \$ Exempt # 56	28 Recording Data BK2017, Pg 3082-3083	

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

One-Half Interest in and to:

The Southeast Quarter of the Northwest Quarter ( $SE\frac{1}{4}NW\frac{1}{4}$ ) and the North Three-Fourths of the Northeast Quarter of the Southwest Quarter ( $N\frac{3}{4}NE\frac{1}{4}SW\frac{1}{4}$ ) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

\$ 106,000.00

001701200  
66145

The Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, less a part of a parcel of land in said quarter containing 5.96 acres more or less.

\$ 443,000.00

1700601  
66126

The Northeast Quarter ( $NE\frac{1}{4}$ ) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

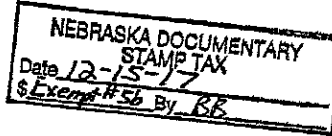
\$ 549,000.00

001700900  
66125



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 9:50 o'clock A.M. Recorded in Book 2017 on Page 3082-3083  
Deb Klingenberg County Clerk  
16.00 BB 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.

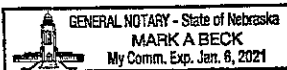
GRANTOR covenants with GRANTEE that such real estate is free from encumbrances and GRANTOR has legal power and lawful authority to convey the same.

Executed as of the 25 day of October, 2017.

Angela M. Duerig TTEE  
Angela Duerig, 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 Duerig, Successor Trustee of the Burnell H. Kottwitz and Vivian M. Kottwitz Revocable Trust Agreement.



Mark A Beck  
Notary Public

One-Half Interest in and to:

The Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ) and the North Three-Fourths of the Northeast Quarter of the Southwest Quarter (N $\frac{3}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

The Northeast Quarter (NE $\frac{1}{4}$ ) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

The Northwest Quarter (NW $\frac{1}{4}$ ) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT

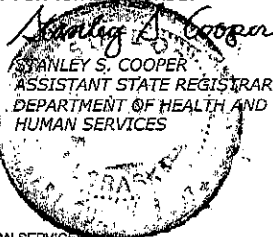
A parcel of land located in the Northwest Quarter of Section 2, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of Section 2, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska; 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 5.96 acres, 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 - DEPARTMENT OF HEALTH AND HUMAN SERVICES  
CERTIFICATE OF DEATH

14 25322

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Burnell Henry Kottwitz		2. SEX Male	3. DATE OF DEATH (Mo., Day, Yr.) July 25, 2014
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Blue Hill, Nebraska		5a. AGE-Last Birthday (Yrs.) 86	8. DATE OF BIRTH (Mo., Day, Yr.) August 31, 1927
5b. PLACE OF DEATH HOSPITAL: <input checked="" type="checkbox"/> Inpatient OTHER: <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> DCA <input type="checkbox"/> Other (Specify)		6b. FACILITY NAME (If not institution, give street and number) Mary Lanning Healthcare	
5c. CITY OR TOWN OF DEATH (Include Zip Code) Hastings, 68901		6c. COUNTY OF DEATH Adams	
5d. RESIDENCE STATE Nebraska	5e. COUNTY Webster	5f. CITY OR TOWN Blue Hill	
5g. STREET AND NUMBER 1713 Road AA		5h. APT. NO. 68930	5i. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown		10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name. Vivian Margaret Ahrens	
11. FATHER'S NAME (First, Middle, Last, Suffix) Walter Henry Julius Kottwitz		12. MOTHER'S NAME (First, Middle, Maiden Surname) Merle Gertrude Henry	
13. EVER IN U.S. ARMED FORCES? Give dates of service if yes. No		14a. INFORMANT-NAME Vivian Kottwitz	14b. RELATIONSHIP TO DECEDENT Wife
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. LICENSE NO. 1034	16c. DATE (Mo., Day, Yr.) July 30, 2014
15a. EMBALMER-SIGNATURE <i>[Signature]</i>		15b. CEMETERY, CREMATORY OR OTHER LOCATION Blue Hill Cemetery Blue Hill Nebraska	
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Merten-Butler Mortuary, P.O. Box 185, Blue Hill, Nebraska		17b. Zip Code 68930	
18. PART I. Enter the chain of events—diseases, injuries, or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.			
IMMEDIATE CAUSE (Final disease or condition resulting in death) (a) Stroke		APPROXIMATE INTERVAL onset to death 4 days	
DUE TO, OR AS A CONSEQUENCE OF: (b)		onset to death	
Sequentially list conditions, if any, leading to the cause listed on line a. (c)		onset to death	
Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST (d)		onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to the death but not resulting in the underlying cause given in PART I. Afib, DM2, CKD III, Prior Stroke			
20. IF FEMALE <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined	21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY m	22c. PLACE OF INJURY (At home, farm, street, factory, office building, construction site, etc. (Specify)
22d. INJURY AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED	
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN	STATE ZIP CODE
23a. DATE OF DEATH (Mo., Day, Yr.) July 25, 2014		24a. DATE SIGNED (Mo., Day, Yr.)	
23b. DATE SIGNED (Mo., Day, Yr.) 7/21/14		24b. TIME OF DEATH m	
23c. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signer's Name and Title)		24c. PRONOUNCED DEAD (Mo., Day, Yr.)	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signer's Name and Title)		24d. TIME PRONOUNCED DEAD m	
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Dr. Douglas N. Hentzen, 2115 N. Kansas Ave., Suite 105, Hastings, Nebraska 68901		26b. WAS CONSENT GRANTED? Not Applicable if 26a is no <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
25a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>		26c. DATE FILED BY REGISTRAR (Mo., Day, Yr.) AUG 6 2014	

✓ The Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; ✓

✓ The Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) and the North Three-Fourths (N<sup>3</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

✓ The Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> 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 21 day of December A.D., 2017, at 11:20 o'clock A M. Recorded in Book 2017 on Page 3154-3155  
Deb Klingenberg County Clerk  
416.00 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 S. Cooper*  
 STANLEY S. COOPER  
 ASSISTANT STATE REGISTRAR  
 DEPARTMENT HEALTH AND  
 HUMAN SERVICES



DATE OF ISSUANCE

11/29/2016

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

16 09591

CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Vivian Margaret Kottwitz		2. SEX Female		3. DATE OF DEATH (Mo., Day, Yr.) November 19, 2016	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Hubbell, Nebraska		5a. AGE - Last Birthday (Yrs.) 88		5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	
7. SOCIAL SECURITY NUMBER		8a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> DOA <input type="checkbox"/> Other (Specify)		6. DATE OF BIRTH (Mo., Day, Yr.) December 31, 1927	
8b. FACILITY NAME (If not institution, give street and number) CHI Health Nebraska Heart		8c. CITY OR TOWN OF DEATH (Include Zip Code) Lincoln 68526		8d. COUNTY OF DEATH Lancaster	
9a. RESIDENCE STATE Nebraska		9b. COUNTY Adams		9c. CITY OR TOWN Hastings	
9d. STREET AND NUMBER 905 East F Street		9e. APT. NO.		9f. ZIP CODE 68901	
9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown		10b. NAME OF SPOUSE (First, Middle, Last, Suffix) if wife, give maiden name Burnell Henry Kottwitz	
11. FATHER'S NAME (First, Middle, Last, Suffix) Henry Ahrens		12. MOTHER'S NAME (First, Middle, Maiden Surname) Lenna Graham		13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No	
14a. INFORMANT NAME Angela Duering		14b. RELATIONSHIP TO DECEDENT Daughter		15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)	
15a. EMBALMER SIGNATURE James M. McLaughlin		15b. LICENSE NO. 951		16. DATE (Mo., Day, Yr.) November 25, 2016	
16d. CEMETERY, CREMATORY OR OTHER LOCATION Blue Hill Cemetery		CITY / TOWN Blue Hill		STATE Nebraska	
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				17b. Zip Code 68930	
<b>CAUSE OF DEATH (See instructions and examples)</b>					
18. PART I. Enter the chain of events - diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.				APPROXIMATE INTERVAL	
IMMEDIATE CAUSE (Final disease or condition resulting in death) a) Cardiogenic Shock				onset to death 3 Days	
DUE TO, OR AS A CONSEQUENCE OF: b) Aortic Stenosis				onset to death 6 Months	
DUE TO, OR AS A CONSEQUENCE OF: c)				onset to death	
DUE TO, OR AS A CONSEQUENCE OF: d)				onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to the death but not resulting in the underlying cause given in PART I.				19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)	
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED			
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE	
22g. ZIP CODE		23a. DATE OF DEATH (Mo., Day, Yr.) November 19, 2016			
23b. DATE SIGNED (Mo., Day, Yr.) November 22, 2016		23c. TIME OF DEATH 09:11 PM		24a. DATE SIGNED (Mo., Day, Yr.)	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Kaliprasad N. Ayala, MD		24b. TIME OF DEATH		24c. PRONOUNCED DEAD (Mo., Day, Yr.)	
24d. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)		24e. TIME PRONOUNCED DEAD			
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input checked="" type="checkbox"/> UNKNOWN		25a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		25b. WAS CONSENT GRANTED? Not Applicable if 25a is NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Kaliprasad N. Ayala, MD, 7440 S 91st St, Lincoln, Nebraska, 68526					
28a. REGISTRAR'S SIGNATURE <i>Judith A. Heitland</i>				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) November 23, 2016	

To be completed/verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

To be completed by: CORONER, PROSECUTOR, COUNTY ATTORNEY ONLY

0050101

✓ The Northwest Quarter (NW¼) of Section Two (2), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

✓ The Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) and the North Three-Fourths (N¾) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Three (3), Township Four (4) North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

✓ The Northeast Quarter (NE¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> 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 21 day of December A.D., 2017, at 11:15 o'clock A M. Recorded in Book 2017 on Page 3152-3153  
Deb Kligenberger County Clerk  
\$16.00 BB Deputy  
Ind      Comp      Assessor      Carded

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3084

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

GRANTEE MASTER NAME # Vic Co.

PARCEL # / FILING NUMBER 001305200/62910 10-4-9 N14

# 13161

DOC STAMPS 1062

tax/lien

SALES FILE # 309

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

NEIGHBORHOOD #

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

TAX DISTRICT 175

TOTAL SALE PRICE 472,000

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

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

REVIEW CODE NO

SALES DATE 12-15-2017

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

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

309

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>12</b> Day <b>15</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>12</b> Day <b>15</b> Yr. <b>2017</b>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>John B. Post and Karen Post</b> Street or Other Mailing Address <b>1280 Blue Hill road</b> City <b>Ayr</b> State <b>NE</b> Zip Code <b>68925</b> Phone Number <b>402-463-8565</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>VIE CO.</b> Street or Other Mailing Address <b>2404 W 48th St PI</b> City <b>Kearney</b> State <b>NE</b> Zip Code <b>68845</b> Phone Number <b>(308) 380-2133</b>				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address <b>n/a</b>				Email Address <b>n/a</b>					

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$472,000**

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

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

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

18 Address of Property  
**Ag Land**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
The Northwest Quarter (NW¼) 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.

21 If agricultural, list total number of acres **160+-**

22 Total purchase price, including any liabilities assumed	22	\$	472,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	472,000.00

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

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

Print or Type Name of Grantee or Authorized Representative: **Teresa Theobald**

Signature of Grantee or Authorized Representative: *Teresa Theobald*

Title Agent: \_\_\_\_\_ Title \_\_\_\_\_

Phone Number: **402-461-5738**

Date: **12/15/2017**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>12</b> Day <b>15</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>1062.00</b>	28 Recording Data <b>Book 2017, Pg 3084</b>

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





BOOK-PAGE 2017-3084

DATE OF SALE 12-15-17

LEGAL DESCRIPTION NW1/4 10-4-9

LOCATION ID PARCEL(S) 001305200/62910

ASSESSOR LOCATION Rural

ADDRESS OF PROPERTY 10-4-9

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	411465		411465
2016	366830		366830
2017	368210		368210

SELLING PRICE 472,000

521 ADJUSTMENT

ASSESSOR ADJUSTMENT

ADJUSTED SELLING PRICE

SCHOOL BASE # 91-0074

HOUSE QUALITY —

HOUSE CONDITION —

DATE OF CONSTRUCTION —

MOBILE HOME NA

BOOK-PAGE 2017-3084

DRYLAND	EQUIP DRYLAND	CREP DRYLAND	GREENBELT DRYLAND	GRASSLAND	EQUIP GRASSLAND	CREP GRASSLAND	GREENBELT GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1 <u>31</u>	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D <u>49</u>	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 <u>44</u>	3D E	3D P	3D G	3G	3G	3G	3G
4D1 <u>10</u>	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D <u>6</u>	4D E	4D P	4D G	4G <u>11.5</u>	4G	4G	4G
TOTAL <u>140</u>	TOTAL	TOTAL	TOTAL	TOTAL <u>11.5</u>	TOTAL	TOTAL	TOTAL

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS <u>4.50</u>
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE <u>4.0</u>	HOME SITES
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL <u>4.0</u>	TOTAL <u>4.5</u>
				TOTAL <u>1600</u>

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-

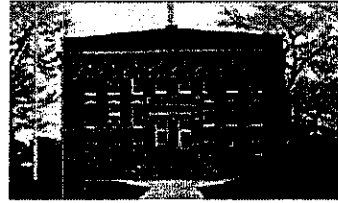
Map # : 4135-10-2-0-0-62910  
 Tax District : 175  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : NW1/4 10-4-9

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	DRY	1D1	No		31.00	2,705	83,855	83,855
7261	DEROIN SOILS, 3-6% SLOPES, SE	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  
[dwebcoassr@outlook.com](mailto:dwebcoassr@outlook.com)

DATE: 1/5/2018

SELLER: JOHN B. AND KAREN POST  
1280 BLUE HILL ROAD  
AYR, NE 68925

BUYER: VIE CO.  
2404 W 48TH ST PL  
KEARNEY, NE 68845

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

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

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

What Was the total purchase

1 price? \$ 155,000 Yes / No

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

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

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

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

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

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

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

6 one: Advertising Broker/Realtor Family Newspaper Seller

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

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

Set by Seller Other (please explain):

**CONTNUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3085

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

GRANTEE MASTER NAME # Daniel J. +

PARCEL # / FILING NUMBER 001914700 / 69015 35-2-11

Valarie D.

Benge

DOC STAMPS 393.75

tax/lien

#13163

SALES FILE # 310

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

SUBURBAN X  
Red Cloud

TAX DISTRICT 45

TOTAL SALE PRICE 175,000

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

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

REVIEW CODE NO

SALES DATE 12-15-2017

DEED TYPE JTWD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

310

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>5</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>11</u> Day <u>22</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Robert L. &amp; Jackie L. Fountaine</b> Street or Other Mailing Address <b>PO Box 386</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Daniel J. &amp; Valarie D. Bengé</b> Street or Other Mailing Address <b>783 Hwy 281</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number _____ Email Address _____			

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

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

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

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

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property 783 Hwy 281 Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned    18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>same as Grantee</b>

20 Legal Description  
**see attached**

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

22 Total purchase price, including any liabilities assumed .....	22 \$ 175,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ 175,000.00

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

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

**sign here** \_\_\_\_\_  
Print or Type Name of Grantee or Authorized Representative (402) 746-3613  
Phone Number

\_\_\_\_\_  
Signature of Grantee or Authorized Representative **Attorney**  
Date 12/15/17

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>15</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>393.75</u>	28 Recording Data <u>Book 2017, Pg 3085</u>

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 S89°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-of-way 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 }

BOOK 2017, Pg 3085

Entered on the numerical index and filed for record in the Clerk's office of said county this 15<sup>th</sup> day of December A.D., 20 17, at 2:55 o'clock P. M. Recorded in Book 2017 on Page 3085  
Del Schillingberger County Clerk  
10.00 112 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-15-17  
\$ 393.75 By 112

**JOINT TENANCY WARRANTY DEED**

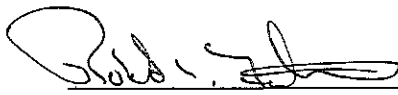
Robert L. Fountaine and Jackie L. Fountaine, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Daniel J. Benge and Valarie D. Benge, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined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

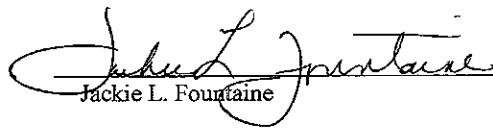
A tract of land located in Lot 22 in the Northeast Quarter of the Northeast Quarter (NE¼NE¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Referring to the Northeast corner of said Section 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 S89°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-of-way 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,

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

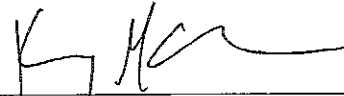
  
Jackie L. Fountaine

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

Date of Print: 01/04/2018  
Inspected By: TS Inspection Date: 08/31/2016

Record: 1 of: 1

Parcel ID #: 001914700	Map #	: 4371-35-1-000-000-69015
BENGE, DANIEL J. & VALARIE D.	Situs	:783 HWY 281
783 HWY 281	Legal	:PT LOT 22 IN NE1/4 35-2-11
RED CLOUD, NE	68970-	

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1895 / 122
Quality	: 40 - Good	Effective Age	:
Condition	: 35 - Average +	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: 1-1/2-St-Fin 43% One-Story 57%		
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		

RESIDENCE VALUATION SUMMARY

Improvement Value .....	\$119,145
Lump Sums .....	\$21,950 *
Lump Sums Description : RC DEP & SUB RC	
FINAL ESTIMATE OF VALUE.....	\$141,095

FARM VALUATION SUMMARY

Residence Value .....	\$141,095
Outbuilding Value .....	
Agland Value .....	\$10,030
Total Value .....	\$151,125
Current Total Assessed Value for Parcel # 001914700 .....	\$151,125

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



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

Parcel # : 001914700  
 Current Owner : BENGE, DANIEL J. & VALARIE D.  
 783 HWY 281  
 RED CLOUD, NE 68970-

Map # : 4371-35-1-000-000-69015  
 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	Assessed Value
HOM1SUB	HOME SITE 1ST ACRE, SUBURBAN	HOME	HOM1SU	No		1.00	10,000	10,000	10,000
					Home Use Totals :	1.00		10,000	10,000
HWY281	HIGHWAY 281	ROAD	ROAD	No		0.14	0	0	0
					Road Use Totals :	0.14		0	0
RESSUB	RESIDENTIAL SUBURBAN	SITE	RESSUB	No		0.02	1,840	30	30
					Site Use Totals :	0.02		30	30
					Parcel Totals :	1.16		10,030	10,030

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-3085 DATE OF SALE 12-15-2017

LEGAL DESCRIPTION A tract of Land in Lot 22 in NE 1/4 35-2-11

LOCATION ID PARCEL(S) 001914700169015 35-2-11

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY 783 Hiway 281

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	10025	114695	124720
2016	10025	130350	140375
2017	10030	141095	151125

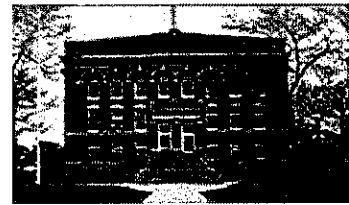
SELLING PRICE 175,000 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 91-0002 HOUSE QUALITY 40 HOUSE CONDITION 35+ DATE OF CONSTRUCTION 1895  
 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](mailto:dlwebcoassr@outlook.com)



DATE: 1/4/2018

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

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

- 1 What was the total purchase price? \$ \$ 175,000.00 Yes / No  
If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain): \_\_\_\_\_
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
If the property is a rental property and produces income, what rent has been charged for it in \$ \_\_\_\_\_  
4 each of the past five years? \_\_\_\_\_
- 5 What expenses have been incurred in each of the past five years? \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3091

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

GRANTEE MASTER NAME # Dave Mohlman

PARCEL # / FILING NUMBER 001905701/68376

10-2-11

# 10296

00190800/68540

16-2-11

DOC STAMPS 1053.00

tax/lien

SALES FILE # 311

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

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

TAX DISTRICT 45

TOTAL SALE PRICE 467,288

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

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

REVIEW CODE NO

SALES DATE 12-15-2017

DEED TYPE WD

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

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

COMMENTS Split Mohlman Family Trust + Parcel 16-2-11

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.

311

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

1 County Name, 2 County Number (WEBSTER - 91), 3 Date of Sale/Transfer (Mo. 12, Day 15, Yr. 2017), 4 Date of Deed (Mo. 12, Day, Yr. 2017)

5 Grantor's Name, Address, and Telephone (Please Print) Julie Rickertsen, Trustee of the Mohlman Family Trust; 6 Grantee's Name, Address, and Telephone (Please Print) David Mohlman; 122 W 4th Avenue, Suite B; Red Cloud, NE 68970

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange); 10 Type of Transfer: Distribution, Auction, Court Decree, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other (Explain)

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

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

14 What is the current market value of the real property? \$467,288; 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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 Southern Title, LLC, No

18 Address of Property: Ag Land; 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantee; 18a No address assigned, 18b Vacant land

20 Legal Description: See Attached; 21 If agricultural, list total number of acres: 291+-

Table with 2 columns: Question/Description, Amount. Row 22: Total purchase price, including any liabilities assumed. \$ 467,288.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23). \$ 467,288.00

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

David Mohlman (402) 746-2708; Print or Type Name of Grantee or Authorized Representative; Signature of Grantee or Authorized Representative; Title: Grantee; Date: 12/15/2017

Register of Deed's Use Only: 26 Date Deed Recorded (Mo. 12, Day 18, Yr. 17); 27 Value of Stamp or Exempt Number (\$ 1,053.00); 28 Recording Data (BK 2017, Pg 3091); For Dept. Use Only

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

68543 2-11



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<sup>TH</sup> 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<sup>TH</sup> 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 6<sup>TH</sup> 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 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 S89°00'19"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.

Parcel # 1905701 + 001908000 BK 2017, Pg 3091

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 18 day of December A.D., 2017, at 9:50 o'clock A M. Recorded in Book 2017 on Page 3091-3092  
Deb Klingenberg County Clerk  
\$16.00 Act Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12/18/17  
\$ 1.053.00 By AKH

**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<sup>TH</sup> 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<sup>TH</sup> 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 6<sup>TH</sup> 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 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 S89°00'19"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 with 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

BK 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, 2017

*Julie Rickertsen*  
JULIE RICKERTSEN, Trustee & Grantor

STATE OF NEBRASKA )

)SS.

COUNTY OF Webster )

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 December 13, 2017

*Teresa L. Theobald*  
Notary Public



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

Parcel # : 001905701  
 Current Owner : MOHLMAN, DAVID D  
 122 WEST 4TH AVENUE, SUITE B  
 RED CLOUD, NE 68970-0000

Map # : 4371-10-1-0-0-68376  
 Tax District : 45  
 Neighborhood : 1  
 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	Mkt Value	Assessed Value
3561	HOBBS SILT LOAM, OCCASIONALLY GRAS		2G1	No		16.04	1,425	22,855	22,855
2675	HOLDREGE SILT LOAM, 3 TO 7% S GRAS		2G	No		4.00	1,425	5,700	5,700
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS		4G	No		4.70	1,425	6,700	6,700
4147	HOLDREGE SOILS, 3-7% SLOPES, GRAS		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	IRRG	3A	No		0.01	4,775	50	50
Irrg Use Totals :						0.01		50	50
ROAD	COUNTY ROAD	ROAD	ROAD	No		2.60	0	0	0
Road Use Totals :						2.60		0	0
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

Map # : 4371-16-0-0-68540  
 Tax District : 45  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

122 WEST 4TH AVENUE, SUITE B  
 RED CLOUD, NE 68970-0000

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

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, OCCASIONALLY	GRAS	2G1	No		129.00	1,425	183,825	183,825
2670	HOLDREGE SILT LOAM, 3-7% SLOP	GRAS	2G	No		4.00	1,425	5,700	5,700
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		11.00	1,425	15,675	15,675
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		6.00	1,425	8,550	8,550
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	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	WASTE	WASTE	WASTE	No		10.00	180	1,800	1,800
						Waste Use Totals : 10.00		1,800	1,800
						Parcel Totals : 240.00		322,425	322,425

22-11W

001904300

001901100

112-11W

001901400

001907500

142-11W

001903701

001905500

82-11W

001905700

102-11W

001905702

152-11W

001904600

001901700

001907300

00

000

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3095-96 # PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Keith J. +

PARCEL # / FILING NUMBER 0017188001 67240 36-4-10

Carolyn

new 7001718802/67241

Kohmetscher

DOC STAMPS 621.00 tax/lien \_\_\_\_\_

# 1128

SALES FILE # 312 # PAGES \_\_\_\_\_

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

TAX DISTRICT 185

TOTAL SALE PRICE 276,000

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

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

REVIEW CODE NO

SALES DATE 12-12-2017

DEED TYPE JTWD

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

COMMENTS split? 10.01 Acres

# Real Estate Transfer Statement

312

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. 12 Day 12 Yr. 2017		4 Date of Deed Mo. 11 Day 16 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) KWTM Enterprises, L.L.C. %Kayla J. Priest Street or Other Mailing Address 750 S. 13th Avenue City Washington State IA Zip Code 52353				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Keith J. Kohmetscher and Carolyn A. Kohmetscher Street or Other Mailing Address 1913 Road V City Blue Hill State NE Zip Code 68930			
Phone Number (402) 984-3388		Email Address		Phone Number 402-984-8501		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

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

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

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

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

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

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

Yes  No  Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other  
 Brothers and Sisters  Grandparents and Grandchild  Spouse  
 Ex-spouse  Parents and Child  Step-parent and Step-child

14 What is the current market value of the real property?  
\$276,000

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

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

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

18 Address of Property  
1969 Road 1900  
Blue Hill, NE 68930

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Keith J. Kohmetscher and Carolyn A. Kohmetscher  
1913 Road V  
Blue Hill, NE 68930

20 Legal Description  
SEE ATTACHED

21 If agricultural, list total number of acres 10.01 +/-

22 Total purchase price, including any liabilities assumed	22	\$	276,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	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 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.

Keith J. Kohmetscher and Carolyn A. Kohmetscher  
Print or Type Name of Grantee or Authorized Representative

*Carolyn A. Kohmetscher*  
Signature of Grantee or Authorized Representative

Grantee

402-984-8501  
Phone Number

12-12-2017  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 19 Yr. 17	27 Value of Stamp or Exempt Number \$ 621.00	28 Recording Data BR2017, Pg 3095-3096	



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 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> 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.

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 3095-3096  
Deb Klingenberger County Clerk  
\$16.00 BB Deputy  
Ind      Comp      Assessor      Carded     

Parcel # 001718800

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-19-17  
\$ 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 ¼) of Section Thirty-six (36), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northeast Corner of the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> 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.

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

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

Executed October 31, 2017, 2017.

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

BY: Kayla Priest  
KAYLA J. PRIEST, Member

Whitney J. Van Veldhuizen  
WHITNEY J. VAN VELDHUIZEN,  
Member

Tori Dawn Krueger  
TORI DAWN KRUEGER, Member

Morgan Jo Krueger  
MORGAN JO KRUEGER, Member

STATE OF IOWA )  
 )ss.  
COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me on this 31 day of October, 2017, by Kayla J. Priest, Member; KWTM Enterprises, L.L.C, a Nebraska Limited Liability Company, on behalf of said company, as Seller.

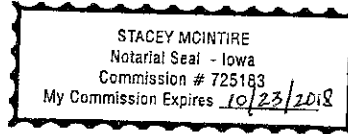
Alycia A Horras  
Notary Public



STATE OF IOWA )  
 )ss.  
COUNTY OF LYON )

The foregoing instrument was acknowledged before me on this 7th day of November, 2017, by Whitney J. Van Veldhuizen, Member; KWTM Enterprises, L.L.C, a Nebraska Limited Liability Company, on behalf of said company, as Seller.

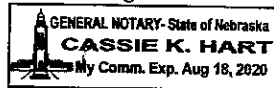
Stacey McIntire  
Notary Public



STATE OF NEBRASKA )  
 )ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on this 14th day of November, 2017, by Tori Dawn Krueger, Member; KWTM Enterprises, L.L.C, a Nebraska Limited Liability Company, on behalf of said company, as Seller.

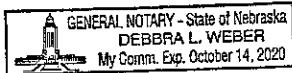
Cassie K Hart  
Notary Public



STATE OF NEBRASKA )  
 )ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on this 16th day of November, 2017, by Morgan Jo Krueger, Member; KWTM Enterprises, L.L.C, a Nebraska Limited Liability Company, on behalf of said company, as Seller.

Debra L Weber  
Notary Public



WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENCE DATA

Date of Print: 01/11/2018

Record: 1 of: 1

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

Parcel ID #: 001718800	Map # : 4133-36-1-00000-000-0000
KRUEGER, MARIEL J % KWTM ENTERPRISES, LLC (DN) PO BOX 351 BLUE HILL, NE 68930-0000	Situs :1969 RD 1900 Legal :E1/2NE1/4 36-4-10

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 2004 / 14
Quality : 30 - Average	Effective Age :
Condition : 35 - Average +	Remodel Date :
Arch Type :	Remodel Type :
Style : One-Story 100%	
Exterior Wall : 100% VINYL	
Floor Area : 2010	
Basement Area : 2010	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 2	
Baths : 2.0	
Heat Type : 100% WARM & COOLED	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 10	

RESIDENCE VALUATION SUMMARY

Improvement Value .....	\$142,575
Lump Sums .....	
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
Current Total Assessed Value for Parcel # 001718800 .....	\$228,040

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

WEBSTER COUNTY ASSESSOR'S OFFICE  
RURAL OUTBUILDINGS

Date of Run: 01/11/2018

Parcel # : 001718800	Map # : 4133-36-1-00000-000-0000
Current Owner : KRUEGER, MARIEL J %	Tax District : 185
KWIM ENTERPRISES, LLC (DN)	Neighborhood : 1
PO BOX 351	Legal Description : E1/2NE1/4 36-4-10
BLUE HILL, NE	
68930-0000	

COST APPROACH - Values by Marshall & Swift

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

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
4	*DR DRYING BIN Notes :	30	Average		x 24 x 20					7,267	1.05	7,630	32%	5,190
5	*DR DRYING BIN Notes :	30	Average		x 24 x 20				N/A	7,267	1.05	7,630	32%	5,190
6	SH2 SHED Notes :	20	Fair		50 x 24 x 11	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 x 14	GABL	METAL	METAL	DIRT	2,448	4.95	12,118	32%	8,240
8	UTIL MACHINE SHED Notes :	40	Average		x x 16	N/A	METAL	METAL	CONC	240	31.66	7,598	32%	5,165
8	DRC CONCRETE DRIVE Notes :	30	Average		40 x 20 x	N/A	N/A	NONE	N/A	800	4.26	3,408	32%	2,315
8	MCI MACHINE SHED Notes :	40	Average		x x 16	N/A	METAL	METAL	CONC	3,000	11.85	35,550	32%	24,175
9	*ST STORAGE BIN Notes :	20	Poor		x 18 x 17					3,475	0.80	2,780	82%	500
10	*ST STORAGE BIN Notes :	20	Poor		x 18 x 17					3,475	0.80	2,780	82%	500

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
------	-------------	------	------	-----------	------------	------	-------	------	-------	-------	------	-----	------	-------

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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 : 185  
 Neighborhood : 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	Assessed Value
3864	HASTINGS SILT LOAM, 0-1% SLOP DRY		1D1	No		0.77 ✓	2,705	2,085	2,085
					Dry Use Totals :	0.77 ✓		2,085	2,085
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No		1.00	5,765	5,765	5,765
BLD2	BUILDING SITE ADDITIONAL ACRE	FARM	BLD2	No		0.38	2,950	1,120	1,120
					Farm Use Totals :	1.38 ✓		6,885	6,885
3864	HASTINGS SILT LOAM, 0-1% SLOP GRAS		1G1	No		2.13 ✓	1,425	3,035	3,035
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS		4G	No		4.10 ✓	1,425	5,845	5,845
2521	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 RELATE HOME		HOM1	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	0	0
					Road Use Totals :	0.54		0	0
					Parcel Totals :	10.02		27,995	27,995

BOOK-PAGE 2017-3095-96 DATE OF SALE 12-12-2017

LEGAL DESCRIPTION A Parcel of Land located in the NE 1/4

LOCATION ID PARCEL(S) 001718800 + 001718802 (new)

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY 1969 RD 1900

<u>YEAR</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL</u>
<u>2015</u>	<u>222545</u>	<u>183390</u>	<u>405935</u>
<u>2016</u>	<u>199760</u>	<u>199530</u>	<u>399290</u>
<u>2017</u>	<u>27995</u>	<u>200045</u>	<u>228040</u>
<u>1718802</u>			
<u>2017</u>	<u>169475</u>		<u>169475</u>

<u>SELLING PRICE</u> <u>276,000</u>	<u>521</u> <u>ADJUSTMENT</u>	<u>ASSESSOR</u> <u>ADJUSTMENT</u>	<u>ADJUSTED</u> <u>SELLING PRICE</u>
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SCHOOL BASE # \_\_\_\_\_ HOUSE QUALITY 30 HOUSE CONDITION 35+ DATE OF CONSTRUCTION 2004

MOBILE HOME NA



BOOK-PAGE

DRYLAND	EQUIP DRYLAND	CREP DRYLAND	GREENBELT DRYLAND	GRASSLAND	EQUIP GRASSLAND	CREP GRASSLAND	GREENBELT GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1 <i>0.77</i>	1D1 E	1D1 P	1D1 G	1G1 <i>2.13</i>	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D	3D E	3D P	3D G	3G	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G <i>4.20</i>	4G	4G	4G
TOTAL <i>0.77</i>	TOTAL	TOTAL	TOTAL	TOTAL <i>6.33</i>	TOTAL	TOTAL	TOTAL

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS <i>0.54</i>
1C	1T	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES <i>1.0</i>
2C	2T	2T 2	OTHER	OTHER <i>Bld - 1.38</i>
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2		
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL <i>2.92</i> TOTAL

*Change - Bld 2 to Grass 0.38*

<b>Parcel Information</b>	
<b>Parcel ID</b>	001718800
<b>Current Owner</b>	KRUEGER, MARIEL J %
<b>Legal Description</b>	E1/2NE1/4 36-4-10

<b>LANDUSE</b>				
<u>LANDUSE</u>	<u>SOIL</u>	<u>LVG</u>	<u>GIS Acres</u>	<u>Deeded Acres</u>
BLDG2	BLDG2	BLDG2	0.38 ✓	0.38
DRY	3864	1D1	0.77 ✓	0.77
FARM	FARM	FARM	1.00 ✓	1.00
GRAS	3864	1G1	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
			<b>10.02</b>	<b>10.01</b>

\* N/A: Code not found in CAMA system

<b>Total By Landuse</b>		
<u>Landuse</u>	<u>GIS Acres</u>	<u>Deeded Acres</u>
Other	2.92	2.92
DRY	0.77	0.77
GRAS	6.33	6.32

25-4-10W

30-4-9W

36-4-10W

31-4-9W

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3105

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

GRANTEE MASTER NAME # Patricia A

PARCEL # / FILING NUMBER 001506700/

65 235 35-2-10

Burdyny &

DOC STAMPS 461.25

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

Nancy S. Somerhalder

SALES FILE # 313

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

# 13166

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

TAX DISTRICT 40

TOTAL SALE PRICE 205,000

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

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

REVIEW CODE NO

SALES DATE 12-15-2017

DEED TYPE WD

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

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

COMMENTS 1st Cousins - pd Doc Stamp + 205,000

# Real Estate Transfer Statement

313

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day _____ Yr. <u>2017</u>		4 Date of Deed Mo. <u>12</u> Day _____ Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Mary Wilson; Margaret Kaylor and George Somerhalder</b> Street or Other Mailing Address <b>3400 Hidden Pines Ct</b> City <b>Arlington</b> State <b>TX</b> Zip Code <b>76016</b> Telephone Number <b>(817) 944-2223</b> Email Address <b>somerhai@flash.net</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Patricia A Burdyny and Nancy S. Somerhalder</b> Street or Other Mailing Address <b>9468 Dewey Circle</b> City <b>Omaha</b> State <b>NE</b> Zip Code <b>68114</b> Telephone Number <b>(402) 393-5596</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address <b>patricia.burdyny@kutakrock.com</b>			

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

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

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

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

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

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

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

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

Yes  No  Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other first cousins  
 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?  
**\$205,000**

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

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

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

18 Address of Property

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**PATRICIA BURDYN Y**  
**9468 DEWEY CIR, OMAHA NE 68114**

20 Legal Description  
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, Nebraska

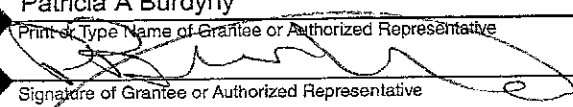
21 If agricultural, list total number of acres 160

22 Total purchase price, including any liabilities assumed	\$ 205,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 205,000.00

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

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

**sign here**

Print or Type Name of Grantee or Authorized Representative Patricia A Burdyny (402) 393-5596 Phone Number  
 Signature of Grantee or Authorized Representative  Title \_\_\_\_\_ Date 12/15/17

<b>Register of Deed's Use Only</b>		<b>For Dept. Use Only</b>
26 Date Deed Recorded Mo. _____ Day _____ <u>2017 Dec 20 09:25 AM</u>	27 Value of Stamp or Exempt Number <u>461.25</u>	28 Recording Data <u>Book 2017 Page 3105</u>

**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 6<sup>th</sup> 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.

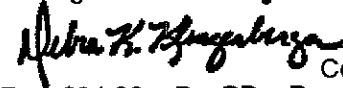
Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

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. BURDYNKY 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 15<sup>th</sup> day of December, 2017.

**GRANTOR:**

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

Mary G. Wilson

Randy L. Wilson

Randy L. Wilson

STATE OF Idaho )  
 ) ss.  
COUNTY OF Canyon )

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



[Signature]  
Signature of Notary

10/02/20  
My Commission Expires

STATE OF Idaho )  
 ) ss.  
COUNTY OF Canyon )

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



[Signature]  
Signature of Notary

10/02/20  
My Commission Expires

(Signature page 1 of 3 to Warranty Deed)



**GRANTOR:**

Margaret Josephine Somerhalder Kaylor, a/k/a  
Margaret J. Kaylor

Margaret J. Kaylor

STATE OF TEXAS            )  
  ) ss.  
COUNTY OF Dallas    )

The foregoing instrument was acknowledged before me on NOV 14, 2017 by Margaret Josephine Somerhalder Kaylor (a/k/a Margaret J. Kaylor), individually.

Keith A. Russell  
Signature of Notary

7-2-19  
My Commission Expires



(Signature page 2 of 3 to Warranty Deed)

GRANTOR:

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

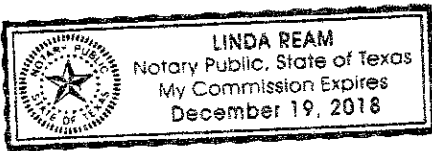
*George B. Somerhalder*

Linda M. Somerhalder

*Linda M. Somerhalder*

STATE OF TEXAS )  
 ) ss.  
COUNTY OF Tarrant )

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

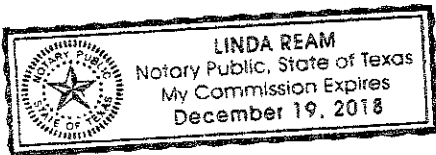


*Linda Ream*  
Signature of Notary

My Commission Expires 12-19-18

STATE OF TEXAS )  
 ) ss.  
COUNTY OF Tarrant )

The foregoing instrument was acknowledged before me on Nov. 20, 2017 by Linda M. Somerhalder, individually.



*Linda Ream*  
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 ¼) of Section Thirty-Six (36), Township  
Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County,

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3156

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

GRANTEE MASTER NAME # Dick Goebel

PARCEL # / FILING NUMBER 000166200 / 40510

Jennie

Goebel

DOC STAMPS 29-25

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

# 10555

SALES FILE # 314

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

NEIGHBORHOOD #

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

PROPERTY CLASS

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

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

SUBURBAN \_\_\_\_\_

TAX DISTRICT 605

TOTAL SALE PRICE 12,500

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

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

REVIEW CODE NO

SALES DATE 10-29-2017

DEED TYPE PRJTWD

SALE QUAL

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement 314

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

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <b>10</b> Day <b>29</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>12</b> Day <b>13</b> Yr. <b>2017</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See Attached Rilly G. Anders Estate, Steven J. Anders PR</b> Street or Other Mailing Address <b>3212 SW 39th Street</b> City <b>Des Moines</b> State <b>IA</b> Zip Code <b>50321</b> Phone Number <b>515-371-8400</b> Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Dick Goebel &amp; Jennie Goebel, H&amp;W as JT</b> Street or Other Mailing Address <b>734 N Webster Street 205 N Franklin</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>402-746-2245</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address _____			

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

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

**8 Type of Deed**

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

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

**10 Type of Transfer**

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

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

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

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

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

**14 What is the current market value of the real property?**  
**\$12,500**

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

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

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

**18 Address of Property**  
 205 N. Franklin  
 Red Cloud, NE 68970

**19 Name and Address of Person to Whom the Tax Statement Should be Sent**  
 Dick Goebel & Jennie Goebel  
~~734 N Webster Street~~ **205 N. Franklin**  
 Red Cloud, NE 68970

**20 Legal Description**

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

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

<b>22 Total purchase price, including any liabilities assumed</b> .....	<b>22</b> \$ 12,500.00
<b>23 Was non-real property included in the purchase?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	<b>23</b> \$ _____
<b>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</b> .....	<b>24</b> \$ 12,500.00

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

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

<b>sign here</b>	Print or Type Name of Grantee or Authorized Representative <b>Henry C. Schenker</b>	(308) 425-6273 Phone Number
	Signature of Grantee or Authorized Representative 	Attorney Date <b>12/15/2017</b>

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>12</b> Day <b>21</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>29.25</b>	28 Recording Data <b>BK2017, Pg 3156</b>

State of Nebraska } ss.  
County of Webster }

BK2017, Pg 3156

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 o'clock P. M. Recorded in Book 2017 on Page 3156  
Deb Klingenberg County Clerk  
\$10.00 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 <u>12-21-17</u>	
\$ <u>29.25</u>	By <u>BB</u>

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), <sup>First</sup> Platt's Addition to Red Cloud, Webster County, Nebraska.

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

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

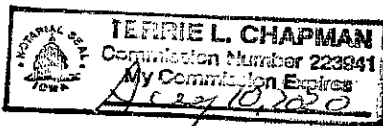
Executed this 13 day of December, 2017

ESTATE OF BILLY G. ANDERS, Deceased,

By: [Signature]  
Steven J. Anders, Personal Representative.

STATE OF IOWA )  
 ) ss.  
COUNTY OF POLK )

The foregoing instrument was acknowledged before me on December 13 2017 by Steven J. Anders, Personal Representative of the Estate of Billy G. Anders, Deceased.



[Signature]  
Notary Public.

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-3156

DATE OF SALE 10-29-2017

LEGAL DESCRIPTION Lots 9, 10, 11, 12 Block 6 Platt's First Addition to R.C.

LOCATION ID PARCEL(S) 000166200140510

ASSESSOR LOCATION Red Cloud

ADDRESS OF PROPERTY 205 N Franklin

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	1320	26085	27405
2016	1320	24650	25970
2017	1320	24650	25970

SELLING PRICE <u>12,500</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
-----------------------------	----------------	---------------------	------------------------

SCHOOL BASE # 91-0002 HOUSE QUALITY 30 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1972

MOBILE HOME yes 24x60

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 01/05/2018  
Inspected By: TS Inspection Date: 10/13/2016

Record : 1 of: 1

---

Parcel ID #:	000166200	Map #	: 4491-00-0-10105-006-0000
GOEBEL, DICK & JENNIE		Situs	:205 N FRANKLIN ST
205 N FRANKLIN		Legal	:LOTS 9-12 BLOCK 6 PLATT'S FIRST
RED CLOUD, NE	68970-2259		ADDITION RED CLOUD

---

LOT INFORMATION

---

Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	100	# of Units :	14960
Lot Depth :	149.6	Unit Value :	0.09
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	1,320
Utilities :			

---

PHYSICAL INFORMATION

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Type :	4 - 24 X 60 Mobile	Year Built/Age :	1972/45
Quality :	30 - Average	Effective Age :	
Condition :	30 - Average	Remodel 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 x 0

---

FINAL ESTIMATE

---

Improvement Value .....	\$24,650
Land Value .....	\$1,320
FINAL ESTIMATE OF VALUE .....	\$25,970
Value per Square Foot .....	17

---

Current Total Assessed Value for Parcel # 000166200 .....	\$25,970
---	----------

---

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
205 N FRANKLIN	Legal : LOTS 9-12 BLOCK 6 PLATT'S FIRST
RED CLOUD, NE	ADDITION RED CLOUD
68970-2259	

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>			
	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	1,440	x	42.89	= 61,762
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
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	1,440	14.80	14.80	21,312
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1440	x	60.97	= 87,797
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
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

TOTAL REPLACEMENT COST NEW	1440	x	62.82	= 90,465
----------------------------	------	---	-------	----------

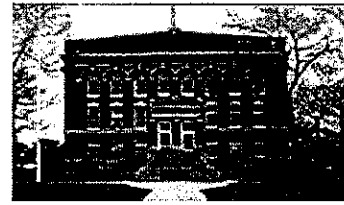
Depreciation	: 81% Total	78% Physical	15% Functional	Economic
				Less Depreciation/Plus Appreciation : (73,630)

Improvement Value .....	\$16,835
Land Value .....	\$1,320
Lump Sums B/F MH FUNC UNDERCARRIAGE STILL UNDER MH	7,815 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$25,970
Value per Square Foot .....	\$17.00



**WEBSTER COUNTY ASSESSOR**

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



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

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

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

- What was the total purchase price? \$ 12,500.00 Yes / No
- If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
*If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?*
- 4 \_\_\_\_\_
- 5 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-2170

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

GRANTEE MASTER NAME # Red Cloud

PARCEL # / FILING NUMBER 000104700 / 30400

Community Schools  
District #

DOC STAMPS ~~0~~

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

# 10917

SALES FILE # 315

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

NEIGHBORHOOD #

1	100	105	<u>200</u>	205	300	305	400
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ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

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

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

TAX DISTRICT 65

TOTAL SALE PRICE ~~0~~

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

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

REVIEW CODE NO

SALES DATE 12-26-17

DEED TYPE Corporation w/D

SALE QUAL

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

LOCATION CODE

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

COMMENTS South Central Bank gifted to school

# Real Estate Transfer Statement

315

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>26</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>12</u> Day <u>26</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>South Central State Bank</b> Street or Other Mailing Address <b>PO Box 186</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Red Cloud Community Schools, District #2</b> Street or Other Mailing Address <b>334 N Cherry St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
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<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
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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

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		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

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

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

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

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

18 Address of Property  
**641 N Webster**

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

18a  No address assigned    18b  Vacant land

20 Legal Description

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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2

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

**sign here**

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

*[Signature]*  
 Signature of Grantee or Authorized Representative

**Attorney**  
 Title

**(402) 746-3613**  
 Phone Number

**12/27/17**  
 Date

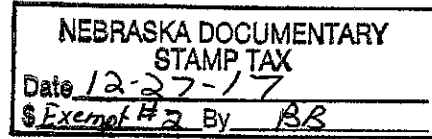
**Register of Deed's Use Only**

26 Date Deed Recorded Mo. <u>12</u> Day <u>27</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt # 2</b>	28 Recording Data <b>BK2017, Pg 2170</b>	For Dept. Use Only
--	--	---	--------------------

State of Nebraska } ss.  
County of Webster }

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

Deb Rlingenberger County Clerk  
\$10.00 BB Deputy  
Ind    Comp    Assessor    Carded   



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

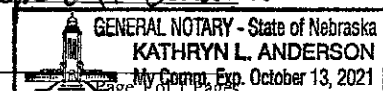
By: Jerry Schaefer  
Jerry Schaefer, President

STATE OF NEBRASKA, COUNTY OF Webster ) ss.

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

Comm. expires 10-13-21

Kathryn L. Anderson  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3176

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

GRANTEE MASTER NAME # Bradley

PARCEL # / FILING NUMBER 000332400 19350

J. Wharton  
#13164

DOC STAMPS 216.00

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

SALES FILE # 316

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

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

TAX DISTRICT 195

TOTAL SALE PRICE 96,000

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

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

REVIEW CODE NO

SALES DATE 12-15-2017

DEED TYPE WD

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

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

COMMENTS \_\_\_\_\_

Real Estate Transfer Statement

316

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

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

1 County Name WEBSTER - 91, 2 County Number, 3 Date of Sale/Transfer Mo. 12 Day 15 Yr. 2017, 4 Date of Deed Mo. 12 Day 14 Yr. 2017, 5 Grantor's Name, Address, and Telephone (Please Print) Travis L. James and Katie E. James, 6 Grantee's Name, Address, and Telephone (Please Print) Bradley J. Wharton, 1114 West Saline Street, Blue Hill NE 68930

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

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

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

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

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

14 What is the current market value of the real property? \$96,000, 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ %

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

18 Address of Property 1114 West Saline Street, Blue Hill NE 68930, 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee, 18a No address assigned 18b Vacant land

20 Legal Description 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, according to the recorded plat thereof

21 If agricultural, list total number of acres

Table with 2 columns: Description and Amount. Row 22: Total purchase price, including any liabilities assumed \$96,000.00. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$96,000.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Bradley J. Wharton, Print or Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, Title, Grantee, Date 12-15-2017, Phone Number 402-519-1011

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 12 Day 28 Yr. 17, 27 Value of Stamp or Exempt Number \$ 216.00, 28 Recording Data BK2017, Pg 3176, For Dept. Use Only

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

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-3176

DATE OF SALE 12-15-2017

LEGAL DESCRIPTION Lots 4, 5, 6 + 7 + w/1/2 Lot 8, Block 4 Hoovers Addition to BH

LOCATION ID PARCEL(S) 000332400

ASSESSOR LOCATION Blue Hill

ADDRESS OF PROPERTY 1114 W Saline

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	5310	67850	73160
2016	5310	79050	84360
2017	5310	79050	84360

SELLING PRICE <u>96,000</u>	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
-----------------------------	----------------	---------------------	------------------------

SCHOOL BASE # 91-0074 HOUSE QUALITY 30 HOUSE CONDITION 35<sup>+</sup> DATE OF CONSTRUCTION 1890

MOBILE HOME NA

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 01/05/2018  
Inspected By: CJ Inspection Date: 09/09/2015

Record : 1 of: 1

Parcel ID #: 000332400 Map # : 4133-00-0-20055-004-9350  
 WHARTON, BRADLEY J. Situs :1114 W SALINE ST  
 1114 WEST SALINE STREET Legal :LOTS 4-7 & W1/2 LOT 8 BLOCK 4 BLUE  
 BLUE HILL, NE 68930- HILL HOOVERS ADDITION

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 Adjustments :  
 Utilities : ALL Lot Value : 5,310

PHYSICAL INFORMATION

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
1114 WEST SALINE STREET	Legal	:LOTS 4-7 & W1/2 LOT 8 BLOCK 4 BLUE HILL HOOVERS ADDITION
BLUE HILL, NE		68930-

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,258	x 74.66	= 93,922
<u>ADJUSTMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING				<u>Total Cost</u>
SUBFLOOR				
HEATING & COOLING		1,258	2.01	2.01
PLUMBING Base is: 9 (under base)		3	1176.67	(2.67)
BASEMENT COST		888	17.14	12.10
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH		533	7.03	2.98
ADJUSTED STRUCTURE COST		1258	x 89.08	= 112,063
<u>IMPROVEMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>
ATTACHED GARAGE		516	23.24	0.42
YARD SHED/AVE		72	2.38	17%
SLAB W/ROOF & STEPS		232	22.63	
WOOD DECK		264	12.47	
CONCRETE DRIVE		860	4.02	

TOTAL REPLACEMENT COST NEW	1258	x	108.15	= 136,050
----------------------------	------	---	--------	-----------

Depreciation	: 42% Total	42% Physical	Functional	Economic	
					(57,140)

Improvement Value .....	\$78,910
Land Value .....	\$5,310
Lump Sums	140 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$84,360
Value per Square Foot .....	\$63.00

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., 2017, at 8:25 o'clock A.M. Recorded in Book 2017 on Page 3176  
Deb Klingsberg County Clerk  
\$10.00 BR Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-28-17  
\$ 216.00 By BS

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

Dated: 12-14, 2017.

[Signature]  
TRAVIS L. JAMES  
[Signature]  
KATIE E. JAMES

STATE OF Nebraska )  
  )SS:  
COUNTY OF Adams )

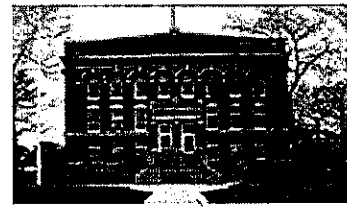
The foregoing warranty deed was acknowledged before me on December 14<sup>th</sup>, 2017, by Travis L. James and Katie E. James

[Signature]  
Notary Public Becky J. Hermann  
My commission expires: October 12, 2020

BECKY J. HERMANN  
General Notary State of Nebraska  
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](mailto: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 questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. \*If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

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

What was the total purchase

1 price? \$ 96,000.00 Yes / No

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

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

Appliances Furniture Other (please explain):

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

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

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

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

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

(Example: Remodeling Renovations Additions Repairs Demolition)

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

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3200.

GRANTEE MASTER NAME #

Garry +  
Charlene  
Reiman  
#11608

PARCEL # / FILING NUMBER 000329305/9040

DOC STAMPS 139.50

tax/lien

SALES FILE # 317

# PAGES

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL

SUBURBAN

TAX DISTRICT 195

TOTAL SALE PRICE 62,000

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE NO

SALES DATE 11-30-2017

DEED TYPE DOD by PR

SALE QUAL

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

LOCATION CODE

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

COMMENTS

# Real Estate Transfer Statement

311

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

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>30</u> Yr. <u>17</u>	4 Date of Deed Mo. <u>11</u> Day <u>15</u> Yr. <u>17</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>BRIAN WORMUTH, PR OF DEAN R WORMUTH ESTATE</b> Street or Other Mailing Address <b>804 E SOUTH STREET</b> City <b>GRAND ISLAND</b> State <b>NE</b> Zip Code <b>68801</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>GARRY &amp; CHARLENE REIMAN</b> Street or Other Mailing Address <b>PO BOX 204</b> City <b>BLUE HILL</b> State <b>NE</b> Zip Code <b>68930</b>	
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address		Email Address	

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

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
**\$62,000**

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

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

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

18 Address of Property  
**309 S WEBSTER**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**GARRY & CHARLENE REIMAN  
 PO BOX 204  
 BLUE HILL, NE 68930**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**LOTS 8,9 & S1/2 OF 10, BLOCK 7, GRUSSELS' SUBDIVISION OF ROHRER'S ADDITON TO BLUE HILL, WEBSTER COUNTY, NEBRASKA ALONG WITH THE NORTH 1/2 OF VACATED SEWARD STREET ABUTTING SAID LAND.**

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

22 Total purchase price, including any liabilities assumed .....	22	\$	62,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	62,000.00

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

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

**JENNIFER FLEISCHER** (402) 762-3524  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*Jennifer Fleischer* ATTORNEY 12/14/17  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>12</u> Day <u>29</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>139.50</u>	28 Recording Data <b>BK2017, Pg 3200</b>

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of December A.D., 20 17, at 1:17 o'clock P. M. Recorded in Book 2017 on Page 3200  
Deb Rlingenberger County Clerk  
\$10.00 BB Deputy  
Ind    Comp    Assessor    Carded   

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

**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 K. Wormuth  
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 November 15, 2017 by Brian Wormuth, Personal Representative of the Estate of Dean R. Wormuth, Deceased.

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

Shaylene Bleier  
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 01/09/2018  
Inspected By: TS    Inspection Date: 09/03/2015

Record : 1 of: 1

Parcel ID #: 000329300	Map #	: 4133-00-0-20035-007-9040
REIMAN, GARRY & CHARLENE	Situs	:309 S WEBSTER ST
PO BOX 204	Legal	:LOTS 8 & 9 & S1/2 LOT 10 & 40' VACATED
BLUE HILL, NE		STREET BLK 7 GRUSSELLS SUBDIV OF
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 x 0	

FINAL ESTIMATE

Improvement Value .....	\$64,235
Land Value .....	\$4,380
FINAL ESTIMATE OF VALUE .....	\$68,615
Value per Square Foot .....	48
<hr/>	
Current Total Assessed Value for Parcel # 000329300 .....	\$68,615

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

Parcel ID #: 000329300	Map #: 4133-00-0-20035-007-9040
REIMAN, GARRY & CHARLENE	Situs : 309 S WEBSTER ST
PO BOX 204	Legal : LOTS 8 & 9 & S1/2 LOT 10 & 40' VACATED
BLUE HILL, NE	STREET BLK 7 GRUSSELLS SUBDIV OF
68930-0000	ROHRERS ADD

COST APPROACH - Values By Marshall & Swift

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

	<u>DESCRIPTION</u>	<u>Square feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,344	x 66.95	= 89,981
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,344	1.90	1.90	2,554
PLUMBING Base is: 7 (over base)	1	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
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
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 REPLACEMENT COST NEW	1344	x	96.93	= 130,280
----------------------------	------	---	-------	-----------

Depreciation	:	56% Total	56% Physical	Functional	Economic
			Less Depreciation/Plus Appreciation :		(72,955)

Improvement Value .....	\$57,325
Land Value .....	\$4,380
Lump Sums	6,910 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$68,615
Value per Square Foot .....	\$48.00



RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE

2017-3200

DATE OF SALE

11-30-2017

LEGAL DESCRIPTION

Lots 8, 9 + s 1/2 10 Block 7 Corussels subdivision of Rohrer's  
Addition to BIT

LOCATION ID PARCEL(S)

000329300

ASSESSOR LOCATION

Blue Hill

ADDRESS OF PROPERTY

309 S Webster

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	4380	63580	67960
2016	4380	64235	68615
2017	4380	64235	68615

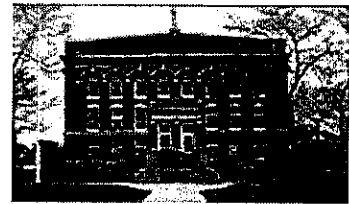
SELLING PRICE	102,000	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
---------------	---------	-------------------	------------------------	---------------------------

SCHOOL BASE # 91-0074      HOUSE QUALITY 20      HOUSE CONDITION 30      DATE OF CONSTRUCTION 1978

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

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

- What was the total purchase price? \$ 62,000.00 Yes / No
- If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No . Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
If the property is a rental property and produces income, what rent has been charged for it in each of the past five years? \$ \_\_\_\_\_
- 4 \_\_\_\_\_
- 5 What expenses have been incurred in each of the past five years? \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3203

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

GRANTEE MASTER NAME # Board of Public Trust #10023

PARCEL # / FILING NUMBER 000145300 / 38290

DOC STAMPS ~~⊙~~

tax/lien

SALES FILE # 318

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

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

TAX DISTRICT 65

TOTAL SALE PRICE ~~⊙~~

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

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

REVIEW CODE NO

SALES DATE 12-28-2017

DEED TYPE WD

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

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

COMMENTS Gift from Bohrer's + Meyer's to RC Board of Trust

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. *318*  
 • If additional space is needed, add an attachment and identify the item.

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 12 Day 28 Yr. 2017	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) Roger & Lila Bohrer and Gary & Beverly Meyer		Grantee's Name (Buyer) 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 Red Cloud	State NE	City Red Cloud	State NE
Zip Code 68970		Zip Code 68970	
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
 241 West B Avenue  
 Red Cloud, NE 68970

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

18a  No address assigned 18b  Vacant land

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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2.

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

**sign here**

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

Signature of Grantee or Authorized Representative *[Signature]* Title Attorney

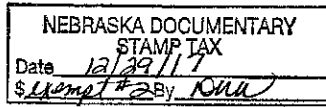
Phone Number (402) 746-3613  
 Date 12/28/17

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 12 Day 29 Yr. 2017	\$ exempt #2	BW 2017, Pg 3203	

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 29<sup>th</sup> day of Dec A.D., 2017, at 3:35 o'clock P.M. Recorded in Book 2017 on Page 3203  
Debra L. Emberson County Clerk  
10.00 Deputy  
Ind    Comp    Assessor    Carded   



**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

\_\_\_\_\_  
Lila J. Bohrer

\_\_\_\_\_  
Gary L. Meyer

\_\_\_\_\_  
Beverly Meyer

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm.

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-3204

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

GRANTEE MASTER NAME # Dale K. Berns,

PARCEL # / FILING NUMBER 001412200 / 64275 29-1-10

Trustee Dale

001412501 / 64300 29-1-10

K. Berns

DOC STAMPS ~~0~~

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

#13162

SALES FILE # 319

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

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

TAX DISTRICT 45

TOTAL SALE PRICE ~~0~~

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

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

REVIEW CODE NO

SALES DATE 12-29-2017

DEED TYPE WD

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

COMMENTS Co-Trustees Foeb + Dale to Trustee Dale Berns

# 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.

319

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>29</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>02</u> Day <u>29</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Dale &amp; Deborah Berns, Co-Tstees, Dale &amp; Deborah Berns RT</b> Street or Other Mailing Address <b>1210 Rd C</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-2720</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Dale K. Berns, Trustee of the dale K. Berns</b> Street or Other Mailing Address <b>1210 Rd C</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

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

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

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

14 What is the current market value of the real property? <del>\$275,000</del> <b>\$268,825</b>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No \$ _____ %

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Same as Grantee</b>	
18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> 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) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.**

21 If agricultural, list total number of acres 160 + or -

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

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

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

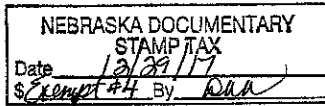
<b>sign here</b>	Print or Type Name of Grantee or Authorized Representative <b>Kory J. McCracken</b>	(402) 746-3613 Phone Number
	Signature of Grantee or Authorized Representative 	<b>Attorney</b> Date <b>12/29/17</b>

<b>Register of Deed's Use Only</b>		<b>For Dept. Use Only</b>
26 Date Deed Recorded Mo. <u>12</u> Day <u>29</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>BW2017. Pg 3204</u>

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 29<sup>th</sup> day of Dec A.D., 2017, at 3:40 o'clock P.M. Recorded in Book 2017 on Page 13204  
Debra Klinsenberg County Clerk  
10-00 Deputy  
Ind. Comp. Assessor. Carded



**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<sup>th</sup>, 2017.

Dale K. Berns, Trustee

Deborah J. Berns, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 29<sup>th</sup> 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.

Comm. expires

Notary Public