

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1 # PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Riverside Housing LLC

PARCEL # / FILING NUMBER 000106500/307630

13169

DOC STAMPS 400.50 tax/lien

SALES FILE # 1 # PAGES \_\_\_\_\_

NEIGHBORHOOD #	1	100	105	200	<u>205</u>	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	<u>2000</u>	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL _____		
						SUBURBAN _____		

TAX DISTRICT 65

TOTAL SALE PRICE 178,000

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

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

REVIEW CODE NO

SALES DATE 1-2-2018

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 \_\_\_\_\_

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>1</u> Day <u>2</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>1</u> Day <u>2</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Bolson, LLC</b> Street or Other Mailing Address <b>746 N Locust St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(303) 591-5795</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Riverside Housing, LLC</b> Street or Other Mailing Address <b>621 N Chestnut St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 591-5795</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>			

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

(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> 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 checked="" 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			

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"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$178,000**

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 **Southern Title, LLC**  No

18 Address of Property  
**210 W 6th Ave  
Red Cloud, NE 68970**

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
**Lots One (1) and Two (2), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska**

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

22 Total purchase price, including any liabilities assumed .....	22	\$	178,000.00
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	\$	178,000.00

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.

**Clint R. Shipman, Member, Riverside Housing, LLC** (402) 746-3926  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Title Grantee Date  
 1/2/2018

sign here

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>1</u> Day <u>2</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>400.50</u>	28 Recording Data <b>BK2018, Pg 1</b>	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-16 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Michael Heynek  
 PARCEL # / FILING NUMBER 001000100 / 60005 1-1-9 # 71275

11207

DOC STAMPS 855.00 tax/lien

SALES FILE # 2 # 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			
						<i>Was Ag Trust</i>	RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 5

TOTAL SALE PRICE 380,000

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

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

REVIEW CODE NO

SALES DATE 12-21-2017

DEED TYPE Trustees 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	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Grantor Does not have Documentation as to be trustee

# Real Estate Transfer Statement

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

FORM  
**521**

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>21</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>12</u> Day <u>21</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Susan Alexander, Suc. Trustee of the R.E. Wulf Family Trust</b> Street or Other Mailing Address <b>P.O. Box 1151</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 463-7088</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Michael L. Hynek</b> Street or Other Mailing Address <b>1058 Rd 2300</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 257-2200</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input 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"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

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

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

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

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

14 What is the current market value of the real property?  
**\$380,000**

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

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Michael L. Hynek**  
**1058 Rd 2300**  
**Guide Rock, NE 68942**

18a  No address assigned    18b  Vacant land

20 Legal Description  
The West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section One (1), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, except that portion deeded to the State of Nebraska for road purposes as shown in Deed recorded April 10, 1957 in Book 29, Page 615.

21 If agricultural, list total number of acres 80

22 Total purchase price, including any liabilities assumed	\$ 380,000.00
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)	\$ 380,000.00

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**

**Rita M. Sallinger** (402) 257-2200  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Rita M. Sallinger* *Fin. Officer*  
Signature of Grantee or Authorized Representative Title

12-21-17  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>2</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>855.00</u>	28 Recording Data <u>BK2018, Pg 16</u>

BK2018, Pg 16

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of January A.D., 2018, at 2:05 o'clock P. M. Recorded in Book 2018 on Page 16  
Deb. Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-2-18  
\$ 855.00 By BB

## TRUSTEE'S DEED

Susan K. Alexander, Successor Trustee of the Richard E. Wulf Family Trust, GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, Michael L. Hynek, a single person, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):


The West Half of the Northwest Quarter (W1/2NW1/4) of Section One (1), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska except that portion deeded to the State of Nebraska for road purposes as shown in Deed recorded April 10, 1957 in Book 29, Page 615.

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed: December 21, 2017

  
Susan K. Alexander, Successor Trustee

STATE OF NEBRASKA                    )  
  ) ss.  
COUNTY OF ADAMS                    )

The foregoing Trustee's Deed was acknowledged before me on the 21st day of December, 2017 by Susan K. Alexander, Successor Trustee.

GENERAL NOTARY - State of Nebraska  
RITA M. SALLINGER  
My Comm. Exp. May 13, 2018

  
Notary Public

State of Nebraska } ss.  
County of Webster }

BR 98, Pg 1727

Entered on the numerical index and filed for record in the Clerk's Office of said county this 4 day of Dec, A.D., 19 98, at 4:11 o'clock P.M. Recorded in Book 48 on Page 1727  
Annice K. Kahan County Clerk  
Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Garded \_\_\_

WARRANTY DEED

Richard E. Wulf, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Richard E. Wulf and Jeff R. Wulf, Trustees of the The Richard E. Wulf Family Trust, U/A/D Nov. 30, 1998, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section One (1), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, AND

An undivided one-half interest in the Northeast Quarter of Section Thirty-six (36), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances; except 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 30<sup>th</sup>, 1998.

Richard E. Wulf  
Richard E. Wulf

#5 NEBRASKA DOCUMENTARY STAMP TAX  
Date 12-4-98  
\$ exempt By [Signature]

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on November 30, 1998, by Richard E. Wulf, a single person.

Comm. expires 10-22-2002 [Signature]  
Notary Public

GENERAL NOTARY State of Nebraska  
DAVID B. GARWOOD  
My Comm. Exp. Oct. 22, 2002

4A P	4A B P	4A F P	4A K P	4A R P	4A S P	4A V P	4A U P
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
PAGE 4 PARCEL(S)							

BOOK-PAGE	DRYLAND ACRES	EQUIP DRYLAND ACRES	CREP DRYLAND ACRES	GREENBELT DRYLAND ACRES	GRASSLAND ACRES	EQUIP GRASSLAND ACRES	CREP GRASSLAND ACRES	GREENBELT GRASSLAND ACRES
1D1		1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D	5.85	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	1.59	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D	5.76	3D E	3D P	3D G	3G	3G	3G	3G
4D1	0.05	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D	0.10	4D E	4D P	4D G	4G	4G	4G	4G
TOTAL	13.35	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

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

W. L. S. A. A.  
 (Handwritten signature)

BOOK-PAGE 2018-16 DATE OF SALE 12-21-2017

LEGAL DESCRIPTION W 1/2 NW 1/4 1-1-9

LOCATION ID PARCEL(S) 001000100/60005

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY Rural

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	373 645		373 645
2016	370 480		370 480
2017	349 540		349 540

SELLING PRICE	380,000	521 ADJUSTMENT		ASSESSOR ADJUSTMENT		ADJUSTED SELLING PRICE	
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SCHOOL BASE # 5-65-0011 HOUSE QUALITY --- HOUSE CONDITION --- DATE OF CONSTRUCTION ---

MOBILE HOME ---



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-26

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

GRANTEE MASTER NAME # Ronald K. Petersen

PARCEL # / FILING NUMBER 000107100 / 30690

Robin Lee Petersen  
11653

DOC STAMPS Exempt #4

tax/lien

SALES FILE # 3

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

NEIGHBORHOOD #	1	100	105	200	<u>205</u>	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 65

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 12-22-2017

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	<u>RC</u>	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS updated spouse Name

# Real Estate Transfer Statement

3

• 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>22</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>12</u> Day <u>22</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Ronald K. Peterson and Robin Lee Peterson</b> Street or Other Mailing Address <b>522 North Seward Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 460-7736</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Ronald K. Peterson and Robin Lee Peterson</b> Street or Other Mailing Address <b>522 North Seward Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 460-7736</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 checked="" 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 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 type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty	
<input type="checkbox"/> Death Certificate -- Transfer on Death					

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition
				<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>Update spouse</u>

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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input 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"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input checked="" 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? <b>\$56,235</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	
---	--	---	--

18 Address of Property <b>522 North Seward Street, Red Cloud, NE 68970</b>		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantee</b>	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description  
**Lots Sixteen (16), Seventeen (17) and Eighteen (18), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska**

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

22 Total purchase price, including any liabilities assumed	\$	0.00
23 Was non-real property included in the purchase? <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>	<u>Robin Lee Peterson</u> Printer Type Name of Grantee or Authorized Representative	<u>402 460-7735</u> Phone Number
	<u>Robin Lee Peterson</u> Signature of Grantee or Authorized Representative	<u>Grantee</u> Title
		<u>12-22-17</u> Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>2</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 4</u>	28 Recording Data <u>BK2017, Pg 26</u>	

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 2 day of January A.D., 2018, at 3:40 o'clock P M. Recorded in Book 2018 on Page 26  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-2-18  
\$ Exempt #4 By BB

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

QUITCLAIM DEED

Ronald K. Peterson and Robin Lee Peterson, formerly known as Robin Lee Schlake, husband and wife, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, conveys to Ronald K. Peterson and Robin Lee Peterson, husband and wife, as joint tenants and not as tenants in common, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Sixteen (16), Seventeen (17) and Eighteen (18), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska,

Executed December 22, 2017.

Ronald K Peterson  
Ronald K. Peterson

Robin Lee Peterson  
Robin Lee Peterson

STATE OF NEBRASKA, COUNTY OF WEBSTER, ss.

The foregoing instrument was acknowledged before me on December 22, 2017 by Ronald K. Peterson and Robin Lee Peterson, formerly known as Robin Lee Schlake, husband and wife, Grantor.

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

Don E Theobald  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-33

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

GRANTEE MASTER NAME # Bengelo, LLC

PARCEL # / FILING NUMBER 000/02800/30150

#13170

DOC STAMPS 90.00

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

SALES FILE # 4

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

NEIGHBORHOOD #

1	100	105	200	<u>205</u>	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	<u>2000</u>	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

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

TAX DISTRICT 65

TOTAL SALE PRICE 1160,000

521 ADJUSTMENTS \$ 120,000

Real Estate Assessor Adjustments \$ 40,000

REVIEW CODE NO

SALES DATE 1-3-2018

DEED TYPE Corporation wP

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	INVALE	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.

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. 1 Day 3 Yr. 2018), 4 Date of Deed (Mo. 1 Day 2 Yr. 18)

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

Grantor's Name (Seller) Cooperative Producers, Inc. Grantee's Name (Buyer) BengeCo, LLC. Street or Other Mailing Address P O Box 1008. City Hastings NE Zip Code 68902. City Red Cloud NE Zip Code 68970. Phone Number 402-669-0272. Is the grantee a 501(c)(3) organization? No. If Yes, is the grantee a 509(a) foundation? No.

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

(A) Status: Improved [checked], Unimproved, IOLL. (B) Property Type: Single Family, Multi-Family, Commercial [checked], 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 [checked], Other.

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) No [checked]. Yes, 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? \$40,000. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No [checked].

16 Does this conveyance divide a current parcel of land? 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 Southern Title, LLC [checked].

18 Address of Property: 426 N Webster 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: Grantee.

20 Legal Description: Lots Five (5) and Six (6), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres.

Table with 2 columns: Line Number, Amount. 22 Total purchase price, including any liabilities assumed: \$160,000.00. 23 Was non-real property included in the purchase? Yes [checked]: \$120,000.00. 24 Adjusted purchase price paid for real estate (line 22 minus line 23): \$40,000.00.

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. BengeCo, LLC by Daniel Benge, Member. Print or Type Name of Grantee or Authorized Representative. Signature of Grantee or Authorized Representative: [Signature]. Title: Grantee. Date: 1/3/2018. Phone Number: 402-669-0272.

Register of Deed's Use Only: 26 Date Deed Recorded: Mo. 1 Day 3 Yr. 18. 27 Value of Stamp or Exempt Number: \$90.00. 28 Recording Data: BK2018, Pg 33. For Dept. Use Only.



PAGE 1

PARCEL(S) 000102800 / 30150

BOOK-PAGE 2018-33

DATE OF SALE 1-3-2018

SALE PRICE 40,000 Real  
120,000 PP

100,000

SPLIT /

PROPERTY USE Grocery Store

YEAR	LAND	IMPROVEMENTS	TOTAL
2015	925	36400	37325
2016	925	41395	42320
2017	925	41395	42320

COMMENTS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

WEBSTER COUNTY ASSESSOR'S OFFICE  
COMMERCIAL DATA SHEET

Date of Print: 01/19/2018

Record: 1 of: 1

Inspected By: CJ Inspection Date: 10/19/2016

Parcel ID # : 000102800

Map # : 4371-0-0-10005-4-30150

BENGECO, LLC

Business Name : FARMERS COOP GW

PO BOX 244

Situs : 426 N WEBSTER ST

RED CLOUD, NE

68970-

Legal : LOTS 5 & 6 BLOCK 4 ORIGINAL  
TOWN RED CLOUD

LOT INFORMATION

Neighborhood : 205 RED CLOUD COMMERCIAL

Lot Width : 50

Value Method: SF

Lot Depth : 117.3

# of Units : 5865

Topography : LEVEL Amenities

Unit Value : 0.16

Street Access : BRICK

Adjustments :

Utilities : ALL

Lot Value : 925

COST APPROACH DATA - Values By Marshall & Swift

Appraisal Zone : 1000

Manual Date : 06/13

Cost Factor : 0.95

Total Number of Buildings : 1

Total Number of Sections : 2

Total Area.....	6,370
Total Building Replacement Cost New.....	\$622,969
Total Refinement Replacement Cost New.....	\$7,485
Total Replacement Cost New.....	\$630,454
Total Accrued Depreciation.....	93% (\$589,059)
Total Replacement Cost New Less Physical and Functional Depreciation.....	\$41,395
Economic Depreciation for Neighborhood 205 .....	
Total Replacement Cost New Less Depreciation.....	\$41,395
Total Lump Sums.....	\$0
Total Land Value.....	\$925
FINAL ESTIMATE OF VALUE USING THE COST APPROACH.....	\$42,320
Value per Unit.....	\$0.00
Value per Square Foot.....	\$6.64

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$42,320
Estimate of Value (Using Income Approach) .....	

FINAL ESTIMATE

Improvement Value .....	\$41,395
Land Value .....	\$925
FINAL ESTIMATE OF VALUE .....	\$42,320

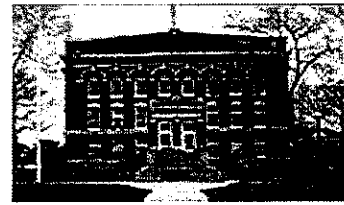
Current Total Assessed Value for Parcel # 000102800 ..... \$42,320



# 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: 1/19/2018

SELLER: COOPERATIVE PRODUCERS, INC  
P O BOX 1008  
HASTINGS, NE 68902

BUYER: BENGECO, LLC  
PO BOX 244  
RED CLOUD, NE 68970

RE: COMMERCIAL PROPERTY SALES VERIFICATION

PARCEL ID: 102800 BOOK /PAGE: 2018-33 DATE OF SALE: 1/3/2018  
LEGAL DESCRIPTION: LOTS 5, 6, BLOCK 4 ORIGINAL TOWN OF RED CLOUD, WEBSTER CO

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 your cooperation.

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

What was the total purchase price?  
1 price? \$ 40000.00 +120,000.00=160,000.00 Yes / No

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

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

Equipment Furniture Grain / Crops Inventory Machinery Supplies Vehicles Other (please explain):

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

4 Will you continue to use this property for Commercial use? Yes / No

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

5 If this property produces income, what rent has been charged for it in each of the past five years? \$ \_\_\_\_\_

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

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

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-49

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

GRANTEE MASTER NAME # Carmen R. Rochholz

PARCEL # /  
ING NUMBER 001605401 / 65550 15-3-10

Lorne D.

DOC STAMPS Exempt #4

tax/lien

SALES FILE # 5

# 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 190

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 12-28-2017

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	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Corrective Deed from Deed 2011-1092

• 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>12</u> Day <u>28</u> Yr. <u>17</u>	4 Date of Deed Mo. <u>12</u> Day <u>14</u> Yr. <u>17</u>
---------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Norman L. Rose and Donna R. Rose, Trustees</b> Street or Other Mailing Address <b>2016 Rd S</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-2073</b> Email Address <b>N.A.</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Carmen R. Rochholz and Lorne D. Rochholz</b> Street or Other Mailing Address <b>1621 Road S</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 519-0349</b> Email Address <b>N.A.</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	

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 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) <u>Corrective</u>

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input 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?  
**\$111,930**

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 Adams Land Title Co  No

18 Address of Property  
**1621 Road S  
Blue Hill, NE 68930**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See Exhibit "A"**

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 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.

**sign here** Danielle L. Kelley  
Signature of Grantee or Authorized Representative

Danielle L. Kelley  
Print or Type Name of Grantee or Authorized Representative

Escrow Closing Agent  
Title

(402) 463-4198  
Phone Number

12-28-17  
Date

**Register of Deed's Use Only**

**For Dept. Use Only**

26 Date Deed Recorded Mo. <u>1</u> Day <u>3</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 4</u>	28 Recording Data <u>BK2018, Pg 49-50</u>
--	--	--

Exhibit "A"

A tract of land located in the Northwest Quarter (NW¼) of Section Fifteen (15), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as:  
Commencing at the Northwest corner of said Section, thence S 90°00'00" E on an assumed bearing on the North line of said section, 1013.44 feet to the true Point of Beginning; thence S 90°00'00" E on the North section line 696.00 feet; thence S 04°29'58" W, 414.28 feet; thence N 90°00'00" W, 663.50 feet; thence N 00°00'00" E, 413.00 feet to the true Point of Beginning, EXCEPT the county road right-of-way on the North.

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 January A.D., 2018, at 2:40 o'clock P. M. Recorded in Book 2018 on Page 49-50  
Deb Klingenberg County Clerk  
16.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY STAMP TAX.  
Date 1-3-18  
\$ Exempt # 4 By BB

Return to: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68901

## Quitclaim Deed

The Grantor, **NORMAN L. ROSE AND DONNA R. ROSE, TRUSTEES OF THE NORMAN L. ROSE LIVING TRUST**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, quitclaims and conveys to **CARMEN R. ROCHHOLZ AND LORNE D. ROCHHOLZ, WIFE AND HUSBAND**, as joint tenants and not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Webster County, Nebraska:

A tract of land located in the Northwest Quarter (NW¼) of Section Fifteen (15), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, more particularly described as: Commencing at the Northwest corner of said Section, thence S 90°00'00" E on an assumed bearing on the North line of said section, 1013.44 feet to the true Point of Beginning; thence S 90°00'00" E on the North section line 696.00 feet; thence S 04°29'58" W, 414.28 feet; thence N 90°00'00" W, 663.50 feet; thence N 00°00'00" E, 413.00 feet to the true Point of Beginning, EXCEPT the county road right-of-way on the North.

Executed: Dec. 14. 2017

**NORMAN L. ROSE LIVING TRUST**

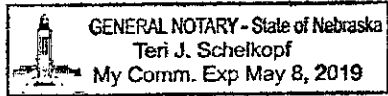
Donna R. Rose Boa  
~~Norman L. Rose~~

Norman L. Rose, Trustee

Donna R. Rose  
Donna R. Rose, Trustee

STATE OF NEBRASKA }  
COUNTY OF Adams } ss

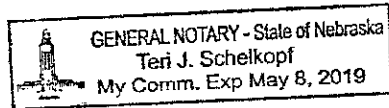
On this 14<sup>th</sup> day of December, 2017, before me personally  
appeared Norman L. Rose, Trustee of the Norman L. Rose Living Trust.  
Donna R. Rose, POA,



Teri J. Schelkopf  
Notary Public  
My Commission Expires:

STATE OF NEBRASKA }  
COUNTY OF Adams } ss

On this 14<sup>th</sup> day of December, 2017, before me personally  
appeared Donna R. Rose, Trustee of the Norman L. Rose Living Trust.



Teri J. Schelkopf  
Notary Public  
My Commission Expires:

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018 - 79-80

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

GRANTEE MASTER NAME # Richard +

PARCEL # / FILING NUMBER 002313900 / 42300 34-2-12

Ryan J. Bush  
#13171

DOC STAMPS 121.50 = (2025 x 6) tax/lien \_\_\_\_\_

SALES FILE # 6 # 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 45

TOTAL SALE PRICE total of 52,000.02 = (8,666.67 x 6)

521 ADJUSTMENTS \$ (This is sale 8,666.67)

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

REVIEW CODE NO

SALES DATE 11-13-2017

DEED TYPE JTWD

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

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

COMMENTS This Transaction - Has 6 with 1/6 int. + 1 with 0 each  
1/6 pd 8,666.67 1 pd 0 = total of 52,000.02

2018-79-80, 2018-81, 2018-82, 2018-83, 2018-84, 2018-85, 2018-86

# Real Estate Transfer Statement

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

6

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>13</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>12</u> Day <u>11</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Priscilla Hollingshead, Pamela Hollingshead &amp; Christy Crafton</b> Street or Other Mailing Address <b>620 N Elm St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3987</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Richard Bush &amp; Ryan J. Bush</b> Street or Other Mailing Address <b>2385 B Rd</b> City <b>Riverton</b> State <b>NE</b> Zip Code <b>68972</b> Phone Number <b>(402) 746-2999</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			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

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

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
**see attached**

21 If agricultural, list total number of acres

22 Total purchase price, including	\$	8,666.67
23 Was non-real property included? (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	8,666.67

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

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

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

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

Attorney

(402) 746-3613  
Phone Number

1-5-18  
Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>1</u> Day <u>5</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>20.25</u>	28 Recording Data <u>BK2018, Pg 79-80</u>	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

Used for total = 52,000.02



An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.; **RESERVING** to Grantors a right-of-way for waterline over and across the above property to the water meter located on Grantors property, being the Exception above described.

BK2018, Pg 79

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 5 day of January A.D., 20 18, at 2:35 o'clock P. M. Recorded in Book 2018 on Page 79-80  
Deb Klingsberger County Clerk  
16.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-5-18  
\$ 20.25 By BB

**JOINT TENANCY WARRANTY DEED**

Priscilla Hollingshead, a single person; Pamela Sue Hollingshead, a single person; and Christy A. Crafton, a non-resident of the State of Nebraska, GRANTORS, in consideration of EIGHT THOUSAND SIX HUNDRED SIXTY-SIX AND 67/100 DOLLARS (\$8,666.67), receipt of which is hereby acknowledged, convey to Richard Bush and Ryan J. Bush as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.; RESERVING to Grantors a right-of-way for waterline over and across the above property to the water meter located on Grantors property, being the Exception above described.

GRANTORS covenant jointly and severally with the GRANTEES that GRANTORS: (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) have legal power and lawful authority to convey the same; (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed December 11<sup>th</sup>, 2017.

  
Priscilla Hollingshead  
  
Pamela Sue Hollingshead

Christy A. Crafton  
Christy A. Crafton

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

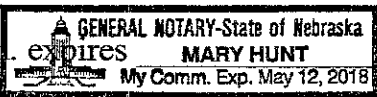
The foregoing instrument was acknowledged before me on December 28<sup>th</sup>, 2017, by Priscilla Hollingshead.

Comm. expires  MARY HUNT  
My Comm. Exp. May 12, 2018

Mary Hunt  
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 28<sup>th</sup>, 2017, by Pamela Sue Hollingshead.

Comm. expires  MARY HUNT  
My Comm. Exp. May 12, 2018

Mary Hunt  
Notary Public

STATE OF ILLINOIS, COUNTY OF KANE ) ss.

The foregoing instrument was acknowledged before me on December 11, 2017, by Christy A. Crafton.

Comm. expires 10/28/2020

Frank E Blasi  
Notary Public



4A P	4A B P	4A F P	4A K P	4A R P	4A S P	4A V P	4A U P
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
PAGE 4 PARCEL(S)							

BOOK PAGE

2313901 ACRES	2313900 ACRES	2313901 ACRES	2313900 ACRES	2313901 ACRES	2313900 ACRES	2313901 ACRES	2313900 ACRES
DRYLAND	EQUIP	CREP	GREENBELT	GRASSLAND	EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	1G1
1D	1D E	1D P	1D G	1G	1G	1G	1G
7.54							
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
11.38							
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G	4G	4G	4G
10.57							
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
50	29.49						

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	2313901 ACRES	2313900 ACRES
			SHETTERBELT	
			ACCRETION	
			WASTE	
			OTHER	
			Canopy	
			3T .49	.73
			4T .49	.74
			2T 1.22	
			TOTAL 1T .13	1.47
			TOTAL	2.33
			ROADS	2313901 ACRES
			FARM SITE	2313900 ACRES
			HOME SITES	
			OTHER	
			WRP	
			RECREATION	
			TOTAL	2.44
			TOTAL	4.77
				31.43



WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 02/09/2018

Parcel # : 002313900  
 Current Owner : BUSH, RICHARD & RYAN J.  
 2385 B RD  
 RIVERTON, NE 68972-  
 Map # : 4369-34-4-0-0-72300  
 Tax District : 45  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : N 38 ACRES NE1/4SE1/4 34-2-12 EXCEPT A 5.33 ACRE PARCEL

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		7.20	2,705	19,475	19,475
4147	HOLDRRGE SOILS, 3-7% SLOPES, DRY	DRY	3D	No		10.55	2,265	23,895	23,895
2521	COLY-HOBBS SILT LOAMS, 0-30% DRY	DRY	4D	No		10.57	2,190	23,150	23,150
7261	DEROIN SOILS, 3-6% SLOPES, SE DRY	DRY	3D	No		0.83	2,265	1,880	1,880
8870	HORD SILT LOAM, 1-3% SLOPES	DRY	1D	No		0.34	2,705	920	920
Dry Use Totals :						29.49		69,320	69,320
7261T	TREE CANOPY 30% OR GREATER OF GR11		3T	No		0.26	180	45	45
4147T	TREE CANOPY 30% OR GREATER OF GR11		3T	No		0.47	180	85	85
2521T	TREE CANOPY 30% OR GREATER OF GR11		4T	No		0.74	180	135	135
Gr11 Use Totals :						1.47		265	265
Road Use Totals :						0.47	0	0	0
Parcel Totals :						31.43		69,585	69,585

WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENCE DATA

Date of Print: 02/09/2018

Record: 1 of: 1

Inspected By:            Inspection Date:

Parcel ID #: 002313901	Map # : 4369-34-4-0-0-72301
HOLLINGSHEAD, PRISCILLA & PAMELA & CRAFTON, CHRISTY 620 N ELM ST RED CLOUD, NE                            68970-	Situs : 309 MICHIGAN AVENUE Legal : 5.33 ACRE TRACT IN N 38 ACRES NE1/4SE1/4 34-2-12

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1906 / 111
Quality : 40 - Good	Effective Age :
Condition : 20 - Fair	Remodel Date :
Arch Type :	Remodel Type :
Style : 1-1/2-St-Fin 100%	
Exterior Wall : 100% CONCRETE-BLK	
Floor Area : 1512	
Basement Area : 0	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 4	
Baths : 1.0	
Heat Type : 100% FLOOR FURNACE	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 5	

RESIDENCE VALUATION SUMMARY

Improvement Value .....	\$5,370
Lump Sums .....	
Lump Sums Description :	
FINAL ESTIMATE OF VALUE.....	\$5,370

FARM VALUATION SUMMARY

Residence Value .....	\$5,370
Outbuilding Value .....	\$4,020
Agland Value .....	\$17,295
Total Value .....	\$26,685

Current Total Assessed Value for Parcel # 002313901 .....	\$26,685
---	----------





WEBSTER COUNTY ASSESSOR'S OFFICE  
RURAL OUTBUILDINGS

Parcel # : 002313901  
 Current Owner : HOLLINGSHEAD, PRISCILLA & PAMELIA &  
 CRAFTON, CHRISTY  
 620 N ELM ST  
 RED CLOUD, NE 68970-

Map # : 4369-34-4-0-72301  
 Tax District : 45  
 Neighborhood : 1  
 Legal Description : 5.33 ACRE TRACT IN N 38 ACRES  
 NE1/4SE1/4 34-2-12

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	BARN BARN W/LEAN-TO	10	Poor		18 X 30 X	GABL	SHINGL	WOOD	DIRT	540	22.06	11,912	99%	150
2	SH1 CLOSED SHED	10	Poor		11 X 30 X				OTHER DIRT	330	6.60	2,178	95%	110
3	MCH SHED	10	Average		30 X 18 X	GABL	METAL	METAL	DIRT	540	9.57	5,168	32%	3,515
4	BLOW YARD SHED	10	Poor		12 X 10 X				WOOD N/A	1	100.00	100	0%	100
5	SH1 SHED DIRT	10	Poor		24 X 18 X				WOOD DIRT	432	6.60	2,851	95%	145

Total Outbuilding Value : 4,020

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 02/09/2018

Parcel # : 002313901  
 Current Owner : HOLLINGSHEAD, PRISCILLA & PAMELA &  
 CRAFTON, CHRISTY  
 620 N ELM ST  
 RED CLOUD, NE 68970-

Map # : 4369-34-4-0-0-72301  
 Tax District : 45  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : 5.33 ACRE TRACT IN N 38 ACRES NE1/4SE1/4 34-2-12

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
4147	HOLDREGE SOILS, 3-7% SLOPES, DRY	DRY	3D	No		0.16	2,265	360	360
2521	COLY-HOBBS SILT LOAMS, 0-30% DRY	DRY	4D	No		0.34	2,190	745	745
Dry Use Totals :						0.50		1,105	1,105
BID1SU	BUILDING SITE 1ST ACRE, SUBUR FARM		BID1SU	No		1.00	5,765	5,765	5,765
Farm Use Totals :						1.00		5,765	5,765
8473T	TREE CANOPY 30% OR GREATER OF GRT1		2T	No		1.22	180	220	220
4147T	TREE CANOPY 30% OR GREATER OF GRT1		3T	No		0.49	180	90	90
2521T	TREE CANOPY 30% OR GREATER OF GRT1		4T	No		0.49	180	90	90
2347T	TREE CANOPY 30% OR GREATER OF GRT1		1T	No		0.13	180	25	25
Grt1 Use Totals :						2.33		425	425
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
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.44	0	0	0
Road Use Totals :						0.44		0	0
Parcel Totals :						5.27		17,295	17,295

# 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: 1/24/2018

SELLER: PRISCILLA HOLLINGSHEAD, PAMELA HOLLINGSHEAD AND CHRISTY CRAFTON Et al  
620 N ELM ST  
RED CLOUD, NE 68970  
BUYER: RICHARD AND RYAN J. BUSH  
2385 B RD  
RIVERTON, NE 68972

## RE: AGRICULTURE PROPERTY SALES VERIFICATION

PARCEL ID: 2313900 BOOK /PAGE: 2018-26 DATE OF SALE: 11/13/2017  
LEGAL DESCRIPTION: N 38 ACRES NE1/4SE1/4 34-2-12

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? \$ 6X8666.67=52000.02 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 2018-81

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

GRANTEE MASTER NAME # Richard +

PARCEL # / FILING NUMBER 002313900/72300

34-2-12

Ryan J. Bush

13171

DOC STAMPS 20.25

tax/lien

SALES FILE # 7

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

NEIGHBORHOOD # \_\_\_\_\_

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

TAX DISTRICT 45

TOTAL SALE PRICE \$186666.67

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

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

REVIEW CODE NO

SALES DATE 11-13-2017

DEED TYPE JTWD

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

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

COMMENTS Reference total Sale 2018-79-80 52,000.02

# Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. <u>11</u> Day <u>13</u> Yr. <u>2017</u>		Mo. <u>12</u> Day <u>05</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) First Nebraska Trust Co., Ttee-James B. Burden Rev. Trust				Grantee's Name (Buyer) Richard Bush & Ryan J. Bush			
Street or Other Mailing Address c/o Robin Smith, PO Box 81667				Street or Other Mailing Address 2385 B Rd			
City Lincoln		State NE		City Riverton		State NE	
Phone Number (402) 477-2200		Zip Code 68501		Phone Number (402) 746-2999		Zip Code 68972	
Email Address				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input 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 type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> 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 Agri Affiliates  No

18 Address of Property

Rural Property  
Webster County, NE

18a  No address assigned 18b  Vacant land

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

same as Grantee

20 Legal Description

see attached

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

22 Total purchase price, including any liabilities assumed .....	\$ 8,666.67
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) .....	\$ 8,666.67

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

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

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

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

Attorney

(402) 746-3613  
Phone Number

1-5-18  
Date

**sign here**

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. <u>1</u> Day <u>5</u> Yr. <u>18</u>	\$ <u>20.25</u>	<u>BK2018, Pg 81</u>	

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.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 5 day of January A.D., 2018, at 2:40 o'clock P. M. Recorded in Book 2018 on Page 31  
Deb Klindingenberger County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY STAMP TAX  
Date 1-5-18  
\$ 20.25 By BB

JOINT TENANCY WARRANTY DEED

FIRST NEBRASKA TRUST COMPANY, Trustee of the James B. Burden Revocable Trust, GRANTOR, in consideration of EIGHT THOUSAND SIX HUNDRED SIXTY-SIX AND 67/100 DOLLARS (\$8,666.67), receipt of which is hereby acknowledged, conveys to Richard Bush and Ryan J. Bush as joint tenants, GRANTEES, the following real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

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

Executed December 5, 2017.

FIRST NEBRASKA TRUST COMPANY,

By Robin Smith  
Robin Smith, Vice President and Trust Officer

STATE OF NEBRASKA, COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me on DECEMBER 5, 2017, by Robin Smith, Vice President and Trust Officer, on behalf of First Nebraska Trust Company, Trustee of The James B. Burden Revocable Trust.

Comm. expires October 9, 2019

Patricia J. Corkle  
Notary Public

GENERAL NOTARY - State of Nebraska  
PATRICIA J. CORKLE  
My Comm. Exp. October 9, 2019

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-82

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

GRANTEE MASTER NAME # Richard T

PARCEL # / FILING NUMBER 002313900/172300

34-2-12

Ryan J. Bush

# 13171

DOC STAMPS 0

tax/lien

SALES FILE # 8

# 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 11-13-2017

DEED TYPE JTWD

SALE QUAL CODE

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	<u>RUR</u>
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Reference tabul Sale - 2018-79-80 = 52,000.02 total Sale



# 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.

8

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. <u>11</u> Day <u>13</u> Yr. <u>2017</u>		Mo. <u>12</u> Day <u>05</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Gianene Prentice, wife of David P. Burden				Grantee's Name (Buyer) Richard Bush & Ryan J. Bush			
Street or Other Mailing Address 2720 S 24th St				Street or Other Mailing Address 2385 B Rd			
City Lincoln		State NE		Zip Code 68502		City Riverton	
						State NE	
						Zip Code 68972	
Phone Number (402) 430-3301				Phone Number (402) 746-2999		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"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

**8 Type of Deed**

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

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

Yes  No

**10 Type of Transfer**

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> 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 Agri Affiliates  No

**18 Address of Property**

Rural Property  
Webster County, NE

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

same as Grantee

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

**20 Legal Description**

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	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

<p><b>sign here</b></p> <p>David B. Garwood                  (Print or Type Name of Grantee or Authorized Representative)</p> <p><i>[Signature]</i>                  Signature of Grantee or Authorized Representative</p>	<p>Attorney</p> <p>(402) 746-3613                  Phone Number</p> <p>1-5-18                  Date</p>
--	---

**Register of Deed's Use Only**

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. <u>1</u> Day <u>6</u> Yr. <u>18</u>	\$ Exempt # <u>4</u>	BK2018, Pg 82

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

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

BK2018, Pg 82

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 5 day of January A.D., 2018, at 2:45 o'clock P. M. Recorded in Book 2018 on Page 82  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-5-18  
\$ Exempt #4 By BB

**JOINT TENANCY QUITCLAIM DEED**

Gianene Prentice, wife of David P. Burden, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00), and other valuable consideration, quitclaims and conveys to Richard Bush and Ryan J. Bush as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

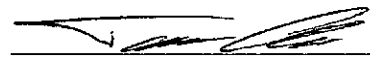
Executed December 05, 2017.

  
Gianene Prentice

STATE OF NEBRASKA, COUNTY OF LANCASTER ) ss.

The foregoing instrument was acknowledged before me on December 5<sup>th</sup>, 2017, by Gianene Prentice.

Comm. expires April 18, 2021

  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-83

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

GRANTEE MASTER NAME # Richard J

PARCEL # / FILING NUMBER 002313900/72300

34-2-12

Ryan J. Bush  
# 13171

DOC STAMPS 2025

tax/lien

SALES FILE # 9

# 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 8666.67

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

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

REVIEW CODE NO

SALES DATE 11-13-2017

DEED TYPE JTWD

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

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

COMMENTS Reference total sale - 2018-79-80 = 52,000.02

# 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.

9

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 11 Day 13 Yr. 2017		Mo. 12 Day 05 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) David P. Burden				Grantee's Name (Buyer) Richard Bush & Ryan J. Bush			
Street or Other Mailing Address 2720 S 24th St				Street or Other Mailing Address 2385 B Rd			
City Lincoln		State NE		City Riverton		State NE	
Phone Number (402) 430-3301		Zip Code 68502		Phone Number (402) 746-2999		Zip Code 68972	
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"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

**8 Type of Deed**

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

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

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

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

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

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

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

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

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

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

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

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

**20 Legal Description**  
 see attached

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

<b>22</b> Total purchase price, including any liabilities assumed	\$ 8,666.67
<b>23</b> Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 8,666.67

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

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

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

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

1-5-18  
 Date

**Register of Deed's Use Only**

<b>25</b> Date Deed Recorded	<b>27</b> Value of Stamp or Exempt Number	<b>28</b> Recording Data	<b>For Dept. Use Only</b>
Mo. 1 Day 5 Yr. 18	\$ 20.25	BK2018, Pg 83	

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

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

State of Nebraska } ss.  
County of Webster }

BK2018, Pg 83

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of January A.D., 2018, at 2:50 o'clock P. M. Recorded in Book 2018 on Page 83  
Deb Klingenberg County Clerk  
3/10.00 BB Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-5-18  
\$ 20.25 By BB

JOINT TENANCY WARRANTY DEED

David P. Burden, husband of Gianene Prentice, GRANTOR, in consideration of EIGHT THOUSAND SIX HUNDRED SIXTY-SIX AND 67/100 DOLLARS (\$8,666.67), receipt of which is hereby acknowledged, conveys to Richard Bush and Ryan J. Bush as joint tenants, GRANTEES, the following real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

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

Executed December 5, 2017.

David P Burden  
David P. Burden

STATE OF NEBRASKA, COUNTY OF LANCASTER ) ss.

The foregoing instrument was acknowledged before me on December 5<sup>th</sup>, 2017, by David P. Burden.

Comm. expires April 18, 2021

[Signature]  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-84

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

GRANTEE MASTER NAME # Richard P

PARCEL # / FILING NUMBER 602313900/12300

34-2-12

Ryan J. Bush

# 13171

DOC STAMPS 2025

tax/lien

SALES FILE # 10

# 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	3000	2000	<u>4000</u>	9000	9500		
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		
						RURAL RESIDENTIAL _____	
						SUBURBAN _____	

TAX DISTRICT 45

TOTAL SALE PRICE 8666.67

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

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

REVIEW CODE NO

SALES DATE 11-13-2017

DEED TYPE JTWD

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

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

COMMENTS Reference total Sale 2018-79-80 = 52,000.02



# 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.

10

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 11 Day 13 Yr. 2017	Mo. 12 Day 06 Yr. 2017

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Jack Donald & Anne Wilson		Grantee's Name (Buyer) Richard Bush & Ryan J. Bush	
Street or Other Mailing Address 824 Ariene Ave		Street or Other Mailing Address 2385 B Rd	
City Papillion	State NE	City Riverton	State NE
Zip Code 68046		Zip Code 68972	
Phone Number (402) 305-2564		Phone Number (402) 746-2999	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address		Email Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Agricultural	
	<input type="checkbox"/> Commercial	
	<input type="checkbox"/> Industrial	
	<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"/> 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 Agri Affiliates  No

18 Address of Property

Rural Property  
Webster County, NE

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

same as Grantee

18a  No address assigned 18b  Vacant land

20 Legal Description

see attached

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

22 Total purchase price, including any liabilities assumed	\$	8,666.67
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)	\$	8,666.67

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

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

David B. Garwood (402) 746-3613

Print or Type Name of Grantee or Authorized Representative Phone Number

*David B. Garwood* Attorney 1-5-18

Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 1 Day 5 Yr. 18	\$ 20.25	BK2018, Pg 84	

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.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 5 day of January A.D., 2018, at 2:50 o'clock P. M. Recorded in Book 2018 on Page 84  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-5-18  
\$ 20.25 By BB

**JOINT TENANCY WARRANTY DEED**

Jack Donald Wilson and Anne Wilson, husband and wife, GRANTOR, in consideration of EIGHT THOUSAND SIX HUNDRED SIXTY-SIX AND 67/100 DOLLARS (\$8,666.67), receipt of which is hereby acknowledged, convey to Richard Bush and Ryan J. Bush as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

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

Executed December 6, 2017

Jack Donald Wilson  
Jack Donald Wilson

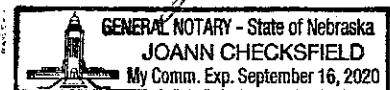
Anne Wilson  
Anne Wilson

STATE OF Nebraska, COUNTY OF Sarpy ) ss.

The foregoing instrument was acknowledged before me on December 6<sup>th</sup>, 2017, by Jack Donald Wilson and Anne Wilson, husband and wife.

Comm. expires 9-16-20

Joann Checksfield  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-85

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

GRANTEE MASTER NAME # Richard +

PARCEL # / FILING NUMBER 00 2313900 / 12300 34-2-12

Ryan J. Bush  
#13171

DOC STAMPS 2025

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

SALES FILE # 11

# 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 86666.67

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

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

REVIEW CODE NO

SALES DATE 11-13-2017

DEED TYPE JTWD

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

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

COMMENTS Reference total Sale 2018-79-80 = 52,000.02

# Real Estate Transfer Statement

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. <u>11</u> Day <u>13</u> Yr. <u>2017</u>		Mo. <u>12</u> Day <u>05</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) <b>Roger Duane &amp; Marjorie Wilson</b>				Grantee's Name (Buyer) <b>Richard Bush &amp; Ryan J. Bush</b>			
Street or Other Mailing Address <b>1202 East 1st</b>				Street or Other Mailing Address <b>2385 B Rd</b>			
City <b>McCook</b>		State <b>NE</b>		City <b>Riverton</b>		State <b>NE</b>	
Zip Code <b>69001</b>				Zip Code <b>68972</b>			
Phone Number <b>(308) 345-3652</b>				Phone Number <b>(402) 746-2999</b>		Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	

**8 Type of Deed**

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

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

Yes  No

**10 Type of Transfer**

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> 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 **Agri Affiliates**  No

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

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

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

**20 Legal Description**  
see attached

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

<b>22 Total purchase price, including any liabilities assumed</b> .....	22	\$ 8,666.67
<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	\$ 8,666.67

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

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

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

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

1-5-18  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>5</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>20.25</u>	28 Recording Data <u>BK2018, Pg 85</u>	

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

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.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 5 day of January A.D., 2018, at 2:55 o'clock P. M. Recorded in Book 2018 on Page 85  
Deb Klingenberg County Clerk  
810.00 BB Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-5-18  
\$ 20.25 By BB

JOINT TENANCY WARRANTY DEED

Roger Duane Wilson and Marjorie Wilson, husband and wife, GRANTOR, in consideration of EIGHT THOUSAND SIX HUNDRED SIXTY-SIX AND 67/100 DOLLARS (\$8,666.67), receipt of which is hereby acknowledged, convey to Richard Bush and Ryan J. Bush as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

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

Executed December 12-5, 2017

Roger Duane Wilson  
Roger Duane Wilson

Marjorie Wilson  
Marjorie Wilson

STATE OF NEBRASKA, COUNTY OF RED WILLOW ) ss.

The foregoing instrument was acknowledged before me on December 5<sup>th</sup>, 2017, by Roger Duane Wilson and Marjorie Wilson, husband and wife.

Comm. expires Feb 19, 2020 Melissa R. Sitzman  
Notary Public

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-86

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

GRANTEE MASTER NAME # Richard &

PARCEL # / FILING NUMBER 002313900 / 172300

34-2-12

Ryan J. Bush

# 13171

DOC STAMPS 20.25

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

SALES FILE # 12

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

NEIGHBORHOOD # 1

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

PROPERTY CLASS

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

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

SUBURBAN \_\_\_\_\_

TAX DISTRICT 45

TOTAL SALE PRICE \$1666.67

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

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

REVIEW CODE NO

SALES DATE 11-13-2017

DEED TYPE JTWD

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

COMMENTS Reference label Sale 2018-79-80 = 52,000.02  
(sent verification form)



# Real Estate Transfer Statement

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

12

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>11</u> Day <u>15</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>12</u> Day <u>29</u> Yr. <u>2017</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Estate of Robert J. Christy</b> Street or Other Mailing Address <b>c/o Michael Christy - Executor, 2626 Ellis</b> City <b>Bellingham</b> State <b>WA</b> Zip Code <b>98225</b> Phone Number <b>(360) 734-2815</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Richard Bush &amp; Ryan J. Bush</b> Street or Other Mailing Address <b>2365 B Rd</b> City <b>Riverton</b> State <b>NE</b> Zip Code <b>68972</b> Phone Number <b>(402) 746-2999</b> Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

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

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**see attached**

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

22 Total purchase price, including any liabilities assumed .....	22	\$ 8,666.67
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	\$ 8,666.67

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

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

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

*David B. Garwood* Attorney  
 Signature of Grantee or Authorized Representative Title  
 Date **1-5-18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>5</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>20.25</u>	28 Recording Data <b>BK2018, Pg 86</b>

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE $\frac{1}{4}$ ; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

BK2017, Pg 86

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 5 day  
of January A.D., 2018, at 3:00  
o'clock P. M. Recorded in Book 2018  
on Page 86  
Deb Klingenberg County Clerk  
710.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-5-18  
\$ 20.25 By BB

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

Michael Christy, Executor/Personal Representative of the Estate of Robert J. Christy, Deceased, in consideration of EIGHT THOUSAND SIX HUNDRED SIXTY-SIX AND 67/100 DOLLARS (\$8,666.67), received from GRANTEES, Richard Bush and Ryan J. Bush as joint tenants, conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Thirty-four (34), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE¼, A DISTANCE OF 580.00 FEET; THENCE N84°59'31"W, A DISTANCE OF 176.71 FEET; THENCE N67°17'40"W, A DISTANCE OF 250.03 FEET; THENCE N06°30'08"W, A DISTANCE OF 470.78 FEET TO THE NORTH LINE OF SAID SE¼; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

subject to easements and restrictions of record.

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

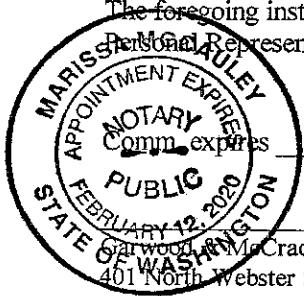
Executed December 29, 2017.

ESTATE OF ROBERT J. CHRISTY, DECEASED.

By: Michael Christy  
Michael Christy, Personal Representative/Executor

STATE OF WASHINGTON, COUNTY OF Whatcom ) ss.

The foregoing instrument was acknowledged before me on December 29, 2017, by Michael Christy, Personal Representative/Executor of the Estate of Robert J. Christy, Deceased.



2-12-20

Marissa McCauley  
Notary Public

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

Ph/Fax (402) 746-3613  
DAVEF:AWP2017BUSHSTATEJTD.12/4/17

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-87

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

GRANTEE MASTER NAME # Ashley Herringer  
# 13174

PARCEL # / FILING NUMBER 000168500 / 42100

DOC STAMPS 67.50

tax/lien

SALES FILE # 13

# 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 30,000

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

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

REVIEW CODE NO

SALES DATE 1-5-2018

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	INVALE	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.

13

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>1</u> Day <u>5</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>1</u> Day <u>3</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Gary L Meyer and Beverly K. Meyer</b> Street or Other Mailing Address <b>1045 N Franklin St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3791</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Ashley Herring</b> Street or Other Mailing Address <b>711 W 5th Ave</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 checked="" type="checkbox"/> No Email Address <b>n/a</b>			

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

(A) Status		(B) Property Type				(C)
<input checked="" type="checkbox"/> Improved	<input checked="" 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 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 type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<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"/> 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?  
**\$30,000**

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 **Garv Thompson Agency**  No

18 Address of Property  
**711 W 5th Avenue  
Red Cloud, NE 68970**

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
**Lots Ten (10), Eleven (11) and Twelve (12), Block One (1), Subdivision Annex Lot Twelve (12) by Ordinance to the City of Red Cloud, Webster County, Nebraska**

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

22 Total purchase price, including any liabilities assumed	\$	30,000.00
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)	\$	30,000.00

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.

**Ashley Herring**  
Print or Type Name of Grantee or Authorized Representative

*Ashley Herring*  
Signature of Grantee or Authorized Representative

**Grantee**  
Title

Phone Number  
**1 512018**  
Date

26 Date Deed Recorded Mo. <u>01</u> Day <u>08</u> Yr. <u>2018</u>		27 Value of Stamp or Exempt Number \$ <u>67.50</u>	28 Recording Data <b>BD 2018 Pg 87</b>	For Dept. Use Only
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BW2018, Pg 87

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 8<sup>th</sup> day of Jan A.D., 20 18, at 10:18 o'clock A M. Recorded in Book 2018 on Page 87  
Debra Klungenberg County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1/8/18  
\$ 67.50 By DMW

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

WARRANTY DEED

Gary L. Meyer and Beverly K. Meyer, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Ashley Herringer, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Ten (10), Eleven (11) and Twelve (12), Block One (1), Subdivision Annex Lot Twelve (12) by Ordinance to the City of Red Cloud, Webster County, Nebraska.

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

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

Executed January 3, 2018.

Gary L. Meyer  
Gary L. Meyer

Beverly K. Meyer  
Beverly K. Meyer

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF )

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

The foregoing instrument was acknowledged before me on January 3, 2018 by Gary L. Meyer and Beverly K. Meyer, husband and wife.

Bridget Daehling  
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 01/24/2018

Record : 1 of: 1

Inspected By: TS Inspection Date: 08/10/2016

Parcel ID #: 000168500

Map # : 4491-00-0-10115-001-0000

HERRINGER, ASHLEY

Situs : 711 W 5TH AVE

711 W 5TH AVE  
RED CLOUD, NE

Legal : LOTS 10-12 BLOCK 1 SUBDIVISION ANNEX  
LOT 12 RED CLOUD

68970-

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width : 75

Lot Depth : 142

Topography : LEVEL Amenities

Street Access : PAVED

Utilities : ALL

Value Method: SF

# of Units : 10650

Unit Value : 0.09

Adjustments :

Lot Value : 940

PHYSICAL INFORMATION

Type : 1 - Single Family

Year Built/Age : 1920/97

Quality : 10 - Low

Effective Age :

Condition : 35 - Average +

Remodel Date :

Arch Type :

Remodel Type :

Style : One-Story 100%

Exterior Wall : 100% VINYL

Floor Area : 748

Basement Area : 0

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 1

Baths : 1.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ..... \$26,800

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

Estimate of Value (Using Model) .....

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

Improvement Value ..... \$25,860

Land Value ..... \$940

FINAL ESTIMATE OF VALUE ..... \$26,800

Value per Square Foot ..... 35

Current Total Assessed Value for Parcel # 000168500 ..... \$26,800

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: 01/24/2018

Record : 1 of: 1

Parcel ID #: 000168500	Map #	: 4491-00-0-10115-001-0000
HERRINGER, ASHLEY	Situs	:711 W 5TH AVE
711 W 5TH AVE	Legal	:LOTS 10-12 BLOCK 1 SUBDIVISION ANNEX
RED CLOUD, NE		LOT 12 RED CLOUD
		68970-

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	748	x	69.11	= 51,694
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	748	1.80	1.80	1,346
PLUMBING Base is: 6 (under base)	1	734.17	(0.93)	(696)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	748	x	69.98	= 52,345
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
ATTACHED GARAGE	336	19.21	0.63	6,455
DET GAR FAIR COND	288	16.20	42%	2,705 *
CONCRETE DRIVE	552	4.15		2,290
OPEN PORCH W/ROOF	44	23.73		1,045
OPEN SLAB	99	4.51		445

TOTAL REPLACEMENT COST NEW	748	x	83.66	= 62,580
----------------------------	-----	---	-------	----------

Depreciation	: 63% Total	63% Physical	Functional	Economic
		Less Depreciation/Plus Appreciation :		
				(39,425)

Improvement Value .....	\$23,155
Land Value .....	\$940
Lump Sums	2,705 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$26,800
Value per Square Foot .....	\$35.00

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



RESIDENTIAL SALES FILE

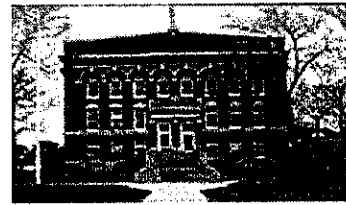
PAGE 1	BOOK - PAGE	2018 - 87	SALE DATE	1-5-2018	LOCATION ID	000168500
ASSESSOR LOCATION	MOBILE HOME	Red Cloud	NA	ADDRESS OF PROPERTY	711 W 5th Avenue	
COMMENTS	SCHOOL # 91-0002					

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2015	940	20015	2705	23660
2016	940	23780	2705	24425
2017	940	23155	2705	26800

SELLING PRICE	30,000	521 ADJUSTMENT		ASSESSOR ADJUSTMENT		ADJUSTED SELLING PRICE	
LOT WIDTH	75	LOT DEPTH	142	LOT UNITS	10650	HOUSE TYPE	Single family
QUALITY	10	EXTER1 TYPE / %	100% Vinyl	EXTER2 TYPE / %		BASE AREA	0
STYLE 1 / %		STYLE 2 / %		ROOFING	Comp shingles	HVAC 1 / %	100% warmlead
HVAC 2 / %		SLAB		BASEMENT AREA		MIN FINISH	
FIXTURES	5	BEDROOMS	1	BATHROOMS	1	REC FINISH	
BUILDINGS	Detached garage (D)		GARAGE TYPE	Attached	GARAGE AREA	FIREPLACE	
					336	SWIMMING POOL	
	yr Built - 1920						

# 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:  
1/24/2018

SELLER: GARY L. MEYER AND BEVERLY K. MEYER  
1045 N FRANKLIN ST  
RED CLOUD, NE 68970

BUYER: ASHLEY HERRINGER  
711 W 5TH AVE  
RED CLOUD, NE 68970

## RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID: 168500 BOOK/PAGE: 2018-87 DATE OF SALE: 1/5/2018  
LEGAL DESCRIPTION: LOTS 10,11,12 BLOCK 1 SUBDIVISION ANNEX LOT 12 BY ORDINANCE TO THE CITY OF RED CLOUD, WEBSTER CO. 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 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 *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 2018-90

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

GRANTEE MASTER NAME # Ron L. &

PARCEL # / FILING NUMBER 000610200/17050

Elizabeth R

DOC STAMPS Exempt #4

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

Sundee  
#10116

SALES FILE # 14

# 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 0

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

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

REVIEW CODE NO

SALES DATE 1-4-18

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 Married husband & wife - Now Single JT

# 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.

14

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

1 County Name <b>Webster</b>	2 County Number Select County & County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>1</b> Day <b>4</b> Yr. <b>18</b>	4 Date of Deed Mo. <b>1</b> Day <b>4</b> Yr. <b>18</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Ron L Sunday &amp; Elizabeth R Sunday</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Ron L Sunday &amp; Elizabeth R Sunday</b>	

Phone Number <b>n/a</b>	Phone Number <b>n/a</b>	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address <b>n/a</b>	Email Address <b>n/a</b>		<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"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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"/> 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?  
**23,285**

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 **Southern Title**  No

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

20 Legal Description  
**Lot Thirteen (13) Block Eight (8) Vance's Addition To Garde Rock 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 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 **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.

sign here

<b>Teresa Theobald</b> Print or Type Name of Grantee or Authorized Representative	<b>402-746-2446</b> Phone Number
<b>Teresa Theobald</b> Signature of Grantee or Authorized Representative	<b>Title Agent</b> Title
	<b>1-8-18</b> Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>01</b> Day <b>08</b> Yr. <b>2018</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt #4</b>	28 Recording Data <b>BB 2018, Pg 90</b>



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-101

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

GRANTEE MASTER NAME # Diane Cornelius

PARCEL # / FILING NUMBER 001302800 / 62795 54-9

# 12242

001304200 / 62865 8-4-9

DOC STAMPS Exempt #15 tax/lien

SALES FILE # 15 # 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 0

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

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

REVIEW CODE NO

SALES DATE 12-12-2017

DEED TYPE Deed of Distribution by PR

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 Estate of Wesley J. Cornelius to Diane Cornelius

# Real Estate Transfer Statement

15

• 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) Diane Cornelius as PR for the Estate of Wesley J. Cornelius				Grantee's Name (Buyer) Diane Cornelius			
Street or Other Mailing Address 2377 42 RD				Street or Other Mailing Address 2377 42 RD			
City Kenesaw		State NE		City Kenesaw		State NE	
Zip Code 68956		Zip Code 68956		Phone Number (308) 647-5452		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Phone Number (308) 647-5452				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N/A				Email Address N/A			

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input 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"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed

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

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

10 Type of Transfer

<input checked="" 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 type="checkbox"/> Other (Explain) _____				

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input checked="" 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?  
\$486,000

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  
Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Diane Cornelius  
2377 42 RD  
Kenesaw NE 68956

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 .....	\$ 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.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15

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

sign here **Diane Cornelius** (308) 647-5452  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*Diane Cornelius* Grantee  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 1 Day 9 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt #15	28 Recording Data BK2018, Pg 101

Attachment to Real Estate Transfer Statement

Box 20:

**The West Half of the Northeast Quarter ( $W\frac{1}{2} NE\frac{1}{4}$ ), and the West Half of the Southeast Quarter ( $W\frac{1}{2} SE\frac{1}{4}$ ), Section Eight (8), all in Township Four (4), Range Nine (9) West of the 6th P.M., Webster County, Nebraska; and**

**The East Half of the Northwest Quarter ( $E\frac{1}{2} NW\frac{1}{4}$ ); and the Southwest Quarter ( $SW\frac{1}{4}$ ); and the North Half of the Southeast Quarter ( $N\frac{1}{2}SE\frac{1}{4}$ ); and the Southwest Quarter of the Southeast Quarter ( $SW\frac{1}{4}SE\frac{1}{4}$ ), all in Section Five (5), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.**





COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-122-124

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

GRANTEE MASTER NAME # Richard Lynn Corman

*DOD - Richard 11-4-2016*

PARCEL # / FILING NUMBER 002404700/473115

SW# 35-3-12

Nancy Sue Wosler

002403300/42930

26-3-12

+ Pamela Jean

*Exempt #20*

DOC STAMPS 002404300/43065

33-3-12  
tax/lien

# 13177

Shuck

Cotrustees

SALES FILE # 16

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

Vernon L. Corman Sr. Credit Trust

NEIGHBORHOOD #	<u>2</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 115

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 1-2-2018

DEED TYPE Trustees Deed of Distribution

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

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

COMMENTS Distribution to Trustees, + Betty Corman, Trustee (Credit Trust)

Real Estate Transfer Statement

16

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. 01 Day 02 Yr. 2018 4 Date of Deed Mo. 01 Day 02 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) See Attached Exhibit "A" See Attached Exhibit "B" 2129 Road 4400 2129 Road 4400 Edgar NE 68935 Edgar NE 68935 (402) 364-3080 (402) 364-3080

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 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 See Attached Exhibit "C"

21 If agricultural, list total number of acres 478.34

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

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 L. Rickert (402) 934-4770 1-10-18

Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data 2018 Jan 11 11:21 AM Ex020 Book 2018 Page 122-124

For Dept. Use Only

**EXHIBIT "A"**

Grantor's Name: Richard Lynn Corman, Nancy Sue Vossler, and Pamela Jean Shuck, as Successor Co-Trustees of the Vernon L. Corman, Sr., Amended Revocable Trust U/A dated November 15, 2000

**EXHIBIT "B"**

Grantee's Name: Richard Lynn Corman, Nancy Sue Vossler, and Pamela Jean Shuck, as Co-Trustees, or any successor Trustee or Co-Trustee, of the Vernon L. Corman, Sr., Credit Trust created pursuant to the Vernon L. Corman, Sr., Amended Revocable Trust U/A dated November 15, 2000

**EXHIBIT "C"**

<i>Legal Description</i>	<i>Full Value</i>	<i>Fractional Value</i>
An undivided one-quarter (1/4) interest in the following described real estate: The Northeast Quarter (NE1/4) of Section Thirty-Three (33), Township Three (3) North, Range Twelve (12) West of the 6 <sup>th</sup> p.m., Webster County, Nebraska.	✓ \$695,060	\$173,765
An undivided one-half (1/2) interest in and to the following described real property: The Southwest Quarter (SW1/4) of Section Thirty-Five (35), Township Three (3) North, Range Twelve (12) West of the 6 <sup>th</sup> p.m., Webster County, Nebraska.	✓ \$716,425	\$358,213
An undivided one-half (1/2) interest in and to the following described real property: The Northeast Quarter (NE1/4) of Section Twenty-Six (26), Township Three (3) North, Range Twelve (12) West of the 6 <sup>th</sup> p.m., Webster County, Nebraska.	✓ \$702,810	\$351,405
<b>TOTAL:</b>	\$2,114,295	<u><b>\$883,383</b></u>

2021-2022

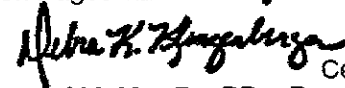
Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 01/11/18  
\$ Ex020 By BB

Bk 2018, Pg 122

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 11 day of January A.D., 2018, at 11:21 o'clock AM. Recorded in Book 2018 on Pages 122-124



County Clerk  
Fee: \$22.00 By: BB Deputy  
Electronically Recorded

### TRUSTEE'S DEED OF DISTRIBUTION

Richard Lynn Corman, Nancy Sue Vossler, and Pamela Jean Shuck, as Successor Co-Trustees of the Vernon L. Corman, Sr., Amended Revocable Trust U/A dated November 15, 2000, (collectively, GRANTOR), conveys and releases to Richard Lynn Corman, Nancy Sue Vossler, and Pamela Jean Shuck, as Co-Trustees, or any successor Trustee or Co-Trustee, of the Vernon L. Corman, Sr., Credit Trust created pursuant to the Vernon L. Corman, Sr., Amended Revocable Trust U/A dated November 15, 2000, (collectively, GRANTEE), the following described real estate (as defined in Neb. Rev. Stat. 76-201):

SEE ATTACHED EXHIBIT "A"

Transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(20).

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

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]**

WHEN RECORDED,  
PLEASE RETURN TO:  
Michael L. Rickert  
Dvorak Law Group, LLC  
13625 California Street, Suite 110  
Omaha, NE 68154

Executed this 2 day of January, 2018.

Richard Lynn Corman  
Richard Lynn Corman, as Successor  
Co-Trustee of the Vernon L. Corman, Sr.,  
Amended Revocable Trust U/A dated  
November 15, 2000, Grantor

Nancy Sue Vossler  
Nancy Sue Vossler, as Successor Co-Trustee  
of the Vernon L. Corman, Sr., Amended  
Revocable Trust U/A dated November 15,  
2000, Grantor

Pamela Jean Shuck  
Pamela Jean Shuck, as Successor Co-Trustee  
of the Vernon L. Corman, Sr., Amended  
Revocable Trust U/A dated November 15,  
2000, Grantor

STATE OF NEBRASKA )  
 ) SS.  
COUNTY OF ADAMS )

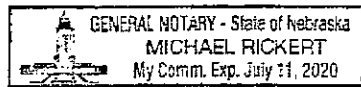
The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of January, 2018  
by Richard Lynn Corman, as Successor Co-Trustee of the Vernon L. Corman, Sr., Amended  
Revocable Trust U/A dated November 15, 2000, Grantor.



[Signature]  
Notary Public

STATE OF NEBRASKA )  
 ) SS.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of January, 2018  
by Nancy Sue Vossler, as Successor Co-Trustee of the Vernon L. Corman, Sr., Amended  
Revocable Trust U/A dated November 15, 2000, Grantor.



[Signature]  
Notary Public

STATE OF NEBRASKA )  
 ) SS.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of January, 2018  
by Pamela Jean Shuck, as Successor Co-Trustee of the Vernon L. Corman, Sr., Amended  
Revocable Trust U/A dated November 15, 2000, Grantor.



[Signature]  
Notary Public

**EXHIBIT "A"**

An undivided one-quarter ( $\frac{1}{4}$ ) interest in the following described real estate: The Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty-Three (33), Township Three (3) North, Range Twelve (12) West of the 6<sup>th</sup> p.m., Webster County, Nebraska.

An undivided one-half ( $\frac{1}{2}$ ) interest in and to the following described real property: The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-Five (35), Township Three (3) North, Range Twelve (12) West of the 6<sup>th</sup> p.m., Webster County, Nebraska.

An undivided one-half ( $\frac{1}{2}$ ) interest in and to the following described real property: The Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-Six (26), Township Three (3) North, Range Twelve (12) West of the 6<sup>th</sup> p.m., Webster County, Nebraska.



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-197-198

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

GRANTEE MASTER NAME # Kyle J. +

PARCEL # / FILING NUMBER 000110300/131060

Jacqueline E. Klein

DOC STAMPS 168-75

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

# 13175

SALES FILE # 17

# 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 75,000

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

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

REVIEW CODE NO

SALES DATE 12-1-2017

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	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.

17

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>12</u> Day <u>21</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>12</u> Day <u>14</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Larry &amp; Glenda Tietjen, Eugene &amp; Serena Boner, Mary Hanson</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kyle J. &amp; Jacqueline E. Klein</b>			
Street or Other Mailing Address <b>1679 River Rd</b>				Street or Other Mailing Address <b>721 N Seward St</b>			
City <b>Red Cloud</b>		State <b>NE</b>		Zip Code <b>68970</b>		City <b>Red Cloud</b>	
State <b>NE</b>		Zip Code <b>68970</b>		Phone Number <b>(402) 746-2275</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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

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

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

10 Type of Transfer

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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 checked="" type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

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

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  
**721 N Seward 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  
**The South Half (S1/2) of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Eighteen (18), Original Town now City of Red Cloud, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed .....	22	\$ 75,000.00
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	\$ 75,000.00

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

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

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

*David B. Garwood* Attorney  
 Signature of Grantee or Authorized Representative Title  
 Date **1-16-18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>16</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>168.75</u>	28 Recording Data <b>BK2018, Pg 197-198</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 16 day of January A.D., 2018, at 1:45 o'clock P. M. Recorded in Book 2018 on Page 197-198  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-16-18  
\$ 168.75 By BB

**JOINT TENANCY WARRANTY DEED**

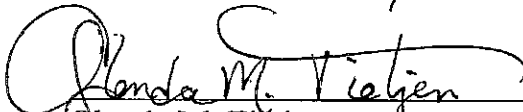
Larry E. Tietjen and Glenda M. Tietjen, husband and wife; Eugene Boner and Serena Boner, husband and wife; and Mary F. Hansen, a single person, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Kyle J. Klein and Jacqueline E. Klein, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

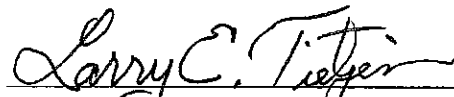
The South Half (S½) of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Eighteen (18), Original Town now City of Red Cloud, Webster County, Nebraska.

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


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

Executed December 14, 2017.

  
\_\_\_\_\_  
Glenda M. Tietjen

  
\_\_\_\_\_  
Larry E. Tietjen

  
\_\_\_\_\_  
Serena Boner

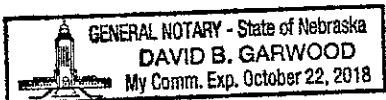
  
\_\_\_\_\_  
Eugene Boner

Glenda M. Tietjen  
Glenda M. Tietjen, Attorney in Fact  
for Mary F. Hansen

Serena Boner  
Serena Boner, Attorney in Fact  
for Mary F. Hansen

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 14,  
2017, by Larry E. Tietjen and Glenda M. Tietjen, husband and wife.

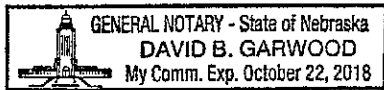


Comm. expires 10-22-2018

David B. Garwood  
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 16,  
2018, by Eugene Boner and Serena Boner, husband and wife.

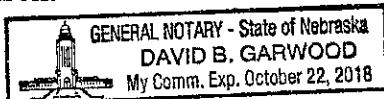


Comm. expires 10-22-2018

David B. Garwood  
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 14,  
2017, by Glenda Tietjen and Serena Boner, as attorneys in fact on behalf of Mary F.  
Hansen.



Comm. expires 10-22-2018

David B. Garwood  
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 01/26/2018

Record : 1 of: 1

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

Parcel ID #: 000110300 Map # : 4371-00-0-10005-018-0000

KLEIN, KYLE J. & JACQUELINE E. Situs : 721 N SEWARD ST  
721 N SEWARD ST Legal : SOUTH 12'6 LOT 6 & ALL 7-9 BLOCK 18  
RED CLOUD, NE 68970- ORIGINAL TOWN RED CLOUD

LOT INFORMATION

Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	87.5	# of Units :	12425
Lot Depth :	142	Unit Value :	0.09
Topography :	LOW Amenities	Adjustments :	
Street Access :	PW,B,A,C&G	Lot Value :	1,095
Utilities :	ALL		

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1970/47
Quality :	30 - Average	Effective Age :	
Condition :	30 - Average	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	25% HARDBOARD 75% MASONRY-VENEER		
Floor Area :	1,760		
Basement Area :	1,760		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	3		
Baths :	3.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	11		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$50,010
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value .....	\$48,915
Land Value .....	\$1,095
FINAL ESTIMATE OF VALUE .....	\$50,010
Value per Square Foot .....	28

Current Total Assessed Value for Parcel # 000110300 .....	\$50,010
---	----------

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: 01/26/2018

Record : 1 of: 1

Parcel ID #: 000110300	Map # : 4371-00-0-10005-018-0000
KLEIN, KYLE J. & JACQUELINE E.	Situs : 721 N SEWARD ST
721 N SEWARD ST	Legal : SOUTH 12'6 LOT 6 & ALL 7-9 BLOCK 18
RED CLOUD, NE	ORIGINAL TOWN RED CLOUD
68970-	

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	1,760	x	80.16	= 141,082
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,760	2.01	2.01	3,538
PLUMBING Base is: 9 (over base)	2	1176.67	1.27	2,235
BASEMENT COST	1,760	14.94	14.94	26,286
PARTITION FINISH	540	28.86	8.85	15,584
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1760	x	107.23	= 188,725
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
ATTACHED GARAGE	552	24.46	0.77	13,500
CONCRETE DRIVE	1040	3.94		4,100
OPEN PORCH W/ROOF	250	16.86		4,215
OPEN SLAB	375	5.70		2,140

TOTAL REPLACEMENT COST NEW	1760	x	120.84	= 212,680
----------------------------	------	---	--------	-----------

Depreciation	: 77% Total	77% Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : (163,765)

Improvement Value .....	\$48,915
Land Value .....	\$1,095
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$50,010
Value per Square Foot .....	\$28.00

RESIDENTIAL SALES FILE

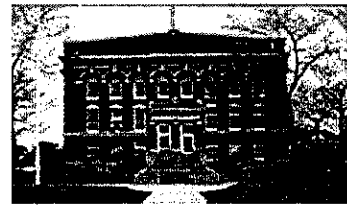
PAGE 1	BOOK - PAGE	2018-197-98	SALE DATE	12-1-2017	LOCATION ID	000110300 / 31060
ASSESSOR LOCATION	65 - 91-0002	MOBILE HOME	NA	ADDRESS OF PROPERTY	721 N Seaward	
COMMENTS	SCHOOL # 91-0002					

YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2015	1095	74030		75125
2016	1095	49495		50590
2017	1095	48915		50010

SELLING PRICE	751000	521 ADJUSTMENT		ASSESSOR ADJUSTMENT		ADJUSTED SELLING PRICE	
LOT WIDTH	87.5	LOT DEPTH	142	LOT UNITS	30	HOUSE TYPE	Single family
QUALITY	30	EXTER1 TYPE / %	25% Hardboard	EXTER2 TYPE / %	75% mason veneer	BASE AREA	1760
STYLE 1 / %	1 story	STYLE 2 / %		ROOFING	Comp Shingle	HVAC 1 / %	100% warm
HVAC 2 / %		SLAB		BASEMENT AREA		REC FINISH	
FIXTURES	11	BEDROOMS	3	BATHROOMS	3	GARAGE TYPE	Attached
						GARAGE AREA	552
BUILDINGS						FIREPLACE	
YEAR BUILT	1970	RCN	212, 680	LUMP DESCRP	77% total	SWIMMING POOL	

**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: 1/26/2018

SELLER: LARRY & GLENDA TIETJEN, EUGENE&SERENA BONER, MARY HANSEN, ET AL  
1679 RIVER RD  
RED CLOUD, NE 68970  
BUYER: KYLE J. & JACQUELINE E. KLEIN  
721 N SEWARD ST  
RED CLOUD, NE 68970

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 110300 BOOK/PAGE: 2018-197-198 DATE OF SALE: 12/1/2017  
LEGAL DESCRIPTION: THE SOUTH HALF(S1/2) OF LOT 6, AND ALL OF LOTS 7, 8, 9, BLOCK 18, ORIGINAL TOWN NOW CITY OF RED CLOUD, WEBSTER COUNTY

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this 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? \$ 75,000.00 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 *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 2018-199

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

GRANTEE MASTER NAME # Kyle J. +

PARCEL # / FILING NUMBER 000110300/31000

Jacqueline E. Klein

DOC STAMPS Exempt #14

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

# 13125

SALES FILE # 18

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

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

TAX DISTRICT 105

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 12-1-2017

DEED TYPE JTWD

SALE QUAL	<u>yes</u>	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE			
CODE	<u>L</u>	2	3	<u>4</u>	5			
LOCATION CODE	BH BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INVALE	<u>RC</u> RED CLOUD	ROS ROSEMONT	RUR RURAL

COMMENTS Part owners - giving share to Kyle + Jaque Klein et.al

# Real Estate Transfer Statement

18

• 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>12</u> Day <u>01</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>12</u> Day <u>18</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Lonnie Elden Hansen</b> Street or Other Mailing Address <b>3126 Westside</b> City <b>Grand Island</b> State <b>NE</b> Zip Code <b>68803</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kyle J. &amp; Jacqueline E. Klein</b> Street or Other Mailing Address <b>721 N Seward St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 742-7013</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			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input 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.)  
 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 checked="" 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  
**721 N Seward 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  
**The South Half (S1/2) of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Eighteen (18), Original Town now City of 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 14

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

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

*David B. Garwood* Attorney  
Signature of Grantee or Authorized Representative Title  
Date **1-16-18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>16</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #14</u>	28 Recording Data <u>BK2018, Pg 199</u>

State of Nebraska } ss.  
County of Webster }

BK2018, Pg 199

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of January A.D., 2018, at 1:50 o'clock P. M. Recorded in Book 2018 on Page 199  
Deb Klingsberger County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-16-18  
\$ Exempt #14 By BB

**JOINT TENANCY WARRANTY DEED**

~~Elden~~ Elden  
Lonnie ~~Elden~~ Hansen, a single person, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Kyle J. Klein and Jacqueline E. Klein, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Eighteen (18), Original Town now City of Red Cloud, Webster County, Nebraska.

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

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

Executed December 18, 2017.

Lonnie Elden Hansen  
Lonnie ~~Elden~~ Hansen  
Elden

STATE OF NEBRASKA, COUNTY OF Hall ) ss.

The foregoing instrument was acknowledged before me on December 18, 2017, by Lonnie ~~Elden~~ Hansen, a single person.  
Elden

Comm. expires 9-30-2020

GENERAL NOTARY - State of Nebraska  
JULIE A. BRISENO  
My Comm. Exp. Sept. 30, 2020

Julie A. Briseno  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-200

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

GRANTEE MASTER NAME # Kyle J. +

PARCEL # / FILING NUMBER 0001103001/31000

Jacqueline E. Klein  
# 13175

DOC STAMPS Exempt #14

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

SALES FILE # 19

# 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 0

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

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

REVIEW CODE NO

SALES DATE 12-1-2017

DEED TYPE JTWD

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

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

COMMENTS Part owners - giving share to Kyle + Jacqueline Klein et. al

# 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.

19

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. <u>12</u> Day <u>11</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>01</u> Day <u>08</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Teresa Anne Smith</b> Street or Other Mailing Address <b>727 Algonquian</b> City <b>Ventura</b> State <b>CA</b> Zip Code <b>93001-4416</b> Phone Number <b>(402) 742-7013</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kyle J. &amp; Jacqueline E. Klein</b> Street or Other Mailing Address <b>721 N Seward St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 742-7013</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			

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"/> Distribution	<input type="checkbox"/> Foreclosure	<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 checked="" 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  
**721 N Seward 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  
**The South Half (S1/2) of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Eighteen (18), Original Town now City of Red Cloud, Webster County, Nebraska.**

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

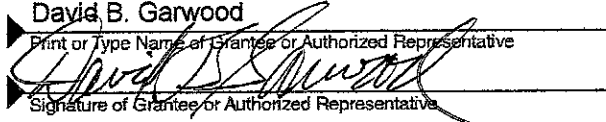
22 Total purchase price, including any liabilities assumed	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **14**

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

**sign here**

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

Signature of Grantee or Authorized Representative  


Attorney  
 Title

(402) 746-3613  
 Phone Number  
**1-16-18**  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>16</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt #14</b>	28 Recording Data <b>BK2018, Pg 200</b>



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-218219

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

GRANTEE MASTER NAME # Frank A. Washburn

PARCEL # / FILING NUMBER 0061400/66025 35-3-10

Trustee

DOC STAMPS Exempt #4

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

Now Frank A. Washburn, Trustee of Jane E. Washburn Trust

SALES FILE # 20

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

#13173

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 165

TOTAL SALE PRICE 0

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

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

REVIEW CODE NO

SALES DATE 12-27-2017

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 Transfer Trustee to Another Trust. As Trustee

# 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.

20

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 27 Yr. 2017		Mo. 12 Day 27 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) See Attached				Grantee's Name (Buyer) See Attached			
Street or Other Mailing Address P. O. Box 485				Street or Other Mailing Address P. O. Box 485			
City		State		City		State	
Blue Hill		NE		Blue Hill		NE	
Zip Code		68930		Zip Code		68930	
Phone Number (405) 705-6414		Phone Number (402) 705-6414		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"/>	
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 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"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

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

Yes  No

10 Type of Transfer

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

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

Yes  No

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

Yes  No

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

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

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

\$893,000

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

1319 RD 1800, Blue Hill, NE

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

Frank A. Washburn  
P.O. Box 485  
Blue Hill, NE 68930

18a  No address assigned    18b  Vacant land

20 Legal Description

The Southeast Quarter (SE1/4) of Section Thirty-Five (35), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, subject to certain reserved interests in a percentage of all oil, gas, coal, and all other minerals, whether solid, fluid, or volatile, lying in or under or that may be produced or reduced to possession and saved upon said land, but specifically conveying all water rights to said Grantee.

21 If agricultural, list total number of acres 160

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

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

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

Michael E. Sullivan  
Print or type Name of Grantee or Authorized Representative

*Michael E. Sullivan*  
Signature of Grantee or Authorized Representative

Attorney

Title

Phone Number  
402-462-2119

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. 1 Day 19 Yr. 18	\$ Exempt # 4	BR2018, Pg 218-219	

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



**5 Grantor's Name:**

Frank A. Washburn, Trustee of the Frank A. Washburn Revocable Trust

**6 Grantee's Name**

Frank A. Washburn, Trustee of the Jane E. Washburn Trust

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 19 day of January A.D., 2018, at 10:40 o'clock A M. Recorded in Book 2018 on Page 218-219  
Deb Klingenberg County Clerk  
\$16.00 BR Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-19-18  
\$ Exempt #4 By BR

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

**WARRANTY DEED**

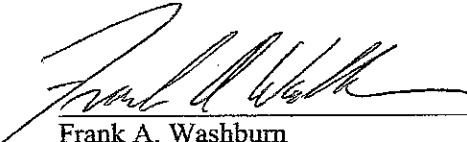
Frank A. Washburn, Trustee of the Frank A. Washburn Revocable Trust, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, conveys to **Frank A. Washburn, Trustee** of the Jane E. Washburn Trust, GRANTEE, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

See Exhibit "A" Attached hereto

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


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

Executed: December 27, 2017.

  
Frank A. Washburn

STATE OF ARIZONA            )  
  ) ss:  
COUNTY OF MARICOPA        )

The foregoing instrument was acknowledged before me on the 27<sup>th</sup> day of December, 2017, by Frank A. Washburn, Trustee of the Frank A. Washburn Revocable Trust.

 Jessica Archer  
Notary Public  
Maricopa County, Arizona  
My Comm. Expires 02-29-2020

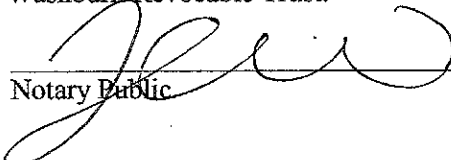
  
Notary Public

EXHIBIT "A"

The Southeast Quarter (SE1/4) of Section Thirty-Five (35), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, subject to certain reserved interests in a percentage of all oil, gas, coal, and all other minerals, whether solid, fluid, or volatile, lying in or under or that may be produced or reduced to possession and saved upon said land, but specifically conveying all water rights to said Grantee.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-220-221

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

GRANTEE MASTER NAME # Lyle Mertens

#  
11754

PARCEL # / FILING NUMBER 00115300/61750 36-2-9

et.al

DOC STAMPS EX #15

tax/lien

SALES FILE # 21

# 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 5

TOTAL SALE PRICE 72,000

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

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

REVIEW CODE NO

SALES DATE 12-20-2017

DEED TYPE ~~2018-2008~~ PRWD

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 The legal is incorrect. Should be S<sup>1/4</sup> 36-2-9  
Will submit corrective Deed

Real Estate Transfer Statement

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

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

1 County Name 2 County Number Webster 3 Date of Sale/Transfer Mo. 12 Day 20 Yr. 2017 4 Date of Deed Mo. 12 Day 20 Yr. 2017

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Estate of Herman Mertens by Wayne Garrison PR Lyle Mertens et al.

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)

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 Lyle Mertens 3087 RD L Superior, NE 68978

20 Legal Description SEE ATTACHED

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

sign here Lyle Mertens Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Title Grantee Date 12/20/2017 Phone Number

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

26 Date Deed Recorded Mo. 1 Day 19 Yr. 18 27 Value of Stamp or Exempt Number \$ Exempt #15 28 Recording Data BR2018, Pg 220-221

ATTACHMENT

ALL INTEREST IN THE FOLLOWING:

Southwest Quarter of Section Thirty-Six (36), Township Two (2) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, less such portion hereof as has been deeded to the State of Nebraska for highway purposes.



BK2018, Pg 221

ATTACHMENT

ALL INTEREST IN THE FOLLOWING:

Southwest Quarter of Section Thirty-Six (36), Township Two (2) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, less such portion hereof as has been deeded to the State of Nebraska for highway purposes.



COVER PAGE PROPERTY TRANSFER

# 11754

BOOK & PAGE 2018-222-223

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

GRANTEE MASTER NAME # Joseph & Lila

PARCEL # / FILING NUMBER 001115300/61750

36-2-9

Mertens

DOC STAMPS Exempt M

tax/lien

SALES FILE # 22

# 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 5

TOTAL SALE PRICE 144,000

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

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

REVIEW CODE NO

SALES DATE 12-20-2017

DEED TYPE JTWD

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

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

COMMENTS The legal is incorrect - should be SE 1/4 36-2-9 will submit corrective deed

# Real Estate Transfer Statement

22

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

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

1 County Name <b>Webster</b>		2 County Number <b>NUCKOLLS-85- 91</b>		3 Date of Sale/Transfer Mo. <b>12</b> Day <b>20</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>12</b> Day <b>20</b> Yr. <b>2017</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Lyle Mertens et al.</b> Street or Other Mailing Address <b>3087 RD L</b> City <b>Superior</b> State <b>NE</b> Zip Code <b>68978</b> Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Joseph and Lila Mertens</b> Street or Other Mailing Address _____ City <b>Superior,</b> State <b>NE</b> Zip Code <b>68978</b> Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____			

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

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (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?  
**144,000.00**

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  No

18 Address of Property \_\_\_\_\_

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

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	\$	144,000	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	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	144,000	0100

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **7**

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.

**Lila Mertens**  
Print or Type Name of Grantee or Authorized Representative

**Lila Mue Mertens**  
Signature of Grantee or Authorized Representative

Grantee  
Title \_\_\_\_\_

Phone Number  
**12/20/2017**  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>1</b> Day <b>19</b> Yr. <b>18</b>	27 Value of Stamp or Exempt Number \$ <b>Exempt #7</b>	28 Recording Data <b>BK2018, Pg 222-223</b>	

SCHEDULE "A"

ALL INTEREST IN THE FOLLOWING:

Southwest Quarter of Section Thirty-Six (36), Township Two (2) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, less such portion hereof as has been deeded to the State of Nebraska for highway purposes.



BK2018, Pg 223

SCHEDULE "A"

ALL INTEREST IN THE FOLLOWING:

Southwest Quarter of Section Thirty-Six (36), Township Two (2) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, less such portion hereof as has been deeded to the State of Nebraska for highway purposes.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-224-225

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

GRANTEE MASTER NAME # Dallas E. Duffy

PARCEL # / FILING NUMBER 000616500 / 18220

# 12889

DOC STAMPS 9.00

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

SALES FILE # 23

# 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 3,100

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

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

REVIEW CODE NO

SALES DATE 1-18-2018

DEED TYPE Trustees Deed

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

COMMENTS it was Advertised as public, Auction, - Date of 1-18-2018 at courthouse. we have Assessed @ 16, 225 + 2d doc stamp

# Real Estate Transfer Statement

23

• 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. 01 Day 18 Yr. 2018		Mo. 01 Day 18 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Cornerstone Bank				Grantee's Name (Buyer) Dallas E. Duffy			
Street or Other Mailing Address PO Box 69				Street or Other Mailing Address 150 East Lincoln St			
City York		State NE		City Guide Rock		State NE	
Zip Code 68467-0069				Zip Code 68942			
Phone Number (402) 363-7411				Phone Number (402) 251-3785		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address cbuller@cornerstoneconnect.com				Email Address		Yes No Yes No	

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

(A) Status	(B) Property Type	(C)
<input 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 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 type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
						<input type="checkbox"/> Other (Explain)

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

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

Yes  No

Yes  No

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

<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?

\$3,100

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

250 W. State Street  
Guide Rock, NE 68942

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

Grantee above

20 Legal Description

The West Fifty Feet (W50') of Lot Seven (7), Block Three (3), Talbots Addition to Guide Rock, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	\$ 3,100.00
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 \_\_\_\_\_

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: Christopher Buller

Signature of Grantee or Authorized Representative: *C. Buller*

Title: General Counsel, Cornerstone Bank

Phone Number: (402) 363-7429

Date: 01/18/2018

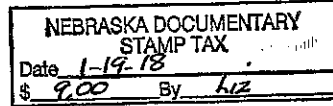
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 01 Day 19 Yr. 18	\$ 9.00	BK 2018, Pg 224-225

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 14<sup>th</sup> day  
of January A.D., 2018, at 2:20  
o'clock P. M. Recorded in Book 2018  
on Page 224-225  
Debra Klingenberg County Clerk  
16.00 Liz Deputy  
Ind    Comp    Assessor    Carded   

BK 2018, 224

RECORDATION REQUESTED BY:  
Cornerstone Bank  
Legal Counsel  
529 Lincoln Ave.  
P.O. Box 69  
York, NE 68467-0069  
Return to address above



### TRUSTEE'S DEED

#### KNOW ALL MEN BY THESE PRESENTS:

That a Deed of Trust was made and entered into on or about April 20, 2009, by and between Jeannette C. Cable and Jeanne M. Cable, wife and husband, as Trustors, and Cornerstone Bank fka Guide Rock State Bank, Beneficiary, wherein Cornerstone Bank fka Guide Rock State Bank was named Trustee. This Deed of Trust was recorded April 28, 2009 in the Records of the Register of Deeds of Webster County, Nebraska in Book 2009 and on Pages 599-602 of the Mortgage Records of said County. Cornerstone has officially become the Substitute Trustee pursuant to a Substitution of Trustee filed for record with the Register of Deeds of Webster County, Nebraska on October 27, 2017 in Book 2017 and on Page 2612 of the deed Records of Said County.

Hereinafter, Cornerstone Bank, Trustee, will be referred to as GRANTOR.

The GRANTOR in consideration of One Dollar and other valuable consideration received from Dallas E Duffy, hereinafter GRANTEE, does hereby grant, bargain, sell, convey and confirm unto GRANTEE the following described real property in Webster County, Nebraska:

The West Fifty Feet (W50') of Lot Seven (7), Block Three (3), Talbots Addition to Guide Rock, Webster County, Nebraska

Which is commonly referred to as: 250 W. State Street, Guide Rock, NE 68942.

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE, and to the GRANTEE'S successors and assigns forever.

GRANTOR does hereby covenant with the GRANTEE and with the GRANTEE'S successors and assigns:

- (1) That Jeannette C. Cable and Jeanne M. Cable, wife and husband, as Trustors, failed to pay the Beneficiary payments which were contractually due, and the GRANTOR, as Beneficiary, elected to declare the entire unpaid principal balance, together with interest thereon, at once immediately due and payable.
- (2) That a Notice of Default was recorded by GRANTOR on October 27, 2017, in Book 2017 and on Page 2613 of the Mortgage records of the Register of Deeds of Webster County, Nebraska. Within ten (10) days thereafter, a copy of the recorded Notice of Default was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. § 76-1008.
- (3) That Trustors, Jeannette C. Cable and Jeanne M. Cable, failed to cure the default referenced in the Notice of Default within 30 days after the recording of the Notice of Default.
- (4) That a Notice of Trustee's Sale was executed by GRANTOR. At least twenty (20) days prior to the date of sale, a copy of the Notice of time and place of the Trustee's



BK 2018, 19 225

Sale was mailed by certified mail, postage prepaid, to all parties entitled to notice, pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. § 76-1008.

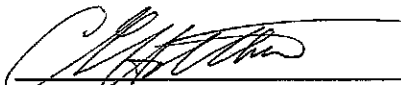
- (5) GRANTOR published the Notice of Trustee's Sale, to be held on January 18, 2018 at 1:05 p.m., at the Webster County Courthouse in Red Cloud, Nebraska, which notice was published in the Red Cloud Chief of Red Cloud, Nebraska, once a week for five (5) consecutive weeks, commencing on November 29, 2017, and ending December 27, 2017, Pursuant to Neb. Rev. Stat § 76-1009. The last publication of Notice was at least ten (10) days prior to the Trustee's Sale, which was held on January 18, 2018 and said sale was not later than thirty (30) days after the last publication of Notice.
- (6) GRANTOR conducted the sale of the real property at public auction on January 18, 2018 at 1:05 P.M. at the Webster County Courthouse in Red Cloud, Nebraska. GRANTOR accepted the bid of GRANTEE, in the sum of a bid of \$3,100.00 as the highest bid upon said real property. GRANTOR has complied with the requirements of Neb. Rev. Stat. §§ 76-1001 through 76-1018, in the exercise of the sale of the real property described herein at the Trustee's Sale held on January 18, 2018.

This Deed shall operate to convey to the GRANTEE, the GRANTOR'S title and all right, title, interest and claim of the Trustors, and their successors in interest and of all persons claiming by, through or under them, in and to the above-described real property, including all such right, title, interest and claim in and to such property acquired by the Trustors or their successors in interest subsequent to the execution of the Deed of Trust.

This Deed is subject to all easements, restrictions or covenants of record which GRANTOR is not entitled to convey pursuant to Neb. Rev. Stat. § 76-1010(2).

DATED this 18th day of January, 2018.

Cornerstone Bank,

By:   
C.G. Holthus, Chairman of Cornerstone Bank



STATE OF NEBRASKA     )  
                                  ) ss.  
COUNTY OF YORK        )

On this 18th day of January, 2018, before me the undersigned, a Notary Public duly commissioned and qualified for said county, personally came C.G. Holthus, Chairman of Cornerstone Bank, and personally known to me to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed.

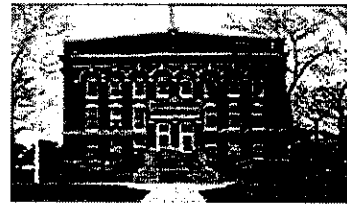
WITNESS my hand and notarial seal the date last aforesaid.



  
Notary Public

**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:  
1/26/2018

SELLER: CORNERSTONE BANK  
PO BOX 69  
YORK, NE 68467  
BUYER: DALLAS DUFFY  
150 EAST LINCON ST  
GUIDE ROCK, NE 68942

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 616500 BOOK/PAGE: 2018-224-25 DATE OF SALE: 1/18/2018  
LEGAL DESCRIPTION: THE WEST FIFTY FEET(W50') OF LOT 7, BLOCK 3, TALBOTS ADDITION TO GUIDE ROCK,  
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 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? \$ 31,000.00 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 *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**

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 01/26/2018  
Inspected By: TA Inspection Date: 09/20/2007

Record : 1 of: 1

Parcel ID #: 000616500 Map # : 4487-00-0-40020-003-0000

DUFFY, DALLAS E. Situs :250 W STATE ST  
Legal :WEST 50' OF LOT 7 BLK 3 GUIDE ROCK  
PO BOX 202 TALBOTS ADDITION  
GUIDE ROCK, NE 68942-

LOT INFORMATION

Neighborhood : 100 GUIDE ROCK	
Lot Width : 50	Value Method: SF
Lot Depth : 140	# of Units : 7000
Topography : LEVEL Amenities	Unit Value : 0.01
Street Access : BLACKTOP	Adjustments :
Utilities : ALL	Lot Value : 75

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1910/107
Quality : 40 - Good	Effective Age :
Condition : 20 - Fair	Remodel Date :
Arch Type :	Remodel Type :
Style : One-Story 18% 1-1/2-St-Fin 82%	
Exterior Wall : 100% SIDING	
Floor Area : 1,392	
Basement Area : 0	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 3	
Baths : 1.0	
Heat Type : 73% WARM & COOLED 27% STOVE HEAT	
Roof Type : WOOD SHAKES	
Plumbing Fixt : 5	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$16,225
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value .....	\$16,150
Land Value .....	\$75
FINAL ESTIMATE OF VALUE .....	\$16,225
Value per Square Foot .....	12
Current Total Assessed Value for Parcel # 000616500 .....	\$16,225

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





COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-229

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

GRANTEE MASTER NAME # Carol A Engel

PARCEL # / FILING NUMBER 0020011000 / 69365 8-3-11

0020018000 / 69400 9-3-11

Trustee, Carol A Engel Trustee

DOC STAMPS EX004 ⊖

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

# 13174

SALES FILE # 24

# 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 110

TOTAL SALE PRICE ⊖

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

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

REVIEW CODE NO

SALES DATE 1-1-2018

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

COMMENTS Self to Trustee

# Real Estate Transfer Statement

24

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

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>1</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>1</u> Day <u>1</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Carol A. Engel</b> Street or Other Mailing Address <b>706 Briarwood</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 984-2830</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Carol A. Engel as Trustee of the Carol A. Engel Trust under agreement dated August 24, 2017</b> Street or Other Mailing Address <b>706 Briarwood</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 984-2830</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$648,995**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Carol Engel, Trustee**  
**706 Briarwood**  
**Hastings, NE 68901**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See Exhibit A attached hereto and incorporated herein by this reference.**

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

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

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

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

**sign here** Print or Type Name of Grantee or Authorized Representative: **Carol Engel** (402) 984-2830  
Signature of Grantee or Authorized Representative: *Carol A. Engel* Trustee of Grantee Phone Number  
Title: \_\_\_\_\_ Date: 1/1/18

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ Yr. <u>2018</u>	27 Value of Stamp or Exempt Number <b>Ex004</b>	28 Recording Data <b>Book 2018 Page 229</b>	

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**East Half of the Northeast Quarter (E1/2NE1/4) and the East Half of the Southeast Quarter (E1/2SE1/4) in Section Eight (8), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.**

and

Southwest Quarter (SW ¼ of Section Nine (9), in Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska. ✓



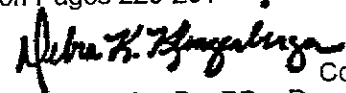
Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 01/23/18  
\$ Ex004 By BB

Bk 2018, Pg 229

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 23 day  
of January A.D., 2018, at 03:51  
o'clock PM. Recorded in Book 2018  
on Pages 229-231



County Clerk

Fee: \$22.00 By: BB Deputy  
Electronically Recorded

### GENERAL WARRANTY DEED

Carol A. Engel, a single person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell, convey and demise to Carol A. Engel as Trustee of the Carol A. Engel Trust under agreement dated August 24, 2017, together with any amendments made thereto ("Grantee") all of Grantor's right, title and interest in and to the following described real estate (as defined in Neb. Rev. Stat. § 76-201), together with all improvements thereupon, if any, in Webster County, State of Nebraska (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by this reference.

This transaction is exempt from documentary stamp tax pursuant to Neb Rev Stat § 76-902(4).

Grantor hereby covenants with Grantee that Grantor:

1. is lawfully seised of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;
2. has legal power and lawful authority to sell and convey Grantor's interest in the Property;
3. warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

**[Remainder of Page Intentionally Left Blank. Signature Page to Follow.]**

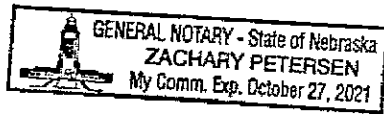
WHEN RECORDED,  
PLEASE RETURN TO:  
Zachary D. Petersen  
Dvorak Law Group, LLC  
13625 California Street, Suite 110  
Omaha, NE 68154

Executed this 1st day of January, 2018.

Carol A Engel  
Carol A. Engel

STATE OF NEBRASKA     )  
  ) SS.  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me this 1st day of January, 2018 by Carol A. Engel.



[Signature]  
Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**East Half of the Northeast Quarter (E1/2NE1/4) and the East Half of the Southeast Quarter (E1/2SE1/4) in Section Eight (8), Township Three (3) North, Range Eleven (11), West of the 6<sup>th</sup> P.M., Webster County, Nebraska.**

and

Southwest Quarter (SW ¼ of Section Nine (9), in Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-263

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

GRANTEE MASTER NAME # Nicholas &

PARCEL # / FILING NUMBER 001006700/60440 14-1-9

Julie Theris

New 001006702/60441

# 10800

DOC STAMPS 22.50

tax/lien

SALES FILE # 25

# 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 5

TOTAL SALE PRICE 9,340

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

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

REVIEW CODE NO

SALES DATE 1-24-2018

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 \_\_\_\_\_

## 20. Legal Description

A parcel of land located in Government Lot 6 and the accretions to Government Lot 6 in the Northwest Quarter of Fractional Section 14, Township 1 North, Range 9 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Fractional Section 14, Township 1 North, Range 9 West of the Sixth P.M., Webster County, Nebraska; thence  $S00^{\circ}06'43''E$  (assumed bearing) on the East line of said Northwest Quarter, a distance of 552.52 feet to the approximate geographical centerline of the Republican River and the Point of Beginning; thence continuing  $S00^{\circ}06'43''E$  on said East line, a distance of 564.11 feet to the line agreed upon by the parties involved; thence  $S82^{\circ}35'39''W$ , on said agreed line, a distance of 999.12 feet; thence  $N82^{\circ}57'26''W$ , a distance of 84.40 feet to the approximate geographical centerline of the Republic River; thence along said geographical centerline, the following described courses:  $N10^{\circ}52'40''E$ , 257.16 feet;  $N29^{\circ}41'10''E$ , 289.84 feet; thence  $N29^{\circ}06'48''E$ , 444.87 feet;  $N45^{\circ}51'59''E$ , 157.81 feet;  $N76^{\circ}29'30''E$ , 193.14 feet;  $S85^{\circ}43'58''E$ , 128.28 feet;  $S70^{\circ}49'11''E$ , 81.51 feet;  $S39^{\circ}41'46''E$ , 160.08 feet and  $S15^{\circ}47'13''E$ , 213.99 feet to the POINT OF BEGINNING.

# Real Estate Transfer Statement

25

• 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>1</u> Day <u>24</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>1</u> Day <u>10</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Lewis R. Hunter and Pamela Hunter</b> Street or Other Mailing Address <b>340 E. 7</b> City <b>Superior</b> State <b>NE</b> Zip Code <b>68978</b> Phone Number <b>(402) 879-3617</b> Email Address <b>N/A</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Nicholas Theis and Julie Theis</b> Street or Other Mailing Address <b>560 E Mill Race Road</b> City <b>Superior</b> State <b>Ne</b> Zip Code <b>68978</b> Phone Number <b>(402) 879-5838</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>Nicktheis22@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 checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$ 9340**

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  
**Agland**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See Attachment**

21 If agricultural, list total number of acres 18.68

22 Total purchase price, including any liabilities assumed	22	\$ 9340 -
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	\$ 9340 -

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

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

**sign here**

**Nicholas Theis and/or Julie Theis** (402) 879-5835  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* \_\_\_\_\_  
 Signature of Grantee or Authorized Representative Title Date 1/24/18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>26</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data <u>BK2018, Pg 263</u>

BK2018, Pg 263

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 26 day of January A.D., 2018, at 10:30 o'clock A M. Recorded in Book 2018 on Page 263  
Deb Klungenberger County Clerk  
\$10.00 BR Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-26-18  
\$ 22.50 By BR

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68981

### JOINT TENANCY WARRANTY DEED

LEWIS R. HUNTER and PAMELA HUNTER, husband and wife, GRANTORS, in consideration of NINE THOUSAND THREE HUNDRED FORTY DOLLARS (\$9,340.00) received from GRANTEES, NICHOLAS THEIS and JULIE THEIS, husband and wife, convey to GRANTEES, as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

A parcel of land located in Government Lot 6 and the accretions to Government Lot 6 in the Northwest Quarter of Fractional Section 14, Township 1 North, Range 9 West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows:  
Commencing at the Northeast corner of the Northwest Quarter of Fractional Section 14, Township 1 North, Range 9 West of the Sixth P.M., Webster County, Nebraska; thence S00°08'43"E (assumed bearing) on the East line of said Northwest Quarter, a distance of 552.52 feet to the approximate geographical centerline of the Republican River and the Point of Beginning; thence continuing S00°08'43"E on said East line, a distance of 564.11 feet to the line agreed upon by the parties involved; thence S82°35'39"W, on said agreed line, a distance of 999.12 feet; thence N82°57'26"W, a distance of 84.40 feet to the approximate geographical centerline of the Republic River; thence along said geographical centerline, the following described courses: N10°52'40"E, 257.16 feet; N29°41'10"E, 289.84 feet; thence N29°06'48"E, 444.87 feet; N45°51'59"E, 167.81 feet; N78°29'30"E, 193.14 feet; S85°43'58"E, 128.28 feet; S70°49'11"E, 81.51 feet; S39°41'46"E, 160.08 feet and S15°47'13"E, 213.99 feet to the POINT OF BEGINNING.

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

Executed the 10 day of January, 2018  
Lewis R. Hunter  
Lewis R. Hunter  
Pamela Hunter  
Pamela Hunter

STATE OF NEBRASKA; COUNTY OF NUCKOLLS )ss.

(SEAL) **ASHLEY HUDGENS**  
NOTARY PUBLIC - ARIZONA  
MOHAVE COUNTY  
My Commission Expires  
April 25, 2021

The foregoing instrument was acknowledged before me by Lewis R. Hunter on the 10 day of January, 2018.  
Ashley Hudgens  
Public Notary Signature  
Ashley Hudgens  
Print Name  
My Commission Expires: 4-25-21

STATE OF NEBRASKA; COUNTY OF NUCKOLLS )ss.

(SEAL) **ASHLEY HUDGENS**  
NOTARY PUBLIC - ARIZONA  
MOHAVE COUNTY  
My Commission Expires  
April 25, 2021

The foregoing instrument was acknowledged before me by Pamela Hunter on the 10 day of January, 2018.  
Ashley Hudgens  
Public Notary Signature  
Ashley Hudgens  
Print Name  
My Commission Expires: 4-25-21

COMMENTS 500.53 per Acre 18.66 Acres

BOOK-PAGE 2018-263

DATE OF SALE 1-24-2018

LEGAL DESCRIPTION A parcel of Land. Located in Gov. Lot 6 + Accretions to Gov Lot 6 in NW 1/4 Fractional 14-1-9  
LOCATION ID PARCEL(S) New 1006702 - Parent 1006700

ASSESSOR LOCATION Rural ADDRESS OF PROPERTY Rural

YEAR	LAND	IMPROVEMENTS	TOTAL
1006702			
2017	2560		2560
1006700			
2015	486485		486485
2016	465475		465475
2017 split	275520		275520

SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
9,340			

SCHOOL BASE # 5 HOUSE QUALITY HOUSE CONDITION DATE OF CONSTRUCTION

MOBILE HOME



WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 02/08/2018

Parcel # : 001006700  
 Current Owner : WATSON, MARLIN (%)  
 HUNTER, LEWIS  
 430 N CENTRAL  
 SUPERIOR, NE 68978-0000

Map # : 4487-14-0-0-0-60440  
 Tax District : 5  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : GOV LOTS 1 2 7 & 8 IN NE1/4 & PT OF GOV LOTS 5 IN NW1/4 14-

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
REP/RI	REPUBLICAN RIVER	ACCR	ACCR	No		12.63	0	0	0
						Accr Use Totals :	0	0	0
9903	FLUVAQUENTS, SANDY, FREQUENTL DRY		4D	No		0.08	2,190	175	175
2363	MUNJOR FINE SANDY LOAM, SLIGH DRY		2D1	No		0.37	2,435	900	900
2360	MUNJOR FINE SANDY LOAM, RAREL DRY		2D	No		18.64	2,265	42,220	42,220
2347	MCCOOK SILT LOAM, RARELY FLOO DRY		1D1	No		14.74	2,705	39,870	39,870
2335	INAVALE LOAMY FINE SAND, 0-3% DRY		2D	No		5.99	2,265	13,565	13,565
						Dry Use Totals :	39.82	96,730	96,730
9999T	TREE CANOPY 30% OR GREATER OF GR11		TWAS	No		0.49	180	90	90
9903T	TREE CANOPY 30% OR GREATER OF GR11		4T	No		22.66	180	4,080	4,080
2363T	TREE CANOPY 30% OR GREATER OF GR11		2T1	No		0.15	180	25	25
2360T	TREE CANOPY 30% OR GREATER OF GR11		2T	No		69.51	180	12,510	12,510
2347T	TREE CANOPY 30% OR GREATER OF GR11		1T	No		3.06	180	550	550
2335T	TREE CANOPY 30% OR GREATER OF GR11		2T	No		8.73	180	1,570	1,570
						Grtl Use Totals :	104.60	18,825	18,825
2363B	BOSTWICK, MUNJOR FINE SANDY L IRRG		2A1B	No		8.85	2,810	24,870	24,870
2360B	BOSTWICK, MUNJOR FINE SANDY L IRRG		2AB	No		1.94	2,675	5,190	5,190
2347B	BOSTWICK, MCCOOK SILT LOAM, R IRRG		1A1B	No		46.23	2,810	129,905	129,905
						Irrg Use Totals :	57.02	159,965	159,965
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.21	0	0	0
						Road Use Totals :	0.21	0	0
						Parcel Totals :	214.28	275,520	275,520

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 02/08/2018

Parcel # : 001006702  
 Current Owner : THEIS, NICHOLAS & JULIE  
 560 MILL RACE ROAD  
 SUPERIOR, NE 68978-0000

Map # : 4487-14-0-0-0-60441  
 Tax District : 5  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : A PARCEL OF LAND IN GOV LOT 6 AND THE ACCRETIONS TO GOV LOT 6 NW1/4 14-1-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
REP/RI	REPUBLICAN RIVER	ACCR	ACCR	NO		4.43	0	0	0
						Accr Use Totals :	4.43	0	0
9903T	TREE CANOPY 30% OR GREATER OF GR11	ACCR	4T	NO		11.78	180	2,120	2,120
9999T	TREE CANOPY 30% OR GREATER OF GR11	ACCR	TWAS	NO		0.03	180	5	5
2360T	TREE CANOPY 30% OR GREATER OF GR11	ACCR	2T	NO		2.42	180	435	435
						Grtl Use Totals :	14.23	2,560	2,560
						Parcel Totals :	18.66	2,560	2,560

4A P	4A B P	4A F P	4A K P	4A R P	4A S P	4A V P	4A U P
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
PAGE 4 PARCEL(S)							

BOOK-PAGE

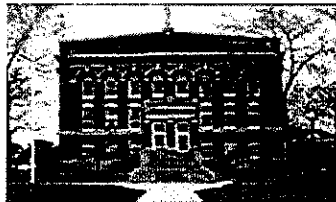
DRYLAND	EQUIP	CREP	GREENBELT	EQUIP	CREP	GREENBELT	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES	DRYLAND	DRYLAND	DRYLAND	DRYLAND	DRYLAND	DRYLAND	ACRES	ACRES	ACRES	ACRES
1D1 4700 / 702	1D1 E	1D1 P	1D1 G	1D1 G	1D1 G	1D1 G	1G1	1G1	1G1	1G1
1D1 14.74	1D E	1D P	1D G	1D G	1D G	1D G	1G	1G	1G	1G
2D1 6.97	2D1 E	2D1 P	2D1 G	2D1 G	2D1 G	2D1 G	2G1	2G1	2G1	2G1
2D 2463	2D E	2D P	2D G	2D G	2D G	2D G	2G	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3D1 G	3D1 G	3D1 G	3G1	3G1	3G1	3G1
3D	3D E	3D P	3D G	3D G	3D G	3D G	3G	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4D1 G	4D1 G	4D1 G	4G1	4G1	4G1	4G1
4D 0.08	4D E	4D P	4D G	4D G	4D G	4D G	4G	4G	4G	4G
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
39.82										

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	1006700 SHELTERBELT	1006700
1C	1T	1T 2	ACCRETION 12.63	ROADS 0.21
2C1	2T1	2T1 2	WASTE	FARM SITE
2C	2T	2T 2	OTHER	HOME SITES
3C1	3T1	3T1 2		OTHER Canopy 104.00
3C	3T	3T 2		WRP
4C1	4T1	4T1 2		RECREATION
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL 12.63	TOTAL 104.81
			4.43	14.23
			4.43	18.06
				TOTAL 214.28 Acres

Total 214.28 Acres

**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: 2/8/2018

SELLER: LEWIS R. HUNTER AND PAMELA HUNTER  
340 E. 7  
SUPERIOR, NE 68978  
BUYER: NICHOLAS AND JULIE THEIS  
560 E. MILL RACE ROAD  
SUPERIOR, NE 68978

**RE: AGRICULTURE PROPERTY SALES VERIFICATION**

PARCEL ID: 1006700 BOOK /PAGE: 2018-263 DATE OF SALE: 1/24/2018  
LEGAL DESCRIPTION: A PARCEL LAND LOCATED IN GOV LOT 5 AND THE ACCRETIONS TO GOV LOT 6 IN THE NW1/4 14-1-9

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? \$ 9,340 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 2018-265

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

GRANTEE MASTER NAME # Roger D. +

PARCEL # / JMBER 001506100/65200

35-2-10

Barbara Rasser

#  
10310

001504200/65100

32-2-10

DOC STAMPS Exempt SA

tax/lien

SALES FILE # 26

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

NEIGHBORHOOD #

<u>2</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 40

TOTAL SALE PRICE ⊕

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

ASSESSOR ADJUSTMENTS \$ \* on 001506100 - Could not change to Roger + Barbara since its life estate.

REVIEW CODE NO 0015042 - He is remainder, after life estate of S 1/2 NE 1/4

SALES DATE 1-26-2018

DEED TYPE JTWD

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

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

COMMENTS 001506100 1/2 interest Roger + Barbara  
1/2 interest Norma Rasser (LE)

001504200 S 1/2 NE 1/4 32-2-10 Norma LE Rasser - Remainder to Roger Rasser

# Real Estate Transfer Statement

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26

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1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>26</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>01</u> Day <u>26</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Roger D. &amp; Barbara Rasser</b> Street or Other Mailing Address <b>1288 Hwy 136</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3563</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Roger D. &amp; Barbara Rasser</b> Street or Other Mailing Address <b>1288 Hwy 136</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3563</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			

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

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

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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
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

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

10 Type of Transfer

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> 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 checked="" 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?  
676,000.00

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  No

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

18a  No address assigned 18b  Vacant land

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

20 Legal Description  
**see attached**

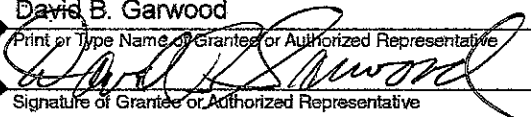
21 If agricultural, list total number of acres \_\_\_\_\_.

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	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

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

sign here

David B. Garwood Print or Type Name of Grantee or Authorized Representative	Attorney	(402) 746-3613 Phone Number
 Signature of Grantee or Authorized Representative	_____ Title	1-26-18 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>26</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2018, Pg 265</u>

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

The Northwest Quarter (NW $\frac{1}{4}$ ) of Section Thirty-five (35), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; and water rights to the well in the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section; AND

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Thirty-two (32), in Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.  
County of Webster }

BK2018, Pg 265

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of January A.D., 2018, at 3:30 o'clock P. M. Recorded in Book 2018 on Page 265  
Deb Klingenberg County Clerk  
310.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-26-18  
\$ Exempt      By BB

**JOINT TENANCY WARRANTY DEED**

Roger D. Rasser and Barbara Rasser, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Roger D. Rasser and Barbara Rasser, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Thirty-five (35), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; and water rights to the well in the Northeast Quarter (NE¼) of said Section; AND

The South Half of the Northeast Quarter (S½NE¼) of Section Thirty-two (32), in Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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

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

Executed January 26<sup>th</sup>, 2018.

Roger D. Rasser  
Roger D. Rasser

Barbara Rasser  
Barbara Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on January 26, 2018, by Roger D. Rasser and Barbara Rasser, husband and wife.

GENERAL NOTARY - State of Nebraska  
DAVID B. GARWOOD  
My Comm. Exp. October 22, 2018  
Comm. expires 10-22-2018

David B. Garwood  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-283

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

GRANTEE MASTER NAME # Garny Reiman,

PARCEL # / FILING NUMBER 000.329300/9040

Trustee +

DOC STAMPS Exemp #19

tax/lien

Charlene Reiman

Trustees

#13119

SALES FILE # 27

# 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 \_\_\_\_\_

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

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

REVIEW CODE NO

SALES DATE 1-16-18

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

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

COMMENTS Self to Trustees

# Real Estate Transfer Statement

27

• 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>1</u> Day <u>16</u> Yr. <u>18</u>		4 Date of Deed Mo. <u>1</u> Day <u>16</u> Yr. <u>18</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>GARRY REIMAN &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 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>SEE ATTACHED</b> Street or Other Mailing Address <b>PO BOX 204</b> City <b>BLUE HILL</b> State <b>NE</b> Zip Code <b>68933</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input checked="" type="checkbox"/> Other TRANSFER TO TRUST
	<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

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**GARRY REIMAN, TRUSTEE OF THE GARRY REIMAN REV TRUST & CHARLENE REIMAN TRUSTEE OF THE CHARLENE REIMAN REV TRUST  
 PO BOX 204  
 BLUE HILL, NE 68933**

20 Legal Description  
**UNDIVIDED 1/2 INTEREST EACH IN LOTS 8,9,& S1/2 OF LOT 10, BLOCK 7, GRUSSEL'S SUBDIVISION OF ROHRER'S ADDITION 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	\$	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 **19**

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

**JENNIFER FLEISCHER**  
 Print or Type Name of Grantee or Authorized Representative

*Jennifer Fleischer*  
 Signature of Grantee or Authorized Representative

**ATTORNEY**  
 Title

**(402) 762-3524**  
 Phone Number

\_\_\_\_\_ Date

Register of Deed's Use Only		For Dept. Use Only
25 Date Deed Recorded Mo. <u>1</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt H 19</u>	28 Recording Data <u>BK2018, Pg 283</u>



# Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

## SECTION 1

Grantor of Instrument and Trust

CHARLENE REIMAN

Grantee of Instrument (Trustee)

CHARLENE REIMAN TRUSTEE OF THE CHARLENE REIMAN REVOCABLE TRUST

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
GARRY REIMAN	SPOUSE
CHILDREN	CHILDREN

## SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? .....

YES  NO

**Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.**

- Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
- Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
- Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- Deeds of partition.
- Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- Cemetery deeds.
- Mineral deeds.
- Deeds executed pursuant to court decrees.
- Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- Easements.



# Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

## SECTION 1

Grantor of Instrument and Trust

GARRY REIMAN

Grantee of Instrument (Trustee)

GARRY REIMAN, TRUSTEE OF THE GARRY REIMAN REVOCABLE TRUST

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
CHARLENE REIMAN	SPOUSE
CHILDREN	CHILDREN

## SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? .....  YES  NO

Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.

- Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
- Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
- Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- Deeds of partition.
- Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- Cemetery deeds.
- Mineral deeds.
- Deeds executed pursuant to court decrees.
- Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- Easements.

BK2018, Pg 283

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 30 day of January A.D., 2018, at 3:35 o'clock P. M. Recorded in Book 2018 on Page 283  
Deb Klungenberger County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-30-18  
\$ Exempt #19 By BB

**WARRANTY DEED**

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

**GARRY REIMAN and CHARLENE REIMAN, husband and wife**, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto, **GARRY REIMAN, TRUSTEE OF THE GARRY REIMAN REVOCABLE TRUST and CHARLENE REIMAN, TRUSTEE OF THE CHARLENE REIMAN REVOCABLE TRUST** an undivided one-half interest each in the following described real estate in Webster County, Nebraska:

**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.**

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 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 warrant will defend the title to said premises against the lawful claims of all person whomsoever.

Executed: 1-16-18

Garry Reiman  
GARRY REIMAN, Grantor

Charlene Reiman  
CHARLENE REIMAN, Grantor

STATE OF NEBRASKA     )  
  )SS.  
COUNTY OF WEBSTER    )

Before me, a notary public qualified for said county, personally GARRY REIMAN and CHARLENE REIMAN, husband and wife, 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 January 16, 2018.

GENERAL NOTARY - State of Nebraska  
CRYSTAL M. SHESTAK  
My Comm. Exp. June 26, 2019

Crystal M. Shestak  
Notary Public  
CRYSTALMSHESTAK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-284

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

GRANTEE MASTER NAME # Heather Harris

PARCEL # / FILING NUMBER 001701700/46175 3-4-10

# 13178

DOC STAMPS 337.50

tax/lien

SALES FILE # 28

# 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

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

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

SUBURBAN X

TAX DISTRICT 185

TOTAL SALE PRICE 150,000

ref Zoning Blue Hill Jurisdiction

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

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

REVIEW CODE NO

SALES DATE 1-26-2018

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	<u>RUR</u>
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INVALE	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.

28

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>1</b> Day <b>26</b> Yr. <b>2018</b>		4 Date of Deed Mo. <b>1</b> Day <b>18</b> Yr. <b>18</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>McConkey Family Farms, LLC</b> Street or Other Mailing Address <b>25423 Ruff Road</b> City <b>Grenta</b> State <b>NE</b> Zip Code <b>68028</b> Phone Number <b>N/A</b> Email Address <b>N/A</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Heather R. Harris</b> Street or Other Mailing Address <b>2414 Road 1625</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>308-289-3441</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N/A</b>			

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> JOLL	<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"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$150,000**

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 **Susan Spady**  No

18 Address of Property  
**2414 Road 1625, Blue Hill NE 68930**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See Attachment**

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

22 Total purchase price, including any liabilities assumed .....	22	\$ 150,000.00
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	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 150,000.00

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

Heather R. Harris  
 Print or Type Name of Grantee or Authorized Representative

*Heather R. Harris*  
 Signature of Grantee or Authorized Representative

Grantee  
 Title

(308) 289-3441  
 Phone Number

1-26-2018  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>1</b> Day <b>31</b> Yr. <b>18</b>	27 Value of Stamp or Exempt Number \$ <b>337.50</b>	28 Recording Data <b>BR2018, Pg 284</b>

Part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of said section, thence Northeasterly to the point where the North boundary line of the County Road along the South side of said section intersects the East boundary line of the County Road along the West side of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of said section, thence North on the East boundary line of said County Road a distance of 700 feet to the point of beginning, thence 270 feet North, thence East 300 feet; thence South 270 feet; thence West 300 feet to the point of beginning.



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 31 day of January A.D., 2018, at 3:30 o'clock P. M. Recorded in Book 2018 on Page 284  
Deb Klingsberger County Clerk  
910.00 BB Deputy  
Ind.      Comp.      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-31-18  
\$ 337.50 By BB

Return to: Heather R. Harris, 2414 Road 1625, Blue Hill, NE 68930

**WARRANTY DEED**

**MCCONKEY FAMILY FARMS, LLC**, a Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to **HEATHER R. HARRIS**, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Part of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of said section, thence Northeasterly to the point where the North boundary line of the County Road along the South side of said section intersects the East boundary line of the County Road along the West side of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of said section, thence North on the East boundary line of said County Road a distance of 700 feet to the point of beginning, thence 270 feet North, thence East 300 feet; thence South 270 feet; thence West 300 feet to the point of beginning.

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

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

Dated: JANUAR-1 18, 2018.

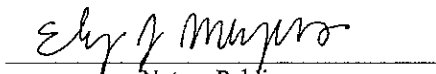
MCCONKEY FAMILY FARMS, LLC

  
MICKEY M. MCCONKEY, SR.  
MANAGING MEMBER

STATE OF NEBRASKA            )  
  )SS:  
COUNTY OF LANCASTER    )

The foregoing warranty deed was acknowledged before me on JANUAR-1 18, 2018 by Mickey M. McConkey, Sr., Managing Member of McConkey Family Farms, LLC

GENERAL NOTARY-State of Nebraska  
EMILY J MEYERS  
My Comm. Exp. July 27, 2019

  
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENCE DATA

Date of Print: 02/02/2018  
Inspected By: SK Inspection Date: 07/06/2015

Record: 1 of: 1

Parcel ID #: 001701700	Map #	: 4133-3-3-0-0-66175
HARRIS, HEATHER R.	Situs	:2414 RD 1625
2414 ROAD 1625	Legal	:270' X 300' IN SE1/4SW1/4 3-4-10
BLUE HILL, NE	68930-	

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1974 / 44
Quality	: 30 - Average	Effective Age	:
Condition	: 35 - Average +	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: One-Story 74% Two-Story 26%		
Exterior Wall	: 100% SIDING		
Floor Area	: 1556		
Basement Area	: 910		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 4		
Baths	: 2.5		
Heat Type	: 100% WARM & COOLED		
Roof Type	: WOOD SHAKES		
Plumbing Fixt	: 10		

RESIDENCE VALUATION SUMMARY

Improvement Value .....	\$145,815
Lump Sums .....	\$165 *
Lump Sums Description : SUB BH / COND GOOD / AVE HIGH	
FINAL ESTIMATE OF VALUE.....	\$145,980

FARM VALUATION SUMMARY

Residence Value .....	\$145,980
Outbuilding Value .....	
Agland Value .....	\$11,750
Total Value .....	\$157,730
Current Total Assessed Value for Parcel # 001701700 .....	\$157,730

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

Date of Print: 02/02/2018

Record : 1 of: 1

Parcel ID #: 001701700	Map # : 4133-3-3-0-0-66175
HARRIS, HEATHER R.	Situs : 2414 RD 1625
2414 ROAD 1625	Legal : 270' X 300' IN SE1/4SW1/4 3-4-10
BLUE HILL, NE	68930-

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	1,556	x	77.03	= 119,859
<u>ADJUSTMENTS</u>				
ROOFING	1,352		2.38	3,221
SUBFLOOR			2.07	
HEATING & COOLING	1,556		2.01	3,128
PLUMBING Base is: 9 (over base)	1		1176.67	1,120
BASEMENT COST	910		17.05	15,514
PARTITION FINISH	760		27.27	20,725
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1556	x	105.12	= 163,567
<u>IMPROVEMENTS</u>				
ATTACHED GARAGE	575		23.02	13,235
BRICK VENEER/EXTRA	406		4.04	1,640
CONCRETE DRIVE	3510		3.23	11,335
SINGLE 1/S FIRE PL	1		2519.64	2,520
YARD SHED/FAIR	96		2.38	165 *
WOOD DECK	120		18.04	2,165
OPEN PORCH W/ROOF	135		18.15	2,450
SCREEN PORCH OPEN	240		23.38	5,610
TOTAL REPLACEMENT COST NEW	1556	x	130.15	= 202,520

Depreciation	: 28% Total	28% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(56,705)

Improvement Value .....	\$145,815
Lump Sums SUB BH / COND GOOD / AVE HIGH	165 *
Outbuilding Value .....	
Land Value .....	\$11,750
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$157,730
Value per Acre .....	\$80,890

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 : 02/02/2018

Parcel # : 001701700  
 Current Owner : HARRIS, HEATHER R.  
 2414 ROAD 1625  
 BLUE HILL, NE 68930-

Map # : 4133-3-3-0-0-66175  
 Tax District : 185  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : 270' X 300' IN SE1/4SW1/4 3-4-10

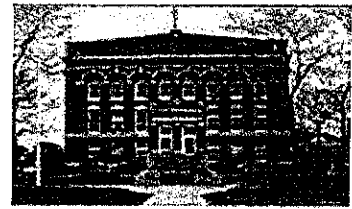
Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
HOM1SUB	HOME SITE 1ST ACRE, SUBURBAN	HOME	HOM1SU	NO		1.00	10,000	10,000	10,000
					Home Use Totals :	1.00		10,000	10,000
RESSUB	RESIDENTIAL SUBURBAN	SITTE	RESSUB	NO		0.95	1,840	1,750	1,750
					Site Use Totals :	0.95		1,750	1,750
					Parcel Totals :	1.95		11,750	11,750



**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:  
2/2/2018

SELLER: MCCONKEY FAMILY FARMS, LLC  
25423 RUFF ROAD  
GRENTA, NE 68028  
BUYER: HEATHER R. HARRIS  
2414 ROAD 1625  
BLUE HILL, NE 68930

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 1701700 BOOK/PAGE: 2018-284 DATE OF SALE: 1/26/2018  
LEGAL DESCRIPTION: PART OF THE SE1/4SW1/4 3-4-10

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this 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? \$ 150,000.00 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?* \$ \_\_\_\_\_

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 PROPERTY TRANSFER

BOOK & PAGE 2018-294

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

GRANTEE MASTER NAME # Van, LLC

PARCEL # / FILING NUMBER 00 16144 00 / 66040 36-3-10

#13179

DOC STAMPS \$522.00

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

SALES FILE # 29

# 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 _____	

Ag-Trust

TAX DISTRICT 1165

TOTAL SALE PRICE 232,000

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

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

REVIEW CODE NO

SALES DATE 1-10-2018

DEED TYPE WD

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	<u>1</u>	2	3	4	
	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

COMMENT Co-Trustees to Van, LLC. - Sale price is combined on this Sale 2018-294 is the other Trustee 232,000 + 233,000 = 465,000

# Real Estate Transfer Statement

29

• 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>ADAMS - Webster</b>		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>10</u> Yr. <u>18</u>		4 Date of Deed Mo. <u>1</u> Day <u>   </u> Yr. <u>18</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Nancy Louise Williams and Michael D. Williams</b> Street or Other Mailing Address  City  State  Zip Code				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>VAN, L.L.C.</b> Street or Other Mailing Address <b>1204 Allen Drive</b> City <b>Grand Island</b> State <b>NE</b> Zip Code <b>68901</b>			
Phone Number <b>(303) 680-7412</b>		Email Address		Phone Number <b>(308) 850-5838</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"/>	

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 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"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Cemetery <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"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty <input type="checkbox"/> Other
---	--

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

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Grantor Trust	<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.)  
 Yes  No

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

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

<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?  
**\$233,200**

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 **Mark Gustafson**  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  
**Grantee**

20 Legal Description  
**The NW 1/4 of Section 36, Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed	22	\$	232,000.00
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	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	232,000.00

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.

**Anthony Porter** (308) 850-5838  
 Print Name of Grantee or Authorized Representative Phone Number

**Anthony Porter** Grantee/Managing Member  
 Signature of Grantee or Authorized Representative Title

**1-10-2018**  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>1</u> Day <u>31</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>522.00</u>	28 Recording Data <b>BK2018, Pg 294</b>

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





COVER PROPERTY TRANSFER

BOOK & PAGE 2018-295-296

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

GRANTEE MASTER NAME # Van, LLC

PARCEL # / FILING NUMBER 001614400/66040 36-3-10

#13179

DOC STAMPS 524.25

tax/lien

SALES FILE # 30

# 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 165

TOTAL SALE PRICE 233,000

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

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

REVIEW CODE NO

SALES DATE 1-10-2018

DEED TYPE Trustees Deed

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	<del>1</del>	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 Co Trustees to Van, LLC Sale price is combined w/ 2018-294 - 232,000 + 233,000 = 465,000

# Real Estate Transfer Statement

30

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>ADAMS → Webster</b>		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>10</u> Yr. <u>18</u>		4 Date of Deed Mo. <u>1</u> Day <u>3</u> Yr. <u>18</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Steven J. Clagett and Linda J. Clagett, Co-Trustees</b> Street or Other Mailing Address <b>4207 Faculty Avenue</b> City <b>Longbeach</b> State <b>CA</b> Zip Code <b>90808</b> Phone Number <b>(562) 754-0178</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>VAN, L.L.C.</b> Street or Other Mailing Address <b>1204 Allen Drive</b> City <b>Grand Island</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(308) 850-5838</b> Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

(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"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input 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 checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

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

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

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

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

14 What is the current market value of the real property?  
**\$233,000**

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 **Mark Gustafson**  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  
**Grantee**

20 Legal Description  
**The NW 1/4 of Section 36, Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed	22	\$	<b>233,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<b>233,000.00</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.

sign here **Anthony Porter**  
Print or Type Name of Grantee or Authorized Representative  
*Anthony Porter*  
Signature of Grantee or Authorized Representative

**(308) 850-5838**  
Phone Number  
**1-10-2018**  
Date

**Grantee/Managing Member**  
Title

Register of Deed's Use Only

25 Date Deed Recorded Mo. <u>1</u> Day <u>31</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <b>524.25</b>	28 Recording Data <b>BK2018, Pg 295-296</b>	For Dept. Use Only
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### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

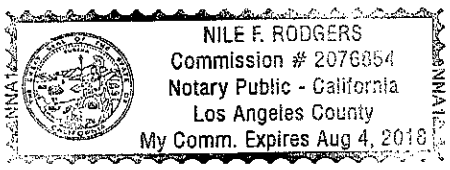
On January 3rd, 2018 before me, Nile F. Rodgers, Notary Public,  
(insert name and title of the officer)

personally appeared Steven J. Clagett & Linda J. Clagett  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Nile F. Rodgers* (Seal)



WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 02/05/2018

Parcel # : 001614400  
 Current Owner : VAN, L.L.C.  
 1204 ALLEN DRIVE  
 GRAND ISLAND, NE 68901-  
 Map # : 4243-36-2-0-0-66040  
 Tax District : 165  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : NW1/4 36-3-10 (FARM 8209)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2667	HOLDRREG SILT LOAM, 0-1% SLOP DRY	ROAD	1D	No		94.87 ✓	2,705	256,625	256,625
4147	HOLDRREG SOTIS, 3-7% SLOPES, DRY	ROAD	3D	No		25.82 ✓	2,265	58,480	58,480
4138	HOLDRREG SILT LOAM, 7-11% SLO DRY	ROAD	4D1	No		2.70	2,190	5,915	5,915
3553	HOBBS SILT LOAM, FREQUENTLY F DRY	ROAD	4D	No		0.84	2,190	1,840	1,840
2668	HOLDRREG SILT LOAM, 1-3% SLOP DRY	ROAD	1D	No		3.53 ✓	2,705	9,550	9,550
						Dry Use Totals :	127.76	332,410	332,410
2667	HOLDRREG SILT LOAM, 0-1% SLOP GRAS	ROAD	1G	No		6.71 ✓	1,425	9,560	9,560
4138	HOLDRREG SILT LOAM, 7-11% SLO GRAS	ROAD	4G1	No		0.01 ✓	1,425	15	15
3553	HOBBS SILT LOAM, FREQUENTLY F GRAS	ROAD	4G	No		21.52 ✓	1,425	30,665	30,665
2668	HOLDRREG SILT LOAM, 1-3% SLOP GRAS	ROAD	1G	No		0.06 ✓	1,425	85	85
						Grass Use Totals :	28.30	40,325	40,325
						Road Use Totals :	3.97	0	0
						Parcel Totals :	160.03	372,735	372,735

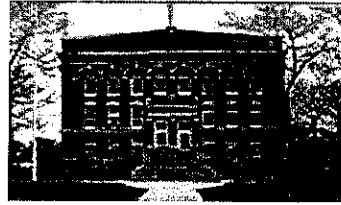






# WEBSTER COUNTY ASSESSOR

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: NANCY LOUISE AND MICHAEL WILLIAMS & STEVEN J AND LINDA J CLAGETT  
4207 FACULTY AVENUE  
LONGBEACH, CA 90808

BUYER: VAN, LLC  
1204 ALLEN DRIVE  
GRAND ISLAND, NE 68901

## RE: AGRICULTURE PROPERTY SALES VERIFICATION

PARCEL ID: 1614400 BOOK /PAGE: 2018-294 & 2018-295-96 DATE OF SALE: 1/10/2018  
LEGAL DESCRIPTION: THE NW1/4 36-3-10, WEBSTER COUNTY

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this 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 your cooperation.

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

What Was the total purchase

1 price? \$ 232, 000.00 + 233,000.00=465,000.00 Yes / No

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

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

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**