COVER PAGE PROPERTY TRANSFER

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neigh 80 Rhooe	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESI
	405	500	505	510	S15	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMOI COMMERCIAL
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020				-	
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
Ĺ					GANIC & FMARS		SUBURBAN _	
TAX DISTRICT_	65							
OTAL SALE PRICE	178,	000						
21 ADJUSTMENTS S								
R ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	1-0	2-2018	7					
DEED TYPE	W	\mathcal{D}						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SALE		S LENGTH / NOT VALID FOR EASUREMENT			
	вн	BLA	cow	GR	INA	RC	ROS	RUR
CATION CODE	J.		i	1				

Good Life. Great Service.	To be filed with the Register of Dee If additional space is needed, add a	ds. Read instructions on reverse side.	521
		ent is signed and items 1-25 are accurately complete	vd.
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
	WEBSTER - 91		_{Day} 2 Yr. 2018
	ess, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Bolson, LLC		Grantee's Name (Buyer) Riverside Housing, LLC	
Street or Other Mailing Ad		Street or Other Mailing Address	
746 N C	State Zip Code	City Chost nut S	Zip Code
Ne + Cla	oud NE 68990	Red Cloud NE	68970
Phone Number (303) 591-5795	·•	Phone Number Is the grantee a 501(c)(3) orga (402) 591-5795 If Yes, is the grantee a 509(a) if	
Email Address		Email Address	oundation 163 V 140
n/a	n Number, Check one box in categories A and B. Check C	n/a	
(A) Status		B) Property Type	
✓ Improved	Single Family Industrial	Mineral Interests-Nonproducing State Assess	(C)
<u></u>		Mineral Interests-Producing Exempt	ed Mobile Home
8 Type of Deed	onservator Distribution L	and Contract/Memo Partition Sheriff	Other
		ease Personal Rep. Trust/Trustee	_
		/Ineral Quit Claim Warranty	· · · · · · · · · · · · · · · · · · ·
9 Was the property purch part of an IRS like-kind	exchange?	ciosure Irrevocable Trust Revocable Trust	Transfer on Death
(I.R.C. § 1031 Exchang: ✓ Yes		Life Estate Sale ntor Trust Partition Satisfaction of Contract	Trustee to Beneficiary
	red in full? (if No, explain the division.)	12 Was real estate purchased for same use? (Other (Explain) If No. state the intended use
✓ Yes No_			
	on relatives, or if to a trustee, are the trustor and beneficiary re		•
Yes ✓ No		_	ther
		s and Grandchild Spouse	
14 Milest in the averant mark	Ex-spouse Parents and C		
\$178,000	er value or the rear property?	15 Was the mortgage assumed? (If Yes, state the amount an	d interest rate.)
	vide a current parcel of land?	Yes No \$ 17 Was transfer through a real estate agent or a title compar	%
Yes 🗸 No		of the agent or title company contact.) Yes Souther	n Title, LLC No
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement	
210 W 6th Ave	_	Grantee	
Red Cloud, NE 68970			
18a No address assigne	ed 18b Vacant land		
20 Legal Description			
Lots One (1) an	d Two (2), Block Thirteen (13), Orig	inal Town of Red Cloud, Webster Co.	unty, Nebraska
			•
21 If agricultural, list total nu	mbar of sarag	•	
Z. T. dg. total and total inc	mos or acres		
22 Total purchase price,	including any liabilities assumed		178,000,00
		- ie	170,000,00
23 Was non-real propert	y included in the purchase? 🗌 Yes 📿 No (If Yes, e	enter dollar amount and attach itemized list.) 23	
24 Adjusted purchase pr	ice paid for real estate (line 22 minus line 23) \dots		178,000,00
25 If this transfer is exem	npt from the documentary stamp tax, list the exemption	number	
Under p	penalties of law, I declare that I have examined this stateme	ent and that it is, to the best of my knowledge and belief, true,	complete and
correct, and tr	nat I am duly authorized to sign this statement.	• • • • • • • • • • • • • • • • • • •	
Print-ar Type	Shipman, Member, Riverside Housing, LLC Nagne of Grantee or Authorized Representative		(402) 746-3926
sign	11-	Grantee	Phone Number 1/2/2018
here Signature of C	Grantee or Authorized Representative	Title	
11616			
26 Date Deed Recorded	Register of Deed's Use Or 27 Value of Stamp or Exempt Number	<u></u>	For Dept. Use Only
Mo / Day a	10 6	28 Recording Data	
Nebraska Department of Revenue	Yr. 10 \$ 400.50	LONGULATO ALIMANDO LINES DE LA COMPANSIONE LINES DE LA	Pour Chat SS 70 DAY T 1007 T
	: Supersedes 96-269-2008 Rev. 2-2016	runonzed by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

Good Life. Great Service.

COVER PAGE PROPERTY TRANSFER

						GRANTEE MASTER NAME		
PARCEL FILING NUME		0100/6	<u>2</u> 0005	1-1-9	·	_	# 113	75
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IGHBORHOOD	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	` BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDE
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMON' COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
005077.01466			· · · · ·					
OPERTY CLASS	1000	2000	4000	9000	9500	was Autrust	RURAL RESIDENTIAL	
JPERTY CLASS		2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS	was Agtrust	•	
	1000					Was Agtrust	RURAL RESIDENTIAL_ SUBURBAN _	
TAX DISTRICT	1000					Was Ag Trust	•	
TAX DISTRICT	1000 RESIDENTIAL 5					Was Ag Trust	•	
TAX DISTRICT	1000 RESIDENTIAL 5					Was Ag Trust	•	
TAX DISTRICT_	1000 RESIDENTIAL 5 380,00					Was Ag Trust	•	
TAX DISTRICT L SALE PRICE DJUSTMENTS S DJUSTMENTS S	1000 RESIDENTIAL 5 380,00					Was Ag Trust	•	
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TAX DISTRICT LE SALE PRICE DIUSTMENTS S EVIEW CODE SALES DATE DEED TYPE SALE QUAL	1000 RESIDENTIAL 5 380,000 S NO 12-20 Trust	COMMERCIAL OO I-2017 Les Des	SUBCHNGD	NO ALE NOT TO BE USED AR	MOBILE MS LENGTH / NOT VALID FOR	Was Ag Trust	•	
TAX DISTRICT AL SALE PRICE DJUSTMENTS S EVIEW CODE SALES DATE DEED TYPE SALE QUAL	1000 RESIDENTIAL 5 380,000 S NO 12-20 77ust	COMMERCIAL 1-2017 Lees Des	SUBCHNGD	NO ALE NOT TO BE USED AR	MOBILE MS LENGTH / NOT	Was Ag Trust	•	RUR

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement



FORM **521**

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer Yr. 2017 Mo. 12 Day _ Mo. 12 Day 21 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Susan Alexander, Suc. Trustee of the R.E. Wulf Family Trust Michael L. Hynek Street or Other Mailing Address Street or Other Mailing Address P.O. Box 1151 1058 Rd 2300 City State Zip Code State Zip Code NE 68901 Guide Rock ΝE 68942 Hastings Phone Number (402) 463-7088 Phone Number (402) 257-2200 Is the grantee a 501(c)(3) organization? √ No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) Industrial Improved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing ☐ Exempt IOLL Commercial Recreational Distribution Sheriff Other 8 Type of Deed Conservator Land Contract/Memo Partition Bill of Sale Corrective Easement Lease ✓ Trust/Trustee Personal Rep. Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was the property purchased as 10 Type of Transfer Foreclosure Revocable Trust Distribution Irrevocable Trust Transfer on Death Auction Gift Life Estate √ Sale Trustee to Beneficiary Easement (I.R.C. § 1031 Exchange) ✓ No ☐ Yes Court Decree Exchange Grantor Trust ☐ Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) Yes ☐ No √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$380,000 √ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Michael L. Hynek 1058 Rd 2300 18a V No address assigned Guide Rock, NE 68942 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 380.000¹00 22 23 Was non-real property included in the purchase? Yes Vollet Post No (If Yes, enter dollar amount and attach itemized list.) 23 380,000100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 257-2200 Rita M. Sallinger Phone Number Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day.

BK2018, Pg 16

State of Nebraska 3ss.
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
of January A.D., 2018, at 2:05 o'clock P M. Recorded in Book 208
on Page
Deh Klingenberger County Clerk
\$10.00 BB Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date__/-2-/8
\$\$ 855.99 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

NebDocs January 2015

Form# 15.0324

State of Nebraska ss.
County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day, of A.D., 19 0, at the clerk's office of said county this day of the county this day.

M. Recorded in Book day on Pade the Clerk's office of the county plenk

BR 98, fg 1727

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 (W½NW¼) 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 Thirtysix (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 Nova Le 3011, 1998.

15 NEBRASKA DOCUMENTARY
Data 12 17 198
S Exempt By 10

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss. 1998

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

Comm. expires 10-22-2-002

Notary Public

GENERAL NOTARY-State of Nebroske DAVID B. GARWOOD My Commt. 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
11 ~		TOTAL	TOTAL.	TOTAL	TOTAL	TOTAL	TOTAL
PAGE 4 PARCEL(S)	(:						
BOOK-PAGE					3		
	EOUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
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1D1	1D1 E	1D1 P	1D1 G	161	161	161	161
10 5.85	10 E	1D P	1D G	16	16	16	16
2D1	2D1 E	2D1 P	2D1 G	261	2G1	2G1	261
2D	2D E	2D P	2D G	2G	26	2G	26
301 1,54	3D1 E	3D1 P	3D1 G	361	361	3G1	361
30 5 70	3D E	3D P	3D G	36	36	36	36
401 0.05	4D1 E	4D1 P	4D1 G	461	461	461	461
4D 04/0	4D E	4D P	4D G	4G	46	4G	4G
TOTAL /3,35	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
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4C1	471	411 2					
4C	4T	4T 2				:	
TOTAL	TOTAL	TOTAL	TOTAL		TOTAL	TOTAL	

BOOK-PAGE 30/K	3018 - 16 DATE OF SALE	12-21-2017
LEGAL DESCRIPTION	11-1-1 HMM 21/W	
LOCATION ID PARCEL(S)	001000100/60005	
ASSESSOR LOCATION	Rusul	ADDRESS OF PROPERTY Runal
YEAR	TAND	IMPROVEMENTS
2015	373 645	373 646
2010	370 48D	320 USD
2017	349 54D	349 540
1		
SELLING PRICE 38D, OOD	S21 ADJUSTMENT	ASSESSOR ADJUSTED SELLING PRICE
SCHOOL BASE #	65-0011	HOUSE QUALITY HOUSE CONDITION DATE OF CONSTRUCTION
(
MOBILE HOME		

COMMENTS

PAGE 1

COVER PAGE PROPERTY TRANSFER

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DOC STAM	rs Etemf	of #4		tax/lien				
SALES FILE	#	3	# PAGI	ES	-			
NEIGHBORHOOD	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDÉ ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESID
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMON COMMERCIAL V
	515	700	705	710	800	805	1000	1005
· .	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	
	105		····				SUBURBAN _	· · ·
TAX DISTRICT TOTAL SALE PRICE	3	_						
TOTAL SALE PRICE								
21 ADJUSTMENTS \$								
OR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	12-20	3-2017						
DEED TYPE	QC	<u>A</u>						
SALE QUAL								
CODE	YES	ADJUSTED	SUBCHNGD	NO)	MOBILE			
	1 USABILITY	2 AS ADJUSTED	3 SUBCHANGED SALI	E NOT TO BE USED ARM	5 S LENGTH / NOT VALID FOR			
OCATION CODE	вн	BLA	cow	GR MI	EASUREMENT INA	RC	ROS	RUR
	BLUE HILL	BLADEN		j	INAVALE		ROSEMONT	RURAL

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

3

FORM **521**

ife. Great Service.

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Mo. 12 Day 22 Yr. Mo. 12 Day 32 Yr. 17 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Ronald K. Peterson and Robin Lee Peterson Grantor's Name (Seller) Ronald K. Peterson and Robin Lee Peterson Street or Other Mailing Address 522 North Seward Street Street or Other Mailing Address 522 North Seward Street Zip Code Zip Code 68970 Red Cloud NE NE 68970 Réd Cloud Phone Number (402) 460-7736 is the grantee a 501(c)(3) organization? Yes No Phone Number (402) 460-7736 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Single Family Industrial √ Improved Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Exempt Multi-Family Agricultural Mineral Interests-Producing IOLL Recreational Commercial Distribution Land Contract/Memo Sheriff Other 8 Type of Deed Fasement Personal Rec. ☐Trust/Trustee Bill of Sale Corrective Lease Death Certificate - Transfer on Death ✓ Quit Claim Cemetery Executor Mineral Warranty Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Gift Life Estate Sale Trustee to Beneficiary Auction Fasement Satisfaction of Contract Other (Explain) <u>Update spouse</u> **√** No Exchange Grantor Trust Partition Yes Court Decree 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) No ☐ No Yes Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild ✓ Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$ \$56,235 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 522 North Seward Street, Red Cloud, NE 68970 Grantee 18b Vacant land 18a No address assigned 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 0.00 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{4}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and and that I am duly authorized to sign this statement. 402460 -7133 evsor here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day .

Nebraska Department of Revenue

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

BK2018, Pg 26

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 day of Sourcey A.D., 20/8, at 3:40 o'clock / M. Recorded in Book 20/8 on Page 26 Deb Klingenberger County Clerk / 10.00 P. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date /-2-/8
\$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 Docas 22, 2017.

Ronald K. Peterson

Robin Lee Peterson

STATE OF NEBRASKA, COUNTY OF WEBSTER, ss.

The foregoing instrument was acknowledged before me on 222222017 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

Notary Public

COVER PAGE PROPERTY TRANSFER

	CEL#/	018-33	3 <u> </u>	# PAGES		GRANTEE MASTER N	ame# Ben	geCo,U
Filing Nui	MBER	270280	<u> </u>	 			#/2	3170
DOC STA		<u>D:00 </u>		tax/lien	1	· · · · ·		
				# PAGES				
VEIGHBORHOC	1	100	105	200	205	300	305	400
	AGRICULTI	URAL GUIDE RO RESIDENT				UD BLUETALL	BLUE HILL COMMERCIAL	400 BLADEN RESIDE
	405	500	505	510	515	600	605	610
	BLADEN COMMERC		HOME COWLES NO I		COWLES V/ SITE COMMERCIAL SITE			
	615	700	705	710	800	805	1000	300S
	ROSEMON' COMMERCIAL,		INAVALE/ NO F DME SITE	HOME INAVALE COMMERCIA	AMBOY VILLAG	EW/ AMBOY VILLAGE/ NO HOME SITE		
	1010	1015	1020					
	GRASS GREEN / C COURSE	GOLF SAND GREEN / G COURSE	SOLF RURAL ANIMA CONFINEMEN					
OPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURA	L EXEMPT	GAME & PARK	5	RURAL RESIDENTIAL	·
L							SUBURBAN	<u></u>
"AX DISTRICT_	65							
L SALE PRICE	16	0,000	7					
JUSTMENTS \$	10	P 19-9	7	*****				
FATT	- ZG	0,00						
ustments s	70	200	<u></u>					
IEW CODE	NO							
NLES DATE	1-3	3-2019	3					
EED TYPE	Cor,	3-2019 poratio	on wp) 				
LE QUAL	(F)	ADJUSTED	SUBCHNGD	NO	MOBILE	The state of the s		
CODE	<u></u>	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT	i		
N CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
,	Į.	ľ	ł					
	STOE HILL	BLADEN	COWLES	GUIDEROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

FORM 521

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

Real Estate Transfer Statement

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

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

DEPARTMENT OF REVENUE	<u> </u>		<u> </u>		attachment and identify			1
	The deed	will not be reco	rded unless this	statemer	t is signed and items 1-	25 are accui		
1 County Name	,	2 County Numb	er	-	3 Date of Sale/Transfer	2040	4 Date of Deed	J '21
	WEBS	TER - 91			Mo. 1 Day 3			uy <u>2 yr. 18</u>
5 Grantor's Name, Add	ess, and Teler	hone (Please Pri	nt)	-	6 Grantee's Name, Addres	ss, and Teleph	one (Please Print)	
Grantor's Name (Seller) Cooperative Proc					Grantee's Name (Buyer) BengeCo, LLC	•	e e	
Street or Other Mailing A P O Box 1008	ddress		791		Street or Other Mailing Add	ress Ly 4	21.1	7. 0. 4.
City Hastings		State NE		Code 68902	City Red Clace	<u>A</u>	NState VE	Zip Code 68970
Phone Number Email Address				بـــــــــــــــــــــــــــــــــــــ	Phone Number 102-669-0272 Email Address		ee a 501(c)(3) organi grantee a 509(a) fou	
_n/a				01	n/a	h		
	on Number. Ci	neck one box in c	regories A and B.		property is also a mobile i	nome.		(0)
(A) Status			The district	{B.	Property Type	du natana	Ctota Assesses	(C)
✓ Improved Unimproved IOLL	☐ Single Fa	nily	Industrial Agricultural Recreational	[Mineral Interests-Nonprod Mineral Interests-Producir	•	State Assessed	Mobile Home
	Conservator	Jai _	Distribution	n []lai	nd Contract/Memo Parti	tion . [Sheriff	Other
Bill of Sale	Corrective	te – Transfer on De	Easement	: ∐Le	se Perso	onal Rep.	Trust/Trustee Warranty	
9 Was the property pure	hased as	10 Type of Transf	er Distribution	Forecl	osure irrevocable Trust	Revocable		ransfer on Death
part of an IRS like-kin (I.R.C. § 1031 Exchan	d exchange?	Auction	Easement	Gift		✓ Sale	=	rustee to Beneficiary
Yes V No		Court Decre	ee Exchange	=	r Trust Partition	=	=	ther (Explain)
11 Was ownership transfe	rred in full? (If			,	12 Was real e	estate purchase		No, state the intended use.)
✓ Yes No					Yes	∐ No		
					tives? (If Yes, check the appr			
Yes _✓No	=	r Uncle to Niece or	· =	-		elf	∐ ·Oth	er
	=	rs and Sisters	=			pouse		
	Ex-spo		Pare	ents and Ci		tep-parent and	•	
14 What is the current ma	rket value of th	e real property?			15 Was the mortgage assu	med? (If Yes, s	state the amount and	interest rate.) .
\$40,000					Yes ✓ No	<u> </u>		<u> </u>
16 Does this conveyance ☐ Yes		t parcel of land?			17 Was transfer through a r of the agent or title comp	real estate age pany contact.)	nt or a title company Ves Southern	? (If Yes, include the name Title, LLC No
18 Address of Property					19 Name and Address of Pe	erson to Whom	the Tax Statement S	Should be Sent
426 N Webster St Red Cloud, NE 689	70		٠.		Grantee			
18a 🔲 No address assig	ned 18b	Vacant land						
20 Legal Description					,			1 11000
Lots Five (5) a	nd Six (6	S), Block Fo	our (4), Origi	nal To	wn of Red Cloud	, Webste	er County, N	ebraska
21 If agricultural, list total r	number of acre	s	<u> </u>					
22 Total purchase price	e, including a	ny liabilities assu			· · · · · · · · · · · · · · · · · · ·		22 \$	160,000,00
23 Was non-real prope	rty included	in the purchase?	✓ Yes ☐ No	(If Yes, er	ter dollar amount and atta	ıch itemized l	Constant &	120,000,00
24 Adjusted purchase	price paid for	real estate (line	22 minus line 23)				24	40,000,00
25 If this transfer is exe	empt from the	documentary st	amp tax, list the e	exemption	number			
Unde correct, and	r penalties of I that I am duly	law, I declare that authorized to sign	I have examined the this statement.		and that it is, to the best o	f my knowledg	ge and belief, true, o	omplete, and
		Daniel Beng					LJC	22 <u>-669-027</u>
sign Print or Typ	e Name of Gra	intee or Authorized	representative		G	rantee		Phone Number 1/3/2018
here Signature	of Grantee or A	uthorized Represer	ntative	 ;	lîtle C			Date
11WIW		<u>, , , , , , , , , , , , , , , , , , , </u>	Register of Deed's	e Hea On	lv			For Dept. Use Only
26 Date Deed Recorded			o or Exempt Number		28 Recording Data			101 Dept. Ose Olly
Mo. / Day 3	_yr. 18	\$ 90.00			BK2018.Pc	, 3 >		
Oay	- · · ·	1000			N // N SET / 1 (1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1	<u> </u>		1

Nebraska Department of Revenue Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016 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 3 day of Sevices A.D., 20/8, at 12:50 o'clock A.B. Recorded in Book 20/8 on Page 33

Deb Klingenberger County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date_ /- 3 - / 8
\$_90.00 By_BR

Upon recording, please return to: Southern Title, LLC PO Box 221

CORPORATION WARRANTY DEED

COOPERATIVE PRODUCERS, INC., GRANTOR, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, conveys to BENGECO, LLC, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

LOTS 5 & 6, BLOCK 4, ORIGINAL TOWN RED CLOUD, WEBSTER COUNTY, NEBRASKA.

GRANTOR covenants 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.

Executed January 2 2017 2018

COOPERATIVE PRODUCERS, INC., Seller

Print: Allant Zumbe

STATE OF NEBRASKA)

COUNTY OF Adams)

On January 2, 2017 before me, a notary public, personally appeared Allan Zunpfe, President of Cooperative Producers, Inc. and acknowledged the execution of the foregoing Deed on behalf of the corporation.

Barah a ayes

My Commission Expires: 3-24-18

GENERAL NOTARY - State of Nebraska SARAH A. AYRES My Comm. Exp. March 24, 2018

PAGE 1 PAR	PARCEL(S) ODO PU KOY / DYLOY	クメ	
BOOK-PAGE	2018 -33 DATE O	DATE OF SALE (-3-2018	SALE PRICE 120,000 Real
			160,000
SPUT	PROPER	PROPERTY USE GROCENY STORE	
YEAR	LAND	IMPROVEMENTS	TOTAL
2015	925	36 400	37325
2016	125	4/395	42 32D
2017	925	41395	42320
COMMENTS			

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET

Record: 1 of: 1

Date of Print: 01/19/2018

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

Map # : 4371-0-0-10005-4-30150 Parcel ID # : 000102800

BENGECO, LLC Business Name : FARMERS COOP GW

: 426 N WEBSTER ST Situs

PO BOX 244 : LOTS 5 & 6 BLOCK 4 ORIGINAL Legal

RED CLOUD, NE 68970-TOWN RED CLOUD

LOT INFORMATION

Neighborhood : 205 RED CLOUD COMMERCIAL

Value Method: Lot Width : 50 SF

: 117.3 # of Units : 5865 Lot Depth Topography : LEVEL Unit Value : Amenities 0.16

Street Access : BRICK Adjustments :

Utilities : ALL Lot Value : 925

COST APPROACH DATA - Values By Marshall & Swift

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

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	(\$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

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

SELLER: COOPERATIAVE 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:

1/19/2018

DATE:

1/3/2018

CONTINUED ON BACK

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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. If we do not hear from you within 15 days, we will 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?	\$ 40000.00 +120,000.00=	=160,000.00	Yes / No
If No explain:			
2 Was any personal property include	d in the sale price?	Yes / No Perso	nal Property was (circle all that apply):
Equipment Furniture Grain / C	Crops Inventory Machinery	Supplies Vehicles	Other (please explain):
3 What is the dollar value of the person 4 Will you continue to use this proper		d in the purchase price? Yes / No	\$
If No explain:	·	<u>-</u>	
5 If this property produces income, w	hat 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 r	narket?		

JNG NUN	1BER <u>OO") (</u>	005401	<u> </u>	5 <u>0 /5</u>	<u>-3-10</u>	GRANTEE MASTER NAM	& Lor	ne D.
DOC STAN	APS EXEN	1pt#4		tax/lien				
SALES FIL	E#5		# PAG	ES	_		-)
HBORHOO	1	100	105	200	205	300	305	
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	400 Bladen residenti.
	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/SIT
	615	700	70\$	710	800	805	1000	3005
	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	RURAI. COMMERCIAL
ļ	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
RTY CLASS	1000	2000	4000	9000	9500		RIJPA/ BESIDEATIA	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	·
DISTRICT LE PRICE TIMENTS \$	190 <u> </u>	D_					SUBURBAN _	
TMENTS \$	_							
v code	NO							
S DATE	12-28	3-2017						
D TYPE	QCD	7-2017						
QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
	1	2	3	(1)	5			
CODE	USABILITY	AS ADJUSTED S	UBCHANGED SALE		LENGTH / NOT VALID FOR ASUREMENT			
						T		
CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR



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

5

FORM **521**

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	14Yr17
WEBSTER - 91		Yr
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Norman L. Rose and Donna R. Rose, Trustees	Carmen R. Rochholz and Lorne D. Rochholz	2
Street or Other Mailing Address 2016 Rd S	Street or Other Mailing Address 1621 Road S	
City State Zip Code Blue Hill NE 68930	City State NE NE	Zip Code 68930
Phone Number (402) 756-2073	Phone Number (402) 519-0349 Is the grantee a 501(c)(3) organization for the grantee a 509(a) four	
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)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	se Personal Rep. Trust/Trustee	Other
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes No Court Decree Exchange Granto	Desure Irrevocable Trust Revocable Trust Tra Life Estate Sale Trust Trust Partition Satisfaction of Contract Other	
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If N	o, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	
	artnership, or LLC Self Soft	r
☐ Brothers and Sisters ☐ Grandparents a		
Ex-spouse Parents and Ch	ild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and in	torost rate)
14 What is the current market value of the real property? \$111,930	Yes No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name
Yes / No	of the agent or title company contact.) Yes Adams La	
18 Address of Property 1621 Road S	19 Name and Address of Person to Whom the Tax Statement Si	iould be Sent
Blue Hill, NE 68930	See Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description		
See Exhibit "A"		
21 If agricultural, list total number of acres	18	
22 Total purchase price, including any liabilities assumed		0,00
23 Was non-real property included in the purchase? Yes No (If Yes, er	nter dollar amount and attach itemized list.)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	0100
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 correct, and that I am duly authorized to sign this statement. Denial L. Kollov	nt and that it is, to the best of my knowledge and belief, true, co	(402) 463-4198
Danielle L. Kelley Print or Type Name of Grantee or Authorized Representative		Phone Number
sign 1 / Vollar	Escrow Closing Agent	12-28-17
Timuli J Color	Title	Date
Register of Deed's Use On	ly	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo Day	BK 2018, Pg. 49-50 Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)

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 6th 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 ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of 2 newy A.D., 20 18, at 2:40 o'clock P. M. Recorded in Book 2018 on Page 49-50

Page

BK2018, Pg 49

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 (NW½) of Section Fifteen (15), Township Three (3) North, Range Ten (10) West of the 6th 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

Norman L. Rose, Trustee

Donna R. Rose, Trustee

STATE OF NEBRASKA COUNTY OF Floams ss
On this 14th day of December, 2017, before me personally appeared Noman L. Rose, Trustee of the Norman L. Rose Living Trust. Donna R. Rose, POA.
GENERAL NOTARY - State of Nebraska Teri J. Schelkopf My Comm. Exp May 8, 2019 My Commission Expires:
STATE OF NEBRASKA COUNTY OF HAMS on this 14th day of December, 2017, before me personally appeared Donna R. Rose, Trustee of the Norman L. Rose Living Trust.
GENERAL NOTARY - Stale of Nebraska Teri J. Schelkopf My Comm. Exp May 8, 2019 Notary Public My Commission Expires:

NON DV	el#/ aber <u>0023</u>	313900/	12300	34-2	-12	GRANTEE MASTER NAA	Duan	1 2
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LES FIL	e		# PAG	ES	<u></u>			
I QOHN	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE FIILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RES
	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	ROSEMO COMMERCIA
	615	700	705	710	800	805	1000	1005
į	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMM
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
LASS								
,,,,,	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	
TE	residential 45 Hotal of 3 This is 9		AGRICULTURAL	EXEMPT	GAME & PARKS		` -	
TS <u>S</u> TE <u>S</u>	residential 45 Hotal of 3 This is 9	52,000.0 sale 8,66	AGRICULTURAL	EXEMPT	GAME & PARKS		` -	
TS <u>S</u> TE	residential 45 Hotal of 3 This is 9	52,000.0 Sale 8, (el	AGRICULTURAL	EXEMPT	GAME & PARKS		` -	
NTS S	RESIDENTIAL 45 Hodal of 3 This is 9 NO 11-13 UTW:	52,000.0 52,000.0 Sale 8, (ele	AGRICULTURAL 25 = (8) 66.67) SUBCHNGD	NO A NOTTO BEUSED ARMS	MOBILE 5		` -	

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.

Q

FORM **521**

	The deed will	not be recorde	d unless th	is statems	nt ic ei	ment an	itomo i	of senem.			
1 County Name	2	County Number	- 2111000 61	io otatesiie	3 Dat	e of Sale/Ti	ranefer	-25 are acc	4 Date of De		
	WEBSTE			1	1	11		Yr. 2017			1 Yr. 2017
5 Grantor's Name, Ad	idress, and Telepho	ne (Please Print)		L					ohone (Please F		Yr
Grantor's Name (Seller	r)	11-10			Grant	ee's Name	(Buver)	*	······································	TIRL)	
Priscilla Holling	Sileau, Parriela	Hollingsnead	& Christy	/ Crafton		nard Bu	sh & R	yan J. Bu	sh		
620 N Elm St	7.100,000				238	or Other M 5 B Rd	lailing Ad	dress			
City Red Cloud		State NE	7	Zip Code 68970	City	erton			State NE		Zip Code
Phone Number (402) 746-3987					Phone	Number	~~~	Is the gran	tee a 501(c)(3) c	organization?	68972
Email Address	···			··	4	?) 746-2 Address	999	If Yes, is th	e grantee a 509	(a) foundation	n? Yes No
7.5			· · · · · · · · · · · · · · · · · · ·		1						
7 Property Classifica	tion Number. Check	one box in categ	ories A and E				mobile	home.			
(A) Status		F-101		<u>(E</u>) Prope	rty Type					(C)
✓ Unimproved	Single Family	= =	lustrial			ral Interest:	-	•	State Ass	essed	Mobile Home
IOLL	Multi-Family Commercial		ricultural		Mine	ral Interest:	s-Produci	ng	Exempt	1	
8 Type of Deed	Conservator		creational								
Bill of Sale	Corrective		Distribut	· :		act/Memo	Parti		Sheriff	Other	r
Cemetery	Death Certificate -	Transfer on Death	Executor	···	ase neral		=	onal Rep. [Trust/Trustee		
9 Was the property pu	rchased as 10 7	Type of Transfer	Distribution		losure	-	=		/ Warranty		···
part of an IRS like-ki (I.R.C. § 1031 Excha	ind eychange? i	Auction	Easement	Gift	1 9112801	Irrevoca		==	e Trust		on Death
Yes 🗸 N	No [Court Decree	Exchange		} orTrust∫	Partition		Sale	on of Contract		o Beneficiary
11 Was ownership transf	ferred in full? (If No, €	explain the division.)		or reade [Other (Ex	xplain) e the intended use.)
	lo	· · · · · · · · · · · · · · · · · · ·					✓ Yes	No	osa ioi saine age	77 (II 140, Stati	e trie intended tise,)
13 Was the transfer betw	een relatives, or if to	a trustee, are the t	ustor and ber	neficiary rela	tives? (I	Yes, check	the appr	ropriate box.)			
Yes ✓ No	Aunt or Und	de to Niece or Nepi		mily Corp., F				elf		Other	
	Brothers an	d Sisters	Gra	andparents a	and Gran	dahild	□ s	pouse			
74 146 44 4	Ex-spouse		Pai	rents and Ch	ild		☐ S	tep-parent an	d Step-child		
14 What is the current ma	arket value of the real	property?					ige assul	med? (If Yes, s	state the amount	and interest	rate.)
16 Does this conveyance	46.54.	1 (1 15						\$		-	%
Yes V		er or land?			17 Was	transfer the	rough a n	eal estate age	nt or a title comp	any? (If Yes,	include the name
18 Address of Property	-	***************************************			36 81		3110 00111	zary ournace.)	Yes <u>Agri A</u>	\ffiliates	No
Rural Property									the Tax Statem	ent Should b	e Sent
Webster County, NE	E				same	as Gr	antee)			
18a 🔲 No address assig	gned 18b 🔲 \	Vacant land									
20 Legal Description						***************************************		· · · · · · · · · · · · · · · · · · ·			
see attached											
		160 40									
21 if agricultural, list total r	number of a										
											
22 Total purchase price	e, including	5							22		8,666,67
23 Was non-real prope	ertv include	AM DAT			الماميد			1 9 1 1 1	\$, , <u>, , , , , , , , , , , , , , , , , </u>	
					er dollal	amount a	and attac	h itemized li	st.) 23 		0,00
24 Adjusted purchase	price paid for real o	estate (line 22 mi	nus line 23)					<i></i> ,	24		8,666,67
25 If this transfer is exe	ampt from the docu	ımentarv stamo t	ax. list the e	xemption r	umher						
Under	r penalties of law. I	declare that I have	examined thi	is statement	and that	it is, to the	best of	mv knowleda	e and belief thus	e complete	and
	I that I am duly author 3. Garwood /	rized to sign this sta	itement.					,		n complete,	aria .
- Print or Tyro	e Name of Grantee o	rauthorized Benra	- Andratium			· · · · · · · · · · · · · · · · · · ·	·				2) 746-3613
sign 🧷 🎢	id [X	Marrie	acinalive				Δtt	orney		Phone	e Number
	of Grantee or Authoriza	ed Representative			tie		~	orrey.		<i></i> _	5-18
										Date	
5 Date Deed Recorded	tam Cr	Regist	er of Deed's							For D	ept. Use Only
Late Deed Recorded	vr 18 \$	lue of Stamp or Ex	ampt Number -	2	8 Recon	ling Data		-			
Mo Day braska Department of Revenu	- 11,	20.2	•	<u> </u>	ISK	2012	5, Pc	79-	<u>80</u>		
rm No. 96-269-2008 2-2016 Re		1908 Rev. 7-2014				_	ت ،		Authorized by Ne	b. Rev. Stat. §§	76-214, 77-1327(2)
		Grantee—i	Retain a co	ppy of this	docum	ent for y	our rec	ords.			

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE½SE½) 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 SE½, 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 SE½; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE½, 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.

BK2018,19 79

State of Nebraska }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of Danwary A.D., 20 18 at 2:35 o'clock P. M. Recorded in Book 2018 on Page 79-80

Deb Klingenbergen County Clerk \$16.00

BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date /-5-/8
\$ 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 (NE½SE½) 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 SE½, 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 SE½, THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE½, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SEŹ, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SEĆTION 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 // 4, 2017.

Priscilla Hollingshead

amela Sue Hollingshead

Christy A. Crafton
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.
The foregoing instrument was acknowledged before me on December 2017, by Priscilla Hollingshead.
Comm. expires MARY HUNT My Comm. Exp. May 12, 2018
Notary Public
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.
The foregoing instrument was acknowledged before me on December 38th, 2017, by Pamela Sue Hollingshead. Comm. A GENERAL NOTARY-State of Nebraska MARY HUNT
My Comm. Exp. May 12, 2018 Notary Public
STATE OF ILLINOIS, COUNTY OF KALE) ss.
The foregoing instrument was acknowledged before me on December//, 2017, by Christy A. Crafton.
Comm. expires 10/28/2020 Frank & Blass
Notary Public
OFFICIAL SEAL FRANK BLASI Notary Public - State of Illinois My Commission Expires October 28 2020

TOTAL	4C1	3C	3C1	2C	2C1	10	1C1	ACRES	CRP	50 29.49	4D.34 10.57	4D1	3D 16 14.38	3D1	2D	2D1	1D 7.54	1D1	2313901 2 3 13900	DRYLAND		BOOK-PAGE	PAGE 4 PARCEL(S)		4A P	
TOTAL	471	3T	371	217	2T1	1T	171	ACRES	CANOPY 30% GREATER	TOTAL	4D E	4D1 E	3D E	3D1 E	2D E	2D1 E	1D E	1D1 E	ACRES	DRYLAND	EQUIP		5)		4A B P	
TOTAL	1 1	3T 2	- 1	2T 2	2T1 2	17 2	1T1 2	ACRES	CANOPY 2 ENCASED BY DRY OR IRR	TOTAL	4D P	4D1 P	3D P	3D1 P	2D P	2D1 P	1D P	1D1 P	ACRES	DRYLAND	CREP				4A F P	
27/.22 TOTAL 17 .13 2.33] }	AN 12	2	OTHER	WASTE	ACCRETION	SHELTERBELT	0 2 12 6 ACRES	AG OTHER	TOTAL	4D G	4D1 G	3D G	3D1 G	2D G	2D1 G	1D G	1D1 G	ACRES	DRYLAND	GREENBELT			IOIAL	4A K P	
1,47	· My	2,2					Q515700	RES JOI 20	THER	TOTAL	46	461	36	361	26	261	16	161	ACRES	GRASSLAND				IOIAL	4A R P	
TOTAL 2.44		RECREATION	WRD	OTHER	HOME SITES / , /)	FARM SITE (.)	ROADS , 44) 2 12 00 1 AC	NON-A	TOTAL	4G	461	36	3G1	26	2G1	16	161	ACRES	GRASSLAND	EQUIP			TOTAL	4A S P	
TOTAL . 47								RES 23/3 @^>	NON-AG ACRES	TOTAL	46	461	3G	361	26	261	1.6	161	ACRES	GRASSLAND	CREP			TOTAL	4A V P	
31.43										TOTAL	46	461	36	361	2G	2G1	16	161	ACRES	GRASSLAND	GREENBELT			TOTAL	4A U P	

BOOK-PAGE

TOTAL	4A G	4A1 G	3A G	3A1 G	2A G	2A1 G	1A G	1A1 G	ACRES	WELL	IRRIGATION	GREENBELT	TOTAL	4A	4A1	3A	3A1	2A	2A1	1A	1A1	ACRES	IRRIGATION WELL
TOTAL	4A B G	4A1 B G	3A B G	3A1 B G	2A B G	2A1 B G	1A B G	1A1 B G	ACRES	BOSTWICK	IRRIGATION	GREENBELT	TOTAL	4A B	4A1 B	3A B	3A1 B	2A B	2A1 B	1A B	1A1 B	ACRES	IRRIGATION BOSTWICK
TOTAL	4A F G	4A1 F G	3A F G	3A1 F G	2A F G	2A1 F G	1A F G	1A1 F G	ACRES	GOTTSCH WASTE WATER	IRRIGATION	GREENBELT	TOTAL	4A F	4A1 F	3A F	3A1 F	2A F	2A1 F	1A F	1A1 F	ACRES	IRRIGATION GOTTSCH WASTE WATER
TOTAL.	4A K G	4A1 K G	3A K G	3A1 K G	2A K G	2A1 K G	1A K G	1A1 K G	ACRES	CREEK	IRRIGATION	GREENBELT	TOTAL	4A K	4A1 K	3A K	3A1 K	2A K	2A1 K	1A K	1A1 K	ACRES	IRRIGATION CREEK
TOTAL	4A R G	4A1 R G	3A R G	3A1 R G	2A R G	2A1 R G	1A R G	1A1 R G	ACRES	REPUBLICAN RIVER	IRRIGATION	GREENBELT	TOTAL	4A R	4A1 R	3A R	3A1 R	2A R	2A1 R	1A R	1A1 R	ACRES	IRRIGATION REPUBLICAN RIVER
TOTAL.	4A S G	4A1 S G	3A S G	3A1 S G	2A S G	2A1 S G	1A S G	1A1 S G	ACRES	STREAM	IRRIGATION	GREENBELT	TOTAL	4A S	4A1 S	3A S	3A1 S	2A S	2A1 S	1A S	1A1 S	ACRES	IRRIGATION STREAM
TOTAL.	4A V G	4A1 V G	3A V G	3A1 V G	2A V G	2A1 V G	1A V G	1A1 V G	ACRES	WELL / BOSTWICK	IRRIGATION	GREENBELT	TOTAL	4A V	4A1 V	3A V	3A1 V	2A V	2A1 V	1A V	1A1 V	ACRES	IRRIGATION WELL / BOSTWICK
TOTAL	4A U G	4A1 U G	3A U G	3A1 U G	2A U G	2A1 U G	1A U G	1A1 U G	ACRES	UNKNOWN SOURCE	IRRIGATION	GREENBELT	TOTAL	4A U	4A1 U	3A U	3A1 U	2A U	2A1 U	1A U	1A1 U	ACRES	IRRIGATION UNKNOWN SOURCE

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

Current Owner: Parcel # 002313900 BUSH, RICHARD & RYAN J.

RIVERTON, NE 68972-2385 B RD

> Map # Tax District Greenbelt Area/Date Neighborhood 45 NO 4369-34-4-0-0-72300

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	An/Acre	Mkt Value	Assessed Value
8869	HORD SILT LOAM, 0-1% SLOPES		1D	No	1		2.705	19,475	19 47E
4147	HOLDREGE SOILS, 3-7% SLOPES, DRY	, DRY	3D	No		10.55	2,265	23,895	N 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
2521	COLY-HOBBS SILT LOAMS, 0-30%	& DRY	4D	No		10.57	2.190	23 150	33 150
7261	DEROTN SOTLS 3-6% SLODES	OF DOV	3					P.C.	43, E3V
1461	DEROIN SOILS, 3-6% SLOPES, SE DRY	SE DRY	3D	No		0.83	2,265	1,880	1,880
8870	HORD SILT LOAM, 1-3% SLOPES	DRY	Ħ	No	1	0.34	2,705	920	920
				Ĥ	Dry Use Totals :	29.49		69,320	69,320
7261T	TREE CANOPY 30% OR GREATER OF GRT1	OF GRT1	3T	No		0.26	180	4. īU	4 ภ
4147T	TREE CANOPY 30% OR GREATER OF GRT1	OF GRT1	3T	No		0.47	180	ο υ π	οο
2521T	TREE CANOPY 30% OR GREATER OF GRT1	OF GRT1	4T	No		0.74	180	135	135
				ဓ	Grt1 Use Totals :	1.47		265	265
ROAD	COUNTY ROAD	ROAD	ROAD	No	1	0.47	0	0	0
				ĸ	Road Use Totals : 0.47	0.47		0	0
				ਖ਼	Parcel Totals :	31.43		69,585	69,585
									01,000

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print: 02/09/2018

Inspected By: Inspection Date:

Parcel ID #: 002313901 Map # : 4369-34-4-0-0-72301

68970-

HOLLINGSHEAD, PRISCILLA & PAMELA &

CRAFTON, CHRISTY

620 N ELM ST

RED CLOUD, NE

Situs Legal

:309 MICHIGAN AVENUE

Year Built/Age : 1906 / 111 Effective Age :

:5.33 ACRE TRACT IN N 38 ACRES

Record: 1 of: 1

NE1/4SE1/4 34-2-12

PHYSICAL INFORMATION

Remodel Date

Remodel Type

Type : 1 - Single Family

Quality : 40 - Good Condition : 20 - Fair

Arch Type

Style : 1-1/2-St-Fin 100%

Exterior Wall : 100% CONCRETE-BLK

Floor Area : 1512

0

Basement Area :

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 4
Baths : 1. : 1.0

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

Plumbing Fixt : 5

Improvement Value	\$5,370
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

WEBSTER COUNTY ASSESSOR'S OFFICE

FARM RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 02/09/2018 Record: 1 of: 1

Parcel ID #: 002313901 Map # : 4369-34-4-0-0-72301

HOLLINGSHEAD, PRISCILLA & PAMELA & Situs :309 MICHIGAN AVENUE

CRAFTON, CHRISTY Legal :5.33 ACRE TRACT IN N 38 ACRES

620 N ELM ST

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

NE1/4SE1/4 34-2-12

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

DESCR	IPTION			
-	Square fee	et Ba	se SF Cost	Total Cost
	1,512	x	94.16	= 142,370
	Units	Unit Cost	Area Adj	Total Cost
	1,008	(2.01)	(1.34)	(2,026)
	1,512	(2.19)	(2.19)	(3,311)
(under base)	7	1910	(8.40)	(12,701)
			0.00	
	1512	x	82.23	= 124,332
	Units	Unit Cost	Depr	Total Cost
	112	74.24		8,315
	90	18.46		1,660
		1,512 <u>Units</u> 1,008 1,512 (under base) 7 1512 <u>Units</u> 1512	Square feet Ba 1,512 x	Square feet

Depreciation	:	96% Total	96% Physical	Funct	tional	Econor	nic
50p100 1	•	3 3 2 2 2 2 3 2	-	reciation/Pl	Lus Appre	ciation :	(128,935)
- Improvement Va	ılue						\$5,370
Tump Sums							
±	lue						\$4,020
Outbuilding Va							\$4,020 \$17,295
Land Value							• •

WEBSTER COUNTY ASSESSOR'S OFFICE RURAL OUTBUILDINGS

Date of Run: 02/09/2018

Current Owner : HOLLINGSHEAD, PRISCILLA & PAMELA & Parcel # 002313901 RED CLOUD, NE 620 N ELM ST CRAFTON, CHRISTY 68970-Tax District Neighborhood Map # Legal Description: 5.33 ACRE TRACT IN N 38 ACRES NE1/4SE1/4 34-2-12 4369-34-4-0-0-72301

Appraisal Zone : G 4 BLOW YARD SHED N ω SH1 SHED DIRT MCH SHED SH1 CLOSED SHED BARN BARN W/LEAN-TO Code Notes Notes: Notes : Notes Notes: Description 1000 Manual Date: 06/13 Year Qual Condition 10 10 10 10 10 Poor Poor Average Poor Poor COST APPROACH 24 12 30 18 브 Dimensions × × × × × Cost Factor : 1 10 30 × 30 8 |--18 × × × × ı Values by Marshall & Swift GABLGABLRoof Cover SHNGL WOOD METAL METAL DIRT WOOD WOOD OTHER DIRT Wall DIRT N/A Floor DIRT Units 540 432 540 330 100.00 Cost 22.06 9.57 6.60 6.60 11,912 5,168 RCN 2,851 2,178 100 Depr 998 95% 32. % % 50 % % Value 3,515

Total Outbuilding Value :

4,020

145

100

110

150

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

Current Owner: Parcel # 002313901 HOLLINGSHEAD, PRISCILLA & PAMELA & CRAFTON, CHRISTY

620 N ELM ST RED CLOUD, NE 68970-

> Greenbelt Area/Date Neighborhood Tax District 45 NO

Map #

4369-34-4-0-0-72301

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

17,295	17,295		5.27	Parcel Totals :				
0 0	0 0	O	0.44	Road Use Totals :	No	ROAD	COUNTY ROAD ROAD	ROAD
10,000	10,000	10,000	1.00	Home Use Totals :	No	HOM1SU	HOME SITE 1ST ACRE, SUBURBAN HOME	HOM1SUB I
425	425)- 0 C	2.33	Grt1 Use Totals :	2	!	TURE CHART 300 OK GURATER OF GRIT	A G
90	90	180	0.49		NO NO	4T	TREE CANOPY 30% OR GREATER OF GREI	
90	90	180	0.49		No	3 T	TREE CANOPY 30% OR GREATER OF GRT1	4147T J
220	220	180	1.22		No	21	TREE CANOPY 30% OR GREATER OF GRT1	8473T J
5,765 5,765	5,76 <u>5</u> 5,765	5,765	1.00	Farm Use Totals :	No	BLD1SU	BUILDING SITE 1ST ACRE, SUBUR FARM	BLD1SU
1,105	1,105		0.50	Dry Use Totals :				
745	745	2,190	0.34	ı	No	4 D	COLY-HOBBS SILT LOAMS, 0-30% DRY	2521 (
360	360	2,265	0.16		No	3D	HOLDREGE SOILS, 3-7% SLOPES, DRY	4147 F
Assessed Value	Mkt Value	Ag/Acre	# Acres	Spot LVG	Adjust	LVG Code	Soil Name Land Use	Soil Symbol

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

DATE:

1/24/2018

CONTNUED ON BACK

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 NEI/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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office.

If we do not hear from you within 15 days, we will be

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

Set by Seller Other (please explain):

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

What V	Vas the total purchase							
1 price?		\$ 6X8666.67=52000.	02		Yes/No			
If	No explain:							
2 Was an	y personal property incl	nded in the sale price?	Yes	/No Per	rsonal Prope	rty was (o	circle all that a	pply):
Pivot	Irrigation Pipe (Above	ground / Buried) Mot	or Machiner	y Grain / Croj	ps Other (please ex	plain):	
3 What is	the dollar value of the p	ersonal property that was	it included in	the purchase pr	ice?	\$		
4 If this s	ale was involved in a 10	31 like kind exchange; is	it going to a ho	olding company	?	Yes / N	ĺo.	
5 How los	ng was the property on t	ne market?						<u> </u>
How di	d you learn that the prop	erty was for sale? Circle						
6 one:			Adv	ertising Broke	er/Realtor	Family	Newspaper	Seller
Prior K	nowledge Other (plea	se explain):						
7 How wa	as the sale price set? Circ	cle one: Apprai	sal Auction	Comparable 1	Neighborhoo	od Sales	Mutual Agre	ement

F.1	CEL#/						MER Rich	
FILING NU	IMBER 6023	13900/72	1 <u>30</u> 0	34-2	-12		Ryan	J. B
DOC STA	AMPS 20.6	35		tax/lien				171
SALES F.	TLE#		# PAG	೮				
NEIGHBORHOC	DD # (1)	100	105	200	205	300	205	<u> </u>
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	406 BLADEN RES
	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	ROSEMO
	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 COMIN
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000		· · · · · · · · · · · · · · · · · · ·				
	1000	2000	4000	9000	9500			
TAX DISTRICT	RESIDENTIAL 45	COMMERCIAL	AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL _ SUBURBAN _	
ITAL SALE PRICE	HS 4866	COMMERCIAL			1			
TAL SALE PRICE_ ADJUSTMENTS S	H5 H8666	COMMERCIAL			1			
ADJUSTMENTS S	HS Le le le	COMMERCIAL			1			
TAL SALE PRICE SADJUSTMENTS SADJUSTMENTS SADJUSTMENTS SA	HS Le le le	COMMERCIAL			1			
ADJUSTMENTS S ADJUSTMENTS S REVIEW CODE SALES DATE	HS Le le le	2.67 D			1			
ADJUSTMENTS S ADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE	NO 11-13	2.67 D	AGRICULTURAL	EXEMPT	GAME & PARKS			
ADJUSTMENTS S ADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO II-IS YES	COMMERCIAL 3-2017 D ADJUSTED	AGRICULTURAL	EXEMPT NO A OUT TO BE USED ARMS V	GAME & PARKS MOBILE 5 LENGTH / NOT ALID FOR			
ADJUSTMENTS S ADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO II-IS YES	COMMERCIAL 3-2017 D ADJUSTED	AGRICULTURAL	EXEMPT NO A OUT TO BE USED ARMS V	GAME & PARKS MOBILE 5 LENGTH/NOT	RC		RUR

Nebraska Department of REVENUE

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

7

FORM **521**

1 County Name	orded unless this state:	ment is signed and ite	ems 1-25 are accur	ately complete	<u></u>	
12 COUNTY IVE	nber	3 Date of Sale/Tran	sfer	4 Date of Deed		<u></u>
WEBSTER - 91			17 Yr. 2017	Mo. 12	Day 05 yr	2017
5 Grantor's Name, Address, and Telephone (Please P Grantor's Name (Seller)	· · · · · · · · · · · · · · · · · · ·	6 Grantee's Name,	Address, and Teleph	one (Please Print	t)	
First Nebraska Trust Co. Ttee-James B	. Burden Rev. Trust	Grantee's Name (Bu Richard Bush	_{iyer)} & Ryan J. Bush			
Street or Other Mailing Address C/O Robin Smith, PO Box 81667		Street or Other Mail 2385 B Rd	ing Address			
City State Lincoln NE	Zip Code	City		State	 ,	7 0 1
Phone Number (402) 477-2200	6850			State NE		Zip Code 6897:
(402) 477-2200 Email Address		Phone Number (402) 746-299	Is the granter If Yes, is the	e a 501(c)(3) orga grantee a 509(a) f	nization?	Yes ✓ N Yes
		Email Address		<u></u>		100 1 11
7 Property Classification Number. Check one box in	categories A and B. Check	C if property is also a m	obile home.			
(A) Status		(B) Property Type			- T	(C)
Improved Single Family [✓ Unimproved Multi-Family	Industrial	Mineral interests-N		State Assesse		Nobile Home
OLL Commercial	Agricultural Recreational	Mineral Interests-Pr	oducing	Exempt		
Type of Deed Conservator		Land Contract/Memo	7			
Bill of Sale Corrective		Lease	= ===	Sheriff	Other	
Cemetery Death Certificate - Transfer on D	= =	Mineral	. · <u></u>	Trust/Trustee Warrantv		
Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	fer Distribution For	eclosure Irrevocable	Trust Revocable T		Transfer on Deat	
	Easement Gift	Life Estate	√ Sale	<u></u>	Trustee to Benefi	
Was ownership transferred in full? (If No, explain the div	ee Exchange Gra	ntor Trust Partition	Satisfaction	of Contract (Other (Explain)	-
Yes No	isign.)	12 Was	real estate purchased Yes No	for same use? (If	No, state the int	tended use
Was the transfer between relatives, or if to a trustee, are	the trustor and beneficiary re					
LI res Villege of Aunt or Uncle to Niece of	Nephew Family Corp.	Partnership, or LLC	Self	Пон	her	
Brothers and Sisters	Grandparent	s and Grandchild	Spouse			
Ex-spouse	Parents and	1	Step-parent and S			
What is the current market value of the real property?		15 Was the mortgage		e the amount and	interest rate.)	
Oces this conveyance divide a current parcel of land?		☐Yes ☑			 -	%
Yes No		17 Was transfer throug of the agent or title	in a real estate agent company contact.)	or a title company	? (If Yes, include	
ddress of Property		19 Name and Address	of Person to Whom the	Tes Agri Arini	ates	No
ural Property ebster County, NE		same as Grar		e iax diatement s	snourd be Sent	
FT		Janie de Orai	itee			
No address assigned 18b Vacant land						
-				·		
ee attached						
f agricultural, list total number of acres						
Total purchase price, including any liabilities assur	ned			22	8 66	6,67
Was non-real property included in the purchase?	∏Yes ☑No (If Yee =	nter doller amount and	attach Hamira I II			
				30 W 5 Q	·	0,00
Adjusted purchase price paid for real estate (line 2				24	8,66	6 67
If this transfer is exempt from the documentary sta	mp tax, list the exemption	number	•			
Under penalties of law, I declare that I correct, and that I am duly authorized to sign the	have examined this stateme is statement.	nt and that it is, to the be	st of my knowledge as	nd belief, true, co	mplete, and	<u></u>
David B. Garwood					(402) 746	3613
Print or Type Name of Grantee or Authorized F	epresentative	· · · · · · · · · · · · · · · · · · ·		- <u></u> ,	Phone Number	· -
The Brands			Attorney		1-5-	- 12
C Signature of Grantee or Authorized Representa	tive \	Title			Date	-/0_
Re	gister of Deed's Use On				For Dept. Us	o Only
ate Deed Recorded 27 Value of Stamp of	r Exempt Number	28 Recording Data	^ -		· or nehr OS	Corny
o Day Yr \$	5	15K2018,	Pg 81			
No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014		7	AL	thorized by Neb. Re-	v. Stat. §§ 76-214. 7	77-1327(2)

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE½SE½) 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, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

BK2018, Pg 81

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 Source A.D., 20/8, at 2:40 o'clock P.M. Recorded in Book 20/8 on Page 8/

Deb Klingenberger County Clerk 1/0.00 BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date__/-5-/8
\$ > D. 25 By BR

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 (NE½SE½) 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 SE½, 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 SE½; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE½, 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, 2017.	FIRST NEBRASKA TRUST COMPANY,
	By Cobin Smit
	Robin Smith, Vice President and Trust Officer
STATE OF NEBRASKA, COUNTY OF DOI	UGLAS) ss.
The foregoing instrument was acknowled by Robin Smith, Vice President and Trust Office	edged before me on <u>Decembee</u> <u>5</u> , 2017, eer, on behalf of First Nebraska Trust Company, Trustee of
The James B. Burden Revocable Trust.	
	Cat 9 (nele)
Comm. expires October 9, 2019	Notary Public
	GENERAL NOTARY - State of Nebraska
Prepared by Garwood & McCracken, Lawyers	Phone/Fax: (402) Phone/Fax: (402) Phone/Fax: (402)

DAVE:F:\WP\2017\BUSH\BURDNTST,JTD 12/4/17

401 North Webster Street, Red Cloud, NE 68970

CUVER PAGE PROPERTY TRANSFER

	PAGE <u>CAUIO</u>		#P;	AGES	_	GRANTEE MASTER NAM	AEH NICH	urd
PARC FILING NUI	/ 1/2 7 1	313900/	12300	34-8	7-12	·	Ryar	N.Bo
DOC STA	MAPS —	<u> </u>				_	#	/3/7
500312		·		tax/lien				
SALES FI	LE#		# PAG	SES	_			
NEIGHBORHOO	100#	100	105	200	205	300	205	
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESI
	405	500	50\$	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		ROSEMO COMMERCIAL
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	amboy village w/ Home site	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	ЕХЕМРТ	GAME & PARKS		RURAL RESIDENTIAL_	
TAX DISTRICT_	45						Suburban _	
TOTAL SALE PRICE								
521 ADJUSTMENTS <u>\$</u>								
OR ADJUSŤMENTS <u>\$</u>								
RÉVIEW CODE	NO							
SALES DATE	11-13	-2017						
DEED TYPE	JTU	OD_						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED SI	JBCHANGED SALE N	NOTTO BE USED ARMS	LENGTH / NOT			
OCATION CODE	ВН	BLA	cow	MEA GR	SUREMENT	RC	POS	
!	ı					r.c	ROS	RUR

Nebraska Department of REVENUE

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

de. 2

FORM **521**

	The deed	will not be rec	orded unles	s this statem	ent is signed an	d items 1-25 are accu	rately comple	ted
1 County Name		2 County Nun	nber		3 Date of Sale/	Transfer	4 Date of Dee	
		STER - 91			Mo	Day 3 Yr. 2017	Mo. 12	Day 05 Yr. 2017
5 Grantor's Name, A Grantor's Name (Selli		ephone (Please P	rint)			me, Address, and Telepi	hone (Please Pri	nt)
Gianene Prent	ice, wife of i	David P. Burd	den		Grantee's Name Richard Bu	e (Buyer) Jish & Ryan J. Bus	:h	
Street or Other Mailin 2720 S 24th St	g Address		-			Mailing Address		
City Lincoln		State NE		Zip Code 68502			State NE	Zip Code 6897
Phone Number (402) 430-3301					Phone Number (402) 746-2		ee a 501(c)(3) org grantee a 509(a)	anization? Yes /
Email Address					Email Address	2000 11 163, 15 016	: grantee a buela	foundation? Yes
7 Property Classific	ation Number. (Check one box in	categories A a	and B. Check C	if property is also	a mobile home.		
(A) Status					3) Property Type			(C)
Improved	Single F		Industrial		Mineral Interes	sts-Nonproducing	State Asses	
✓ Unimproved	☐ Multi-Fa	· ·	Agricultural		Mineral Interes	sts-Producing	Exampt	
8 Type of Deed	Conservator	(Cidi	Recreationa		. 12	F1	-	
Bill of Sale	Corrective				and Contract/Memo sase	Partition Personal Rep.	Sheriff	Other
Cemetery	Death Certific	ate - Transfer on D		l-read	ineral		_Trust/Trustee Warranty	
9 Was the property p part of an IRS like- (I.R.C. § 1031 Exch	ourchased as	10 Type of Trans	ifer Distrib	aution Fores	closure Irrevoc	able Trust Revocable		Transfer on Death
		Auction	Easen	nent Gift	Life Es			Trustee to Beneficiary
Yes V		Court Decr	ree Excha	nge Gran	tor Trust Partitic		n of Contract	Other (Explain)
11 Was ownership tran		No, explain the div	/Ision.)		12	Was real estate purchase ✓ Yes No	ed for same use?	(If No, state the intended use
13 Was the transfer bet	ween relatives.	rifto a trustee an	the trustor an	d beneficiany rel	ativac7 /HVoc abo			
Yes 🗸	No Aunt	or Uncle to Niece o			Partnership, or LLC		\Box	Other
	☐ Broth	ers and Sisters		Grandparents	and Grandchild	Spouse	<u>.</u>	
	Ex-sp			Parents and C	hild	Step-parent and	Step-child	
14 What is the current n	narket value of th	ne real property?			15 Was the mort	gage assumed? (If Yes, sl	tate the amount a	nd interest rate.)
					Yes	✓ No \$		%
16 Does this conveyand		it parcel of land?			17 Was transfer to	through a real estate ager r title company contact.)	t or a title compa	ny? (If Yes, include the name
18 Address of Property								
Rural Property					4	dress of Person to Whom	the tax Statemer	nt Should be Sent
Webster County, N					same as G	rantee		
18a No address ass	signed 18b	Vacant land						
20 Legal Description					<u> </u>		··· · · · · · · · · · · · · · · · · ·	
see attached								
21 If agricultural, list tota	I number of sera	•						
- 1 agradional files lote	THORIDE: OF ALIC		· · · · · · · · · · · · · · · · · · ·					
22 Total purchase pri	ce, including a	ny liabilities assu	ımed		7 - 1 - 7 - 1 - 1 - 1 - 2 - 2 - 2		22 \$	0.00
						and attach itemized lis		
							st.) 23	0,00
24 Adjusted purchase	price paid for	real estate (line	22 minus line	23)	· · · · · · · · · · · · · · · · · · ·		24	0100
25 If this transfer is ex	xempt from the	documentary st	amp tax, list t	the exemption	number 4			
Und correct ar	er penalties of	law, I declare that authorized to sign t	I have examin	ed this statemer	nt and that it is, to t	he best of my knowledge	and belief, true,	complete, and
	B. Garwgoo		u iis siaichichi.	1				(402) 746-3613
Print or Ty	me Name of Gra	nted or Authorized	Representative			- <u> </u>		Phone Number
sign	WH S	- Helle	m			Attorney		1-5-18
here Signature	of Grantee or A	uthorized Represen	stative \		lifle			Date
				eed's Use On	ly			For Dept. Use Only
26 Date Deed Recorded	700	27 Value of Stamp	or Exempt Nu	mber	28 Recording Data			
Mo Day _6	Yr. <u>/8</u>	\$Exempl	LF4		<u> BK2018</u>	, Pg 82		
Nebraska Department of Reve Form No. 96-269-2008 2-2016		6-269-2008 Rev. 7-201	4				Authorized by Neb	. Rev. Stat. §§ 76-214, 77-1327(2)

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE½SE½) 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 SE½, 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 SE½, 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 SS.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of day A.D., 20 18, at 2:45 o'clock M. Recorded in Book 2018 on Page S2

Och Kingenherger County Clerk S10.00 BB Deputy Ind Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-5-18
\$ Exemple 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 (NE½SE½) 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 SE½, 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 SE½; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE½, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

Executed December OS, 2017.

Gianene Prentice

STATE OF NEBRASKA, COUNTY OF LANCASTER) ss.

The foregoing instrument was acknowledged before me on December ______, 2017, by Gianene Prentice.

Comm. expires April 18, ZOZI

Notary Public



Phone/Fax: (402) 746-3613

Page 1 of 1 Pages

DAVE:F:\WP\2017\BUSH\PRENTICE.QCD 12/4/17

	CEL#/ A. A.	/				GRANTEE MASTER NA	MEH Bicha	
FILING NU	UMBER DO 2	3(3900/	12.300	34-2	-17,		Ryan	J. Bu
	24	200					11-/	3/7/
DOC STA	AMPS 200	<u> </u>		tax/lien				
SALES F			# PAC	SES	_			
NEIGHBORHO	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESI
	405	500	505	510	515	600	60S	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	rosemo Commercial
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMM.
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
		20111150011			i		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		_	
	45	COMMERCIAL	AGRICULTURAL	ЕХЕМРТ	GAME & PARKS		SUBURBAN	
TAX DISTRICT_	45	47	AGRICULTURAL	EXEMPT	GAME & PARKS		_	
TAX DISTRICT_	45 8,666.	67	AGRICULTURAL	EXEMPT	GAME & PARKS		_	
_	45 8,666.	67	AGRICULTURAL	EXEMPT	GAME & PARKS		_	
'OTAL SALE PRICE_	45 8,666.	67	AGRICULTURAL	EXEMPT	GAME & PARKS		_	
OTAL SALE PRICE	45 8,666.	67	AGRICULTURAL	EXEMPT	GAME & PARKS		_	
OTAL SALE PRICE_ 1 ADJUSTMENTS S RADJUSTMENTS S REVIEW CODE	45 8,666. NO (1-13-	67	AGRICULTURAL	EXEMPT	GAME & PARKS		_	
OTAL SALE PRICE_ 1 ADJUSTMENTS S RADJUSTMENTS S REVIEW CODE	45 8,666.	67	AGRICULTURAL	EXEMPT	GAME & PARKS		_	
OTAL SALE PRICE_ 1 ADJUSTMENTS \$ RADJUSTMENTS \$ REVIEW CODE SALES DATE	45 8,666. NO (1-13-	67 -2017 D	AGRICULTURAL	EXEMPT	GAME & PARKS		_	
OTAL SALE PRICE 1 ADJUSTMENTS S RADJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE	45 8,666, NO 11-13- JTW]	67 -2017 D					_	
OTAL SALE PRICE 1 ADJUSTMENTS \$ RADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL	45 8,664, NO 11-13- JTW]	67 -2017 D ADJUSTED	SUBCHNGD	NO 4 ARMS	MOBILE 5 LENGTH / NOT		_	
OTAL SALE PRICE 1 ADJUSTMENTS \$ RADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL	45 8,664, NO 11-13- JTW]	67 -2017 D ADJUSTED	SUBCHNGD	NO 4 ARMS	MOBILE 5 LENGTH/NOT	RC	_	RUR

Real Estate Transfer Statement

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

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

FORM 521

The deed will not be recorded unless this state 1 County Name 2 County Number	
	ment is signed and items 1-25 are accurately completed.
WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed
	Mo. // Day /S Yr. 2017 Mo. 12 Day 05 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)
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
City State Zip Code Lincoln NE 685(2385 B Rd
Phone Number	Phone Mushau
(402) 430-3301 Email Address	(402) 746-2999 If Yes, is the grantee a 509(a) foundation? Yes
	Email Address
7 Property Classification Number. Check one box in categories A and B. Check	C if property is also a mobile home.
(A) Status	(B) Property Type (C)
improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile in
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
B Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement	Lease Personal Rep. Trust/Trustee
	Mineral Quit Claim Warranty
Was the property purchased as part of an IRS like-kind exchange?	reclosure
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gr	t Life Estate Sale Trustee to Beneficiary
Yes ✓ No	antor Trust Partition Satisfaction of Contract Other (Explain)
Was ownership transferred in full? (If No, explain the division.) Yes No No	12 Was real estate purchased for same use? (If No, state the intended
	Yes
Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary Yes No Aunt or Uncle to Niece or Nephew Family Cour	elatives? (If Yes, check the appropriate box.)
	., Partnership, or LLC Self Other
 .	ts and Grandchild Spouse
Ex-spouse Parents and	
What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	%
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 ne
Address of Property	of the agent or title company contact.) Yes Agri Affiliates
	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Rural Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
Rural Property Vebster County, NE	
Rural Property Webster County, NE a	
Rural Property Nebster County, NE a	
Rural Property Vebster County, NE a	
Rural Property Vebster County, NE a	
Rural Property Vebster County, NE I No address assigned 18b Vacant land Legal Description See attached	
Rural Property Vebster County, NE a No address assigned 18b Vacant land Legal Description See attached	
Rural Property Vebster County, NE I No address assigned 18b Vacant land Legal Description Ce attached If agricultural, list total number of acres	same as Grantee
Rural Property Vebster County, NE I No address assigned 18b Vacant land Legal Description Ree attached If agricultural, list total number of acres	same as Grantee
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Rural Property Vebster County, NE I No address assigned 18b Vacant land Legal Description Ree attached If agricultural, list total number of acres Total purchase price, including any liabilities assumed Was non-real property included in the purchase? Yes No (If Yes, Adjusted purchase price paid for real estate (line 22 minus line 23) If this transfer is exempt from the documentary stamp tax, list the exemptic Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement. David B. Garwood	same as Grantee 22 \$ 8,666,67 enter dollar amount and attach itemized list.) 23 \$ 0,00 24 \$ 8,666,67 In number ent and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613 Phone Number
Rural Property Nebster County, NE a No address assigned 18b Vacant land Legal Description see attached if agricultural, list total number of acres Total purchase price, including any liabilities assumed	same as Grantee 22 \$ 8,666,67 enter dollar amount and attach itemized list.) 23 \$ 0,000 24 \$ 8,666,67 In number ent and that it is, to the best of my knowledge and belief, true, complete, and (402) 746-3613 Phone Number Attorney
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Rural Property Webster County, NE a No address assigned 18b Vacant land Legal Description Gee attached If agricultural, list total number of acres Total purchase price, including any liabilities assumed. Was non-real property included in the purchase? Yes No (If Yes, Adjusted purchase price paid for real estate (line 22 minus line 23) If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement. David B. Garwood Frint or Type Name of Grantee of Authorized Representative Register of Deed's Use C.	same as Grantee 22 \$ 8,666,67 enter dollar amount and attach itemized list.) 23 \$ 0,00 24 \$ 8,666,67 In number ent and that it is, to the best of my knowledge and belief, true, complete, and Attorney Attorney Title Attorney Date
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Rural Property Webster County, NE a No address assigned 18b Vacant land Legal Description See attached if agricultural, list total number of acres Total purchase price, including any liabilities assumed Was non-real property included in the purchase? Yes No (If Yes, Adjusted purchase price paid for real estate (line 22 minus line 23)	same as Grantee 22 \$ 8,666,67 enter dollar amount and attach itemized list.) 23 \$ 0,000 24 \$ 8,666,67 ent and that it is, to the best of my knowledge and belief, true, complete, and 402) 746-361 Phone Number Attorney Title Attorney For Dept. Use Only

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE½SE½) 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, 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 ss.
Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of Sanuary A.D., 20 18, at 2:50 o'clock P. M. Recorded in Book 2018

ngenberger County Clerk

Deputy

Carded

BK2018, Pg 83

NEBRASKA DOCUMENTARY STAMP TAX Date_/-5-/8 \$ 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 (NE½SE½) 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 ______, 2017.

David P. Burden

STATE OF NEBRASKA, COUNTY OF LANCASTER) ss.

The foregoing instrument was acknowledged before me on December ______, 2017, by David P. Burden.

Comm. expires April 18, 2021

Notary Public



Phone/Fax: (402) 746-3613

DAVE:F:\WP\2017\BUSH\BURDEN.JTD 12/4/17

Page 1 of 1 Pages

CUVER PAGE PROPERTY TRANSFER

HILING NU	TEL # / (502). MBER (502).	313 900/1	<u> 3300</u>	34-2-	-12		Ryan	1. Bu
DOC STA	мря 20 г	25		tax/lien			# 13	3/7/
SALES F.	LE#	<u> </u>	# PAC	GES				
NEIGHBORHOC	DD #	100	105	200	205	300	305	400
	AGRICULTURA	E GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	400 BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT_	45						SUBURBAN	
TOTAL SALE PRICE	8666	.67						
321 ADJUSTMENTS S								
S STNAMTZULGA 9C	· · · · · · · · · · · · · · · · · · ·							
REVIEW CODE	NO							
SALES DATE	1/-13	1-2017 D						
DEED TYPE	JTW.	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	ı	2	3	0	5			
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					JONEINER!			
CATION CODE	вн	BLA	cow	GR	INA	RC	ROS (RUR

Real Estate Transfer Statement

FORM

 To be filed with the Register of Deeds.
 Read instructions on reverse side. 521 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo. 12 Day 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 Street or Other Mailing Address 2385 B Rd 824 Arlene Ave City Papillion State NE Zip Code 68046 city Riverton 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 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing ☐ Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other_ Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death (I.R.C. § 1031 Exchange) Auction Easement Sale Life Estate Trustee to Beneficiary Yes Yes √ No Gourt Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No. √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) √ No 5 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Ves Agri Affiliates Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 8.666¹67 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0.00 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 Phone Number Attomey here

26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ Day

Nebraska Department of Revenue

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

For Dept. Use Only

Register of Deed's Use Only

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE½SE½) 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, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

BK2018, Pg 84

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 2:50 o'clock P. M. Recorded in Book 2018 on Page 84

Och Klingenherger County Clerk \$10.00 B.R. Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date_/-5-/8 \$.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, 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	<u>.</u>
Jack Wood Alle.	Anne Wilson
Jack Donald Wilson	Anne Wilson
STATE OF Nebraska, COUNTY OF	Sarpy ss.
	6 - 1 4 2017
The foregoing instrument was acknowledged b	
by Jack Donald Wilson and Anne Wilson, husband and	i wife.
Comm. expires 9-/6-20	Notary Public A compression of the contraction of t
Connic expires 170 20	SENERAL NUTARY - State of Neoraska
	JOANN CHECKSFIELD My Comm. Exp. September 16, 2020
	any contains and containing to proceed the containing to proceed the containing to t

	AGE <u>(XO 18</u>	-85 - 1		AGES	-	GRANTEE MASTER NAM	AEH KIZHU	64
PARCE FILING NUM		313900/	12300	34-3	2-/2		Ryan	J. Bus
DOC STAN	1PS_20 C	25	<u> </u>	tax/lien			47/	317/
SALES FIL	E#//_		# PAG	es	_			
NEIGHBORH O OL	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 RESIDER
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
,	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAI. COMMERCI
	1010 GRASS GREEN / GOLF	1015 SAND GREEN / GOLF	1020 RURAL ANIMAL					
	COURSE	COURSE	CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	45						SUBURBAN _	<u> </u>
TOTAL SALE PRICE	Blolele	.67						
21 ADJUSTMENTS S	······································							
OR ADJUSTMENTS S								
REVIEW CODE	NO							
SALES DATE	11-13-	2017		:				
DEED TYPE	11-13- Stw	Ď			2			
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
Í		AS ADJUSTED 5	UBCHANGED SALE	NOTTO BE USED ARMS				
	USABILITY				/ALID FOR			
OCATION CODE	BH	BLA	cow		ASUREMENT INA	RC	ROS	RUR

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

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.

FOR	N
52	1

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. // Day /3 yr 2017 WEBSTER - 91 12 _ Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name. Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Richard Bush & Ryan J. Bush Roger Duane & Mariorie Wilson Street or Other Mailing Address 1202 East 1st Street or Other Mailing Address 2385 B Rd Zip Code 69001 State NE City Riverton McCook Zip Code 68972 Phone Number (308) 345-3652 Phone Number (402) 746-2999 Is the grantee a 501 (c)(3) organization? Yes: If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) [] Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Giff Life Estate Trustee to Beneficiary Yes **√** No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division,) 12 Was real estate purchased for same use? (If No, state the intended use. √ Yes No. √ Yes ∏No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes √ 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Agri Affiliates Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 8.666,67 0.00 23 24 8.666167 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 Fint of Type Nar Authorized Regresentative Phone Number Attorney Signature of Grantee of Authorized Representa Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data \$ Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE½SE½) 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, A DISTANCE OF 460.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34-T2N-R12W, THE P.O.B.

BK2018, Pg 85

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of Sanuary A.D., 20/8, at 2:55 o'clock P.M. Recorded in Book 20/8 on Page 85

Dab Klingenberger County Clerk 8/0.00 B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-5-/8
\$ 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.

Roger Duane Wilson

STATE OF NEBRASKA, COUNTY OF RED WILLOW) ss.

The foregoing instrument was acknowledged before me on December 50, 2017, by Roger Duane Wilson and Marjorie Wilson, husband and wife.

Comm. expires 10 10 20 Notary Public

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

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

Executed December 12-5, 2017

Phone/Fax: (402) 746-3613

DAVE:F:\WP\2017\BUSH\ROGER.JTD 12/4/17

Page 1 of 1 Pages

CUVER PAGE PROPERTY TRANSFER

FILING NUI	CEL#/			4GES		Grantee Master Nam	AEH PICHU	12 t
	MBER DOC	31 <i>3900 [1</i>	2300	342	1-12		Ryan	J. Buch
			_				# 1.	3/7/
DOC STA	мps <u>20.</u>	35		tax/lien				
SALES FI	LE#/23		# PAG	ES	_			
NEIGHBORHOO	10 #	100	105	200	205			
	AGRICULTURAL		GUIDE ROCK	RED CLOUD	RED CLOUD	300 BLUE HILL	305	400
		RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE		COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
000000	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_	
L							SUBURBAN	
TAX DISTRICT_	45_							
TAL SALE PRICE	8666.	67						
LADJUSTMENTS S								
ADJUSTNASNITE C								
	NO							
RADJUSTMENTS S	NO							
	11-13-							
RÉVIEW CODE								
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SALES DATE	11-13- UTu) D	SUBCHNGD 3	NO (4)	MOBILE 5			
SALES DATE DEED TYPE SALE QUAL CODE	11-13- UT U YES 1	ADJUSTED 2	3	OT TO BE USED ARMS L	5			
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Nebraska Department of REVENUE

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

12

FORM **521**

The deed will not be recorded unless this statem	ent is signed and items 1-25 are accurately completed	 l.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
WEBSTER - 91	Mo. // Day /3 Yr. 2017 Mo. 12 D	_{ay} <u>29</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) Estate of Robert J. Christy	Grantee's Name (Buyer) Richard Bush & Ryan J. Bush	
Street or Other Mailing Address c/o Michael Christy - Executor, 2626 Ellis	Street or Other Mailing Address 2385 B Rd	
City State Zip Code Bellingham WA 98225	City State Riverton NE	Zip Code 68972
Phone Number (360) 734-2815	Phone Number (402) 746-2999 Is the grantee a 501 (c)(3) organ If Yes, is the grantee a 509(a) for	
Email Address	Email Address	undation? Yes No
7 Property Classification Number. Check one box in categories A and B. Check (if property is also a mobile home.	
	3) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assesse	
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
Ommercial Recreational		
	and Contract/Memo Partition Sheriff	Other
	ease Personal Rep. Trust/Trustee	
	·	
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift		Fransfer on Death Frustee to Beneficiary
	= . = = = .	Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If	
Yes No	Ves No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re		····
		ner
Ex-spouse Parents and 0	and Grandchild Spouse	
14 What is the current market value of the real property?	Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and	interest rate
• • •	Yes V No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	2 /If Ves include the name
Yes No	of the agent or title company contact.) Yes Agri Affili	ates No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	Should be Sent
Rural Property Webster County, NE	same as Grantee	
18a No address assigned 18b Vacant land	1	
20 Legal Description		
- ,		
see attached		
21 If agricultural, list total number of acres		
	5	
22 Total purchase price, including any liabilities assumed	\$	8,666,67
23 Was non-real property included in the purchase? Tyes Vo (If Yes, a	nter 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 stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, co	omplete, and
David B. Garwood		(402) 746-3613
sign Print or Type Name of Grantee of Authorized Representative	Attorney	Phone Number
TOWN THOUSE	Title	1-5-18
liele /		Date
Register of Deed's Use Or 25 Date Deed Recorded 127 Value of Stamp or Exempt Number	-	For Dept. Use Only
= 12	28 Recording Data	
Mo. 1 Day 3 Yr. 18 \$ 20.25	BK2018,19 86	

An undivided one-sixth interest in the North thirty-eight (38) acres of the Northeast Quarter of the Southeast Quarter (NE½SE½) 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, 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 3ss. 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 3:00 o'clock P'M. Recorded in Book 2018 on Page_ Deb Klingenberger County Clerk Comp Carded

Assessor

NEBRASK S Date /-5	A DOC TAMP	CUMENTARY TAX	
	10		
\$ <i>20.25</i>	By	BB	<u> </u>

3K2017, Pg 86

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 Ouarter of the Southeast Quarter (NE¹/₄SE¹/₄) 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'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%; THENCE N89°57'41"E, ALONG THE NORTH LINE OF SAID SE%, 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 , 2017. ESTATE OF ROBERT J. CHRISTY, DECEASED. Michael Christy, Personal Representative/Executor STATE OF WASHINGTON, COUNTY OF WHATCOM) ss.

The foregoing instrument was acknowledged before me on December Berkond Representative/Executor of the Estate of Robert J. Christy, Deceased

Cracken, Lawyers Webster Street, Red Cloud, NE 68970

Ph/Fax (402) 746-3613

Page 1 of 1 pages

DAVEF:\WP\2017\BUSH\ESTATE.JTD.12/4/17

COVER PAGE PROPERTY TRANSFER

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		BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAI.
	NTS								

Good Life, Great Service.

FORM 521

Real Estate Transfer Statement

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

The d	eed will not be recorded	unless this statemen		25 are accura		
1 County Name	2 County Number		3 Date of Sale/Transfer	2018	4 Date of Deed	<u>3</u> _{Yr.} 2018
W	EBSTER - 91		1	Yr. 2018	Nio. Day	<u> </u>
5 Grantor's Name, Address, and	Telephone (Please Print)		6 Grantee's Name, Addres	ss, and Telepho	ne (Please Print)	
Grantor's Name (Seller) Gary L Meyer and Beve	erly K. Meyer		Grantee's Name (Buyer) Ashley Herringer			
Street or Other Mailing Address 1045 N Franklin St			Street or Other Mailing Add 711 W 5th Ave	aress	Clata	Zin Codo
City Red Cloud	State NE	Zip Code 68970	Red Cloud	15. 86	State NE	Zip Code 68970 tion? Yes ✓ No
Phone Number (402) 746-3791			Phone Number		a 501(c)(3) organiza grantee a 509(a) foun	
n/a			Email Address n/a		• •	
7 Property Classification Numb	er, Check one box in catego			home.		(0)
(A) Status			Property Type			(C)
Unimproved Mu	tti-Family Agr	ustrial [icultural [preational	Mineral Interests-Nonpro	_	State Assessed Exempt	Mobile Home
8 Type of Deed Conserve	e	Easement Lea	=	sonal Rep. 🔲	Sheriff	Other
	ertificate - Transfer on Death					
9 Was the property purchased a part of an IRS like-kind exchar (I.R.C. § 1031 Exchange)	s 10 Type of Transfer		osure Irrevocable Trust Life Estate or Trust Partition	✓ Sale	Tru	nsfer on Death stee to Beneficiary ner (Explain)
Yes ✓ No 11 Was ownership transferred in fu	, — -	_ <u> </u>	Limit			o, state the intended use.)
✓ Yes No		·	✓ Yes	☐ No	·	
13 Was the transfer between relati	ves, or if to a trustee, are the t	rustor and beneficiary rela	tives? (If Yes, check the app	ropriate box.)		
	Aunt or Uncle to Niece or Nepl			Self	Othe	r
	Brothers and Sisters	Grandparents	and Grandchild	Spouse		
<u> </u>	Ex-spouse	Parents and Cl	alld S	Step-parent and	Step-child	•
14 What is the current market valu	e of the real property?		15 Was the mortgage assi	umed? (If Yes, st	ate the amount and in	nterest rate.)
\$30,000	-		☐ Yes 🗸 No	\$		%
16 Does this conveyance divide a	current parcel of land?		17 Was transfer through a of the agent or title com	real estate agen pany contact.)	it or a title company? ✓ Yes <u>Garv Thorr</u>	(If Yes, include the name
18 Address of Property			19 Name and Address of F	Person to Whom	the Tax Statement St	rould be Sent
711 W 5th Avenue Red Cloud, NE 68970			Grantee			
18a No address assigned	18b Vacant land	•				
20 Legal Description						
Lots Ten (10), Elev Ordinance to the C	ity of Red Cloud, \	ve (12), Block C Webster Count	one (1), Subdivis y, Nebraska	ion Annex	c Lot Twelve	(12) by
21 If agricultural, list total number of	or acres				1 1¢	
22 Total purchase price, includ	ding any liabilities assumed	d			22 5	30,000,00
23 Was non-real property incl	uded in the purchase?	Yes 🔽 No (If Yes, e	nter dollar amount and att	ach itemized li	st.) 23 °	<u> </u>
24 Adjusted purchase price pa	aid for real estate (line 22 r	ninus line 23)			24	30,000 00
25 If this transfer is exempt fro	om the documentary stamp	tax, list the exemption	number	·		
Under penalt correct, and that I a Ashley Herrir	ies of law, I declare that I ha m duly authorized to sign this : 1ger	ve examined this stateme statement.	nt and that it is, to the best	of my knowledg	e and belief, true, co	
sign Print or Type Name	of Grantee or Authorized Rep	resentative	C	Grantee		Phone Number / /2018
- 17,000	e or Authorized Representativ	7 0	Title			Las
	Regi	ster of Deed's Use Or	ıly			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or i		28 Recording Data			
Mo. 01 Day 08 Yr. 2	018 \$ 67.50)	BN 2018 F	287		

	BW2018, 1901
State of Nebraska 3ss. County of Webster	
Entered on the numerical index and filed for record in the	
Clerk's office of said county this Standay	•
of 100 A.D., 20 19 at 10:18	
o'clock A M. Recorded in Book 2013	•
on Page_87	
Debra Klingenberge County Clerk	
IndCompAssessorCarded	
HidCompAssessorcarded	NEBRASKA DOCUMENTARY
	Date / X // X
	\$ 67.50 By PUN
Return to:	
Southern Title, LLC P O Box 221	
Red Cloud, NE 68970	
WARRANTY D	EED
Gary L. Meyer and Beverly K. Meyer, husband and wit	fe Grantors in consideration of ONE
DOLLAR (\$1.00) and other valuable consideration reco	
convey to Grantee, the following described real estate (
	•
Lots Ten (10), Eleven (11) and Twelve (12), Block One	* *·
by Ordinance to the City of Red Cloud, Webster Count	y, Nebraska.
Grantors covenant, jointly and severally, with Grantee	that Grantors:
(1) are lawfully seised of such real estate and t	that it is free from encumbrances:
(2) have legal power and lawful authority to co	
(3) warrant and will defend title to the real esta	ate against the lawful claims of all persons.
Executed January 3, 2018.	
Executed January 3, 2018.	
$\lambda \lambda \lambda \lambda$	_
6/h. All/	<i>l</i> 1
Many // Serry De	Duka K Mulle
Gary L. Meyer / Bever	ly K. Meyer
	9.
GEN GEN	ERAL NOTARY - State of Nebraska
STATE OF NEBRASKA)	BRIDGET DAEHLING
COUNTY OF	My Comm. Exp. May 19, 2020
, , , , , , , , , , , , , , , , , , ,	
The foregoing instrument was acknowledged before me	
Gary L. Meyer and Beverly K. Meyer, husband and wit	fe.

Budget Dachlerg, Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record: 1 of:

Adjustments:

1

Date of Print: 01/24/2018

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

: 4491-00-0-10115-001-0000 Parcel ID #: 000168500 Map #

:711 W 5TH AVE Situs HERRINGER, ASHLEY

:LOTS 10-12 BLOCK 1 SUBDIVISION ANNEX Legal

LOT 12 RED CLOUD 711 W 5TH AVE

68970-RED CLOUD, NE

LOT INFORMATION

200 RED CLOUD Neighborhood :

Value Method: SE 75 Lot Width # of Units : 10650 Lot Depth 142 : Unit Value : Amenities 0.09 Topography : LEVEL

Street Access : PAVED

940 Lot Value : Utilities : ALL

PHYSICAL INFORMATION

: 1920/97 : 1 - Single Family Year Built/Age Туре

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

: One-Story 100% Style Exterior Wall : 100% VINYL 748 Floor Area :

Basement Area : Λ

: WOOD JOIST/WOOD SUBFLOOR Sub Floor

Bedrooms : 1 : 1.0 Baths

Heat Type : 100% WARM & COOLED

: COMP SHINGLES Roof Type

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 0×0

FINAL ESTIMATE

\$25,860 Improvement Value Land Value \$940 \$26,800 FINAL ESTIMATE OF VALUE 35 Value per Square Foot 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

Legal :LOTS 10-12 BLOCK 1 SUBDIVISION ANNEX

711 W 5TH AVE LOT 12 RED CLOUD
RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

	DESCE	IPTION			
		Square fee	t Bas	se SF Cost	Total Cost
BASIC STRUCTURE COST		748	x	69.11	= 51,694
ADJUSTMENTS ROOFING SUBFLOOR		<u>Units</u>	<u>Unit Cost</u>	Area_Adj	Total Cost
HEATING & COOLING		748	1.80	1.80	1,346
PLUMBING Base is: 6	(under base)	1	734.17	(0.93)	(696)
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH				0.00	
ADJUSTED STRUCTURE COST		748	x	69.98	= 52,345
<u>IMPROVEMENTS</u>		<u>Units</u>	Unit Cost	Depr	Total Cost
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

Depreciation		63% Total	63% Physical	Func	tional	Economi	ic
Depreciacion	•	os rocar	Less Depre				(39,425)
Improvement Va	lue .						\$23,155
							\$23,155 \$940
Land Value							' '
Land Value Lump Sums				· · · · · · · ·	• • • • • • • •		\$940

PAGE 1 BOOK - PAGE 20 8 - 87		SALEDATE /- S-2018	LOCATION ID 000/68500	
ASSESSOR ROLL ROLL	ed Cloud	MOBILE HOME NA	ADDRESS OF THE WEALE	grue
COMMENTS			35	заноог» d1-гоод
YEAR	GNVI	HOUSE	SPIITDINGS	TOTAL
2015	040	2015	2705	23460
3016	960	A3 780	2076	24435
PIOR	Ohb	23155	2705	26,800
				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
SELLING PRICE 30,	30,000		ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
LOT WIDTH	-СН нтявотол	LOT UNITS 10650	CONDITION 35+ HOUSE Single family	a.m.i. WIDTH MILENGTH
QUALITY]	EXTERITYPE /% 100% VINU		,	O TOTAL FLOOR AREA 748
one	one Story 10080 "		PROPFING COMP Shingles	"HVACI, 100% WEIM (QV)
HVAC2/ %	SLAB	BASEMENT AREA		PART FINISH FINISH
FIXTURES 5	BEDROOMS BATHROOMS	GARAGETYPE AHOCKED	GARAGE AREA 336	FIREPLACE SWIMMAING POOL
`) (•	

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk

dlwebcoassr@outlook.com

DATE:

1/24/2018

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

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

W	hat was the total pure	chase			
1	price?	\$ \$		62,000.00	Yes / No
	If No explain:				
2 Was	any personal propert	y included in the sale pric	e? Yes	/No Pe	rsonal Property was (circle all that apply):
Appl	iances Furniture	Other (please explain):			
If the		f the personal property the property and produces is?			
5 What	t expenses have beer	incurred in each of the	past five years?	\$	
6 How	long was the proper	y on the market?		<u>. </u>	
7 Were	any changes made t	o the property either befo	re or after the sale?	Ye	es / No
(Exa	mple: Remodeling	Renovations Addition	s Repairs Demol	ition)	
If Ye	s explain:				
	_				

CONTINUED ON BACK

CUVER PAGE PROPERTY TRANSFER

	PAGE OV X	10		lGES		GRANTEE MASTER NAI	MEN RON	1.4
Parce Filing NUN	18ER <u>DOO (</u>	,10200/	17050	<u></u>			Eliza	beth 1
DOC STAN	APS EXPM	ot #4		tax/lien			Sunc	loef.
SALES FIL	F#	14					410	110
		<u>'</u>	# PAG	ES	<u>-</u>			
NEIGHBORHOOI	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 RESIO
	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		ROSEMON COMMERCIAL V
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	
i	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
L	<u> </u>			<u> </u>			SUBURBAN	
TAX DISTRICT_	25							
TOTAL SALE PRICE	0							
521 ADJUSTMENTS \$								
SOR ADJUSTMENTS S								
REVIEW CODE	NO							
SALES DATE	1-4	18						
DEED TYPE	QCI	\triangleright						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2 AS ADJUSTED	3	ANOTHER REPORTS	5			
	USABILITY	AS ADJUSTED S	SUBCHANGED SALE		ASUREMENT			
LOCATION CODE	BH BH	BLA BLADEN	COWLES 6	GR FUIDE ROCK	INA INAVALE	RC	ROS ROSEMONT	RUR RURAL
COMMENTS	Narrie	b husl	band 41	wife.	- Now	Single		

NEBRASKA Good Life Great Service

Real Estate Transfer Statement

FORM

• To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the item. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name Mo. / Day 4 Yr. 18 WEBSTER Day _ Select County & County Number 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Gractor's Name (Selier) Grantee's Name (Buyer) Phone Number is the grantee a 501(c)(3) organization? Yes Phone Number Z 100 119 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Addres A FA 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home Industrial Mineral Interests-Nonproducing State Assessed Improved Single Family ☐ Exempt Unimproved Multi-Family Agricultural Mineral Interests-Producing IOLL Recreational Commercial Partition Sheriff Other Distribution Land Contract/Memo 8 Type of Deed Trust/Trustee Personal Rep. Lease Easement Quit Claim Warranty Mineral Death Certificate - Transfer on Death Executor Transfer on Death Irrevocable Trust Revocable Trust 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Sale Trustee to Beneficiary Auction Easement Gift Life Estate (I.R.C. § 1031 Exchange) Satisfaction of Contract Sther (Explain) Yes **₩**No Court Decree Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) Yes Yes No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other ☐ Self Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 23,285 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.) 16 Does this conveyance divide a current parcel of land? 19 Name and Address of Person to Whom the Tax Statement Should be Sent Horantz E Lot Thr teen (13) Block Eight (8) Vence's Addition to Gurde Rock 20 Legal Description Webster County Nebraska 21 If agricultural, list total number of acres 22 23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 23 0010 24 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. Theoper 140850 sign Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded BK 2018, Pg 90 Day 08 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BW2018, Pg 90

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this day of	NEBRASKA DOCUMENTARY STAMP TAX Date 01-08-2018 \$LKINGT 4 By DAK
	QUIT CLAIM DEED
Return to: Baird & Grid	ess, Attorneys, PO Box 121, Clay Center, NE 68933
herein called Grantor whether one or mo consideration, received from Grantee, do L. SUNDAY and ELIZABETH R. SU	person and ELIZABETH R. SUNDAY, a single person, ore, in consideration of one dollar and other valuable oes quitclaim, grant, bargain, sell, convey, and confirm unto RON (NDAY as joint tenants and not a tenants in common herein, the following described real estate property in Webster County,
ALL MY INTEREST IN AND TO:	
LOT THIRTEEN (13) BLOCK EIGHT COUNTY, NEBRASKA.	(8), VANCE'S ADDITION TO GUIDE ROCK, WEBSTER
	I premises together with all tenements, hereditaments, and e grantee and to grantee's heirs and assigns forever.
Dated this 4th day of Vancary RON L. SUNDAY, Grantor	ELIZABETH R. SUNDAY, Grantor
STATE OF NEBRASKA) (SS. COUNTY OF LICESTOP)	
Before me, a notary public qualified for said	county, personally came Ron L. Sunday a single person and Elizabeth ne identical person or persons who signed the foregoing instrument and s, her, or their voluntary act and deed.
Witness my hand and notarial seal on <u></u> ப்புடி	Notary Public 2018. Notary Public

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

COVER PAGE PROPERTY TRANSFER

PARCI FILING NUN		2800 /	<u>e</u> 2795	54	-9		#12	0 47
	0013	042001	16286	5 8-4	29			X Y C
DOC STAI	MPS Exem	pt #15	_	tax/lien				
SALES FIL	E#	15	# PAG	ies				
NEIGHBORHOO	0#	100	105	200	205		<u> </u>	
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	300 BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESIDENTI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010 GRASS GREEN / GOLF COURSE	1015 SAND GREEN / GOLF COURSE	1020 RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	
_	مريور						SUBURBAN	
TAX DISTRICT_	113	_						
DTAL SALE PRICE	-	}_	·					
ADJUSTMENTS \$								
ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	12-10	2.2017	7					
DEED TYPE	Deed o	f Distri		zej PR				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	I USABILITY ,	2 As adjusted st	3 UBCHANGED SALE	NOT TO BE USED ARMS	5 LENGTH / NOT AUD FOR			
ATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	8LADEN	COWLES G	UIDE ROCK I	NAVALE 6	RED CLOUD RC	DSEMONT	RURAL
		. Wesley		t		Siane (· 1	



Real Estate Transfer Statement

15

FORM **521**

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Yr. 2017 _{Mo.}_12 _{Mo.}_12 2017 WEBSTER - 91 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Diane Cornelius as PR for the Estate of Wesley J. Cornelius Diane Cornelius Street or Other Mailing Address 2377 42 RD Street or Other Mailing Address 2377 42 RD Zip Code 68956 ^{City} Kenesaw ^{City} Kenesaw Zip Code 68956 State NE √ No Phone Number (308) 647-5452 Is the grantee a 501(c)(3) organization? Yes Phone Number (308) 647-5452 If Yes, is the grantee a 509(a) foundation? 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. (B) Property Type (A) Status (C) State Assessed Mobile Home Single Family Industrial Mineral Interests-Nonproducing Improved Mineral Interests-Producing ✓ Unimproved Multi-Family ✓ Agricultural Texempt IOLL Commercial Recreational Other_ Distribution Land Contract/Memo Partition Sheriff 8 Type of Deed Bill of Sale Corrective Easement Lease ✓ Personal Rep. Trust/Trustee Quit Claim Mineral Warranty Cemetery Death Certificate - Transfer on Death Transfer on Death 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Life Estate Trustee to Beneficiary Auction Easement Gift Grantor Trust Partition Satisfaction of Contract Other (Explain) Yes Yes V No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No. explain the division.) √ Yes No ✓ Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **√** No \$486,000 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Diane Cornelius Webster County 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 0.'00 22 22 Total purchase price, including any liabilities assumed 0;00 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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. (308) 647-5452 Diane Cornelius Phone Number Grantee Title Date Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded

Day

Exempt#15

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 (E½ NW¼); and the Southwest Quarter (SW¼); and the North Half of the Southeast Quarter (N½SE¼); and the Southwest Quarter of the Southeast Quarter (SW¼SE¼), all in Section Five (5), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

BK2018, Pg 101

State of Nebraska Sss.

County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of Journal A.D., 20 18, at 2:50 o'clock Ms. Recorded in Book 2018 on Page 10 10 County Clerk B Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date / - 9 - /8
\$Exempt # 15 by BB

TOP PORTION FOR USE BY THE OFFICE OF THE REGISTER OF DEEDS ONLY.

After Recording Return to:

Michael J. Tye THE TYE LAW FIRM, PC, LLO PO Box 636 Kearney, NE 68848-0636

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Diane Cornelius, as Personal Representative of the Estate of Wesley Junior Cornelius, Deceased, pursuant to appointment by the County Court of Kearney County, Nebraska, GRANTOR, conveys and releases to Diane Cornelius, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The West Half of the Northeast Quarter (W'_2 NE'₄), and the West Half of the Southeast Quarter (W'_2 SE'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 (E½ NW¼); and the Southwest Quarter (SW¼); and the North Half of the Southeast Quarter (N½SE¼); and the Southwest Quarter of the Southeast Quarter (SW¼SE¼), all in Section Five (5), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

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

Executed: December /2 , 2017

THE ESTATE OF WESLEY JUNIOR CORNELIUS, Deceased

Diane Cornelius,

Personal Representative

STATE OF NEBRASKA

)SS

COUNTY OF BUFFALO

The foregoing instrument was acknowledged before me on December 12, 2017, by Diane Cornelius, Personal Representative of the Estate of Wesley Junior Cornelius, Deceased.

(seal)

GENERAL NOTARY - State of Nebraska
ELLEN PROVINCE
My Comm. Exp. January 18, 2021

Notary Public

800k &	PAGE_ 3018	5-122-10	24 HP/	reez		GRANTEE MASTER NAN	ne n Richar	d/wan Co	(MAN
FILING NUI	EL#/ MBER 00240	1700/13	31/5 SU	WH35-3-	12		Nancy	cd Lynn Co Sue l'asso	<u></u>
1/2016	00240	3300/7	1937	210-3	2-17	- -	Jan Jan	-1 1	<u>e</u> r
Compt	00240	14300/42	1/25 ·	33-23-12	<u> </u>	- FF 13177	* 1ame	ela Jean	
#20		, 100 100	<u></u>	tax/lien			Cotrust	lees	
SALES FI		2	# PAG	ES	_	Ver		nan Sr. Ge	l:+Tiast
NEIGHBORHOC	# DO #	100	105	200	205	300	305	490	7
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL	
	405	500	50\$	510	515	600	605	610	
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE	
	615	700	705	710	800	805	1000	1005	
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL	
	1010	1015	1020						
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT						
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL		
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN		
TAX DISTRICT	115						_		
TOTAL SALE PRICE_	-6	-							
521 ADJUSTMENTS <u>S</u>	S								
SESSOR ADJUSTMENTS S	<u>. </u>								
REVIEW CODE	NO								
SALES DATE	1-2-	2018							
DEED TYPE	Trust	ees Dee	dAD	istibuti	ษท				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE									
	1 USABILITY	2 AS ADJUSTED S	3 :UBCHANGED SALE		VALID FOR				
LOCATION CODE	вн	BLA	cow	GR ME	INA	RC	ROS	RUR	
	BLUE HILL	BLADEN	COWLES	SUIDE ROCK	INAVALE	RED CLOUD J	ROSEMONT	RURAL	
COMMENTS	Distribu	dion G	TYLIS	Lees,	+ Ber	ly Como	in Tru	stee	
			(Cedi+	Trust)		7	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded uni	ess this statemen			ately complete	·a
1 County Name 2 County Number		3 Date of Sale/Trans		4 Date of Deed	
WEBSTER - 91		Mo. 01 Day 02 Yr. 2018 Mo. 01 Day 02 Yr. 2018 6 Grantee's Name, Address, and Telephone (Please Print)			
5 Grantor's Name, Address, and Telephone (Please Print)				one (Piease Prin	t)
Grantor's Name (Seller)		Grantee's Name (Bu See Attached	_{yer)} Exhibit "B"		
See Attached Exhibit "A" Street or Other Mailing Address		Street or Other Maili	ng Address	· .	
2129 Road 4400	7:- 0. 3.	2129 Road 44	00	State	Zip Code
City State Edgar NE	Zip Code 689 <u>35</u>	City Edgar	11-16	NE ne a 501(c)(3) orga	<u>68935</u>
Phone Number (402) 364-3080		Phone Number (402) 364-308		grantee a 509(a)	foundation? Yes V No
Email Address N/A	<u> </u>	Email Address N/A			
7 Property Classification Number. Check one box in categories	A and B. Check C if		obile home.		
(A) Status		Property Type			(C)
✓ Improved Single Family Industri	al	Mineral Interests-N	lanproducing	State Assess	sed Mobile Home
Unimproved Multi-Family Agricult	urai 🛚	Mineral Interests-P	roducing	Exempt	
IDLL Commercial Recreat	ional				
8 Type of Deed Conservator	DistributionLar	nd Contract/Memo	Partition	Sheriff	Other
Bill of Sale Corrective	Easement Les	=	=	Trust/Trustee	
Cemetery Death Certificate – Transfer on Death	Executor Min		Quit Claim	Warranty	Transfer on Death
part of an IBS like-kind exchange?	istribution Forecl	=	=		Trustee to Beneficiary
(LR.C.§ 1031 Exchange)	asement Gift	Life Estate		n of Contract	Other (Explain)
	xchange Granto	or Trust Partition			(If No, state the intended use.)
11 Was ownership transferred in full? (If No, explain the division.) Yes No			Yes No		
13 Was the transfer between relatives, or if to a trustee, are the truste	or and beneficiary rela	tives? (If Yes, check the	re appropriate box.)		
Yes No Aunt or Uncle to Niece or Nephew		artnership, or LLC	Self		Other
☐ Brothers and Sisters	Grandparents a	ind Grandchild	Spouse		
Ex-soouse	Parents and Ch		Step-parent and	•	
14 What is the current market value of the real property?		15 Was the mortgag	je assumed? (li Yes, s	state the amount a	
\$883,383 (See Attached Exhibit "C")			☑ No \$		%
16 Does this conveyance divide a current parcel of land?	-		ough a real estate age tle company contact.)		ny? (If Yes, include the name
Yes V No		19 Name and Addre			
18 Address of Property		Richard Lynn Co			•
		2129 Road 4400			
18a ✓ No address assigned 18b 🗍 Vacant land		Edgar, NE 6893	35		
20 Legal Description		-			
See Attached Exhibit "C"					
See Attached Exhibit C	•				
21 If agricultural, list total number of acres 478.34					
					0.00
${\bf 22}$ Total purchase price, including any liabilities assumed			• • • • • • • • • • • • • • • • • • • •	22	0,00
23 Was non-real property included in the purchase?	No (If Yes, er	nter dollar amount a	nd attach item ize d	list.) 23 S	
24 Adjusted purchase price paid for real estate (line 22 minu	ıs line 23)			24	000_
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 e	xamineo mis sialemei	nt and that it is, to the	best of my knowled	ge and belief, true	, complete, and
correct, and that I am duly authorized to sign this state Michael L. Rickert	ment.				(402) 934-4770
Print or Type Name of Grantee or Authorized Represe	ntative		A 44		Phone Number
sign LORO	· · · · · · · · · · · · · · · · · · ·		Attorney		
here Signature of Grantee or Authorized Representative		Title			Date
	of Deed's Use On	ly			For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exen	npt Number	28 Recording Data	1511		
Mo DayYr. 2018 Jan 11 11:21 AM	Ex020 Book 2	2018 Page 122	127		
				والخريب المرسون والمراور والإ	th Day Stor 66 76-214 77-1327(2)

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"

Legal Description	Full Value	Fractional Value
An undivided one-quarter (¼) interest in the following described real estate: The Northeast Quarter (NE¼) of Section Thirty-Three (33), Township Three (3) North, Range Twelve (12) West of the 6th p.m., Webster County, Nebraska.	\$695,060	\$173,765
An undivided one-half (½) interest in and to the following described real property: The Southwest Quarter (SW½) of Section Thirty-Five (35), Township Three (3) North, Range Twelve (12) West of the 6th p.m., Webster County, Nebraska.	\$716,425	\$358,213
An undivided one-half (½) interest in and to the following described real property: The Northeast Quarter (NE¼) of Section Twenty-Six (26), Township Three (3) North, Range Twelve (12) West of the 6 th p.m., Webster County, Nebraska.	\$702,810	\$351,405
TOTAL:	\$2,114,295	\$883,383

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., Amendéd 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, 201	8.
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, as Successor Co-Trustee of the Vernon L. Corman, Sr., Amended Revocable Trust U/A dated November 15, 2000, Grantor 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	مہط
The foregoing instrument was acknowled by Richard Lynn Corman, as Successor Co-Tr Revocable Trust U/A dated November 15, 2000 GENERAL NOTARY - State of Nebraska MICHAEL RICKERT My Comm. Exp. July 11, 2020	iged before me this 2 day of January, 2018 ustee of the Vernon L. Corman, Sr., Amended , Grantor.
STATE OF NEBRASKA) COUNTY OF ADAMS) SS.	liged before me this 2 day of January, 2018
The foregoing instrument was acknowled by Nancy Sue Vossler, as Successor Co-True Revocable Trust U/A dated November 15, 2000,	stee of the venton L. Connan, St., Amended
GENERAL NOTARY - State of Nebraska MICHAEL RICKERT My Comm. Exp. July 11, 2020	Notary Public
STATE OF NEBRASKA) SS. COUNTY OF ADAMS)	nd.
The foregoing instrument was acknowled by Pamela Jean Shuck, as Successor Co-Tru Revocable Trust U/A dated November 15, 2000,	istee of the vernon L. Connan, St., Amended
GENERAL NOTARY - State of Nebraska MICHAEL RICKERT My Comm. Exp. July 11, 2020	Notary Public 2

EXHIBIT "A"

An undivided one-quarter (½) interest in the following described real estate: The Northeast Quarter (NE½) of Section Thirty-Three (33), Township Three (3) North, Range Twelve (12) West of the 6th p.m., Webster County, Nebraska.

An undivided one-half (½) interest in and to the following described real property: The Southwest Quarter (SW½) of Section Thirty-Five (35), Township Three (3) North, Range Twelve (12) West of the 6th p.m., Webster County, Nebraska.

An undivided one-half (½) interest in and to the following described real property: The Northeast Quarter (NE¼) of Section Twenty-Six (26), Township Three (3) North, Range Twelve (12) West of the 6th p.m., Webster County, Nebraska.

COVER PAGE PROPERTY TRANSFER

PARCE FILING NUM	L#/ 600 1	10300/	31060			GRANTEE MASTER NAI		
							- Xloi	<u>cuelin</u>
DOC STAN	1PS / Co	8.75		tax/lien			# 1317	75
SALES FIL	E#	7	# P#	4GES			V / J. F	
NEIGHBORHOOE) #						· · · · · · · · · · · · · · · · · · ·	
	1	100	105	<u></u>	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	RESIDENTIAL BLUE HILL	BLUE HILL COMMERCIAL	BLADEN RESID
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOM SITE		COWLES E COMMERCIAL/NO SITE	ROSEMONT W/HOME	ROSEMONT / NO HOME SITE	ROSEMON COMMERCIAL 1
	615	700	705	710	800	805	1000	1005
,	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOM SITE	E INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	7000	2000						
	RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
		·	· · · · · · · · · · · · · · · · · · ·				SUBURBAN _	
TAX DISTRICT_	65							
TOTAL SALE PRICE	75,	000						
521 ADJUSTMENTS S								
SOR ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	12-1-	-2017						
DEED TYPE	_JTU	-2017 D						
SALE QUAL	(VES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE .	<u></u>	2	3	4	5			
	USABILITY	AS ADJUSTED	Subchanged sal	LE NOT TO BE USED ARM	IS LENGTH / NOT VALID FOR JEASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD A	OSEMONT	RURAL

Nebraska Department of REVENUE

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

7

FORM **521**

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.				
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	44 2047			
WEBSTER - 91	· 	y <u>14</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) Larry & Glenda Tietjen, Eugene & Serena Boner, Mary Hanser	Grantee's Name (Buyer) Kyle J. & Jacqueline E. Klein				
Street or Other Mailing Address 1679 River Rd	Street or Other Mailing Address 721 N Seward St				
City State Zip Code Red Cloud NE 68970	City State NE	Zip Code 68970			
Phone Number (402) 746-2275	Phone Number Is the grantee a 501(c)(3) organiz (402) 742-7013 If Yes, is the grantee a 509(a) fou				
Email Address	Email Address				
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home				
) Property Type	(C)			
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed				
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt				
Ommercial Recreational					
		Other			
	ease				
9 Was the property purchased as part of an IRS like-kind exchange?	losure Irrevocable Trust Revocable Trust Tr	ansfer on Death			
part of an IHS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	Life Estate Sale Tr	ustee to Beneficiary			
		ther (Explain)			
11 Was ownership transferred in full? (If No, explain the division,) Yes No	12 Was real estate purchased for same use? (If I	No, state the intended use.)			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)				
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other	er			
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse				
☐ Ex-spouse ✓ Parents and C	hild Step-parent and Step-child				
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)			
de Dans Hair anny a name divide a survey barral of land?	Yes ✓ No \$				
16 Does this conveyance divide a current parcel of land? Yes V No	of the agent or title company contact.)	(II res, include the name			
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	· · · · · · · · · · · · · · · · · · ·			
721 N Seward St	same as Grantee				
Red Cloud, NE 68970					
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), Bloo	k Eighteen			
(18), Original Town now City of Red Cloud, Webste	r County, Nebraska.				
21 If agricultural, list total number of acres					
33 Total purehone price including any liabilities convered	\$ 22	75,000,00			
22 Total purchase price, including any liabilities assumed	l S	0,00			
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 5 75,000 00					
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement	nt and that it is, to the best of my knowledge and belief, true, co	mplete, and			
correct, and that I am duly authorized to sign this statement. David B. Garwood		(402) 746-3613			
Sign Print or Type Name of Stantee of Authorized Representative	Attorney	Phone Number			
here Signature of Grantee of Authorized Representative	Title	Date			
Register of Deed's Use O	niv	For Dept. Use Only			
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	<u> </u>			
Mo. L Day 16 Yr. 18 \$ 168.75	BK2018,19 197-198	ov Stat && 76-214 77-1327/2)			

BK2018, Pg 197

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of January A.D., 2018, at 1:45 o'clock P. M. Recorded in Book 2018 on Page 197-198

Deb Klingenherger County Clerk 416.00

B.B. Deputy Ind. Comp. Assessor. Carded

NEBRASKA DOCUMENTARY

STAMP TAX

Date 1-/6-/8

\$ 168. 75 By B/B

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.

Larry H. Tetjen

Serena Boner

Fugene Roner

Slenda M. Tietjen	Sleene Boan
Glenda M. Tietjen, Attorney in Fact	Serena Boner, Attorney in Fact
for Mary F. Hansen	for Mary F. Hansen
STATE OF NEBRASKA, COUNTY OF	WEBSTER) ss.
The foregoing instrument was ackr 2017, by Larry E. Tietjen and Glenda M.	nowledged before me on December/, Tietjen, husband and wife.
DAVID B. GARWOOD My Comm. Exp. October 22, 2018	Dil Banwood
Comm. expires 10-02-2018	Notary Public
STATE OF NEBRASKA, COUNTY OF	WEBSTER) ss.
The foregoing instrument was ackn 201 g , by Eugene Boner and Serena Boner,	nowledged before me on 15 ankay 16, husband and wife.
GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2018	David Sawood
Comm. expires 10-72-3018	Notary Public
STATE OF NEBRASKA, COUNTY OF V	
The toregoing instrument was acknowledged	owledged before me on December,
2017, by Glenda Tietjen and Serena Boner	, as attorneys in fact on behalf of Mary F.
Hansen.	
GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2018	Lavid Dannock
Comm. expires 11-22-2018	Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Record: 1 of:

Adjustments:

Date of Print: 01/26/2018

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

Legal :SOUTH 12'6 LOT 6 & ALL 7-9 BLOCK 18

721 N SEWARD ST ORIGINAL TOWN RED CLOUD

721 N SEWARD ST ORIGINAL TOWN RED CLOUL
RED CLOUD, NE 68970-

LOT INFORMATION

Neighborhood: 200 RED CLOUD

Lot Width : 87.5 Value Method: SF
Lot Depth : 142 # of Units : 12425
Topography : LOW Amenities Unit Value : 0.09

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

Utilities : ALL Lot Value : 1,095

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

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

Record: 1 of: 1 Date of Print: 01/26/2018

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

KLEIN, KYLE J. & JACQUELINE E.

Situs :721 N SEWARD ST
Legal :SOUTH 12'6 LOT 6 & ALL 7-9 BLOCK 18

ORIGINAL TOWN RED CLOUD 721 N SEWARD ST

RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift

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

	DESCR	RIPTION			
		Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,760	x	80.16	= 141,082
ADJUSTMENTS ROOFING		<u>Units</u>	<u> Unit Cost</u>	Area Adj	Total Cost
SUBFLOOR HEATING & COOLING		1,760	2.01	2.01	3,538
PLUMBING Base is: 9 BASEMENT COST	(over base)	2 1,760	1176.67 14.94	1.27 14.94	2,235 26,286
PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		540	28.86	8.85	15,584
ADJUSTED STRUCTURE COST		1760	x	107.23	= 188,725
<u>IMPROVEMENTS</u>		Units	Unit Cost	Depr	Total Cost
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

Depreciation :	,,, TOCAL	77% Physical		T C
		Less Depre	ciation/Plus Ap	
Improvement Value				 \$48,915
Land Value				 \$1,095

PAGE 1 BOOK - PAGE	2018-197-98 SALEDATE	NE 12-1-2017	LOCATION ID OOO	LOCATION ID DOO 1 10300 /31060	1060
le S	- 91-0002	мовіце номе	ADDRESS OF PROPERTY	721 N Seuter S	
				SCHOOL#	91-0002
YEAR	LAND	HOUSE		BULDINGS	TOTAL
3015	1095	24030			M5/25
3108	5601	56464			6505
2017	1095	S16 8h		nana.	500P
)
	The state of the s	1.00			
	The state of the s				
SELLING PRICE $75,00$	S21 ADJUSTIMENT		ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE	SELLING
87.5	145	LOT UNITS 1242S	CONDITION 30 HO	TYPE Single family	MH MH ENGTH
SO ENTERS	EXTERS TYPE 1 & AS 10 HANDLOS	V EXTER2 TYPE / X	EXTERTIVE 1 " 15 % Mason Vancel	_	
1 Store	STVE 2/		HOOFING Comp Shing Le	Smele	" 100% Warm
	SLAS	BASEMENT AREA	MIN	REC FINISH	PART FINISH SA
	ONS S BATHROOMS S	GARAGE TYPE AHUM A	GARAGE AREA	552 PIREPLACE	SWIMMING POOL
And the second s					
265	NOW 212, (080)	LUMP DESCRP 77	77% tatel 77% Juysic	& Juysice	
	·			,	

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk diwebcoassr@outlook.com



DATE:

1/26/2018

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

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

	What was the total pur	chase			
1	price?	\$ \$	75,000.00	Yes / No	
	If No explain:				
2 V	Vas any personal proper	ty included in the sale price?	Yes / No	Personal Property was	s (circle all that apply):
A	ppliances Furniture	Other (please explain):			
Į		of the personal property that was a property and produces income as?	- "		S
5 N	That expenses have been	n incurred in each of the past fi	ve years? \$		
6 H	ow long was the proper	ty on the market?			
7 V	Vere any changes made	to the property either before or a	fter the sale?	Yes / No	
(Example: Remodeling	Renovations Additions Re	pairs Demolition)		
H	Yes explain:				

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

filing Nun	EL#/ MBER <u>QQ</u>	110320/.	<u>3106</u> 0			 -	Jacqu	eline E
DOC STAI	MPS EXEM	upt #14	<u> </u>	tax/lien			5/ei/	<u> </u>
SALES FIL	E#	8	# PAG	es		-	101	20
NEIGHBORHOO	D# 1	100	105	200				
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	300 BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 GLADEN RESIDER
	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 COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
	1010	1015	1020					
	COURSE COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			<u> </u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT_	RESIDENTIAL.	COMMERCIAL	AGRICULTURAL	CXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
_	RESIDENTIAL.	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		-	
TAL SALE PRICE	RESIDENTIAL.	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		-	
TAL SALE PRICE	RESIDENTIAL.	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		-	
TAL SALE PRICE ADJUSTMENTS 5 ADJUSTMENTS 5	RESIDENTIAL.	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		-	
TAX DISTRICT OTAL SALE PRICE ADJUSTMENTS 5 ADJUSTMENTS 5 REVIEW CODE SALES DATE	(05 		AGRICULTURAL	EXEMPT	GAME & PARKS		-	
ADJUSTMENTS S ADJUSTMENTS S ADJUSTMENTS S REVIEW CODE	(05 	2017 2D	AGRICULTURAL	EXEMPT	GAME & PARKS		-	
ADJUSTMENTS S DJUSTMENTS S REVIEW CODE SALES DATE DEED TYPE SALE QUAL	(05 	-2017 VD	AGRICULTURAL		GAME & PARKS		-	
CODE	NO 12-/ JTU Jes_ L_	2017 2D ADJUSTED	SUBCHNGD	OT TO BE USED ARMS.	MOBILE 5		-	

Real Estate Transfer Statement

FORM

521 To be filed with the Register of Deeds,
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer County Name 2 County Number 2017 18 Yr. Mo. 2 Day 2 / Yr. 12 WEBSTER - 91 Daν 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Ruver Kyle J. & Jacqueline E. Klein Lonnie Elden Hansen Street or Other Mailing Address 721 N Seward St Street or Other Mailing Address 3126 Westside Zip Code 68803 State City Red Cloud Grand Island 68970 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number Phone Number (402) 742-7013 Yes **√** 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) Single Family Industrial √ improved Mineral Interests-Nonproducing State Assessed Mobile Home Exempt Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Bill of Sale Lease Corrective Easement Personal Rep. Trust/Trustee **V** Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Life Estate Trustee to Beneficiary ☐ Yes **V** No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division,) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ☐ No. Yes ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes ✓ Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate,) Yes √ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 721 N Seward St same as Grantee Red Cloud, NE 68970 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 0.00 0,00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 000 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 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. Dayid-B. Garwood (402) 746-3613 Phone Number Attorney Signature of Gran Title Register of Deed's Use Only For Dept. Use Only

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of 2018, at 1:50 o'clock 19 M. Recorded in Book 2018 on Page 199

Deb Klingenherger County Clerk

\$10.00 BB Deputy
Ind Comp Assessor Carded

BK2018, Pg 199

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

JOINT TENANCY WARRANTY DEED

Ellen Elden

401 North Webster Street, Red Cloud, NE 68970

Lonnie Eldon 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	Lonnie Elden Lonnie Elden Elden	Hansen
STATE OF NEBRASKA, COUNTY OF	Hall) ss.	
The foregoing instrument was ackno Lonnie Eldon Hansen, a single person.	GENERAL NOTARY - State of JULIE A. BRISI My Comm. Exp. Sept.	Nebraska ENO
Comm. expires 9-30-2020	Nøtary Public	y justo
Prepared by Garwood & McCracken, Lawyers	Phone/Fax: (402) 746-3613	Page 1 of 1 Pages

DAVE:F:\WP\2017\KLEIN\LONNIE.JTD 12/13/17

CUVER PAGE PROPERTY TRANSFER

Grown	a start					~~ / / / / /	
IPS	5-4-14		tax/lien			# 131	75
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AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	REUE HILL COMMERCIAL	400 BLADEN RESIDENT
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE		ROSEMONT COMMERCIAL W/SI
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ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
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GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
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Real Estate Transfer Statement •To be filed with the Register of Deeds. • Read instructions on reverse side.

FORM 521

 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number County Name 2017 Ma. 2 Day 41 WEBSTER - 91 Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Grantor's Name (Seller) Kyle J. & Jacqueline E. Klein Teresa Anne Smith Street or Other Mailing Address 721 N Seward St Street or Other Mailing Address 727 Algonquian Ventura Ventura Zip Code 93001-4416 City Red Cloud 68970 NE Phone Number (402) 742-7013 Is the grantee a 501 (c)(3) organization? Yes **√** No Phone Number If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home √ Single Family industrial Mineral Interests-Nonproducing i State Assessed | Improved Agricultural Mineral Interests-Producing Exempt Unimproved Multi-Family Recreational ∏ IOLL Commercial Partition Sheriff Other_ Distribution Land Contract/Memo 8 Type of Deed Trust/Trustee Lease Personal Rep. Corrective Easement Bill of Sale Warranty Death Certificate - Transfer on Death Mineral Quit Claim Executor Cemetery Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death **√** Sale Life Estate Trustee to Beneficiary Auction Fasement Grantor Trust Partition Satisfaction of Contract Other (Explain) ☐ Yes ✓ No Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other. ✓ Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC √ Yes Brothers and Sisters Grandparents and Grandchild Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes V No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 721 N Seward St same as Grantee Red Cloud, NE 68970 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 00,00 22 22 Total purchase price, including any liabilities assumed 0.0023 Was non-real property included in the purchase? Tyes Vol (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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. (402) 746-3613 David B. Garwood uthorized Representative Print or Type Nam Attorney Title For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number Exempt#14 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 16 day of Source A.D., 20 18, at 1:55 o'clock P.M. Recorded in Book 2018 on Page 200

Deb Klingenberger County Clerk 310.00 BB Deputy Ind Comp Assessor Carded

BK2018, Pg 200

NEBRASKA DOCUMENTARY
STAMP TAX
Date / -/6-/8
\$ Exemplify By BB

JOINT TENANCY WARRANTY DEED

Teresa Anne Smith, formerly known as Teresa Anne Vagi, 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):

An undivided one-fourth interest in the South Half ($S\frac{1}{2}$) 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.

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;

401 North Webster Street, Red Cloud, NE 68970

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

Executed January 8, 2018.		
	Livesa Anno	mith
	Teresa Anne Smith	
STATE OF CALIFORNIA, COUNTY OF _	Ventura) ss.	
The foregoing instrument was acknown	wledged before me on January 💍	, 2018, by
Teresa Anne Smith, a single person.	1	
. 0	work Iron	И
Comm. expires MAF, 262018	Notary Public	
Prepared by Garwood & McCracken, Lawwers	Phone/Fax: (402) 746-3613	Page 1 of 1 Page

DAVE:F:\WP\2017\KLEIN\TERESA.JTD 1/8/18

LOVER PAGE PROPERTY TRANSFER

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	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMME
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAŁ RESIDENTIAŁ	
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TAX DISTRICT TOTAL SALE PRICE !! ADJUSTMENTS_S	165							
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REVIEW CODE								
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NEBRASKA

Good Life, Great Service DEPARTMENT OF REVENUE

Real Estate Transfer Statement

•To be filed with the Register of Deeds. • Read instructions on reverse side. · 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. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Day 27 Yr. 2017 12 Mo. 12 Day 27 Yr. Mo. -WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) See Attached See Attached Street or Other Mailing Address P. O. Box 485 Street or Other Mailing Address P.O. Box 485 Zip Code State City Zip Code State 68930 68930 NE Blue Hill Blue Hill NE Phone Number (402) 705-6414 Phone Number (405) 705-6414 Is the grantee a 501(c)(3) organization? Yes √ No No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Mineral Interests-Nonproducing Mobile Home Single Family State Assessed √ Improved Industrial Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Cther_ 8 Type of Deed ☐ Bill of Sale Corrective 7 Easement Lease Personal Rep. ☐ Trust/Trustee Quit Claim √ Warranty Death Certificate - Transfer on Death Executor Mineral Cemetery 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death 9 Was the property purchased as Foreclosure part of an IRS like-kind exchange? Life Estate Trustee to Beneficiary Auction Easement (I.R.C. § 1031 Exchange) **✓** No Court Decree Exchange ✓ Grantor Trust Partition Satisfaction of Contract Other (Explain) Yes 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No. explain the division.) √ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other. Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? \$893,000 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) ☐ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Frank A. Washburn 1319 RD 1800, Blue Hill, NE 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, d or reduced to possession and saved upon said land, but specifically conveying all water rights 21 If agricultural, list total number of acres 00.00 22 23 0010 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. Michael E. Sullivan Phone Number vpe Name of Grant Attorney 402-462-2119 Title Date Signature of Gra For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded 2/8 - 2/9 | Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Exempl Nebraska Department of Revenue

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

BK2018, Pg 218

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 Jenuary A.D., 20 18, at 10:40 o'clock A.M. Recorded in Book 2018 on Page 2/8-2/9

Deb Klingenherger County Clerk S16.00 B.R. Deputy Ind Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date /-/9-/8
\$Exempf#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:

- 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 Arm day of December, 2017, by Frank A. Washburn, Trustee of the Frank A. Washburn Revocable Trust.

Jessika Archer Notary Public Maricopa County, Artzona My Comm. Expires 02-29-2020 Notary Public

BK2018, Pg 219

EXHIBIT "A"

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.

COVER PAGE PROPERTY TRANSFER

BOOK S	& PAGE <u>401</u>	8-da0	2 21 .,	AGES		GRANTEE MASTER NAI	MEH LY/E	Merten
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	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
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Real Estate Transfer Statement



FORM 521

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

	The deed will not be rec						d
1 County Name	2 County Nu	mber Web	ster	3 Date of Sale/Tra		4 Date of Deed	20 2017
	NUCKOLLS 65	M	91		ay 20 Yr. 2011		Day 20 Yr. 2017
	ddress, and Telephone (Please F	rint)		6 Grantee's Name (ephone (Please Print)	
Grantor's Name (Selle Estate of Herma	an Mertens by Wa <u>yne G</u>	arrision PR		Lyle Mertens	s ét ál.		
Street or Other Mailing 155 S. Main Str	g Address Geet			Street or Other M 3087 RD L	ailing Address		
^{City} Nelson	State NE	Zip	Code 68961	Сity Superioг,		State NE	Zip Code 6897 2
Phone Number				Phone Number	is the gr	antee a 501 (c)(3) orgar the grantee a 509(a) fo	nization? Yes No
Email Address			_	Email Address	<u> </u>		
7 Property Classific	ation Number. Check one box in	categories A and B.	Check C it	f property is also a	mobile home.		
(A) Status				Property Type			(C)
Improved Unimproved IOLL	Single Family Multi-Family Commercial	Industrial Agricultural Recreational		Mineral Interests Mineral Interests	•	State Assesse Exempt	ed Mobile Home
8 Type of Deed	Conservator	Distributio	n Lar	nd Contract/Memo	Partition	Sheriff	Other
Bill of Safe	Corrective Death Certificate – Transfer on	Easemen	=		Personal Rep.	Trust/Trustee Warranty	_
9 Was the property p			Forecl		<u> </u>	able Trust	Transfer on Death
part of an IRS like- (I.R.C. § 1031 Exch	kind exchange?Auction	Easement	Gift	Life Est	ate Saie		Trustee to Beneficiary
	No Court De nsferred in full? (If No, explain the o		Granto	or Trust Partition		ction of Contract	Other (Explain)
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	tween relatives, or if to a trustee, a	_				_	other
∐ Yes 🔛	No Aunt or Uncle to Niece Brothers and Sisters	· =		Partnership, or LLC and Grandchild	Self Spouse	L 0	/u.e.
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14 What is the current	market value of the real property?			15 Was the morto	gage assumed? (If Ye	es, state the amount ar	nd interest rate.)
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	ce divide a current parcel of land? No			17 Was transfer to of the agent of	hrough a real estate r title company conta	agent or a title compar	ny? (If Yes, include the name No
18 Address of Property						hom the Tax Statemen	t Should be Sent
				Lyle Mertens			
				3087 RD L Superior, NE	68978		
18a 🗹 No address as	ssigned 18b Vacant lan	ii 		Ouperior, NE			
20 Legal Description	HED						
SEE ATTAC	пер						
21 If agricultural, list to	ial number of acres	·					
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25 If this transfer is	exempt from the documentary nder penalties of law, I declare to	stamp tax, list the	exemption	number	·	ledge and helief, true.	complete, and
correct,	and that I am duly authorized to si	gn this statement.	no statemen	in the circumstance in the		,,	
Print or	Type Name of Grantee or Authoriz	red Representative					Phone Number
sign	h Mution				Grantee	:	12/20/2017
here Signatu	re of Grantee or Authorized Repre	sentative	— :	Title			Date
		Register of Deed	's Use On	ly			For Dept. Use Only
26 Date Deed Recorde	d 27 Value of Sta	mp or Exempt Numbe	ur .	28 Recording Data R ドンのに	R PO DD	10-221	
Mo Day Nebraska Department of Re	<u> </u>	<u>ر ا بو،</u>			11-1 WA	Authorized by Net	D. Rev. Stat. §§ 76-214, 77-1327(2)

ATTACHMENT

ALL INTEREST IN THE FOLLOWING:

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

BK2018, Pg 220

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 11:40 o'clock A.M. Recorded in Book 2018 on Page 220-22/
Oeb Klingenberger County Clerk 5/6.00 Beputy Ind Comp. Assessor Cardod

NEBRASKA DOCUMENTARY STAMP TAX Date 1-19-18 \$ Exempt # 15 By BB

Return to: John V. Hodge, Attorney, 155 S. Main Street, Nelson, NE 68961, 402.225.2341

PERSONAL REPRESENTATIVE WARRANTY DEED

WAYNE L. GARRISON, Personal Representative of the Estate of HERMAN E. MERTENS Deceased, GRANTOR, in consideration of One Dollar and Other Valuable Consideration received from GRANTEES, LYLE MERTENS, NEAL MERTENS, and JOHN MERTENS, as tenants in common, conveys to GRANTEES the following described real estate, (as defined in Neb. Rev. Stat.§ 76-201):

SEE ATTACHED

subject to easements, reservations, covenants and restrictions of record; GRANTOR covenants with GRANTEEE that GRANTOR has legal power and lawful authority to convey the same.

Executed: December 20, 2017.

ESTATE OF, HERMAN E. MERTENS, deceased.

るなし

Wayne L. Garrison

Personal Representative,

Estate of Herman E. Mertens

STATE OF NEBRASKA

) ss.

COUNTY OF NUCKOLLS

The foregoing instrument was acknowledged before me on December 20, 2017 by Wayne L. Garrison, Personal Representative of the Estate of Herman E. Mertens, Deceased.

General Notary - State of Nebraska
PIPER A. HODGE
My Comm. Exp. May 12, 2021.

Notary Public, My commission expires May 12, 2021

BK2018, B 221

ATTACHMENT

ALL INTEREST IN THE FOLLOWING:

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

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FORM 521

Real Estate Transfer Statement

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

	The deed	will not be rec	orded unless this	statemer		items 1-25 are accu		<u></u>
1 County Name		2 County Nu		۵.	3 Date of Sale/Tra		4 Date of Deed	20 2017
W ebster		OLLS-65	X	91		_{iy} 20 _{Yr.} 2017		, <u>20 _{Yr.} 2017</u>
5 Grantor's Name, A		ephone (Please F	²rint)			e, Address, and Telepi	ione (Please Print)	
Grantor's Name (Selle Lyle Mertens et					Grantee's Name (Joseph and			
Street or Other Mailin	g Address				Street or Other M		**	·
3087 RD L					07			~ ~ .
City Superior		State NE	Ζ۱	ip Code 689 78	City Superior.		State NE	Zip Code 6897&
Phone Number					Phone Number		ee a 501(c)(3) organiz	ation? Yes No
Email Address					Email Address	If Yes, is the	grantee a 509(a) four	ndation? Yes No
Ethali Address					Email Address			
7 Property Classific	ation Number. C	heck one box in	categories A and B	. Check C i	f property is also a	mobile home.		
(A) Status				(B)	Property Type			(C)
Improved	Single F	amily	Industrial		Mineral Interests	-Nonproducing	State Assessed	Mobile Home
Unimproved	☐ Multi-Fa	ımily	Agricultural		Mineral Interests	-Producing	Exempt	
ioll	Comme	rcial	Recreational			_		
8 Type of Deed	Conservator	· · · · · · · · · · · · · · · · · · ·	Distribution	on Lar	nd Contract/Memo	Partition	Sheriff	Other
Bill of Sale	Corrective		Easemer	nt Lea	ase	Personal Rep.	Trust/Trustee	
Cemetery [Death Certific	ate - Transfer on	Death Executor	Mir	nera)	Quit Claim	Warranty	
9 Was the property part of an IRS like-	ourchased as	10 Type of Tran	nsfer Distribution	Forecl	osure irrevoca	ble Trust Revocable	Trust Tra	ansfer on Death
part of an IHS like- (I.R.C. § 1031 Excl	-kind exchange? ; havige)	Auction	Easement	Gift	Life Esta	ite Sale	☐ Tr	ustee to Beneficiary
	No	☐Court De	cree Exchange	Granto	or Trust 🖊 Partition	Satisfaction	n of Contract 🔲 Ot	her (Explain)
11 Was ownership tran		f No, explain the c	livision.)		12 V		ed for same use? (If N	to, state the intended use.
	No					Yes No		····
13 Was the transfer be				neficiary rela	tives? (If Yes, check	the appropriate box.)		
Yes 🔲	No 🔼 Aunt	or Uncle to Niece	or Nephew Far	mily Corp., P	artnership, or LLC	Self	∐ Othe	er
	Broth	ers and Sisters	☐ Gra	andparents a	and Grandchild	Spouse	•	
	Ex-sp		Pau	rents and Ch	nild	Step-parent and	d Step-child	
14 What is the current		he real property?			15 Was the mortg	age assumed? (If Yes, s	tate the amount and i	nterest rate.)
	300.00				Yes	No \$		%
16 Does this conveyan		nt parcel of land?				rough a real estate age title company contact.)		(If Yes, include the name
Yes 🗹								<u>U</u> No
18 Address of Property	*					ress of Person to Whon	the Tax Statement S	hould be Sent
					Same as G	rantees		
18a No address as			3					
	ssigned 18b	Vacant land	·					
20 Legal Description	uen							
SEE ATTAC	HED							
21 If agricultural, list tot	al number of acre	es	·•					
							\$	
22 Total purchase p	rice, including a	any liabilities as	sumed				22 199	,800 00
23 Was non-real pro	perty included	in the purchase	e? □Yes □No	o (If Yes. en	ter dollar amount	and attach itemized l	ist.) 23	; T
•	. ,	•	. - -	, ,			\$,	1 >>>> 0100
24 Adjusted purchas	se price paid fo	r real estate (Iin	ie 22 minus line 23)			24 19	イクの 0100
25 If this transfer is	exempt from th	e documentary	stamp tax, list the	exemption	number	+		•
						ne best of my knowledg	e and belief, true, co	mplete, and
		y authorized to sig	ın this statement.					
	lertens							Diama No. III
sign Printer	rype Name of Gr	antee or Authorize	ed Representative			Grantee		Phone Number
	Cas V 8.	VLE I'N L	wens		~	Giantee		- <u>12/20/2017</u>
here Signatur	e or Grantee or A	Authorized Repres	entative	1	iitle			Date
			Register of Deed	's Use On	iy			For Dept. Use Only
26 Date Deed Recorded	1	27 Value of Star	mp or Exempt Numbe	ar I	28 Recording Data	4 Δ = -		
Mo. 1 Day 1	9 _{Yr.} 18	\$ Exe	mOt FY		BK20/8	,19 ada.	-aa く	
Nebraska Department of Rev	venue		7		<u></u>	/ / 		ev. Stat. §§ 76-214, 77-1327(2)

SCHEDULE "A"

ALL INTEREST IN THE FOLLOWING:

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

BK2018, Pg 222

State of Nebraska 3ss. County of Webster	
Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of Sanway A.D., 20 18 at 11:45 o'clock A.M. Recorded in Book 20/8 on Page 222 223 County Clerk 5/6.00 BR peputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 1-19-18 \$Exempt F7 By BB
RETURN TO: John V. Hodge, Attorney, PO BOX 385, Nelson, NI	
JOINT TENANCY WARRA	ANTY DEED IN PARTITION
SARA MERTENS, Husband and Wife, and GRANTORS, in consideration of the Partition valuable consideration, received from GRAN MERTENS, HUSBAND AND WIFE, conveys to in common, the following described real estat Nuckolls County, Nebraska:	fusband and Wife, and JOHN D. MERTENS and d NEAL A. MERTENS, a single individual, n of Tenancy in Common and other good and ITEE, JOSEPH E. MERTENS and LILA MAE o GRANTEES, as joint tenants and not as tenants ate, (as defined in Neb. Rev. Stat. § 76-201) in DSCHEDULE "A"
GRANTOR covenant (jointly and severally, if n	
Executed: December 20 20 17	<u></u> .
LXE MERTENS John Materians John Mertens Val Watter NEAL MERTENS	TAMI MERTENS SARA MERTENS
STATE OF NEBRASKA) ss.	
COUNTY OF NUCKOLLS)	•
The foregoing instrument was acknowled Mertens, Tami Mertens, John Mertens, Sara Mer	edged before me on December 20, 2017 by Lyle tens, and Neal Mertens.
JOHN YOYLE HODGE General Notary State of Nebraska	Notary Public South Voyle Hogge

Printed Name

My commission expires JJylou

JOHN YOYLE HODGE General Notary State of Nebraska
My Commission Expires
July 11, 2021. BK2018, By 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 $6^{\rm th}$ 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

	PAGE <u>2018</u> - HEL 11 / <u>COO L</u>						# 12	289
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SALES FI	LE#	3	# PAG	ES		- -		
NEIGHBORHOC	D # 1	100	105	200	205	300	305	
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	400 BLADEN RESIDENT
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	615	700	705	710	800	805	1000	3005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AM8OY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	
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TOTAL SALE PRICE	<u> </u>							
321 ADJUSTMENTS <u>\$</u>								
			····					
R ADJUSTMENTS <u>\$</u>	NO							
DR ADJUSTMENTS <u>\$</u>		_						
_	1-18	2018						
RÉVIEW CODE	1-18 Trusta	es Dec	6					
RÉVIEW CODE	1-18 TVUSFE		SUBCHNGD	NO	MOBILE			
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Real Estate Transfer Statement

FORM

For Dept. Use Only

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

521 • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. __01 Day 18 Yr 2018 Mo. 01 Day 18 2018 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Cornerstone Bank 165 Street or Other Mailing Address PO Box 69 City Zip Code 68467-0069 State City York NE Phone Number (402) 363-7411 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? No. Yes lΝο Email Address er@CornerstoneConnect.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Other_ Bill of Sale Corrective Easement Personal Beo. ✓ Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate √ Sale Trustee to Beneficiary (I.R.C. § 1031 Exchange) Yes ✓ No Exchange Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No. explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ☐ No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$3 **√** No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 250 W. State Street Grantee above Guide Rock, NE 68942 18a No address assigned 18b Vacant land 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 00 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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. 20/12 bon's hophe Print or Type Na 01/18/2018 Date

26 Date Deed Recorded

28 Recording Data

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

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

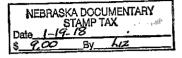
State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this [4th day of Onlowy A.D., 2018], at 2:20 o'clock!... M. Recorded in Book 2018 on Page 224 225

Debra Klinger berfounty Clerk
[6,00] Assessor Carded

BK 2018, 224

RECORDATION REQUESTED BY: Cornerstone Bank Legal Counsel 529 Lincoln Ave. P.O. Box 69 York, NE 68457-0069 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

BK2018, 7g225

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.

e.G. Holthus, Chairman of Cornerstone Bank

CORPORATE SEAL MEMBERS TO ARE THE SEAL MEMBERS TO ARE

STATE OF NEBRASKA)
COUNTY OF YORK) ss)

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.

GENERAL NOTARY - State of Nebraska
CAROL MILLER
My Connn. Exp. June 20, 2020

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

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:

5500 BOOK/PAGE: 2018-224-25

DATE OF SALE:

CONTINUED ON BACK

1/26/2018

DATE:

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

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

What w	as the total purch	ase				
1	price?	\$ <u></u> \$		31,000.00	Yes/No	
If No	explain:					
2 Was any p	ersonal property	included in the sale price?		Yes / No	Personal Propert	ty was (circle all that apply):
Appliance	s Furniture (Other (please explain):				
If the prop		he personal property that roperty and produces inc		-		<i>s</i>
5 What expe	nses have been i	ncurred in each of the pa	st five years?	<i>\$</i>		
6 How long	was the property	on the market?				
7 Were any	changes made to t	the property either before	or after the sale	?	Yes / No	
(Example:	Remodeling F	Renovations Additions	Repairs De	molition)		
If Yes expl	ain:					*

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 01/26/2018 Record: 1 of: 1

Inspected By: TA Inspection Date: 09/20/2007

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

DUFFY, DALLAS E. :250 W STATE ST Situs

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 Adjustments:

Street Access : BLACKTOP

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

: 73% WARM & COOLED 27% STOVE HEAT Heat Type

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 0×0

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.

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

Date of Print: 01/26/2018 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-

COST APPROACH - Values By Marshall & Swift

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

DESCR	IPTION
	Square feet Base SF Cost Total Cost
BASIC STRUCTURE COST	1,392 x $96.32 = 134,077$
ADJUSTMENTS	Units Unit Cost Area Adj Total Cost
ROOFING SUBFLOOR	1,012 0.41 0.30 418
HEATING & COOLING	1,392 0.69 0.69 960
PLUMBING Base is: 12 (under base) BASEMENT COST	7 1910 (9.12) (12,695) 0.00
PARTITION FINISH RECREATIONAL FINISH	
MINIMUM FINISH	
AD THE STORY OF THE STORY	
ADJUSTED STRUCTURE COST	1392 x 88.19 = 122,760
IMPROVEMENTS	Units Unit Cost Depr Total Cost
NO GARAGE	
DET GAR LOW CONC	228 8.63 82% 355 *
YARD SHED/FAIR/60SQ	1 100.00 0% 100 *
SLAB W/ROOF & STEPS/LOW	264 28.62 7,555
OPEN SLAB	84 8.25 695
SLAB OFF SHED/FAIR/15SQ\	1 100.00 0% 100 *

TOTAL REPLACEM	TENT. (COST NE	iW	<u>.</u> .		1392	x	94.12	=	131,010
Depreciation	:	88% T	otal	88% Pl	nysical	1% Func	tional	Econo	mic	
				1	Less Depr	eciation/P	lus Appre	ciation :		(115,415)
Improvement Va	lue .									\$15.595
										\$15,595 \$75
Land Value										
Improvement Va Land Value Lump Sums FUNC ESTIMATE OF VA	RPS			• • • • •			• • • • • • • •			\$75

RESIDENTIAL SALES FILE	
PAGE 1 BOOK-PAGE 2018-224-225 SALEDATE /-/8-2018 LOCATION ID COC/6/6500//8220	/
MOBILE HOME \mathcal{M} ADDRESS OF PROPERTY \mathcal{R}	K 1
SCHOOL#	SCHOOL# 65-0011
YEAR LAND HOUSE BUILDINGS	NGS TOTAL
2015	
2016	
2017 75 15.595 16	
SELLING PRICE 3,150 S21 ADJUSTIMENT ASSESSOR ADJUSTED SELLING PRICE	ADJUSTED SELLING PRICE
MIDTH S D LOT DEPTH 140 LOT UNITS 7000 CONDITION 20 PAPE STANK CAMIN MID	MH LE SOM MH MH LENGTH
	$\begin{array}{c c} \bullet & \bullet \\ \bullet & \bullet$
	HVAC1/ %
SLAB BASEMENT AREA	REC FINISH
FIXTURES S BEDROOMS BATHROOMS GARAGE TYPE GARAGE AREA FIREPLACE	NIMS
ge/Low yardshed/Fair	
1,010 LIMP DESCRIP 88 40 DNW - 190 Flow -	func -555

CUVER PAGE PROPERTY TRANSFER

PARE	CEL#/ IMBER <u>ODO</u>	11000/	1-3-11 -			GRANTEE MASTER NA	ME# (//// 15)	1 4600
			<u>4545</u>	8-3	3-11		Trete	1 A Eng
	0020	1008100	69400	9-3	-11		Engel	Trusta
DOC STA	amps <u>EVOO</u>	4 0		tax/lien			# 13	176
SALES F	TILE #	4	# PAG	SES				,
NEIGHBORHOO	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDI
	405	500	Sos	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 LIOME SITE	ROSEMON: COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010 GRASS GREEN / GOLF COURSE	1015 SAND GREEN / GOLF COURSE	1020 RURAL ANIMAL					
PROPERTY CLASS	<u></u>	2000	CONFINEMENT				· · · · · · · · · · · · · · · · · · ·	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
Ĺ	//>		· · · · · · · · · · · · · · · · · · ·				SUBURBAN _	
TAX DISTRICT_	110							
TOTAL SALE PRICE_	_							
521 ADJUSTMENTS <u>\$</u>								
SOR ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	1-1-	-2018						
DEED TYPE	Coene	-2018 val W	urrandy	Deed				
SALE QUAL	YES		SUBCHNGD	NO	MOBILE			
CODE	I USABILITY A	2 IS ADJUSTED SU	3 JBCHANGED SALE N	4 NOT TO BE USED ARMS				
LOCATION CODE	вн	BLA	cow	MEA	ALID FOR SUREMENT			
	BLUE HILL			GR JIDE ROCK II	INA VAVALE RI	RC RC	ROS DSEMONT	RUR
COMMENTS <	Self	tot	rictop	- <u> </u>	——————————————————————————————————————			

Nebraska Department of REVENUE

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

24

FORM **521**

- If additional space is freeded, and an	
	t is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 1 Day / Yr. 2018 4 Date of Deed Mo. 1 Day / Yr. 2018
WEBSTER - 91	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Carol A. Engel as Trustee of the Carol A. Engel Trust under
Grantor's Name (Seller) Carol A. Engel	agreement dated August 24, 2017
Street or Other Mailing Address 706 Briarwood	Street or Other Mailing Address 706 Briarwood
City State Zip Gode Hastings NE 68901	City State Zip Code Hastings NE 68901
Phone Number (402) 984-2830	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 984-2830 If Yes, is the grantee a 509(a) foundation? Yes V No
Èmail Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C ii	property is also a mobile home.
(A) Status (B)	Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing State Assessed Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
Sill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir	
9 Was the property purchased as 10 Type of Transfer Distribution Foreci	osure Irrevocable Trust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
Yes No Court Decree Exchange Granto	
11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No 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 rela-	lives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Other Other
Brothers and Sisters Grandparents a	
Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$648,995	%
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
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
The state of the s	Carol Engel, Trustee
	706 Briarwood
18a No address assigned 18b Vacant land	Hastings, NE 68901
20 Legal Description	
See Exhibit A attached hereto and incorporated here	ein by this reference
To a minimum management and most personal and mo	27 2.10 10,0.51.00
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, en	ter dellar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 5 0 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	t and that it is, to the best of my knowledge and belief, true, complete, and
Carol Engel	(402) 984-2830
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Carol & Engel	Trustee of Grantee ////8
here Signature of Grantee or Authorized Representative	itle Date
Register of Deed's Use Onl	y For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
мо _{Day} _{Yi} 2018 Jan 23 03:51 PM	018 Page 229
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 6th 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 6th P.M., Webster County, Nebraska.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

> Date: 01/23/18 By BB

\$ Ex004

Bk 2018, Pg 229

State of Nebraska State of Webster ss.

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:

- is lawfully seised of the interest in the Property and that the Property is free and clear 1. of all liens and encumbrances, except all matters of record;
- has legal power and lawful authority to sell and convey Grantor's interest in the 2. Property;
- warrants and will defend the title to the Property conveyed hereunder against the 3. 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 <u>/ 🏂</u> 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 day of January, 20 Carol A. Engel. GENERAL NOTARY - State of Nebraska ZACHARY PETERSEN My Comm. Exp. Detober 27, 2021 Notary Public	18 by

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 6th 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 6th P.M., Webster County, Nebraska.

COVER PAGE PROPERTY TRANSFER

PARCE FILING NUM	/ h	206700	16044	W	14-1-9	GRANTEE MASTER NAI	Julie	5 The.
New	0010	010702	10046	H			# 10	1800
DOC STAN	4PS 23.	50		tax/lien				
SALES FIL	.e#3 <u>S</u>	>	#P	AGES	<u>_</u>			
neighborhooi	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAI				BLUE HILL COMMERCIAL	BLADEN RESIDI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOMI SITE	E COWLES NO HOM SITE		COWLES SITE COMMERCIAL / I	ROSEMONT W/HOMI NO SITE	E ROSEMONT / NO HOME SITE	ROSEMON COMMERCIAL V
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HON SITE	ME INAVALE COMMERCIAL	AMBOY VILLAGE I HOME SITE	V/ AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	l Rurai, Commer
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
L]	SUBURBAN _	
TAX DISTRICT_	_5							
TOTAL SALE PRICE	9,34	D		_				
SZI ADJUSTMENTS <u>Š</u>			<u>.</u>					
OR ADJUSTMENTS <u>S</u>								
REVIEW CODE	NO							
SALES DATE	1-24-8	2018						
DEED TYPE	1-24-2	UD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S/	ale not to be used	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
OCATION CODE	вн	BLA	cow	GR	ANI	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAI.

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 \$00°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 \$00°06'43"E on said East line, a distance of 564.11 feet to the line agreed upon by the parties involved; thence \$82°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, 157.81 feet; N76°29'30"E, 193.14 feet; \$85°43'58"E, 128.28 feet; \$70°49'11"E, 81.51 feet; \$39°41'46"E, 160.08 feet and \$15°47'13"E, 213.99 feet to the POINT OF BEGINNING.



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



FORM 521

. If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed County Name Mo. 1 Day 24 Yr. 2018 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nicholas Theis and Julie Theis Grantor's Name (Seller) Lewis R. Hunter and Pamela Hunter Street or Other Mailing Address 560 E Mill Race Road Street or Other Mailing Address 340 E. 7 City Superior Zip Code 68978 Zip Code 68978 City Superior State Ñe Phone Number (402) 879-5838 is the grantee a 501(c)(3) organization? Phone Number (402) 879-3617 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Mobile Home Mineral Interests-Nonproducing Improved Single Family "Industrial State Assessed ✓ Agricultural Mineral Interests-Producing 7 Exempt ✓ Unimproved Multi-Family Recreational IOLL Commercial Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed ☐ Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Mineral Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death Was the property purchased as 10 Type of Transfer Distribution Foreclosure part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Life Estate √ Sale Trustee to Beneficiary Auction ☐ Easement Gift Grantor Trust Partition Satisfaction of Contract Other (Explain) V No Court Decree Exchange Yes 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes No. √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? **√** No \$ 9.240 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) √ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Grantee Agland 18a No address assigned 18b Vacant land 20 Legal Description See Attachment 18.68 21 If agricultural, list total number of acres 22 23 Was non-real property included in the purchase? Tyes V No (If Yes, enter dollar amount and attach itemized list.) 23 24 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. (402) 879-5835 Nicholas Theis and/or Julie Theis Phone Number Type Name of Grantee or Authorized Representative Title ignature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded Day **16** Yr. Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Nebraska Department of Revenue

BK2018, Pg 263

State of Nebraska 1 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 2018, at 10:30 M. Recorded in Book 2018 o'clock County Clerk _Deputy .Carded . .Comp Assessor.

NEBRASKA DOCUMENTARY

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

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; thonce S00°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°06'43"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, 157.81 feet; N76°29'30"E, 193.14 feet; \$85°43'58"E, 128.28 feet, \$70°49'11"E, 81.51 feet, \$39°41'48"E, 160.08 feet and \$15°47'13"E, 213.99 feet to the POINT OF REGINNING

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

are lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;

have legal power and lawful authority to convey the same;

warrant and will defend title to the real estate against the lawful claims of all persons;

Lewis R. Hunter Pamela Hunter

STATE OF NEBRASKA; COUNTY OF NUCKOLLS ISS.

ASHLEY HUDGENS NOTARY PUBLIC - ARIZONA MOHAVE COUNTY Commission Expires April 25, 2021

(SEAL)

instrument was acknowledged before me by Lewis R. Hi

STATE OF NEBRASKA; COUNTY OF NUCKOLLS)as.

The foregoing instrument was acknowledged before me by Pami

AL) ASHLEY HUDGENS NOTARY PUBLIC - ARIZONA MOHAVE COUNTY My Commission Expires April 25, 2021

PAGE 1

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 # :
Tax District
Neighborhood :
Greenbelt Area/Date :

9

4487-14-0-0-0-60440

Legal Description: GOV LOTS 1 2 7 & 8 IN NE1/4 & PT OF GOV LOTS 5 IN NW1/4 14-

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT Date of Print: 02/08/2018

001006702 THEIS, NICHOLAS & JULIE Current Owner: Parcel#

560 MILL RACE ROAD SUPERIOR, NE 68978-0000

Neighborhood Greenbelt Area/Date Tax District

Мар #

4487-14-0-0-0-60441

9

Legal Description: A PARCEL OF LAND IN GOV LOT 6 AND THE ACCRETIONS TO GOV LOT 6 NW1/4 14-1-9

Assessed Value	0	0	2,120	<u> </u>	435	2,560	2,560
Ad/Acre Mkt Value	0	0	2,120		435	2,560	2,560
Aq/Acre	0		180	180	180		
# Acres		. 4.43	11.78	0.03	2.42		18.66
Adjust Spot LVG		Accr Use Totals :				Grtl Use Totals	= Parcel Totals :
Adjust	No	A	No	No	No	ъ	£i,
LVG Code	ACCR		4T	TWAS	2.T		
Land Use	ACCR		GREATER OF GRT1	CANOPY 30% OR GREATER OF GRT1	GREATER OF GRT1		
Soil Name	REPUBLICAN RIVER		TREE CANOPY 30% OR GREATER OF GRII	TREE CANOPY 30% OR	TREE CANOPY 30% OR GREATER OF GRII		
Soil Symbol Soil Name	REP/RI		9903T	L6666	2360T		

		ı					
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)	(s)						
BOOK-PAGE							
	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
<u>دي</u> .	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
201 62h/Idi	1D1 E	1D1 P	1D1 G	161	161	161	1G1
1D	1D E	1D P	1D G	16	16	16	16
2D1 6.97	2D1 E	2D1 P	2D1 G	261	261	261	261
20 2463	2D E	2D P	2D G	2G	2G	26	26
3D1	3D1 E	3D1 P	3D1 G	361	361	3G1	361
3D	3D E	3D P	3D G	36	36	36	36
401	4D1 E	4D1 P	4D1 G	461	461	4G1	4G1
4D 0. 6%	4D E	4D P	4D G	46	46	4G	46
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
39.83							
СКР	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG (AG OTHER	NON-AG	NON-AG ACRES	
ACRES	ACRES	ACRES	160 6700 ACRES 1606-707	CRES 1 COG 702	1006700) ACRES	TES 1006702	
101	171	111 2	SHELTERBELT		ROADS	į .	1
1C	11	1T 2	ACCRETION (2.63	4.43	FARM SITE		
2C1	2T1	271 2	WASTE		HOME SITES		
2C	2T	2Т 2	отнек		OTHER CENO DU	14.23	
3C1	3T1	311 2			WRP		
3C	зт	3T 2			RECREATION		
4C1	471	411 2		*			•
4C	4T	4T 2					15 July 18
TOTAL	TOTAL	TOTAL	TOTAL 1263	4.43	TOTAL 164.81	14.23 (B) UP	and Salve
						716	214.28

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

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



DATE:

2/8/2018

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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office.

If we do not hear from you within 15 days, we will 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/N	Го
If No explain:			
2 Was any personal property in	acluded in the sale price? Ye	es / No Personal Prop	perty was (circle all that apply):
Pivot Irrigation Pipe (Abo	ove ground / Buried) Motor Machine	ry Grain / Crops Other	r (please explain):
3 What is the dollar value of th	ne 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 l	olding company?	Yes / No
5 How long was the property o	on the market?		
How did you learn that the pr	roperty was for sale? Circle		
6 one:	Ad	vertising Broker/Realtor	Family Newspaper Seller
Prior Knowledge Other (pl	lease explain):		
7 How was the sale price set?	Circle one: Appraisal Auction	Comparable Neighborh	ood Sales Mutual Agreement
Set by Seller Other (please	e explain);		CONTNUED ON BACK

	800k & PA	GE <u>2018</u>	-265 06100/65	# PF	AGES		GRANTEE MASTER NAM	E Roger	D 4
	PARCEL JMB	#/ ER_00150	06100/65	200	35.2	- 10		Bobara	D. A Russer
O, K		00150	14200/6	5100	32-2	-10			
102.	DOC STAMP	s Even	yt SA	_	tax/lien	<u></u>			
	SALES FILE	<u> 24</u>	e	# PAG	ES	_			
NEIGH	HBORHOOD I	0	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
	į	405	500	505	510	SIS	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	809	805	1000	300S
		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	RURAI, COMMERCIAL
		1010	1015	1020					
	G	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPER	RTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000	9500		RURAL RESIDENTIAL	
			COMMENCIAL	AGRICOLIDARE	EXEMPT	GAME & PARKS		Suburban	
TAX	DISTRICT	(W)							
TOTAL SAL	LE PRICE	<u> </u>	\geq						
S21 ADJUST	IMENTS \$			· · · · · · · · · · · · · · · · · · ·					
ESSOR ADJUST	MENTS 5	Con ool	506100-0	Could not	Change =	to Roger	+ Barka	va.	
REVIEW	v CODE	NO ∞ l	506100-1	nce its L	if estate.	erlufe E.	state of :	542 ME 111	4
SALES	S DATE		2018						
DEED	TYPE	JT	WD _	 -					
SALE	QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
(CODE	1	2	3	(4).	5			
		JSABILITY ,	AS ADJUSTED SE	JBCHANGED SALE		LENGTH / NOT /ALID FOR ASUREMENT			
LOCATION O		I'NE HILT BH	BLA BLADEN	COWLES G	GR SUIDE ROCK	INA INAVALE I	RC RED CLOUD R	ROS (RUR
COMMEN	vts	2150/	100 Ya	interes	t Roge	r + Bran	bara		
_		,———	V2	interes.	+ Norn	ra Ra	sser (C	E)	
	00) 1504	200 S!	12 NE14	32-2-	o Nori	na LE	Remains	ler er Russer
						K (/)	254/V	すひ どくひり	. ,

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.

- ii additional space is needed, add ar					
	nt is signed and items 1-25 are accurately completed.				
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 2018 01 26 2018				
WEBSTER - 91	Mo. 01 Day 26 Yr. 2018 Mo. 01 Day 26 Yr. 2018				
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)				
Roger D. & Barbara Rasser	Roger D. & Barbara Rasser				
Street or Other Mailing Address 1288 Hwy 136	Street or Other Mailing Address 1288 Hwy 136				
City State Zip Code Red Cloud NE 68970	Red Cloud State Zip Code NE 68970				
Phone Number (402) 746-3563	Phone Number (402) 746-3563 Is the grantee a 501(c)(3) organization? Yes V No No				
Email Address	Email Address				
7 Property Classification Number. Check one box in categories A and B. Check Ci	f property is also a mobile home.				
(A) Status (B)	Property Type (C)				
mproved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home				
✓ Unimproved ☐ Multi-Family ✓ Agricultural [☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing Exempt				
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other				
Sill of Sale Corrective Easement Lee Cemetery Death Certificate – Transfer on Death Executor Mir					
9 Was the property purchased as part of an IRS like-kind exchange? Distribution Forect					
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auotion Easement Gift	Life Estate Sale Trustee to Beneficiary				
	or Trust ☐ Partition ☐ Satisfaction of Contract ✓ Other (Explain) created Joint T				
11 Was ownership transferred in full? (If No, explain the division.) Yes	12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes NoNo				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela					
	Partnership, or LLC Self Other				
☐ Brothers and Sisters ☐ Grandparents a	Name of the state				
Ex-spouse Parents and Cl 14 What is the current market value of the real property?					
4	15 Was the mortgage assumed? (If Yes, state the amount and interest rate,) Yes V No \$ %				
16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$% 17 Was transfer through a real estate agent or a title company? (If Yes, include the name				
Yes No	of the agent or title company contact.)				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent				
Rural Property	same as Grantee				
Webster County, NE					
18a No address assigned 18b Vacant land 20 Legal Description					
•					
see attached					
21 If agricultural, list total number of acres					
	\$ 0.00				
22 Total purchase price, including any liabilities assumed	22 0'00 \$				
	ter dollar amount and attach itemized list.) 23 0,00				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	50				
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number t and that it is, to the best of my knowledge and belief, true, complete, and				
correct, and that I am duly authorized to sign this statement. David B. Garwood	(402) 746-3613				
Print or Type Name of Grantee or Authorized Representative	Phone Number				
sign Jan X Minor	Attorney - 36-18				
here Signature of Grantee or Authorized Representative	Title Date				
Register of Deed's Use On	i				
	28 Recording Data				
Mo. 1 Day 26 Yr. 18 \$ Exempt # Sa	BK2018/19 265				
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)				

The Northwest Quarter (NW½) 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 (NE½) of said Section; AND

The South Half of the Northeast Quarter (S½NE¾) 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 3ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 36 of <u>January</u> A.D., 2018 at 3: o'clock_P'_M. Recorded in Book 2018 County Clerk Deputy Assessor Carded

K2018, Pg 265

NEBRASKA DOCUMENTARY

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 (NW1/4) 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 (NE1/4) of said Section; AND

The South Half of the Northeast Quarter (S½NE¾) 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, 2018.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 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

COVER PAGE PROPERTY TRANSFER

PARCE FILING NUM	BER OOS	3293001	9040		·		Truste	y Reim e t
200 5	- Cran-	0世10	_				Charles	ne kem
DOC STAN	185 Eken	урт 19		tax/lien	<u> </u>		Tuest	20 C
SALES FILE	# <u>2</u>	7	# PAG	GES	_		" 131	19
NEIGHBORHOOD	1	100	105	290	205	(300)	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	\$05	510	S1 5	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000	9500		RURAL RESIDENTIAL	
		COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURRAN	
TAX DISTRICT_	195						_	
TAL SALE PRICE								
ADJUSTMENTS S			···					
ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	1-11	o-18						
DEED TYPE	WI	>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	(4),	5			
	USABILITY	AS ADJUSTED S	UBCHANGED SALE		VALID FOR			
ATION CODE	ВН	BLA	cow	GR GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES 6	SUIDE ROCK	INAVALE S	RED CLOUD R	OSEMONT	RURAL.
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NEBRASKA

Real Estate Transfer Statement

27

FORM **521**

Good Life. Great Service

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

 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 1 County Name 3 Date of Sale/Transfer 4 Date of Deed 18 Mo. _ 1 16 WEBSTER - 91 Dav 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buye SEE ATTACHED GARRY REIMAN & CHARLENE REIMAN Street or Other Mailing Address Street or Other Mailing Address PO BOX 204 PO BOX 204 City BLUE HILL Zip Code 68930 City BLUE HILL Zip Code NE NE 68933 Phone Number Phone Number Is the grantee a 501(c)(3) organization? **✓** No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Partition Other Easement Bill of Sale Corrective Trust/Trustee Lease Personal Ren Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty 9 Was the property purchased as part of an IRS like-kind exchange 10 Type of Transfer Foreclosure Irrevocable Trust V Revocable Trust Transfer on Death Sale Auction (I.R.C. § 1031 Exchange) Fasement Giff Life Estate Trustee to Beneficiary Yes ₽ No Satisfaction of Contract Court Decree Exchange Grantor Trust Partition 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.) Other TRANSFER TO TRUST ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$62,000 Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent GARRY REIMAN, TRUSTEE OF THE GARRY REIMAN REV TRUST & CHARLENE REIMAN TRUSTEE OF THE CHARLENE REIMAN REV TRUST **PO BOX 204** 18a No address assigned 18b Vacant land 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, NEBRASAK 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 0,00 22 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 ct, and that I am duly authorized to sign this statement. JENNIFER FLEISCHER (402) 762-3524 Grantee Authorized Repress Phone Number sign ATTORNEY Title Date here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Value of Stamp or Exempt Number

J_{av} <u>30</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)	
	E REIMAN REVOCABLE TRUST
NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
GARRY REIMAN	SPOUSE
CHILDREN	CHILDREN
No	•
	SECTION 2
Does a trust document exist which sets forth the grantor, the of the real property transfer?	
Check the exemption that would apply if the transfer w	as made directly from the grantor to the beneficiaries of the trust.
Deeds to property transferred by or to the U.S., the S	tate of Nebraska, or any of their agencies or subdivisions.
Deeds which, without additional consideration, com which do not extend or limit existing title or interest.	firm, correct, modify, or supplement a deed previously recorded, but
Deeds without actual consideration between; husband marriage); or parent and child.	and wife; ex-spouses (conveying property acquired or held during the
corporation or interest in the partnership or LLC are member of that family, related to one another within the spouses. No consideration is given other than the issue the family members or the return of the stock to the coin dissolution of the interest in the partnership or LLC.	owned by members of a family, or a trust created for the benefit of a the fourth degree of kindred according to the rules of civil law, and their ance of stock of the corporation or interest in the partnership or LLC to orporation in partial or complete liquidation of the corporation or deeds Cs. To qualify for the exemption for family corporations, partnerships, of the corporation or partnership and not in the name of the individual
Deeds of partition.	
Deeds made pursuant to mergers, consolidation, sale merger or consolidation filed with the Secretary of Stathe documentary stamp tax exemption is granted.	es, or transfers of the assets of a corporation pursuant to the plans of the A copy of this plan must be presented to the register of deeds before
Deeds made by a subsidiary corporation to its parent confidence of the subsidiary's stock.	orporation for no consideration other than the cancellation or surrender
Cemetery deeds.	
Mineral deeds.	
Deeds executed pursuant to court decrees.	
	a subsequent or precedent, a restriction, or any other contingent interest.
	entative conveying to devisees or heirs property passing by testate or
Deeds transferring property located within the bounds American residing on an Indian Reservation in Nebra	eries of an Indian Reservation where the grantor or grantee is a Native ska.
_	partnership or LLC, which is not a family partnership or LLC, to any
Easements.	



Certificate of Exemption – Deeds to Trustees *Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

SEC	TION 1
Grantor of Instrument and Trust	10-00-
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
	OTT TO THE TOTAL OF THE TOTAL O
SEC	TION 2
Does a trust document exist which sets forth the grantor, the trust of the real property transfer?	XYES NO
Deeds to property transferred by or to the U.S., the State of	ade directly from the grantor to the beneficiaries of the trust.
which do not extend or limit existing title or interest.	correct, modify, or supplement a deed previously recorded, but
Deeds without actual consideration between: husband and marriage); or parent and child.	wife; ex-spouses (conveying property acquired or held during the
corporation or interest in the partnership or LLC are own member of that family, related to one another within the for spouses. No consideration is given other than the issuance the family members or the return of the stock to the corpora in dissolution of the interest in the partnership or LLCs. To	timited liability company (LLC). All the shares of stock of the ed by members of a family, or a trust created for the benefit of a parth degree of kindred according to the rules of civil law, and their of stock of the corporation or interest in the partnership or LLC to action in partial or complete liquidation of the corporation or deeds of qualify for the exemption for family corporations, partnerships, the corporation or partnership and not in the name of the individual
Deeds of partition.	
Deeds made pursuant to mergers, consolidation, sales, or merger or consolidation filed with the Secretary of State. A the documentary stamp tax exemption is granted.	transfers of the assets of a corporation pursuant to the plans of copy of this plan must be presented to the register of deeds before
Deeds made by a subsidiary corporation to its parent corpor of the subsidiary's stock.	ration for no consideration other than the cancellation or surrender
Cemetery deeds.	
Mineral deeds.	
Deeds executed pursuant to court decrees.	
Deeds which release a reversionary interest, a condition subs	sequent or precedent, a restriction, or any other contingent interest.
	ve conveying to devisees or heirs property passing by testate or
Deeds transferring property located within the boundaries of American residing on an Indian Reservation in Nebraska.	of an Indian Reservation where the grantor or grantee is a Native
	nership or LLC, which is not a family partnership or LLC, to any or her spouse.
Easements.	

BK2018, By 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 day of Santary A.D., 2018, at 3:35 o'clock M. Recorded in Book 2018 on Page 383

Deb Kingenberger County Clerk SID OD Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date_/-30-/8
\$ Exempt 19 BY BR

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 will all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

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

STATE OF NEBRASKA

COUNTY OF WEBSTER)SS.

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 analy 10, 201

GENERAL NOTARY - State of Nebraska CRYSTAL M. SHESTAK My Comm. Exp. June 26, 2019

Notary Public CLASIAL M. SHESTAL

PARCE FILING NUN	BER <u>6017</u>	017001	46175	3-4	1-10	· · · · · ·	# 13	3178
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SALES FIL	e#28	3	# P.	AGES				
NEIGHBORHOOI	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL			BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	E COWLES NO HON SITE		COWLES SITE COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	inavale/ no hom site	IE INAVALE COMMERCIAL	amboy village w/ Home site	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		_	×
TAX DISTRICT	185						SUBURBAN _	
TOTAL SALE PRICE_	15	0,000				le I	aning b	tion
21 ADJUSTMENTS \$	·					for it	(115016	11011
R ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	1-2	<u>6-20</u>)D	18					
DEED TYPE	u	<u> </u>						
SALE QUAL	VES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED 5A	LE NOT TO BE USED A	VALID FOR			
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Good Life. Great Service.

FORM 521

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

	The deed will not be reco	orded unless this stateme	nt is signed and	items 1-25 are acci	urately complet	ed.
1 County Name	2 County Num	ber	3 Date of Sale/Tra		4 Date of Deed	10 10
	WEBSTER - 91	Y	Mo1 Da	_{ey} <u>26</u> _{Yr.} <u>2018</u>	Mo	Day 18 Yr. 18
<u> </u>	ddress, and Telephone (Please Pr	int)		e, Address, and Telep	nhone (Please Prin	nt)
Grantor's Name (Selle McConkey Fam	er) nily Farms, LLC		Grantee's Name (Heather R. I			
Street or Other Mailing	g Address		Street or Other M	ailing Addrage		
25423 Ruff Roa		7: 0-d-	2414 1	4000 16	<u>a5</u>	
^{City} Grenta	State NE	Zip Code 68028	The . F	fill	State 2	Zip Code X 9 3 0
Phone Number	Na		Phone Number	Is the gran	tee a 501(c)(3) org	
Email Address			Email Address	If Yes, is th	e grantee a 509(a)	foundation? Yes V No
	nla				110	
7 Property Classific	ation Number. Check one box in o	ategories A and B. Check C	if property is also a	mobile home.		
(A) Status		(F	3) Property Type			(C)
[mproved]	Single Family	Industrial	Mineral Interests	s-Nonproducing	State Asses	sed Mobile Home
Unimproved	Multi-Family	Agricultural	Mineral Interests	s-Producing	Exempt	
	Commercial	Recreational				
8 Type of Deed	Conservator Corrective	= =	and Contract/Memo	Partition	Sheriff	Other
Bill of Sale Cemetery	Corrective Death Certificate – Transfer on D		ease ineral	Personal Rep. Quit Claim	Trust/Trustee	
					Warranty	
9 Was the property p part of an IRS like- (I.R.C. § 1031 Exch	kind exchange?	Easement Gift	Life Esta		e irust _	Transfer on Death Trustee to Beneficiary
	No Court Decr		tor Trust Partition	<u></u>	on of Contract	Other (Explain)
<u></u>	nsferred in full? (If No, explain the div					(If No, state the intended use.
✓ Yes	No	.		Yes No_		
13 Was the transfer bet	tween relatives, or if to a trustee, are	the trustor and beneficiary rel	atives? (If Yes, checi	k the appropriate box.)		
Yes 🔽	No Aunt or Uncle to Niece o	r Nephew	Partnership, or LLC	Self		Other
	Brothers and Sisters	Grandparents	and Grandchild	Spouse		
	Ex-spouse	Parents and C	Child	Step-parent an	nd Step-child	
	market value of the real property?		15 Was the mortg	age assumed? (If Yes,	state the amount a	ind interest rate.)
\$150,000			L Yes	✓ No \$		%
Yes	ce divide a current parcel of land?		17 Was transfer the	rough a real estate age title company contact.)	ent or a title compa	any? (If Yes, include the name
18 Address of Property						
	625, Blue Hill NE 689	930	Grantee	iress of Person to Who	m the lax Stateme	nt Should be Sent
,	525, 2.45 mm m = 55	,,,,	Granice			
18a No address as	ssigned 18b Vacant land					
20 Legal Description						
See Attachm	ent					
21 If agricultural, list tota	al number of acres	•				
					\$	
22 Total purchase pr	rice, including any liabilities assi	umed			22	150,000 <mark>,</mark> 00
23 Was non-real pro	perty included in the purchase?	Yes □No(IfYese	nter dollar amount	and attach itemized	list.) 23 \$]
•	. ,				1151.7 23	
24 Adjusted purchas	se price paid for real estate (line	22 minus line 23)	• • • • • • • • • • • • • • • • • • • •		24	150,000 00
25 If this transfer is e	exempt from the documentary s	tamp tax, list the exemption	number	_		
Une	der penalties of law, I declare that	t I have examined this stateme	nt and that it is, to the	ne best of my knowled	ge and belief, true	, complete, and
	and that I am duly authorized to sign er R. Harris	this statement.				1200799 3411
	Type Name of Grantee or Authorized	I Benresentative				(<u>30%) レ</u> カイー <u>37</u> 7 Phone Number
sign A	Al V-Lla-	p		Grantee		1-26-2018
here Signatur	e of Grantee or Authorized Represei	ntative	Title			Date
11016	•					
26 Date Deed Recorded		Register of Deed's Use Or p or Exempt Number				For Dept. Use Only
	1 10	p or Exempt Number	28 Recording Data	10 Pa TO	14	
Mo Day Nebraska Department of Rev		,30	DVan	0,19 28	.7	
	enue 7 Rev. Supersedes 96-269-2008 Rev. 2-20	n6		, _	Authorized by Ne	b. Rev. Stat. §§ 76-214, 77-1327(2)

Part of the Southeast Quarter of the Southwest Quarter (SE% SW%) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE% SW%) 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% SW%) 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.

BK2018, Pg 284

State of Nebraska
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 3/ day of Sankary A.D., 20/8, at 3/30 o'clock M. Recorded in Book 20/8 on Page 28/4

Deb Klingenberger County Clerk
5/0.00 R.B. Deputy ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 1-37-78 \$.337-50 By BR

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 (SE% SW%) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 5th P.M., Webster County, Nebraska described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE% SW%) 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% SW%) 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 seised 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

LLC

))SS:

COUNTY OF LANCASTER

The foregoing warranty deed was acknowledged before me on ANVAR-1 18 2018 by Mickey M. McConkey, Sr., Managing Member of McConkey Family Farms,

A GENERAL NOTARY-State of Rebraska
EMILY J MEYERS
My Comm. Exp. July 27, 2019

Ely J MWW Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print: 02/02/2018

Inspected By: SK Inspection Date: 07/06/2015

> Map # : 4133-3-3-0-0-66175

Parcel ID #: 001701700

HARRIS, HEATHER R. Situs :2414 RD 1625

> Legal :270' X 300' IN SE1/4SW1/4 3-4-10

Record: 1 of: 1

2414 ROAD 1625

BLUE HILL, NE 68930-

PHYSICAL INFORMATION

: 1 - Single Family Type Year Built/Age : 1974 / 44

Quality Condition : 30 - Average Effective Age : 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

Improvement Value	\$145,815
Lump Sums	\$165
Lump Sums Description : SUB BH / COND GOOD /	AVE HIGH
FINAL ESTIMATE OF VALUE	\$145,980
FARM VALUATI	ON SUMMARY
Pagidanga Halwa	4145.000
Residence Value	• • •
	\$145,980 \$11,750

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 Legal :270' X 300' IN SE1/4SW1/4 3-4-10

2414 ROAD 1625

68930-BLUE HILL, NE

COST APPROACH - Values By Marshall & Swift

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

DESC	RIPTION			
	Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST	1,556	x	77.03	= 119,859
ADJUSTMENTS	Units	Unit Cost	Area Adj	Total Cost
ROOFING	1,352	2.38	2.07	3,221
SUBFLOOR				
HEATING & COOLING	1,556	2.01	2.01	3,128
PLUMBING Base is: 9 (over base)	1	1176.67	0.72	1,120
BASEMENT COST	910	17.05	9.97	15,514
PARTITION FINISH	760	27.27	13.32	20,725
RECREATIONAL FINISH				•
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1556	х	105.12	= 163,567
IMPROVEMENTS	Units	Unit Cost	Depr	Total Cost
ATTACHED GARAGE	<u>—</u> 575	23.02	0.28	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	27%	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 REPLACE				1556	Х	100.10	= 202,520
Depreciation	:	28% Total	28% Physical	Func	tional	Econo	mic
			Less Depi	reciation/P	lus Appre	eciation :	(56,705)
Improvement Va	alue .						\$145,815
-			/ AVE HIGH	• • • • • • • • • • • • • • • • • • • •			\$145,815 165 [*]
Lump Sums SUB	BH /	COND GOOD /					. ,
Lump Sums SUB Outbuilding Va	BH / alue .	COND GOOD /	/ AVE HIGH				. ,
Lump Sums SUB Outbuilding Va Land Value	BH / alue .	COND GOOD /	AVE HIGH				165 *

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

Current Owner: Parcel # 001701700 HARRIS, HEATHER R.

2414 ROAD 1625 BLUE HILL, NE 68930-

Map # Tax District N -185 4133-3-3-0-0-66175

Neighborhood Greenbelt Area/Date

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	HOME	HOM1SU	No	ı	1.00	,000	ļ	
				×	Home Use Totals : 1.00	1.00		10,000	
RESSUB	RESIDENTIAL SUBURBAN	ELIS	RESSUB	No	ľ	0.95	1,840	1,750	
				ಭ	Site Use Totals : 0.95	0.95		1,750	
				ָּהַי	Parcel Totals :	1.95		11.750	

"Siding 100 W HLGIM ASSESSOR RUCCH HVAC2/ PAGE 1 BOOK- PAGE 2018 - 284 SELLING PRICE COMMENTS JUANITY 30 2017 2016 2015 YEAR Vds 50,000 BEDROOMS L LOT DEPTH 11750 7405 17405 BATHROOMS & S STYLE 2 / % 521 ADJUSTMENT SALE DATE GARAGE TYPE HOTTUNES LOT UNITS MOBILE HOME WHO 3008. one 145 650 BASEMENT AREA 518541 EXTER2 TYPE / % 108 935 UMP DESCRP RESIDENTIAL SALES FILE 165-YES FATR Depr. 27% ASSESSOR ADJUSTMENT CONDITION 35+ ADDRESS OF 2414 RD 1625 RODFING WOOD SHAKES MIN GARAGE AREA 575 TYPE 1= 74 % C G S BUILDINGS 2 % 165 SCHOOL# REC FINISH 2-26% ADJUSTED SELLING PRICE FIREPLACE UND HTDIM 157565 126505 163 385 SWIMMING POOL 1000 warmoo PART FINISH TOTAL MH LENGTH

WEBSTER COUNTY AS	SESSOR	
621 N Cedar St		
Red Cloud Ne 68970		
Phone & Fax (402)746-2717		
Deb Langer, Assessor Clerk	,	
dlwebcoassr@outlook.com		DATE:
CET I ED. NACCONTEST EANATEST	ADMG TI C	2/2/2018
SELLER: MCCONKEY FAMILY I 25423 RUFF ROAD	ARMS, LLC	
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	
Y	15 5 77 1007 4 4 4 4 6 77 6 77 1	
	ed State Statute 77-1327, the Assessor's Office for Webste	· · · · · · · · · · · · · · · · · · ·
	Revenue, regarding real estate transactions in Webster Co tion of accurate sales data is essential to establish real pro	
	in the determiniation of the use of this sale. If you have	
	mail or fax this back to the office. *If we do not hear f	• •
(402)140-2111. Tou oan man, c	information. Thank you in advance for you coop	•
	Anada you in develor for you doop	Mation.
(Please circle the Yes or No answer	on the questions where appropriate.)	
What was the total purch	950	
1 price?	\$ \$ 150,000.00	Yes / No
-	130,000.00	
If No explain:	1	
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 pri	ice?
If the property is a rental p	roperty and produces income, what rent has been charg	ged for it in \$
4 each of the past five years?		
5 What expenses have been i	ncurred 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

воок &	PAGE_00/8	5-294	# PA	AGES		GRANTEE MASTER NAM	MEH VON	LLC
PARC FILING NUI	MBER 00 16	14400)	<u> </u> 66041)36·	3-10		#13	179
DOC STA	MPS # 522	.00		tax/lien				
SALES FI	20	7						
NEIGHBORHOO			# PAG	E2				
TELOTION TO D	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTL
	405	500	505	510	515	608	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/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					:
	GRASS GREEN / GOLF S COURSE	AND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500	<u> </u>		<u> </u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
Ĺ			<u> </u>			Tout	SUBURBAN	
TAX DISTRICT_	1165				A9	Trust		
TOTAL SALE PRICE	232,	00 0			_			
521 ADJUSTMENTS S	:							
ASSESSOR ADJUSTMENTS S								
REVIEW CODE	NO							
SALES DATE	1-10	-2018						
DEED TYPE	<u> </u>							
SALE QUAL	(YES)	 AD/USTED	SUBCHNGD	NO	MOBILE			
CODE				,,,	WOBIE			
	USABILITY AS	2 ADJUSTED SI	3 JBCHANGED SALE	4 NOT TO BE USED ARMS	LENGTH (NOT			
		1		1	VALID FOR ASUREMENT			
LOCATION CODE	BH E	BLA BLADEN	COW COWLES G	GR UIDE ROCK	INA INAVALE I	RC RED CLOUD R	ROS OSEMONT	RUR RURAL
<u> </u>	-	1						
COMMENTE) -]	rustees on this	70 VQ	My felice	<u>S</u> W	e qui	e isco	mbine	ط
<u>6</u>	on this	Saleu	2018-	29 5 is	the off	ner Tru	stee	
23.	2,000+ 6	733,000	-(111.0	1				

NEBRASKA Good Life Great Service

Real Estate Transfer Statement



FORM

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. 521 · If additional space is needed, add an attachment and identify the item, The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer Date of Deed ADAMS - 1 Webster Day __10 _Yr. . 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) VAN, L.L.C. Granior's Name (Seller Nancy Louise Williams and Michael D. Williams Street or Other Mailing Address 1204 Allen Drive Street or Other Mailing Address City State Zio Code City Grand Island Zip Code 68901 ΝE is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (303) 680-7412 Phone Number (308) 850-5838 Email Address 7 Property Classification Number. Check one box in categories A and E. Check C if property is also a mobile home. (A) Status (B) Property Type Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt OLL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other, Bill of Sale Corrective Easement Lease Personal Rec. Trusl/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Outit Claim Warranty Was the property purchased as part of an IRS like-idnd exchange (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Essement Gift Life Estate Sale Trustee to Beneficiary ₩ No Yes Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) TI 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 truster and beneficiary relatives? (If Ves. check the appropriate box.) 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? 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) \$233,200 ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name ✓ No of the agent or little company contact.) V Yes Mark Gustafson Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee 18a No address assigned 18b Vacant land 20 Legal Description The 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 232.000,00 22 23 232.000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of land 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 appropriate to sign this statement. Anthony Forter (308) 850-5838 Authorized Representative Phone Number Grantee/Managing Member 1-10-2018 Anorized Representative here Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data

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 31 day
of January A.D., 2018, at 3:40
o'clock P M. Recorded in Book 2018
on Page <u>294</u> Deb Klingenberger County Clerk
\$10.00 BB Deputy
IndCompAssessorCarded
NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-3/-/8 \$ 5 22 00 By 38
10.70x2-059_17100
Return to: Prairie Title, Inc. P.O. Box 309, Hastings NE 68902-0309
WARRANTY DEED
NANCY LOUISE WILLIAMS AND MICHAEL D. WILLIAMS, wife and husband, GRANTORS in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to VAN, LLC., GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):
The Northwest Quarter (NW %) of Section Thirty-Six (36), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska
GRANTORS covenant (jointly and severally, if more than one) with GRANTEE than GRANTORS:
 are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
(2) have legal power and lawful authority to convey the same;
(3) warrant and will defend title to the real estate against the lawful claims of all persons.
Dated: JANUARY 4, 2018.
Mancy Louise Williams Michael D. Williams
STATE OF Colorado)
COUNTY OF Arapaha)ss:
The foregoing warranty deed was acknowledged before me on 64 January, 2018 by Nancy Louise Williams and Michael D. Williams.
\ \ \
Notary Public
My commission expires: 8-2(1-202)
TAMMY MARIE FORCE NOTARY BLIC STATE OF COLORADO NOTARY ID 20134053654 MY COMMISSION EXPIRES AUGUST 26, 2021
MY CUMMISSION EXPIRES AUGUST 20, 222.

								
DOC STAN	1PS_52L	ti25		tax/lien				
SALES FIL	E#3	<u> </u>	# PAG	ES				
NEIGHBORHOOI		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITÉ	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	
TAX DISTRICT TOTAL SALE PRICE	233	3,000						
21 ADJUSTMENTS <u>\$</u>								
R ADJUSTMENTS S	NO.							
	NO		,					
R ADJUSTMENTS S		0-2018	,					
R ADJUSTMENTS <u>\$</u> REVIEW CODE SALES DATE DEED TYPE		0-2018 Lees De	eed					
R ADJUSTMENTS <u>S</u> REVIEW CODE SALES DATE		0-2018 LEES DE	2 ed_ SUBCHNGD	No	MOBILE			
R ADJUSTMENTS <u>\$</u> REVIEW CODE SALES DATE DEED TYPE	1-10 Trust	ADJUSTED 2	SUBCHNGD	4 NOT TO BE USED ARMS	E LENGTH / NOT			
R ADJUSTMENTS S. REVIEW CODE SALES DATE DEED TYPE SALE QUAL	1-10 Trust	ADJUSTED 2	SUBCHNGD	4 NOT TO BE USED ARMS	E LENGTH/NOT	RC.	ROS	RUR

NEBRASKA-Good Life, Great Service

Real Estate Transfer Statement

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

FORM 521

 To be filed with the Register of Deeds. - Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed ADAMS - + Webster Mo. 1 Day 10 Yr. 18 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Granter's Name (Setter) Grantee's Name (Buyer) VAN, L.L.C. Steven J. Clagett and Linda J. Clagett. Co-Trustees et or Other Mailing Addn Street or Other Malling Address 1204 Allen Drive 4207 Faculty Avenue Grand Island Zip Code 90808 Zip Code 68901 Longbeach State NE ČA Phone Number (562) 754-0178 Phone Number (308) 850-5838 Is the grantee a 501(c)(3) organization? If Ves, is the grantee a 509(a) foundation? 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family ndustrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial ☐ Becreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Easement Bill of Sale Corrective Lease Personal Rep. ✓ Trust/Trustee Cornetery 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) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Austion Easement Gift Life Estate Sale Trustee to Beneficiary Yes w No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 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 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.) Aunt or Uncle to Niece or Nephew Yes Yes ☐ Family Corp., Partnership, or LLC Self Other. Brothers and Sisters Grandparents and Grandchild Spouse Ex-spause Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$233,000 ✓ No \$. 16 Does this conveyance divide a current percel of land? Was transfer through a real estate agent or a fille company? (If Yes, include the name was transfer mough a real contract.) V Yes Mark Gustafson Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee 18a No address assigned 18b 🔽 Vacantiland 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 fiabilities assumed 233.000:00 23 233,000100 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 crized to sign this statement, Anthony Porter (308) 850-5838 uthorized Representative Phone Number Grantee/Managing Member 1-10-2018 orized Regresentative here Register of Deed's Use Only For Dept. Use Only 25 Date Deed Recorded 27 Value of Stamp or Exempt Number Recording Data Day 31 BK2018, Pg 295-296

BK2018, Pg 295

State of Nebraska Ss.	DN2010,19
Entered on the numerical index and filed for record in the	
Clerk's office of said county this 3/ day	•
of <u>Sanuary</u> A.D., 2018, at 3:45 o'clock <u>P</u> M. Recorded in Book <u>2018</u> on Page 295-296	
Deb Klingenberger County Clerk	
5/6.00 BB Deputy	
IndCompAssessorCarded	
	NEBRASKA DOCU
	Date /-3/-/8" '
•	\$ <u>524.25 By 1</u>
Return to: Prairie Title, Inc., P.	D. Box 309, Hastings NE 68902
	TRUSTEE'S DEED
STEVEN J. CLAGETT AND JANUARY 6, 2003, GRANTO and valuable consideration, rece	LINDA J. CLAGETT, AS CO-TRUSTEES OF THE LINDA J. CLAGETT FAMILY TRUSTE DATED RS in consideration of One Dollar (\$1.00) and other good ipt of which is hereby acknowledged, convey to VAN, ag described real estate (as defined in Neb. Rev. Stat.
(36), Township Th	rter (NW %) of Section Thirty-Six ree (3) North, Range Ten (10) West of ster County, Nebraska.
GRANTORS covenants (jointly GRANTORS:	and severally, if more than one) with GRANTEE that
(1) are lawfully seised of such easements and restrictions of rec	n real estate and that it is free from encumbrances except ord;
(2) have legal power and law	ul authority to convey the same;
Executed: Junay 3 Clayer, (no STEVEN J. CLAGETT, TRUST	_,2018. Lindas CLAGEST, TRUSTEE LINDAS CLAGEST, TRUSTEE
STATE OF	
COUNTY OF)	SS:
The foregoing trustee's d 2018, by Steven J. Clagett, Trust	eed was acknowledged before me on, ee and Linda J. Clagett, Trustee.
	Notary Public

- SEE ATTACHED-

My commission expires:___

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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.

attached, and not the truthfulness, accuracy, or validity of that document.
State of California County of
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. NILE F. RODGERS Commission # 2076854 Notary Public - California
Signature (Seal) Los Angeles County My Comm. Expires Aug 4, 2018

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 02/05/2018

Current Owner: Parcel # 001614400 VAN, L.L.C.

1204 ALLEN DRIVE GRAND ISLAND, NE 68901-

Map # Tax District Neighborhood Greenbelt Area/Date

165 1

4243-36-2-0-0-66040

Legal Description: NW1/4 36-3-10 (FARM 8209)

Soil Symbol	Soil Name Land Use	LVG Code	Adjust Spot LVG	# Acres	Aa/Acre	Mkt Value	Assessed Value
2667	HOLDREGE SILT LOAM, 0-1% SLOP DRY	1.D		`	2.705	256.625	256 625
4147	HOLDREGE SOILS, 3-7% SLOPES, DRY	3D	No	25.82	2.265	58 480	FI 0 400
4138	HOLDREGE SILT LOAM, 7-11% SLO DRY	4D1	No	2.70	2 190	л о 1 л п	1 C C C C C C C C C C C C C C C C C C C
3553	HOBBS SILT LOAM, FREQUENTLY F DRY	4D	NO.	0	2 1	ı (
0		į	Š	0.04	4, 19U	⊥,840	1,840
2000	HOLDREGE SILT LOAM, 1-3% SLOP DRY	Ħ	No	3.53	2,705	9,550	9,550
			Dry Use Totals : 127.76	127.76		332,410	332,410
2667	HOLDREGE SILT LOAM, 0-1% SLOP GRAS	16	No	6.71	1,425	9,560	9 550
4138	HOLDREGE SILT LOAM, 7-11% SLO GRAS	4G1	No	0.01	1,425	15	-
3553	HOBBS SILT LOAM, FREQUENTLY F GRAS	4G	No	21.52	1,425	30,665	30,665
2668	HOLDREGE SILT LOAM, 1-3% SLOP GRAS	16	No	0.06	1,425	85	©
			Grass Use Totals : 28.30	: 28.30		40,325	40,325
ROAD	COUNTY ROAD ROAD	ROAD	No	3.97	0	0	0
			Road Use Totals :			0	0
			Parcel Totals :	160.03		372,735	372,735

LOCATION ID PARCEL(S) 00 16 1	7400 / 16/0040	1-10-2018	# 2, 405.70 per sere
ASSESSOR LOCATION Ru	Rural NW14 36-3-10	ADDRESS OF PROPERTY Rum	2
YEAR	LAND	IMPROVEMENTS	ΤΟΤΑL
2012	40 2720		402720
gab	365220		365327
2017	372 735		372 72
SELLING PRICE 232,000	SELLING PRICE 23,000 + 233,000 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE #	165 - 91 - 0074 HOUSE QUALITY	UALITY HOUSE CONDITION	DATE OF CONSTRUCTION
MOBILE HOME			

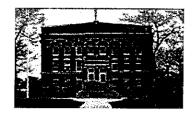
BOOK-PAGE

4A1 U P	4A1 V P	4A1 S P	4A1 R P	4A1 K P	4A1 F P	4A1 B P	4A1 P
3A U P	3A V P	3A S P	3A R P	3A K P	3A F P	3A B P	3A P
3A1 U P	3A1 V P	3A1 S P	3A1 R P	3A1 K P	3A1 F P	3A1 B P	1 '
2A U P	2A V P	2A S P	2A R P	2A K P	2A F P	2A B P	2A P
2A1 P	2A1 V P	2A1 S P	2A1 R P	2A1 K P	2A1 F P	2A1 B P	2A1 P
1A U P	1A V P	1A S P	1A R P	1A K P	1A F P	1A B P	1A P
1A1 U P	1A1 V P	1A1 S P	1A1 R P	1A1 K P	1A1 F P	1A1 B P	IAI P
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
CREP IRRIGATION UNKNOWN SOURCE	CREP IRRIGATION WELL / BOSTWICK	CREP IRRIGATION STREAM	CREP IRRIGATION REPUBLICAN RIVER	CREP IRRIGATION CREEK	CREP IRRIGATION GOTTSCH WASTE WATER	CREP IRRIGATION BOSTWICK	CREP IRRIGATION WELL
TOTAL	TOTAL	TOTAL	TOTAL	FOTAL	TOTAL	IOIAL	Ö
4A U E	4A V E	4A S E	4A R E	4A K E	4A F E	4A B E	TOTAL
4A1 U E	4A1 V E	4A1 S E	4A1 R E	4A1 K E			- 1 '
3A U E	3A V E	3A S E	3A R E	3A K E	3A F E		3A E
3A1 U E	3A1 V E	3A1 S E	3A1 R E	3A1 K E	3A1 F E	3A1 B E	1 -
2A U E	2A V E	2A S E	2A R E	2A K E	2A F E	2A B E	2A E
2A1 U F	2A1 V E	2A1 S E	2A1 R E	2A1 K E	2A1 F E	2A1 B E	2A1 E
1A U E	1A V E	1A S E	1A R E	1A K E	1A F E	1A B E	1A E
1A1 U E	1A1 V E	1A1 S E	1A1 R E	1A1 K E	1A1 F E	1A1 B E	1A1 E
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
EQUIP IRRIGATION UNKNOWN SOURCE	EQUIP IRRIGATION WELL / BOSTWICK	EQUIP IRRIGATION STREAM	EQUIP IRRIGATION REPUBLICAN RIVER	EQUIP IRRIGATION CREEK	EQUIP IRRIGATION GOTTSCH WASTE WATER	EQUIP IRRIGATION BOSTWICK	EQUIP IRRIGATION WELL

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com



DATE:

1/5/2018

CONTNUED ON BACK

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 questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office.

If we do not hear from you within 15 days, we will be

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

Set by Seller Other (please explain):

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

What V	Was the total purcl	nase							
1 price?		\$ 232, 000.0	00 + 233,000.00=465,000.00			Yes /	Yes / No		
If	f No explain:			****					
2 Was an	ny personal proper	ty included in the sale	price?	Yes	/ No	Personal Pro	operty was ((circle all that a	ipply):
Pivot	Irrigation Pipe (Above ground / Buried) Motor	Machinery	Grair	n/Crops Oth	er (please e	xplain):	
		741							
3 What is	s the dollar value o	of the personal property	that was it	included in t	he purch	ase price?	\$_		
4 If this s	sale was involved i	in a 1031 like kind excl	hange; is it g	going to a ho	lding cor	mpany?	Yes/1	No	
5 How lo	ong was the proper	ty on the market?		-					
How di	d you learn that th	e property was for sale	? Circle						
6 one:				Adve	rtising	Broker/Realto	r Family	Newspaper	Seller
Prior K	nowledge Other	r (please explain):		 .					
7 How wa	as the sale price se	et? Circle one:	Appraisal	Auction	Compa	rable Neighbor	hood Sales	Mutual Agre	ement