воок в	a page_2018	-300-30	# # # # #	AGES	<u> </u>	GRANTEE MASTER NAM	ne # Nance	y Staffor
PARO FILING NU	CEL#/ IMBER <u>60 100</u>	04100/6	0250	9-1-9	3		#/	BRY
New	Parce =	± 00100	4102/	6025	1			
DOC STA	amps 258.	75		tax/lien				
SALES F	ile#3	·	# PAG	SES				
NEIGHBORHO								
		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	SLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES COMMERCIAL/NO SITE	ROSEMONTW/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	700S
	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					
	GRÁSS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLAS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RÉSIDENTIAL	
TAX DISTRICT	5					Ag Res	SUBURBAN _	
TOTAL SALE PRICE	115.0					0		
S21 ADJUSTMENTS	s							

ESSOR ADJUSTMENTS	\$		<u> </u>					
REVIEW CODE	NO							
SALES DATE	<u> 2-1-</u>	-2018						
DEED TYPE	<u>Q</u> w			•				
5ALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SALE		IS LENGTH / NOT VALID FOR EASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	REO CLOUD R	OSEMONT	RURAL.
COMMENTS	Q1;+ -	tolal A	cus 72.	70 on	Parcel	new pa	ircel di	3.40 Acres
5	ver done	2	50.0	3 gres : Haup)	to Eriz			3.40 Acres

Nebraska Department of REVENUE

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

31

FORM **521**

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo.02 Day **0** 1 Yr. 2018 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) Nancy B. Stafford Eric C. & Sandee M. Heller Street or Other Mailing Address 320 East State St Street or Other Mailing Address 2145 Rd F Zip Code Zip Code 68942 City Guide Rock State NE Guide Rock ΝĒ 68942 Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number Phone Number Yes √ No Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) Single Family Industrial √ Improved Mineral Interests-Nonproducing State Assessed Mobile Home ☐ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt OLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Mineral Mineral Executor 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 Gift Life Estate √ Sale Trustee to Beneficiary Yes **V** No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ✓ 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 Yes ☐ Self Other. Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Ex-spouse Parents and Child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes_ ✓ Yes No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 2145 Rd F same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 115,000.00 22 0,00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 23 115,000,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Name of Graptee or Authorized Representative Phone Number sign Attorney Signature of Gran tee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

A tract of land located in the North Half (N½) of Section Nine (9), Township One (1) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of Section Nine (9), Township One (1) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska; thence S89°13'56"E (assumed bearing) on the North line of said Northwest Quarter, a distance of 2503.88 feet to the Northeast corner of a tract of land previously described and recorded in Book 2017, page 1209 and the point of beginning; thence continuing S89°13'56"E on said North line, a distance of 150.28 feet to the Northeast corner of said Northwest Quarter; thence S89°14'37"E on the North line of the Northeast Quarter of said Section Nine (9), a distance of 365.02 feet; thence S03°15'06"W, a distance of 1404.67 feet to the North line of the Chicago Burlington and Quincy Railroad right of way and to the beginning of a curve concave to the Northeast having a radius of 5679.58 feet; thence on said curve, the chord of which bears N82°29'12"W, an arc distance of 479.53 feet (479.39 feet chord distance); to the Southeast corner of a tract of land previously described and recorded in Book 29, page 77; thence N39°50'04"W on the easterly line of said tract of land, a distance of 393.02 feet to the Northeast corner of said tract of land; thence N82°51'14"W on the North line of said tract, a distance of 97.85 feet; thence N00°45'02"E, a distance of 687.89 feet to the Southwest corner of a tract of land previously described and recorded in Book 2017, page 1209; thence S89°14'36"E on the South line of said tract of land, a distance of 374.88 feet to the Southeast corner of said tract of land; thence N00°46'07"E, on the East line of said tract of land, a distance of 349.74 feet to the point of beginning, containing 22.40 acres, more or less, including 0.43 acres, more or less, of county road right of way

BK2018, Pg 300

State of Nebraska 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this / day of February A.D., 20/8, at 2:25 o'clock P. M. Recorded in Book 20/8 on Page 300-30/ Deb Klingenberger County Clerk 3/1000 Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 2 1- / 8 \$ 258.75 By 13 B

WARRANTY DEED

Eric C. Heller and Sandee M. Heller, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Nancy B. Stafford, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the North Half (N½) of Section Nine (9), Township One (1) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of Section Nine (9), Township One (1) North, Range Nine (9) West of the Sixth P.M., Webster County, Nebraska; thence S89°13'56"E (assumed bearing) on the North line of said Northwest Quarter, a distance of 2503.88 feet to the Northeast corner of a tract of land previously described and recorded in Book 2017, page 1209 and the point of beginning; thence continuing \$89°13'56"E on said North line, a distance of 150.28 feet to the Northeast corner of said Northwest Ouarter; thence S89°14'37"E on the North line of the Northeast Quarter of said Section Nine (9), a distance of 365.02 feet; thence S03°15'06"W, a distance of 1404.67 feet to the North line of the Chicago Burlington and Quincy Railroad right of way and to the beginning of a curve concave to the Northeast having a radius of 5679.58 feet; thence on said curve, the chord of which bears N82°29'12"W, an arc distance of 479.53 feet (479.39 feet chord distance); to the Southeast corner of a tract of land previously described and recorded in Book 29, page 77; thence N39°50'04"W on the easterly line of said tract of land, a distance of 393.02 feet to the Northeast corner of said tract of land; thence N82°51'14"W on the North line of said tract, a distance of 97.85 feet; thence N00°45'02"E, a distance of 687.89 feet to the Southwest corner of a tract of land previously described and recorded in Book 2017, page 1209; thence \$89°14'36"E on the South line of said tract of land, a distance of 374.88 feet to the Southeast corner of said tract of land; thence N00°46'07"E, on the East line of said tract of land, a distance of 349.74 feet to the point of beginning, containing 22.40 acres, more or less, including 0.43 acres, more or less, of county road right of way.

GRANTOR hereby conveys to GRANTEE all rights and liabilities reserved in the Warranty Deed recorded February 13, 2012, in Book 2012, page 309, subject to the terms and conditions contained therein.

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

BK2018, Pg 301

- (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 29th, 2017.

Eric C Haller

Sandee M. Heller

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 2018, by Eric C. Heller and Sandee M. Heller, husband and wife.

Comm. expir

KORY MCCRACKEN
General Notary
State of Nebraska

State of Nebraska Ly Commission Expires Aug 27, 2011 Votary Public

BOOK-PAGE

TOTAL

TOTAL

TOTAL

TOTAL

IRRIG/ WI	ELL	IRRIGATION BOSTWICK	IRRIGATION GOTTSCH WASTE WATER	IRRIGATION CREEK	IRRIGATION REPUBLICAN RIVER	IRRIGATION STREAM	IRRIGATION WELL / BOSTWICK	IRRIGATION UNKNOWN SOURCE
ACI	RES 0010041	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1	161	1A1 B	1A1 F	1A1 K	1A1 R	1A1 S	1A1 V	1A1 U
1A .57	28.12	1A B	1.A F	1A K	1A R	1A S	1A V	1A U
2A1		2A1 B	2A1 F	2A1 K	2A1 R	2A1 S	2A1 V	2A1 U
2A		2A B	2A F	2A K	2A R	2A S	2A V	2A U
3A1		3A1 B	3A1 F	3A1 K	3A1 R	3A1 S	3A1 V	3A1 U
ЗА		3A B	3A F	за к	3A R	3A S	3A V	3A U
4A1		4A1 B	4A1 F	4A1 K	4A1 R	4A1 S	4A1 V	4A1 U
4A .96		4A B	4A F	4A K	4A R	4A S	4A V	4A U
	 		WOWA!		TOTAL	TOTAL	TOTAL	TOTAL
TOTAL /,53	28.73	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL .	TOTAL
GREE IRRIG	NBELT SATION	GREENBELT IRRIGATION BOSTWICK	GREENBELT IRRIGATION GOTTSCH WASTE WATER	GREENBELT IRRIGATION CREEK	GREENBELT IRRIGATION REPUBLICAN RIVER	GREENBELT IRRIGATION STREAM	GREENBELT IRRIGATION WELL / BOSTWICK	GREENBELT IRRIGATION UNKNOWN SOURC
GREE IRRIG W	NBELT	GREENBELT IRRIGATION	GREENBELT IRRIGATION GOTTSCH WASTE	GREENBELT IRRIGATION	GREENBELT IRRIGATION	GREENBELT IRRIGATION	GREENBELT IRRIGATION	GREENBELT IRRIGATION
GREE IRRIG W	NBELT ATION 'ELL	GREENBELT IRRIGATION BOSTWICK	GREENBELT IRRIGATION GOTTSCH WASTE WATER	GREENBELT IRRIGATION CREEK	GREENBELT IRRIGATION REPUBLICAN RIVER	GREENBELT IRRIGATION STREAM	GREENBELT IRRIGATION WELL / BOSTWICK	GREENBELT IRRIGATION UNKNOWN SOURC
GREE IRRIG W	NBELT ATION 'ELL	GREENBELT IRRIGATION BOSTWICK ACRES	GREENBELT IRRIGATION GOTTSCH WASTE WATER ACRES	GREENBELT IRRIGATION CREEK ACRES	GREENBELT IRRIGATION REPUBLICAN RIVER ACRES	GREENBELT IRRIGATION STREAM ACRES	GREENBELT IRRIGATION WELL / BOSTWICK ACRES	GREENBELT IRRIGATION UNKNOWN SOURG
GREE IRRIG W AC	NBELT ATION 'ELL	GREENBELT IRRIGATION BOSTWICK ACRES 1A1 B G	GREENBELT IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F G	GREENBELT IRRIGATION CREEK ACRES 1A1 K G	GREENBELT IRRIGATION REPUBLICAN RIVER ACRES 1A1 R G	GREENBELT IRRIGATION STREAM ACRES 1A1 S G	GREENBELT IRRIGATION WELL / BOSTWICK ACRES 1A1 V G	GREENBELT IRRIGATION UNKNOWN SOURG ACRES 1A1 U G
GREE IRRIG W AC 1A1 G 1A G	NBELT ATION 'ELL	GREENBELT IRRIGATION BOSTWICK ACRES 1A1 B G 1A B G	GREENBELT IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F G 1A F G	GREENBELT IRRIGATION CREEK ACRES 1A1 K G 1A K G	GREENBELT IRRIGATION REPUBLICAN RIVER ACRES 1A1 R G 1A R G	GREENBELT IRRIGATION STREAM ACRES 1A1 S G 1A S G	GREENBELT IRRIGATION WELL / BOSTWICK ACRES 1A1 V G 1A V G	GREENBELT IRRIGATION UNKNOWN SOURCE ACRES 1A1 U G 1A U G
GREE IRRIG W ACC 1A1 G 1A G 2A1 G	NBELT ATION 'ELL	GREENBELT IRRIGATION BOSTWICK ACRES 1A1 B G 1A B G 2A1 B G	GREENBELT IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F G 1A F G 2A1 F G	GREENBELT IRRIGATION CREEK ACRES 1A1 K G 1A K G 2A1 K G	GREENBELT IRRIGATION REPUBLICAN RIVER ACRES 1A1 R G 1A R G 2A1 R G	GREENBELT IRRIGATION STREAM ACRES 1A1 S G 1A S G 2A1 S G	GREENBELT IRRIGATION WELL / BOSTWICK ACRES 1A1 V G 1A V G 2A1 V G	GREENBELT IRRIGATION UNKNOWN SOURCE ACRES 1A1 U G 1A U G 2A1 U G
GREE IRRIG W ACC 1A1 G 1A1 G 2A1 G	NBELT ATION 'ELL	GREENBELT IRRIGATION BOSTWICK ACRES 1A1 B G 1A B G 2A1 B G 2A B G	GREENBELT IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F G 1A F G 2A1 F G 2A F G	GREENBELT IRRIGATION CREEK ACRES 1A1 K G 1A K G 2A1 K G	GREENBELT IRRIGATION REPUBLICAN RIVER ACRES 1A1 R G 1A R G 2A1 R G 2A R G	GREENBELT IRRIGATION STREAM ACRES 1A1 S G 1A S G 2A1 S G 2A S G	GREENBELT IRRIGATION WELL / BOSTWICK ACRES 1A1 V G 1A V G 2A1 V G 2A V G	GREENBELT IRRIGATION UNKNOWN SOURG ACRES 1A1 U G 1A U G 2A1 U G 2A U G
GREE IRRIG W AC 1A1 G 1A G 2A1 G 2A G 3A1 G	NBELT ATION 'ELL	GREENBELT IRRIGATION BOSTWICK ACRES 1A1 B G 1A B G 2A1 B G 2A B G 3A1 B G	GREENBELT IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F G 1A F G 2A F G 3A1 F G	GREENBELT IRRIGATION CREEK ACRES 1A1 K G 1A K G 2A1 K G 2A1 K G 3A1 K G	GREENBELT IRRIGATION REPUBLICAN RIVER ACRES 1A1 R G 1A R G 2A1 R G 2A R G 3A1 R G	GREENBELT IRRIGATION STREAM ACRES 1A1 S G 1A S G 2A1 S G 2A S G 3A1 S G	GREENBELT IRRIGATION WELL / BOSTWICK ACRES 1A1 V G 1A V G 2A V G 3A1 V G	GREENBELT IRRIGATION UNKNOWN SOURCE ACRES 1A1 U G 1A U G 2A1 U G 2A U G 3A1 U G

TOTAL

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TOTAL

4A P 4A 8 P 4A F P 4A K P 4A R P 4A S P 4A V P 4A U P TOTAL TOTAL TOTAL TOTAL TOTAL TOTAL TOTAL TOTAL PAGE 4 PARCEL(S)

BOOK-PAGE

			EQUIP		CREP		GREENBELT					EQUIP		CREP	G	REENBELT
DRYL	AND		DRYLAND		DRYLAND		DRYLAND	GRA	SSLAND		GR	ASSLAND	,	GRASSLAND	GI	RASSLAND
00'/004/00 101	es <i>00 004 </i>	OZ	ACRES		ACRES		ACRES	00 1004	GBES OU	10041	102	ACRES		ACRES		ACRES
1D1 100 1775	יוייטוןטט	101	E	1	01 P	1D	1 G	1G1 0. 4		78	1G1		1G1		1G1	
1D	17.22	1D	E	1	D P) G	16 /. 3	4 .7	10	1G		1G	· · · · · · · · · · · · · · · · · · ·	1.G	
2D1		2D1	E	2	01 P	20	1 G	2G1			2G1	12.1	2G1	· ·	2G1	
2D	!	2D	E	2	D P	20	G	2G		******	2G		2G		2G	
3D1		3D1	E	3	D1. P	3D	1 G	3G1			3G1		3G1		3G1	
3D		3D	E		D P	31) G	3G			3G		3G		3G	
4D1		4D1	E	41)1 P	4D	1 G	4G1			4G1		4G1		4G1	
4D. 7	.02	4D	E	4	D P	4I) G	46 2:1		53	4G		4G	·	4G	
TOTAL	17.24	TOT	AL	Ţ	DTAL	TC	TAL	TOTAL 3.40		<u>;(</u>	TOTAL	`	тот	AL	TOTAL	-

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	00 100410010010041	02 ACRES	ACRES	001004100 ACRES, 001004102 ROADS .39 1.34
1C1	^{1T1} 2.63	1T1 2	SHELTERBELT	ROADS .39 1.34
1C	17° 3.21	1T 2	ACCRETION	FARM SITE
2C1	2T1	2T1 2	WASTE	HOME SITES 1. D
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WRP
3C	3T	3T 2		RECREATION
4C1	4T1	4T1 2	,	Bld. 1.D
4C	4T/0.4 .51	4T 2	***************************************	
TOTAL	TOTAL 13.03 3.72	TOTAL	TOTAL	Total 2.39 TOTAL 1.34 Total = 20.85 total 51.84
				Total = 20.85 (total 3.

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Record: 1 of: 1

Date of Print: 03/22/2018

Inspected By: SK Inspection Date: 10/11/2016

Map # Parcel ID #: 001004100 : 4487-09-0-0-0-60250

STAFFORD, NANCY B. Situs :2145 ROAD F

Legal :A TRACT OF LAND LOCATED IN N1/2 9-1-9

2145 RD F

GUIDE ROCK, NE 68942-

PHYSICAL INFORMATION

Type : 1 - Single Family : 1959 / 59

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

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

Floor Area : 1392 Basement Area : 960

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms

Baths : 2.0

Heat Type : 100% BASEBOARD ELEC Roof Type : COMP SHINGLES

Plumbing Fixt : 8

Improvement Value	\$26,060
Lump Sums	\$1,490
Lump Sums Description : AG RESIDENTIAL / FUNC BSMT FAIR +	
FINAL ESTIMATE OF VALUE	\$27,550
Residence Value	\$27,550
Residence Value	\$27,550
Outbuilding Value	\$1,805
5	\$31,025
Agland Value	331,025

WEBSTER COUNTY ASSESSOR'S OFFICE

FARM RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 03/22/2018 Record: 1 of: 1

Parcel ID #: 001004100 Map # : 4487-09-0-0-60250

STAFFORD, NANCY B.

Situs :2145 ROAD F Legal :A TRACT OF LAND LOCATED IN N1/2 9-1-9

2145 RD F

GUIDE ROCK, NE 68942-

COST APPROACH - Values By Marshall & Swift

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

	DESCRI	PTION				
	, .	Square fee	et Ba	se SF Cost	Total Cost	
BASIC STRUCTURE COST		1,392	_ x	80.11	= 111,513	
ADJUSTMENTS ROOFING		Units	Unit Cost	Area Adj	Total Cost	
SUBFLOOR HEATING & COOLING		1,392	(0.39)		(543)	
PLUMBING Base is: 9 BASEMENT COST	(under base)	1 960	1176.67 16.86	(0.80) 11.63	(1,114) 16,189	
PARTITION FINISH RECREATIONAL FINISH						
MINIMUM FINISH		960	6.38	4.40	6,125	
ADJUSTED STRUCTURE COST		1392	x	94.95	= 132,170	
IMPROVEMENTS		<u>Units</u>	Unit Cost	Depr	Total Cost	
ATTACHED GARAGE		576	23.00	0.84	13,250	
DET GAR LOW CONC		960	8.63	82%	1,490	*
SOLID WALL PORCH/LOW		160	52.04		8,325	
OPEN SLAB/LOW		340	5.70		1,940	
SOLID WALL PORCH/LOW		128	55.16		7,060	
OPEN SLAB		143	6.01		860	

Depreciation	:	84% Total	78% Physical	28% Func	tional	Econom	nic
-			Less Depr	eciation/P	lus Appre	eciation :	(137,545)
Improvement Va	alue .						\$26,060
-			BSMT FAIR + POR				\$26,060 1,490 *
Lump Sums AG F	RESIDE	ENTIAL / FUNC		CHES LOW			
Lump Sums AG F Outbuilding Va	RESIDE alue .	ENTIAL / FUNC	BSMT FAIR + POR	CHES LOW			1,490 *
Lump Sums AG F Outbuilding Va Land Value	RESIDE	ENTIAL / FUNC	BSMT FAIR + POR	CHES LOW			1,490 * \$1,805

WEBSTER COUNTY ASSESSOR'S OFFICE RURAL OUTBUILDINGS

Map #

Date of Run: 03/22/2018

Parcel # : 001004100

Current Owner: STAFFORD, NANCY B.

Tax District 5

Neighborhood

1 Legal Description : A TRACT OF LAND LOCATED IN N1/2 9-1-9

4487-09-0-0-0-60250

2145 RD F

GUIDE ROCK, NE

68942-

COST APPROACH - Values by Marshall & Swift

Appraisal Zone :

1000

Manual Date: 06/13

Cost Factor : 1

Code	Description ————————————————————————————————————	Year Qua	l Condition	D.	ime	nsions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1 3MS 3 Notes	SIDED SHED DIR	10	Poor	30 2	x	18 x	8 GABL	METAL	METAL	CONC	540	4.95	2,673	82%	480
2 BARN BA Notes		20	Poor	42 2	X	28 x	GABL	METAL	OTHER	CONC	1,176	25.06	29,471	96%	1,325

Total Outbuilding Value: 1,805

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 03/22/2018

Parcel #

: 001004100

Current Owner:

STAFFORD, NANCY B.

2145 RD F

GUIDE ROCK, NE 68942-

Map #

: 4487-09-0-0-60250

Tax District Neighborhood

5

Greenbelt Area/Date

NO

Legal Description: A TRACT OF LAND LOCATED IN N1/2 9-1-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No		1.00	5,765	5,765	5,765
				I	arm Use Totals	: 1.00		5,765	5,765
2521	COLY-HOBBS SILT LOAMS, 0-30	% GRAS	4G	No		2.15	1,425	3,065	3,065
2669	HOLDREGE SILT LOAM, 1-3% SL	PE GRAS	1G	No		0.17	1,425	240	240
8870	HORD SILT LOAM, 1-3% SLOPES	GRAS	1G	No		1.17	1,425	1,665	1,665
2347	MCCOOK SILT LOAM, RARELY FLO	00 GRAS	1G1	No		0.41	1,425	585	585
				G	rass Use Totals	1	·	5,555	5,555
8870T	TREE CANOPY 30% OR GREATER	OF GRT1	1 T	No		0.97	180	175	175
2521T	TREE CANOPY 30% OR GREATER	OF GRT1	4T	No		10.40	180	1,870	1,870
2347T	TREE CANOPY 30% OR GREATER	OF GRT1	1 T	No	_	1.66	180	300	300
				G	rt1 Use Totals	: 13.03		2,345	2,345
HOM1	HOME SITE 1ST ACRE, AG RELA	re home	HOM1	No	_	1.00	10,000	10,000	10,000
				F	iome Use Totals	: 1.00		10,000	10,000
2521	COLY-HOBBS SILT LOAMS, 0-30	∛ IRRG	4A	No		0.96	4,740	4,550	4,550
8870	HORD SILT LOAM, 1-3% SLOPES	IRRG	1A	No	_	0.57	4,930	2,810	2,810
				1	rrg Use Totals	: 1.53		7,360	7,360
ROAD	COUNTY ROAD	ROAD	ROAD	No	toad Use Totals	0.39	0	<u>0</u>	0
					Parcel Totals :	20.85		31,025	31,025

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 03/22/2018

Parcel #

: 001004102

Current Owner:

HELLER, ERIC C & SANDEE M

320 EAST STATE STREET

GUIDE ROCK, NE 68942-0000

Map #

4487-09-0-0-0-60250

Tax District Neighborhood

Greenbelt Area/Date

NO

Legal Description: PT OF NW1/4NE1/4 & PT OF NE1/4NW1/4 LESS 2 PARCELS IN 9-1-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2667	HOLDREGE SILT LOAM, 0-1% SLC	P DRY	1D	No		6.15	2,705	16,635	16,635
2669	HOLDREGE SILT LOAM, 1-3% SLE	PE DRY	1D	ио		11.07	2,705	29,945	29,945
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D	No	_	0.02	2,190	45	45
					Dry Use Totals :	17.24		46,625	46,625
8870	HORD SILT LOAM, 1-3% SLOPES	GRAS	1G	No		0.67	1,425	955	955
2347	MCCOOK SILT LOAM, RARELY FLO	O GRAS	1G1	No		0.08	1,425	115	115
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	Мо		0.03	1,425	45	45
2669	HOLDREGE SILT LOAM, 1-3% SLE	E GRAS	1G	No		0.03	1,425	45	45
					Grass Use Totals	. 0.81		1,160	1,160
2521T	TREE CANOPY 30% OR GREATER C	F GRT1	4T	No		0.51	180	90	90
2669T	TREE CANOPY 30% OR GREATER O	F GRT1	1 T	No		0.62	180	110	110
8870T	TREE CANOPY 30% OR GREATER C	F GRT1	1 T	No		1.38	1.80	250	250
2347T	TREE CANOPY 30% OR GREATER O	F GRT1	1 T	No		1.21	180	220	220
					Grt1 Use Totals :	3.72.		670	670
8870	HORD SILT LOAM, 1-3% SLOPES	IRRG	1.A	No		14.80	4,930	72,965	72,965
8869	HORD SILT LOAM, 0-1% SLOPES	IRRG	1A	No		13.32	4,930	65,670	65,670
2347	MCCOOK SILT LOAM, RARELY FLO	OO IRRG	1A1	No		0.61	4,930	3,005	3,005
					Irrg Use Totals :	28.73		141,640	141,640
ROAD	COUNTY ROAD	ROAD	ROAD	No	_	1,34	0	0	0
					Road Use Totals :	1.34		0	0
					Parcel Totals :	51.84		190,095	190,095

WEBSTER COUNTY ASSESSOR

621 N Cedar St

Red Cloud Ne 68970

Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk

dlwebcoassr@outlook.com



DATE: 03-22-2018

SELLER:

ERIC C. & SANDEE M. HELLER

320 EAST STATE STREET

GUIDE ROCK, NE 68942

BUYER:

NANCY B. STAFFORD

2145 RD F

GUIDE ROCK, NE 68942

RE: AGRICULTURE/ IMPROVED(BUILDING/HOUSE) PROPERTY SALES VERIFICATION

PARCEL ID:

1004100 BOOK /PAGE:

2018-300-301

DATE OF SALE:

2/1/2018

LEGAL DESCRIPTION

A TRACT OF LAND IN N1/2 9-1-9

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

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

1 Was the total purchase price?	\$			115,00	00 Yes	/No		
If No explain:								
How much of the selling price is co	ntributable to	the hous	e and/or bu	ildings?	\$			
2 Was any personal property include	l in the sale pr	rice?		Yes / No	Personal I	Property was	(circle all that a	pply):
Pivot Irrigation Pipe (Above ground	nd / Buried)	Motor 1	Machinery	Grain / Crop	s Furniture	Appliances	Other (please	explain):
								
3 What is the dollar value of the person	onal property	that was	it included	in the purchas	se price?	\$_		
4 If this sale was involved in a 1031 l	ike kind exch	ange; is i	t going to a	holding com	pany?	Yes/	No	
5 How long was the property on the r	narket?							
6 How did you learn the property was	for sale? Cir	rcle one:		Advertising	Broker/Real	tor Family	Newspaper	Seller
Prior Knowledge Other (please e	xplain):							
7 How was the sale price set? Circle	one:	Appra	isal Auct	ion Compa	rable Neighb	orhood Sales	Mutual Agre	ement
Set by Seller Other (please expla	ain):							•

COVER PAGE PROPERTY TRANSFER

PARCE FILING NUM	BER OOD	165100	14040	70	·	GRANTEE MASTER NAI	_/31	82
DOC STAN	ars Exer	npt		tax/lien				
SALES FIL	E#32	2	# PAG	SES	-			
NEIGHBORHOOL	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	COMMERCIAL BLUE HILL	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/HOMI SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W
	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 COMMER
į	1010	1015	1020					
	GRASS GREEN / GOLS COURSE	F SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
	سس دا						SUBURBAN _	
TAX DISTRICT_	_ (65							
TOTAL SALE PRICE			 					
521 ADJUSTMENTS S		· · · · · · · · · · · · · · · · · · ·						
OR ADJUSTMENTS S	·							
REVIEW CODE	NO							
SALES DATE	2-1-	2018						
DEED TYPE	aw							
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SALE		S LENGTH / NOT VALID FOR EASUREMENT			
		 		IVIE	SCOREWENT			7
OCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR

NEBRASKA Good Life Great Service.

FORM

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

The deed will not be recorded unless this statement 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 Select County & County Number 391 Mo. 2 Day 1 Yr. 2018 Mo. 2 Day	y <u>LYr. 201</u> 8
5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Christopher Lincode and Sarah Kincade Grantee's Name (Buyer) Sarah Reed	
Street or Other Mailing Address Street or Other Mailing Address	
226 N. Cherry St 418 Michigan Ave.	
Red Cland NE (8970 Inquale NE	68952
Phone Number Street Street	
Email Address	1 4
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile frame.	1. com
	(C)
(A) Status (B) Property Type Mineral Interests-Nonproducing State Assessed	(C) Mobile Home
Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt	
□ IOLL □ Commercial □ Recreational	
8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lease Personal Rep. Trustee	
Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim	
9 Was the property purchased as 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust	ransfer on Death
part of an IRS like-kind exchange? (i.R.C. § 1031 Exchange) Auction Easement Gift Life Estate Sale	rustee to Beneficiary
	other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes	No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Oth	ner
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.)
#11 605	%
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.)	No
18 Address of Property 226 N. Charry St. 19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
Red Cloud, NE 68970 18a No address assigned 18b Vacant land Sarah Reld 418 Michigan Ave Travale, NE 68952	
18a No address assigned 18b Vacant land In availe. NE 68952	
	venty (20)
Block Four (4), Platt's First Addition to Red Cloud.	
	mopsec
County, Nebraska	
21 If agricultural, list total number of acres	
\$	0
22 Total purchase price, including any liabilities assumed	i
23 Was non-real property included in the purchase? Yes XNo (If Yes, enter dollar amount and attach itemized list.) 23	f
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)	0.00
23 Was non-real property included in the purchase? Yes XNo (If Yes, enter dollar amount and attach itemized list.)	0400
23 Was non-real property included in the purchase? Yes XNo (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Dunder penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, or	
23 Was non-real property included in the purchase? Yes XNo (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
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23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, or correct, and that I am duly authorized to sign this statement. Sign What I am duly authorized Representative	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, or correct, and that I am duly authorized to sign this statement. Signature of Grantee or Authorized Representative Title	omplete, and 970-571-473 Phone Number 2/1/2018 Date
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, or correct, and that I am duly authorized to sign this statement. Signature of Grantee or Authorized Representative Title	omplete, and 970-571-473 Phone Number 2/1/2018 Date

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 1st day of 1st A.D., 2018, at 3:27 o'clock P.M. Recorded in Book 2018 on Page 309

Debrakturage berser County Clerk 10.00 Assessor Carded WARRANTY DEED

Christopher Kincade and Sarah Kincade, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Sarah Reed, convey to Granteethe following described real estate, per CI 17-22.

Lots Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), Block Four (4),

Platt's First Addition to Red Cloud, Webster County, Nebraska

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

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

Exectuted <u>2/1/2018</u>

Sarah Kincade

STATE OF NEBRASKA

) SS.

)

COUNTY OF WEBSTER

The forgoing instrument was acknowledged before me on 2-l-2018 by Sarah Kincade.

General Motary - State of Nebraska SONJA L. KRUEGER SOCT My Contin. Exp. Dec. 4, 2020.

Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & F	PAGE 2018	-310	#PA	GES		GRANTEE MASTER NAM	en leffre	y +
PARCE FILING NUM		105600/	<u>6</u> 2930	11-4	1-9		Jennit	er Hul
					· · · · · · · · · · · · · · · · · · ·	<u></u>	# 1318	81
DOC STAN	1PS 843	.75		tax/lien				
SALES FIL	_" 33	3	# PAGI	ss	_			
NEIGHBORHOOE	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	S15	600	GOS	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	Sile >		<u> </u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	JIC 7	RURAL RESIDENTIAL_	
_	150						SUBURBAN _	
TAX DISTRICT	2ME	199						
TOTAL SALE PRICE								
521 ADJUSTMENTS <u>\$</u>								
OR ADJUSTMENTS 5	<u></u>							
REVIEW CODE	NO							
SALES DATE	2-1-2							
DEED TYPE	JTW	D						
SALE QUAL	TES)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	Ol 1	2	3	4	(5)			
	USABILITY	AS ADJUSTED S	SUBCHANGED SALE		S LENGTH / NOT VALID FOR FASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES 6	TUIDE ROCK	INAVALE	RED CLOUO R	OSEMONT	RURAL.
COMMENTS	14.09	Acres	0/Hous	etbldir	45 -	so mov	e to q	ett
			· .		ı	peadit		. •

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

33

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 4 Date of Deed Mo. 2 Day 1 2018 WEBSTER - 91 ٧× $M_{\rm B} = I$ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rick Ronald Ostdiek Grantee's Name (Buyer) Jeffrey J. Hubl and Jennifer M. Hubl Street or Other Mailing Address 2363 Road Z Street or Other Mailing Address Zip Code Lawrence 68957 NE is the grantee a 501(c)(3) organization? Phone Number (402) 756-3152 Yes V No (970) 818-6297 If Yes, is the grantee a 509(a) foundation? Yes Email Address 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 (C) Industrial ✓ Improved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt □ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Bill of Sale Corrective . Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Mineral Executor 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 Fasement Life Estate ✓ Sale Trustee to Beneficiary ₩ No Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ 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 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.) \$375.000 ✓ 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 Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 2363 Road Z Grantees Lawrence, NE 68957 18a No address assigned 18b Vacant land 20 Legal Description See Attached 21 If agricultural, list total number of acres 375.000.00 22 23 Was non-real property included in the purchase? 🔲 Yes 📝 No (If Yes, enter dollar amount and attach fiemized list.) 23 375,000100 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. Jeffrey J. Hubl (402) 756-3152 Print of type Name of Grantee or Authorized Representative Phone Number sign 2/ ! /2018 Grantee here ture of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number Dav

BK2018, Pg 310

State of Nebraska ss.

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 NEBRASKA DOCUMENTARY
Date 2-/-/8
\$ \$43.75 By BB

JOINT TENANCY WARRANTY DEED

Rick Ronald Ostdiek, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jeffrey J. Hubl and Jennifer M. Hubl, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A parcel of land located in the Northeast Quarter of Section 11, Township 4 North, Range 9 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 11; thence N89°58'38"E (assumed bearing) on the North line of said Northeast Quarter, a distance of 811.00 feet; thence S04°00'57"W, a distance of 459.45 feet; thence N86°59'59"W, a distance of 58.50 feet; thence S01°44'12"W, a distance of 187.50 feet; thence N87°21'13"W, a distance of 145.00 feet; thence S01°14'27"W, a distance of 81.00 feet; thence S81°34'26"W, a distance of 350.00 feet; thence S00°32'02"W, a distance of 250.00 feet; thence S89°58'38"W, parallel with said North line, a distance of 220.00 feet to the West line of said Northeast Quarter; thence N00°01'27"E, a distance of 1018.00 feet to the point of beginning, subject to public road right-of-way on the North.

Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:

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

Executed January 31,2018.

Rick Ronald Ostdiek

STATE OF NEBRASKA

COUNTY OF Webster ?

The foregoing instrument was acknowledged before me on January 37, 2018 by Rick Ronald Ostdiek, a single person.

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

Notary Public

My commission expires: 8/27/2021

PAGE 1 COMMENTS	14.09 Acres	W/Hom	e JB/dings	285, 850 H	bun 180d. 149, 150
воок-раде 2018-	~ .		-1-2018		,
LEGAL DESCRIPTION A	Parcel of Lan	d Loca	ted in NE1/4	11-4-9	/ / / / / / /
	0 1305600 / 6a				
ASSESSOR LOCATION RU	iraf	,	ADDRESS OF PROPI	erty 2363 Ro	12 11-4-9
YEAR	LAND		IMPROVEMENT	s	TOTAL
2015	33010		188120		22/130
2016	33010		225 850		258 860
2017	35 470		235 850	·	261320

			· · · · · · · · · · · · · · · · · · ·		
SELLING PRICE 375)	521 ADJUSTMENT		ASSESSOR ADJUSTMENT		ADJUSTED SELLING PRICE
SCHOOL BASE # 150	65-0005	HOUSE	QUALITY 40 HOUSE	condition 40	DATE OF CONSTRUCTION 1995
MOBILE HOME NA					

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

BOOK-PAGE

	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1G1	161
1D	1D E	1D P	1D G	1G	1G	1G	1 G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D	3D E	3D P	3D G	3G	3G	3G	3G
4D1	4D1 E	4D1 P	4D1 G	4G1	4G1	4G1	4G1
4D	4D E	4D P	4D G	4G	4G	46	4G
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG OTHER	NON-AG ACRES
ACRES	ACRES	ACRES	ACRES	ACRES
1C1	1T1	1T1 2	SHELTERBELT	ROADS /.38
1C	1T	1T 2	ACCRETION	FARM SITE/BIJ 1.0
2C1	2T1	2T1 2	WASTE	HOME SITES /. O
2C	2T	2T 2	OTHER	OTHER
3C1	3T1	3T1 2		WRP
зс	3T	3T 2		RECREATION
4C1	4T1	4T1 2	•	Res Site 10.71
4C	4T	4T 2		
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL TOTAL 14.09

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print: 03/23/2018

Inspected By: BW Inspection Date: 12/01/1919

Parcel ID #: 001305600 Map # : 4135-11-0-0-0-62930

HUBL, JEFFREY J. & JENNIFER M. Situs :2363 RD Z

Legal :14.09 AC TR IN NE1/4 11-4-9

Record: 1 of: 1

2363 ROAD Z

LAWRENCE, NE 68957-

PHYSICAL INFORMATION

Remodel Type

Type : 1 - Single Family Year Built/Age : 1995 / 23

Quality : 40 - Good Effective Age : Condition : 40 - Good Remodel Date :

Arch Type :

Style : One-Story 100% Exterior Wall : 100% METAL/STEEL

Floor Area : 2146 Basement Area : 1948

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms

Baths : 3.5

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 14

Improvement Value	\$219,985
Lump Sums	
Lump Sums Description : RUR RES	
FINAL ESTIMATE OF VALUE	\$219,985
FARM VALUATION SUMMARY	
Residence Value	\$219,985
Outbuilding Value	\$5,865
Agland Value	\$35, 4 70
Total Value	\$261,320

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

Record: 1 of: 1 Date of Print: 03/23/2018

Map # : 4135-11-0-0-62930 Parcel ID #: 001305600

HUBL, JEFFREY J. & JENNIFER M.

Situs :2363 RD Z Legal :14.09 AC TR IN NE1/4 11-4-9

2363 ROAD Z

68957-LAWRENCE, NE

COST APPROACH - Values By Marshall & Swift

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

DE	SCRIPTION			
	Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST	2,146	x	96.20	= 206,445
ADJUSTMENTS	Units	Unit Cost	Area Adj	Total Cost
ROOFING	2,146	(1.34)	(1.34)	(2,876)
SUBFLOOR				
HEATING & COOLING	2,146	2.24	2.24	4,807
PLUMBING Base is: 12 (over base	2	1910	1.69	3,627
BASEMENT COST	1,948	17.50	15.89	34,096
PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	1,948	23.5	21.33	45,778
ADJUSTED STRUCTURE COST	2146	х	136.01	= 291,877
IMPROVEMENTS	Units	Unit Cost	Depr	Total Cost
ATTACHED GARAGE	484	31.77	0.32	15,375
CONCRETE DRIVE	660	4.10		2,705
OPEN SLAB	436	7.46		3,255
SLAB W/ROOF & STEPS	120	33.14		3,975
WOOD DECK	436	14.50		6,320

Depreciation	:	32%	Total	32%	Physical	Func	tional	Econo	mic
F					Less Depi	reciation/P	lus Appre	eciation :	(103,520)
	.]								\$219,985
-		<i></i>							QZ13,300
Lump Sums RUR	RES								\$5,865
Improvement Va Lump Sums RUR Outbuilding Va Land Value	RES alue								,
Lump Sums RUR	RES alue	·							\$5,865

WEBSTER COUNTY ASSESSOR'S OFFICE RURAL OUTBUILDINGS

Date of Run: 03/23/2018

Parcel # : 001305600

Map #

4135-11-0-0-0-62930

Current Owner: HUBL, JEFFREY J. & JENNIFER M.

Tax District

150

Neighborhood

1

2363 ROAD Z

Legal Description: 14.09 AC TR IN NE1/4 11-4-9

LAWRENCE, NE

68957-

COST APPROACH - Values by Marshall & Swift

Appraisal Zone: 1000

Manual Date : 06/13

Cost Factor : 1

Code Description	Year Qua	1 Condition	Din	mension.	ន	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
2 MCH FRAME BARN Notes :	30	Average	54 x	36 x	16 6	SABL	METAL	METAL	DIRT	1,944	9.57	18,604	83%	3,165
2 DRC CONCRETE DRIVE Notes :	30	Average	36 x	10 x					CONC	360	4.45	1,602	32%	1,090
4 YDS YARD SHED/GREENH Notes :	20	Fair	12 x	10 x	G	FABL	SHNGL	WOOD	DIRT	120	2.50	300	42%	175
5 SH1 CHICKEN HOUSE Notes :	30	Average	12 x	8 x	G	FABL	SHNGL	WOOD	WOOD	96	8.58	824	32%	560
6 SH1 SHED Notes :	30	Average	15 х	13 x		SABL	SHNGL	WOOD	DIRT	195	6.60	1,287	32%	875

Total Outbuilding Value: 5,865

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 03/23/2018

Parcel #

: 001305600

Map #

4135-11-0-0-0-62930

Current Owner:

HUBL, JEFFREY J. & JENNIFER M.

Tax District

Neighborhood

150

2363 ROAD Z

1

LAWRENCE, NE 68957-

Greenbelt Area/Date

NO

Legal Description: 14.09 AC TR IN NE1/4 11-4-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
HOM1RR	HOME SITE 1ST ACRE - RURAL	RE HOME	HOM1RR	No	_	1.00	10,000	10,000	10,000
				1	Home Use Totals :	1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		1.38	0	0	0
				:	Road Use Totals :	1.38		O	0
RES	RURAL RESIDENTIAL - ADDITI	ONA SITE	RES	No		10.71	1,840	19,705	19,705
BLD1RR	BUILDING SITE 1ST ACRE - R	ESI SITE	BLD1RR	No	_	1.00	5,765	5,765	5,765
					Site Use Totals :	11.71		25,470	25,470
					Parcel Totals :	14.09		35,470	35,470

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print: 03/28/2018

Inspected By: BW Inspection Date: 12/01/1919

Parcel ID #: 001305600 Map # : 4135-11-0-0-0-62930

HUBL, JEFFREY J. & JENNIFER M. Situs :2363 RD Z

> :14.09 AC TR IN NE1/4 11-4-9 Legal

Record: 1 of: 1

2363 ROAD Z

Type

LAWRENCE, NE 68957-

PHYSICAL INFORMATION

: 1995 / 23 : 1 - Single Family

Year Built/Age Quality Effective Age : 40 - Good Remodel Date : 40 - Good Condition Remodel Type

Arch Type

Style : One-Story 100% Exterior Wall : 100% METAL/STEEL

Floor Area : 2146 Basement Area : 1948

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms

Baths : 3.5

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

Plumbing Fixt : 14

Improvement Value	\$219,985
Lump Sums	
Lump Sums Description : RUR RES	
FINAL ESTIMATE OF VALUE	\$219,985
	6010 OOF
Residence Value	Ş∠⊥∃,∃ō⊃
Residence Value	\$219,985 \$5,865
	' '

WEBSTER COUNTY ASSESSOR'S OFFICE

FARM RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 03/28/2018 Record: 1 of: 1 Map # : 4135-11-0-0-62930 Parcel ID #: 001305600

HUBL, JEFFREY J. & JENNIFER M.

Situs :2363 RD Z Legal :14.09 AC TR IN NE1/4 11-4-9

2363 ROAD Z LAWRENCE, NE 68957-

COST APPROACH - Values By Marshall & Swift

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

DES	CRIPTION					
	Square fee	<u>t</u> Ba	Base SF Cost Total Cost			
BASIC STRUCTURE COST	2,146	x	96.20	= 206,445		
ADJUSTMENTS	Units	Unit Cost	Area Adj	Total Cost		
ROOFING	2,146	(1.34)	(1.34)	(2,876)		
SUBFLOOR						
HEATING & COOLING	2,146	2.24	2.24	4,807		
PLUMBING Base is: 12 (over base)	2	1910	1.69	3,627		
BASEMENT COST	1,948	17.50	15.89	34,096		
PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	1,948	23.5	21.33	45,778		
ADJUSTED STRUCTURE COST	2146	x	136.01	= 291,877		
IMPROVEMENTS	Units	Unit Cost	Depr	Total Cost		
ATTACHED GARAGE	484	31.77	0.32	15,375		
CONCRETE DRIVE	660	4.10		2,705		
OPEN SLAB	436	7.46		3,255		
SLAB W/ROOF & STEPS	120	33.14		3,975		
WOOD DECK	436	14.50		6,320		

Depreciation : 32% Total 32% Physical Functional Less Depreciation/Plus Appr Improvement Value	Economic (103,520)
	\$219,985
Outbuilding Value	\$5,865
Land Value	\$35,470

WEBSTER COUNTY ASSESSOR'S OFFICE RURAL OUTBUILDINGS

Date of Run: 03/28/2018

Parcel # : 001305600

Current Owner: HUBL, JEFFREY J. & JENNIFER M.

Map # 4135-11-0-0-0-62930

Tax District 150

2363 ROAD Z

Neighborhood 1

Legal Description: 14.09 AC TR IN NE1/4 11-4-9

LAWRENCE, NE

68957-

COST APPROACH - Values by Marshall & Swift

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

Code Description	Year Qua	1 Condition	I)ime	ension	ເຮ	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
2 MCH FRAME BARN Notes :	30	Average	54	х	36 x	16	GABL	METAL	METAL	DIRT	1,944	9.57	18,604	83%	3,165
2 DRC CONCRETE DRIVE Notes :	30	Average	36	x	10 x					CONC	360	4.45	1,602	32%	1,090
4 YDS YARD SHED/GREENH Notes :	20	Fair	12	x	10 x		GABL	SHNGL	WOOD	DIRT	120	2.50	300	42%	175
5 SH1 CHICKEN HOUSE Notes :	30	Average	12	x	8 x		GABL	SHNGL	WOOD	WOOD	96	8.58	824	32%	560
6 SH1 SHED Notes :	30	Average	15	x	13 x	- , ,	GABL	SHNGL	WOOD	DIRT	195	6.60	1,287	32%	875

Total Outbuilding Value: 5,865

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 03/28/2018

Parcel #

001305600

Map #

4135-11-0-0-0-62930

Current Owner:

HUBL, JEFFREY J. & JENNIFER M.

Tax District

Neighborhood

150

2363 ROAD Z

1

LAWRENCE, NE 68957-

Greenbelt Area/Date

NO

Legal Description: 14.09 AC TR IN NE1/4 11-4-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
HOM1RR	HOME SITE 1ST ACRE - RURAL	RE HOME	HOM1RR	No		1.00	10,000	10,000	10,000
				1	Home Use Totals :	1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No	_	1.38	0	0	0
				:	Road Use Totals :	1.38		o	0
RES	RURAL RESIDENTIAL - ADDITIO	NA SITE	RES	No		10.71	1,840	19,705	19,705
BLD1RR	BUILDING SITE 1ST ACRE - RE	SI SITE	BLD1RR	No	_	1.00	5,765	5,765	5,765
					Site Use Totals :	11.71		25,470	25,470
					= Parcel Totals :	14.09		35,470	35,470

COVER PAGE PROPERTY TRANSFER

500K & F		- 355	# P	PAGES		GRANTEE MASTER NAM	Mary Mary	E Scheu
PARCE FILING NUM		2900/4	12230			GRANTEE MASTER NAM	Revo	cable Tr
	0001	73100/3	725		······································			83_
DOC STAR	ars Exemp	ot 5B	—	tax/lien	·			
SALES FIL	<u> </u>		# РД	GES	-			
NEIGHBORHOOD	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	E COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1009	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOMI SITE	E INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	HOME SITE	RURAL COMMERCIAL	RURAI, 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	
				SAME I	GAMIL & PARKS		SUBURBAN _	
TAX DISTRICT_	<u>le5</u>							
TOTAL SALE PRICE_	-0							
521 ADJUSTMENTS \$								
ESSOR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	11-7-	2017						
DEED TYPE	WI	>						
SALE QUAL	YES	AD,IUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SAI	LE NOTTO BE USED ARM	IS LENGTH / NOT VALID FOR EASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Chana	ed to	a t	rust.		······································	<u> </u>	
	thdivite	leral \					· · · · · · · · · · · · · · · · · · ·	

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

FORM

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.								
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
WEBSTER - 91	Mo. 11 Day 72 Yr. 2017 Mo. 11 Day 77. 2017							
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)							
Mary E. Scheuneman	Mary E. Scheuneman Revocable Trust							
Street or Other Mailing Address 725 West 4th Avenue	Street or Other Mailing Address 725 West 4th Avenue							
City State Zip Code Red Cloud NE 68970	City State NE	Zip Code 68970						
Phone Number (402) 746-2400	Phone Number Is the grantee a 501(c)(3) organiza (402) 746-2400 If Yes, is the grantee a 509(a) foun	tion? Yes ✓ No dation? Yes No						
Email Áddress	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 Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home						
	d Contract/Memo Partition Sheriff	Other						
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate → Transfer on Death ☐ Executor ☐ Min								
9 Was the property purchased as part of an IRS like-kind exchange?		nsfer on Death						
(I.R.C. § 1031 Exchange) Auction Easement Gift Yes V No Court Decree Exchange Granto		stee to Beneficiary ner (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N							
✓ Yes								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		_						
✓ Yes ☐No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., P. ☐ Brothers and Sisters ☐ Grandparents a	·· <u>=</u>	· · · · · · · · · · · · · · · · · · ·						
Ex-spouse 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 in	nterest rate.)						
	Yes No \$	%						
16 Does this conveyance divide a current parcel of land? Yes V No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh							
725 West 4th Ave & 333 N Webster St Red Cloud, NE 68970	same as Grantee							
18a No address assigned 18b Vacant land								
20 Legal Description	· · · · · · · · · · · · · · · · · · ·							
see attached								
21 if agricultural, list total number of acres								
22 Total purchase price, including any liabilities assumed		0,00						
23 Was non-real property included in the purchase? Yes V No (If Yes, en	ter dollar amount and attach itemized list.)	0,00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	0,00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5b							
Under penalties of law, I declare that I have examined this statemen correct, and that I am duly authorized to sign this statement.	it and that it is, to the best of my knowledge and belief, true, cor	mplete, and						
David B. Garwood		(402) 746-3613						
Print of Type Name of Chaptee of Authorized Representative	Attorney	Phone Number						
7004 7500	fitle	Date)						
Register of Deed's Use On	v	For Dept. Use Only						
25 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data							
Mo. <u>Oà</u> Day <u>05</u> Yr. <u>2018</u> \$ yempt 5B	BW2018, Pg 355							
		v Stat 88 76-214 77-1327(2)						

Lots Three (3), Four (4), Five (5) and Six (6), Block Twenty-six (26), Original town of Red Cloud, Webster County, Nebraska, AND

The East Seventy-five feet of the South One Hundred Seventy-eight feet (E75'/S178') of Lot B, Subdivision of Annex Lot Twelve (12), to the City of Red Cloud, Webster County, Nebraska.

CERTIFICATE OF EXEMPTION

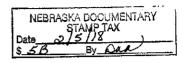
The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 76-902 (19) and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

REASON FOR EXEMPTION: Grantor(s) are Trustee(s) of a revocable trust for benefit of Grantor(s).

Dated this 2^{4d} day of Feb., 2017.

BW2018, Pg 355

State of Nebraska }ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day FOD A.D., 20 18 at 10:05 o'clock A M. Recorded in Book 2017 Was Klinger by CTC ounty Clerk Comp__Assessor__Carded_



WARRANTY DEED

Mary E. Scheuneman, 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, convey to Mary E. Scheuneman, Trustee of the Mary Scheuneman Revocable Trust under agreement dated September 21, 2005, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3), Four (4), Five (5) and Six (6), Block Twenty-six (26), Original town of Red Cloud, Webster County, Nebraska, AND

The East Seventy-five feet of the South One Hundred Seventy-eight feet (E75'/S178') of Lot B, Subdivision of Annex Lot Twelve (12), to the City of Red Cloud, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances; except 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 February 2, 20/8.

L

Nory C. Schouneman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February , 20 18, by Mary E. Scheuneman, a single person.

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

Page 1 of 1 pages Ph/Fax (402) 746-3613 AA VREAWP/750/SCHEUNM/HOUSSHOP,WDT.12/18/17

Ganwood & McCracken, Lawyers

800% & P	age <u>2018</u> -	-364	#PA	.GES	_	GRANTEE MASTER NAM	ne u Canda	ce. Cra
PARCEI FILING NUM!		H07100/	72665	11-3-,	12		4 Willi	am G. He
	00230	7800/7	1905	15-2	-/2_	_	#13	185
DOC STAM	irs Experis	4-20	_	tax/lien		_		
SALES FILI	e#	10-35	#PAG	ES	_			
NEIGHBORHOOD	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GLIIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	535	600	605	610
	RI ADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME	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	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	RURAL COMMERCE
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
Į	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT_	110	***:				/	-	
TOTAL SALE PRICE_	-(}						
21 ADJUSTMENTS <u>\$</u>								
OR ADJUSTMENTS <u>S</u>								
REVIEW CODE	NO							
SALES DATE	1-24	4-2019	3					
DEED TYPE	Trustees	s Deed o	f Distribu	tion				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	70,	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SAL	E NOTTO BE USED ARM	VALID FOR			
DCATION CODE	вн	BLA	cow	GR N	INA	RC	ROS	RUR
		i	1	,	ı	1		



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

FORM 521

	The deed v	vill not be rec	orded unless this st	atemen		tems 1-25 are accurat					
1 County Name		2 County Nu	mber		3 Date of Sale/Transfer Mo. 01 Day 24 Yr. 2018 4 Date of Deed Mo. 01 Day 24 Yr. 2018						
1-2		TER - 91				Address, and Telephon		Yr			
5 Grantor's Name, A Grantor's Name (Selle		none (Please I	-rint)		Grantee's Name (E	<u> </u>	ie (Fiease Fillit)				
see attachmen	t A				see attachme	ent B					
Street or Other Mailing	g Address				Street or Other Mailing Address						
City		State	Zip C	ode	City		State	Zip. Code			
Phone Number					Phone Number		a 501 (c)(3) organiza antee a 509(a) four				
Email Address					Email Address						
7 Property Classific	ation Number. Ch	eck one box ir	categories A and B. C			mobile home.					
(A) Status				(B)	Property Type		0.1.1	(C)			
[Improved	Single Fa		Industrial	L	Mineral Interests	, -	State Assessed	Mobile Home			
Unimproved IOLL	Multi-Fam Commerc	•	Agricultural Recreational	=	_] Mineral Interests	-riodacing	Exempt	<u> </u>			
8 Type of Deed	Conservator		Distribution	Lar	nd Contract/Memo	Partition 5	Sheriff	Other			
Bill of Sale	Corrective		Easement	Lea		= : =	rust/Trustee				
Cemetery	Death Certificat			Mir			Varranty				
9 Was the property part of an IRS like-	kind exchange?	10 Type of Trai		Forecl	<u> </u>	<u>`</u>	· ·	insfer on Death			
(I.R.C. § 1031 Excl	hange) No	Auction Court De	Easement	Gift — Gmata	Life Esta or Trust Partition	te Sale Satisfaction of	<u></u>	stee to Beneficiary her (Explain)			
11 Was ownership tran		<u> </u>	<u> </u>	Grane		•		o, state the intended use.)			
✓ Yes	No		·			✓ Yes No					
			are the trustor and benefic				1.1.00				
✓ Yes		r Uncle to Niece			artnership, or LLC	Self] Othe	r			
	Brotne	rs and Sisters	✓ Parent	•	and Grandchild	Step-parent and S	tten-child				
14 What is the current				is and O		age assumed? (If Yes, state	-	nterest rate)			
\$1,500,000	market velde of the	o roas property .			_	✓ No \$		%			
16 Does this conveyan	ce divide a current	parcel of land?			17 Was transfer th	rough a real estate agent	or a title company?				
Yes 🔽	No				of the agent or	title company contact.)	Yes	No			
18 Address of Property	,				19 Name and Add	ress of Person to Whom the		nould be Sent			
					William Henke	I wec	ろ・				
do: 🕜 No caldanas as		l 1 Managellan	-1		765 S. Marian Hastings, NE 6						
18a ✓ No address as 20 Legal Description	ssigned 180	∐ Vacant lan	<u> </u>		riasungs, NE						
The Northeast C Range Twelve (* Section Fifteen (12), West of th 15), Township	e 6th P.M., \ Two (2) No	Webster County, Ne orth, Range Twelve	ebraska	i, except cemet	/4) of Section Eleve ery plot; AND The N P.M., Webster Count	ortheast Quart	ip (3) North, er (NE1/4) of			
21 If agricultural, list to	tal number of acres	s 400+/	·								
22 Total purchase p	rice, including a	ny liabilities a	ssumed				. 22	o¦oo			
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)						i.) 23 ^a	0,00				
24 Adjusted purchas	se price paid for	real estate (li	ne 22 minus line 23) .				. 24	0100			
25 If this transfer is	exempt from the	documentary	stamp tax, list the exe	emption	number 20	•					
Ur correct,	nder penalties of and that I am duly	Iaw, I declare to authorized to si	hat I have examined this	statemer	nt and that it is, to th	ne best of my knowledge	and belief, true, co				
Print or	lall Alexande Type Name of Gra		red Representative					(308) 236-7979 Phone Number			
sign	re of Grantee or A	uthorized Benro	sentative	:	Title	Attorney at Law		- <u>1131118</u>			
here Signatu	ie ui Glainee ui Al	unonecu neple	<u></u>								
00.00	<u>, </u>	07 Volum = 5 C:	Register of Deed's	Use On				For Dept. Use Only			
26 Date Deed Records	. 10		amp or Exempt Number		28 Recording Data	Pa 364					
Mo. 2 Day 1	<u>0Yr. </u>	Y EXE	mpt #20		UNDUID	19001					

Attachment A

Candace K. Crockett and William G. Henkel, as Successor Co-Trustees of The Henkel Family Trust U/A dated September 11, 1991 610 H. Street Bellevue, KS 66935 402-461-6624 785-527-8234

Attachment B

Candace K. Crockett and William G. Henkel 610 H. Street Bellevue, KS 66935 402-461-6624 785-527-8234

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 6 day of Chrowy A.D., 20 / 8, at 8:33 o'clock A.M. Recorded in Book Office of Rage 364

Oeb Klingenberger County Clerk 310.00 BB Deputy

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-6-18
\$kenof#20 by BB

TRUSTEE'S DEED OF DISTRIBUTION

Return to: Downing and Alexander PO Box 185 Superior, NE 68848

Comp

Candace K. Crockett and William G. Henkel, as Successor Co-Trustees of The Henkel Family Trust U/A dated September 11, 1991 (collectively, "Grantor"), do hereby convey to each Candace K. Crockett and William G. Henkel, personally, as tenants in common (collectively, the "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, lying, being, and situate in the County of Webster and State of Nebraska (the "Property"):

AN UNDIVIDED 1/2 INTEREST IN The Northeast Quarter (NE½) and the East Half of the Northwest Quarter (E1/2NW1/4) of Section Eleven (11), Township (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, except cemetery plot; AND

AN UNDIVIDED 1/2 INTEREST IN The Northeast Quarter (NE1/4) of Section Fifteen (15), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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.

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

Executed this 24 day of January, 20	18.
	Candace X. Crockett
	Candace K. Crockett, as Successor Co-Trustee of the
	Henkel Family Trust U/A dated September 11, 1991
•	William & Hand
	William G. Henkel, as Successor Co ¹ Trustee of the Henkel Family Trust U/A dated September 11, 1991
STATE OF Neb 145 Kg) ss.	
	7 (
The foregoing instrument was acknowled Candace K. Crockett, as Successor Co-Trustee of Grantor.	ged before me this 24 day of 56 haay, 2018, by the Henkel Family Trust U/A dated September 11, 1991,
GENERAL NOTARY - State of Nebraska FRANDALL L. ALEXANDER My Comm. Exp. August 18, 2021	
STATE OF Nebruska) SS.	ary Public
COUNTY OF Wackells)	
The foregoing instrument was acknowled	ged before me this 24 day of Juney, 2018, by

The foregoing instrument was acknowledged before me this 49 day of 0440 J., 2018, by William G. Henkel, as Successor Co-Trustee of the Henkel Family Trust U/A dated September 11, 1991, Grantor.

GENERAL NOTARY - State of Nebraska RANDALL L ALEXANDER My Comm. Exp. August 18, 2021

Notary Public

	PAGE <u>AUI 8 -</u>			AGES		GRANTEE MASTER NAM	AEH Keith	A. +
PARCE FILING NUM	BER 000 3	3(5200/	7510				Kathri	ne A
DOC STAM	nrs Exem	pt#4	·	tax/lien		_	Schm #13	idt, 186
SALES FILE	e#3	6	# PAG	SES	_		, , ,	- C
NEIGHBORHOOD	1	100	105					
	AGRICULTURAL		105 GUIDE ROCK	200 RED CLOUD	205 RED CLOUD	300	305	400
		RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	BLUE HILL RESIDENTIAL	BEUE HIEL 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	ROSCMONT 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	RURAI, COMM
į	1010	1015	1020					
j	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
1	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		•	
TAX DISTRICT	195				2 4 6	· c 4	SUBURBAN _	
OTAL SALE PRICE_	-0			437 0	v ·Coleg			
LADJUSTMENTS \$			-					
	-							
ADJUSTMENTS S	NO							
SALES DATE		-2018						
DEED TYPE	u	-2018 D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	4	5			
l l		AS ADJUSTED	SUBCHANGED SALI	E NOT TO BE USED ARM	IS LENGTH / NOT			
	USABILITY			M	EASUREMENT			
CATION CODE	BH	BLA	cow	GR M	EASUREMENT INA	RC	ROS	RUR

NEBRASKA Good Life Great Service

Real Estate Transfer Statement

36

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.

· · · · · · · · · · · · · · · · · · ·	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer Mo Day 8 _ Yr 18	Yr. 18
WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)	Mo. Day Syr. Mo. Day Oay 6 Grantee's Name, Address, and Telephone (Please Print)	- Yr10_
Grantor's Name (Seller)	Grantee's Name (Buver)	
Keith A. Schmidt and Katherine A. Schmidt, h and w Street or Other Malling Address	Keith A. Schmidt and Katherine A. Schmidt, Co-T Street or Other Mailing Address	rustees
4375 West Powerline Road City State Zip Code	4375 West Powerline Road	Zio Codo
<u>Ayr</u> <u>NE</u> 68925	Ayr NE	Zip Code 68925
Phone Number (402) 756-2470	Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes ✓ No Yes ✓ No
Email Address kathy_davis59@hotmail.com	Email Address kathy davis59@hotmail.com	
7 Property Classification Number. Check one box in categories A and B. Check C I		
	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	
	nd Contract/Memo Partition Sheriff Other_	
Bill of Sale Corrective Easement Lea		
Cemetery Death Certificate – Transfer on Death Executor Mir		
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Distribution Forecl Auction Easement Gift		n Death Beneficiary
	or Trust Partition Satisfaction of Contract Other (Exp	-
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state	the intended use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	Yes No	
	larthership, or LLC Self Other	
Brothers and Sisters Grandparents a	and Grandchild Spouse	
Ex-spouse Parents and Ch	1 ' '	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest in the state of the mortgage assumed?) 15 Was the mortgage assumed? (If Yes, state the amount and interest in the state of the mortgage assumed?) 15 Was the mortgage assumed?	•
\$50,350 16 Does this conveyance divide a current parcel of land?		include the name
Yes No	of the agent or title company contact.)	 No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be	Sent
Webster, County	Keith A. and Katherine A. Schmidt 4375 West Powerline Road	
18a No address assigned 18b Vacant land	Ayr, NE 68925	
20 Legal Description	· · · · · · · · · · · · · · · · · · ·	
Lot Ten (10), Block Six (6), Rohers Addition to the C	ity of Blue Hill, Webster County, Nebraska	
· · · · · · · · · · · · · · · · · · ·	•	
21 If agricultural, list total number of acres		
	1 18	
22 Total purchase price, including any liabilities assumed	22	0,00
23 Was non-real property included in the purchase? Yes V No (If Yes, er	ster dollar amount and attach itemized list.)	0,100
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0100
	4	-1
25 If this transfer is exempt from the documentary stamp tax, list the exemption Under penalties of law, I declare that I have examined this statement	number, it 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. Robert D. Stowell		
Print or Type Name of Grantee or Authorized Representative		8) 728-3246 e Number
sign Robert Hould	Attorney 2	-1-18
here Signature of Granteelor Authorized Representative	Title Date	· · · · · ·
Register of Deed's Use On	ly For D	Pept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 2 Day 6 Yr. 18 \$ Exempt # 4	BK2018,19368	

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 6 day of February A.D., 2018, at 8:47 o'clock A' M. Recorded in Book 2018 368 Klingenbergren County Clerk
BB Deputy Carded Comp Assessor

NEBRASKA DOCUMENTARY STAMP TAX

Return To: Stowell & Geweke, P.C., L.L.O. P.O. Box 40 Ord, NE 68862

WARRANTY DEED

Keith A. Schmidt and Katherine A. Schmidt, husband and wife, GRANTORS, in consideration of ONE DOLLAR AND BETTER ESTATE PLANNING, received from GRANTEES, Keith A. Schmidt and Katherine A. Schmidt, Co-Trustees of the Keith A. & Katherine A. Schmidt Trust, convey to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Ten (10), Block Six (6), Robers Addition to the City of Blue Hill, Webster County, Nebraska

GRANTORS covenant with GRANTEES that GRANTORS:

are lawfully seised of such real estate and that it is free from encumbrances, (1)

have legal power and lawful authority to convey the same, (2)

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

Katherine A. Schmidt, Grantor Keith A. Schmidt, Grantor STATE OF NEBRASKA ss: COUNTY OF HALL The foregoing instrument was acknowledged before me on the day of ary, 20 kg., by KEITH A. SCHMIDT and KATHERINE A. SCHMIDT, husband and wife, Grantors. GENERAL NOTARY - State of Nebraska TORRIE WISEMAN Notary Public My Comm. Exp. May 26, 2019

M:klr\ep17\6607.001\WD -- Webster County

800K & P.	nge_2018	7-379	# PA	GES		GRANTEE MASTER NAM	neu Croök	ed Cree
PARCEL FILING NUME	.#/ BER <u>000 </u>	34300,	13le,6	75			lodg	ing t
DOC STAM	PS 9.0	0		tax/lien			Viney.	ard, LU 1892
SALES FILE	31	7	# PAG	ES	_	-	10	(0 / 2
NEIGHBORHOOD	"	100	105	200	205	300		
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	480 BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO 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					·
	COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					Ì
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT_	45						SUGURBAN _	
TOTAL SALE PRICE	3,50	20_						
521 ADJUSTMENTS S								•
SESSOR ADJUSTMENTS S								
REVIEW CODE	NO							
SALES DATE	1-25	-2018						
DEED TYPE	PR De	ed	No.					
SALE QUAL	(YES).	ADJUSTED	SUBCHNGD	мо	MOBILE			
CODE	0	2	3	4	5			
(05)700, 5005	USABILITY	AS ADJUSTED	SUBCHANGED SALE		S LENGTH / NOT VALID FOR FASUREMENT	· · · · · ·		
LOCATION CODE	BH BLUE HILL	BLA BLADEN	COWLES (GR GUIDE ROCK	INA	RC CLOUD	ROS	RUR
COMMENTS	inply	Lot - (oreen b	elt -1	Dest	e Inc	2 ity Lin	nits

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. DEPARTMENT OF REVENUE 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 __{Yr.} _2018 Mo. __01 Day __25 WEBSTER - 91 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 (Seiler) Crooked Creek Lodging & Vineyard, LLC Hayes J. McDole, PR Street or Other Mailing Address Street or Other Mailing Address 23 N. Webster Street 341 W. 10th Ave State Zip Code Zip Code Red Cloud 68970 **Red Cloud** 68970 NE NE Phone Number Is the grantee a 501(c)(3) organization? Yes √ No √ No Phone Number (402) 746-3828 If Yes, is the grantee a 509(a) foundation? Yes Email Address 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 (C) (A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family √ Agricultural Mineral Interests-Producing ☐ Exempt ☐ IOLL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other. Conservator Bill of Sale Easement Lease Personal Rep. Trust/Trustee Corrective Death Certificate - Transfer on Death Mineral Quit Claim Warranty Cemetery ☐ Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death Foreclosure Life Estate ☐ Gift Sale Trustee to Beneficiary ☐ Auction Fasement ☐ Exchange Satisfaction of Contract Other (Explain) ✓ No Grantor Trust Partition Yes Yes Court Decree 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 Step-parent and Step-child Ex-spouse Parents and Child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? V No \$3.500 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 **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Crooked Creek Lodging & Vineyard, L.L.C. Webster County 341 W. 10th Ave Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description Part of Block 23, Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, described as follows: Commencing at a point 421 feet East of the Northwest corner of Block 23, Smith & Moore's Addition, thence East 328.7 feet; thence South 622 feet; thence West 328.7 feet; thence North 622 feet to the place of beginning. 21 If agricultural, list total number of acres 3.500:00 22 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 3.500100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 463-4500 Mark A. Beck Phone Number Print or Type Name of Grantee or Authorized Representative Attorney 1/25/2018 Date Signature of Gran here Register of Deed's Use Only For Dept. Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded

State of Nebraska SS. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of Chrory A.D., 20 18, at 7:30 o'clock A.M. Recorded in Book 2018 on Page 3.79

26 Klingenharger County Clerk 10.00 BB Deputy Ind_Comp_Assessor_Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2 -8-78
\$ 700 By 13 B

Return to: Charter Title & Escrow 747 N. Burlington, Ste G208 Hastings, NE 68901

PERSONAL REPRESENTATIVE'S DEED

HAYES J. McDole, Successor Personal Representative of the Estate of Jessie E. McDole, Deceased, GRANTOR, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION received from GRANTEE, CROOKED CREEK LODGING & VINEYARD, L.L.C., a Nebraska Limited Liability Company, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Part of Block 23, Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, described as follows: Commencing at a point 421 feet East of the Northwest corner of Block 23, Smith & Moore's Addition, thence East 328.7 feet; thence South 622 feet; thence West 328.7 feet; thence North 622 feet to the place of beginning.

subject to easements, reservations, covenants and restrictions of record.

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

Executed as of the 25 day of January, 2018.

Hayes J. McDole, Successor Personal Representative

STATE OF NEBRASKA

) ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on this <u>75</u> day of <u>January</u>, 2018, by Hayes J. McDole, Successor Personal Representative of the Estate of Jessie E. McDole,

Deceased.

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

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 03/29/2018

Parcel #

: 000134300

Map #

4373-00-0-10020-023-0000

Current Owner:

CROOKED CREEK LODGING AND VINEYARD, "LLC

Tax District

65

341 W 10TH AVENUE

RED CLOUD, NE 68970-

Neighborhood

1

Greenbelt Area/Date

YES

06/20/2001

Legal Description: 328.7' X 622' BLOCK 23 SMITH & MOORE'S ADDITION RED CLOUD

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
WASGB	GREENBELTS, WASTE	WASTE	WASTE	No		4.69	180	1,150	845
				ī.	aste Use Total:	s: 4.69		1,150	845
				P	Parcel Totals :	4.69		1,150	845

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

SELLER: HAYES J. MCDOLE, PR

23 N WEBSTER ST

RED CLOUD, NE 68970

BUYER: CROOKED CREEK LODGING & VINEYARD, LLC

341 W. 10TH ST

RED CLOUD, NE 68970



DATE:

3/30/2018

RE: AGRICULTURE PROPERTY SALES VERIFICATION

PARCEL ID:

134300 BOOK /PAGE:

2018-379

DATE OF SALE:

1/25/2018

LEGAL DESCRIPTION:

PART OF BLOCK 23 SMITH AND MOORES ADDITION TO RED CLOUD 328.7X6222

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 If we do not hear from you within 15 days, we will be (402)746-2717. You can mail, email or fax this back to the office. calling for the information. Thank you in advance for you cooperation.

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

What W	Vas the total purchase								
1 price?	\$			3,50	2 7	Yes / No			
If	No explain:								
2 Was an	y personal property included in the sale p	rice?	Yes	'No	Person	nal Prope	rty was (o	circle all that a	pply):
Pivot	Irrigation Pipe (Above ground / Buried)	Motor	Machinery	Grain /	Crops	Other (please ex	plain):	
3 What is	s the dollar value of the personal property	that was it	included in t	he purcha	se price	?	\$		
4 If this s	ale was involved in a 1031 like kind exch	ange; is it a	going to a ho	lding com	pany?		Yes / N	lo	
5 How lo	ng was the property on the market?								
How di	d you learn that the property was for sale	? Circle							
6 one:			Adve	rtising I	Broker/I	Realtor	Family	Newspaper	Seller
Prior K	nowledge Other (please explain):								
7 How w	as the sale price set? Circle one:	Appraisal	Auction	Compara	ıble Nei	ghborho	od Sales	Mutual Agre	ement
Set by	Seller Other (please explain):						CON	TNUED ON B	ACK

DOC STAMPS EVEND + 5A tax/lien SALES FILE # 38 #PAGES NEIGHBORHOOD # 100 105 200 205 800 305 AGRICULTURAL GUIDE ROCK GUIDE ROCK RED CLOUD RED CLOUD BLUE HILL BLUE HILL BLUE HILL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL SITE SITE COMMERCIAL W/SITE COMMERCIAL/NO SITE HOME SITE COMMERCIAL SITE 615 700 705 710 800 800 805	PARCE FILING NUM		259011	Cele 4/4	ges		GRANTEE MASTER NA	Verlin	+ Mile
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Nebraska Department of

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

38

FORM **521**

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo. __2 Day __ 7 WEBSTER - 91 ٧r 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 Verlin D. Rose & Mildred Jane Rose, Husband and Wife See attached Street or Other Mailing Address Street or Other Mailing Address 812 Madden Road Zip Code 68901 State Zip Code State NF Hastings Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Telephone Number Yes Telephone Number (402) 984-7358 √No Yes Email Address verjane73@gmail.com Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C)] Single Family Mineral Interests-Nonproducing Improved Industrial State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt 1OLL Commercial Recreational 8 Type of Deed ☐ Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Lease Personal Rep. Trust/Trustee ☐ Corrective Easement Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Revocable Trust 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Transfer on Death Auction ✓ Life Estate ☐ Sale Trustee to Beneficiary ☐ Yes **V** No Court Decree Exchange Partition Satisfaction of Contract Other (Explain) Grantor Trust 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 ☐ Self ☐ Other Brothers and Sisters Grandparents and Grandchild Spouse 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? ✓ 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 √ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property See attached. 18a ✓ No address assigned 18b Vacant land 20 Legal Description See attached. 21 If agricultural, list total number of acres 1:00 22 23 Was non-real property included in the purchase? 🔲 Yes 💹 No (If Yes, enter dollar amount and attach itemized list.) 23 1100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number (NRS 3 76 701 (5)(4) Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 462-5187 Scott D. Pauley Print or Type Name of Grantee or Authorized Representative Phone Number sign Attorney Signature of Grantee of Authorized Representative here Register of Deed's Use Only For Dept. Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded

6. & 19. Ron Rose and NanEllen Rose 1405 7th St. Aurora, NE 68818

> David Miller and Teresa Miller 1304 Madden Rd Hastings, NE 68901

Dan Rose and Lara Rose 7602 FM 3358 Gilmer, TX 75645

Chad Johnson and Alesa Johnson 1845 Craig Re Aurora, NE 68818

A parcel of land located in the Southeast Quarter of 20. Section 9, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast Corner of Section 9, Township 4 North, Range 10 West, Thence S89°58'07"W (assumed bearing) along the South Line of said Section 9, a distance of 72.90 feet to the West right of way of U.S. Highway 281 as recorded in Deed Book 33, Page 251, and also being the point of beginning, thence S89°58'07"W continuing on said South Line of Section 9 a distance of 337.10 feet, thence N00°08'00"W a distance of 629.81 feet, thence N72°32'45"E a distance of 94.15 feet, thence N01°39'29"E a distance of 235.22 feet, thence N 14°08'32"E a distance of 482.47 feet, thence N00°01'29"W a distance of 250.59 feet to the Southwest Corner of Deed Book 97, Page 239, thence N89°08'53"E along the South Line of said Deed Book 97, Page 239 a distance of 159.49 feet, to said West right of way of U.S. Highway 281, thence S00°34'15"W along said West right of way a distance of 1310.07 feet, thence S04°11'16"W a distance of 304.60 feet to the point of beginning, containing 10.02 acres more or less, and is subject to any existing easements or right of way by record.

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 14 day of February A.D., 2018, at 11:15 o'clock A.M. Recorded in Book 2018 on Page 402 403

Oeb Klingenherger County Clerk

\$16.00

BB Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-14-18
\$ Exempt Sa By BB

Return to: Conway, Pauley & Johnson, P. C. P. O. Box 315 Hastings, NE 68902-0315

WARRANTY DEED

VERLIN D. ROSE AND MILDRED JANE ROSE, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration, received from GRANTEES, Ronald V. Rose, a married person; Teresa J. Miller, a married person; Daniel L. Rose, a married person; and Alesa J. Johnson, a married person, convey to GRANTEES as tenants in common, the following described real estate (as defined in Neb. Rev. Stat., Section 76-201):

A parcel of land located in the Southeast Quarter of Section 9, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Southeast Corner of Section 9, Township 4 North, Range 10 West, Thence S89°58′07″W (assumed bearing) along the South Line of said Section 9, a distance of 72.90 feet to the West right of way of U.S. Highway 281 as recorded in Deed Book 33, Page 251, and also being the point of beginning, thence S89°58′07″W continuing on said South Line of Section 9 a distance of 337.10 feet, thence N00°08′00″W a distance of 629.81 feet, thence N72°32′45″E a distance of 94.15 feet, thence N01°39′29″E a distance of 235.22 feet, thence N 14°08′32″E a distance of 482.47 feet, thence N00°01′29″W a distance of 250.59 feet to the

Southwest Corner of Deed Book 97, Page 239, thence N89°08′53″E along the South Line of said Deed Book 97, Page 239 a distance of 159.49 feet, to said West right of way of U.S. Highway 281, thence S00°34′15″W along said West right of way a distance of 1310.07 feet, thence S04°11′16″W a distance of 304.60 feet to the point of beginning, containing 10.02 acres more or less, and is subject to any existing easements or right of way by record.

Subject to a joint life estate to Verlin D. Rose and Mildred Jane Rose for the full use, control, income and possession of the described property for and during the natural lives of Verlin D. Rose and Mildred Jane Rose.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that GRANTORS:

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

EXECUTED _	PETRUAL	y 7 ,	2018.
			Varla O Rose
		-	Verlin D. Rose
			Mildred Dan Love
		-	Mildred Jané Rose
STATE OF 1	NEBRASKA)) Nee	

The foregoing instrument was acknowledged before me on the day of $9c\theta rug u u$, 2018, by Verlin D. Rose and Mildred Jane Rose, husband and wife.

GENERAL NOTARY - State of Nebraska LINDA S. KOEPKE My Comm. Exp. April 15, 2020

COUNTY OF ADAMS

Jimda & Forke

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	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	RURAI, COMMERCI
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TAX DISTRICT_	25							
TOTAL SALE PRICE_	41.00	>						
21 ADJUSTMENTS <u>\$</u>								
OR ADJUSTMENTS <u>\$</u>		<u>. </u>						
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Real Estate Transfer Statement

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

39

FORM **521**

<u> </u>	will not be recorded unless this stateme	ent is signed and items 1-25 are accurately completed	1
1 County Name WEBS	2 County Number STER - 91	3 Date of Sale/Transfer Mo Day 15 Yr. 2018 Mo Day Day	ay 15 yr. 2018
5 Grantor's Name, Address, and Tele	phone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	<u>. </u>
Grantor's Name (Seller) Dale E. & Mary E. Kimmina	ıu	Grantee's Name (Buyer) John & Dawn Walz	
Street or Other Mailing Address 2603 Road TU		Street or Other Mailing Address 2925 N. Baltimore Ave	
City	State Zip Code	City State	Zip Code
Lawrence Phone Number	NE 68957	Hastings NE Phone Number Is the grantee a 501(c)(3) organi	68901 zation? Yes √No
Email Address		(303) 242-9547 If Yes, is the grantee a 509(a) for Email Address	
n/a	heck one box in categories A and B. Check C	t if property is also a mobile home	
(A) Status		B) Property Type	(C)
Improved Single Fa	<u>_</u>	Mineral Interests-Nonproducing State Assesser	
Unimproved Multi-Far	mily Agricultural	Mineral Interests-Producing Exempt	
☐ IOLL . ✓ Commer	rcial Recreational	_	
8 Type of Deed Conservator	Distribution L	and Contract/Memo Partition Sheriff [Other
Bill of Sale Corrective		ease Personal Rep. Trust/Trustee	
	ate – Transfer on Death Executor N	Mineral Quit Claim ✓ Warranty	
9 Was the property purchased as part of an IRS like-kind exchange?			ransfer on Death
(I.R.C. § 1031 Exchange)	AuctionEasementGift		rustee to Beneficiary
Yes No 11 Was ownership transferred in full? (If		ntor Trust Partition Satisfaction of Contract C 12 Was real estate purchased for same use? (If	Other (Explain)
✓ Yes No	Tro, explain the divisions,	Yes No	No, state the interided use.)
13 Was the transfer between relatives, o	or if to a trustee, are the trustor and beneficiary re	elatives? (If Yes, check the appropriate box.)	
			ner
Brothe	ers and Sisters Grandparents	s and Grandchild Spouse	
Ex-spo		Child Step-parent and Step-child	
14 What is the current market value of the	ie real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
\$1,580		Yes	%
16 Does this conveyance divide a curren Yes ✓ No	it parcel of land?	17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement	Should be Sent
345 University St.		Grantee (#6)	
Guide Rock, NE 68942			
18a No address assigned 18b	Vacant land		
20 Legal Description			
S1' Lot 3 & all Lots 4, 5	5 & 6, Block 8, Vance's Add,	Guide Rock, Webster Co, NE	
21 If agricultural, list total number of acre	.s		
22 Total purchase price, including a	any liabilities assumed		1,00
23 Was non-real property included	in the purchase? Yes No (If Yes,	enter dollar amount and attach itemized list.) 23	
	r real estate (line 22 minus line 23)	\$	1,00
	,		
	e documentary stamp tax, list the exemption	on number ent and that it is, to the best of my knowledge and belief, true, or	amplets and
	raw, I declare that I have examined this statem rauthorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, o	ompiete, and
John Walz			(303) 242-9547
Print or Type Name of Gra	antee or Authorized Representative	D	Phone Number
sign		Buyer	- 7-17-18
here Signature of Graptee or A		Title	Date
V	Register of Deed's Use C		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 2 Day 15 Yr. 18	\$ 4.50	BK 2018, Pg 404	Rev. Stat. \$6 76-214, 77-1327(2)
NEGRASSA CIEDARTINECII DE HEVENDE		- AUDRIZED DV NED.	nev. digi. 99 (train, 17 los) [2]

State of Nebraska
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of february A.D., 20 18 , at 1:10 o'clock P. M. Recorded in Book 2018 on Page 404

Comp Assessor Carded

School R. Deputy

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-15-18
\$ 4.50 By BB

Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Warranty Deed

The Grantors, **DALE E. KIMMINAU AND MARY E. KIMMINAU, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and convey to **JOHN WALZ AND DAWN WALZ**, **HUSBAND AND WIFE**, as joint tenants 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:

The South One (1) Foot of Lot Three (3) and all of Lots Four (4), Five (5) and Six (6), Block Eight (8), Vance's Addition to Guide Rock, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEES that GRANTORS:

- are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (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.

persons.		
Executed <u>2-/5</u>	,20/8 Da	le C. Kimminau
	Dale E. K	(imminau
	Mary E	Kimminau
STATE OF NEBRASKA COUNTY OF <u>Nu kkills</u>		
On this $15^{\frac{th}{2}}$ day of appeared Dale E. Kimminau	Flbruary and Mary E. Kim	_, 20 <u>_//</u> , before me personally minau, husband and wife .
A GENERAL NI CARL My Cor	TARY-State of Nebraska A M KOHMETSCHEN am. Exp. April 23,6623 hary Pu My Comm	om Kolmutscher blic blission Expires: April 23,2021

BOOK & P	AGE <u>AUI8</u>	<u>-405</u>	# P#	AGES		GRANTEE MASTER NAM	Mark	D. Ku
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	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000	9500		RURAL RESIDENTIAL	
		COMMERCIAL	MGRICOLIDICAL	ЕХЕМРТ	GAME & PARKS		SUBURBAN	
TAX DISTRICT_	195						· · · · · · · · · · · · · · · · · · ·	-
TOTAL SALE PRICE	-0							
S21 ADJUSTMENTS S		·						
SSOR ADJUSTMENTS \$			···					
RÉVIEW CODE	NO							
SALES DATE	2-16	n-2018	·					
DEED TYPE	QCI	>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SAU	E NOT TO BE USED ARM	IS LENGTH / NOT VALID FOR EASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BUE HILL	8LADEN	COWLES	GUIDE ROCK	INAVALE	KED CTORD	ROSEMONT	RURAL
	212	ster to	Busth	0 V				

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.

FORM 521

Good Life. Great Service.

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

lebraska Department of Revenue	Authorized by Net	D. Rev. Stat. §§ 76-214, 77-1327(2)
Mo. 2 Day 20 Yr. 18 \$ 144 00	BK2018. Pa 405	
Register of Deed's Use C 26 Date Deed Recorded 27 Value of Stamp or Exempt Number	nly 28 Recording Data	For Dept. Use Only
liele		Francis Her Oct
1 100 111 1 000 110 -	Title	Date
Print or Type Name of Grantes of Suthorized Representative		Phone Number 2 -/ 9-/ 8
correct, and that I am duly authorized to sign this statement. Mark D. Kumke		(269) 804-7644
Under penalties of law, I declare that I have examined this statem		complete, and
25 If this transfer is exempt from the documentary stamp tax, list the exemption	₽ [∞] *9009	
	\$ 24	000
23 Was non-real property included in the purchase? Yes Vo (If Yes,	enter dollar amount and attach itemized list.)	<u> </u>
22 Total purchase price, including any liabilities assumed		0,00
21 If agricultural, list total number of acres		
- 		
Lot 7 Buss Subdivision City of Blue Hill		
20 Legal Description		
18a No address assigned 18b Vacant land		
416 NW Railway St	Grantee	
L Yes ✓ No 18 Address of Property	19 Name and Address of Person to Whom the Tax Statemen	t Should be Sent
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title compar of the agent or title company contact.)	
\$63,345	☐ Yes	%
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount ar	nd interest rate.)
✓ Brothers and Sisters Grandparents Ex-spouse Parents and 0	and Grandchild Spouse Child Step-parent and Step-child	
		ther
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re		
11 Was ownership transferred in full? (If No, explain the division.) Yes No No	12 Was real estate purchased for same use? (
(111013 1001 11101)	Life Estate	Trustee to Beneficiary Other (Explain)
part of an IRS like-kind exchange?	closure	Transfer on Death
Cemetery Death Certificate – Transfer on Death Executor N	lineral Quit Claim Warranty	
	and Contract/Memo Partition Sheriff ease Personal Rep. Trust/Trustee	Other
OLL Commercial Recreational		
Unimproved Multi-Family Agricultural	Mineral Interests-Producing State Assessing Exempt	- Livopite : tottle
(A) Status (I) Improved Single Family Industrial	B) Property Type Mineral Interests-Nonproducing State Assess	(C) ed Mobile Home
7 Property Classification Number. Check one box in categories A and B. Check C		
Email Address	Email Address	
Phone Number 102 - 469 - 2246	Phone Number (269) 804-7644 Is the grantee a 501(c)(3) orgal If Yes, is the grantee a 509(a) fi	
City State Zip Code Hastings NE 68901	City State Blue Hill NE	Zip Code 68930
Street or Other Mailing Address 4810 W Prairie Lake Rd	602 W Maple sť	
Janet L. Lonowski	Mark D. Kumke Street or Other Mailing Address	
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)	
WEBSTER - 91	 	DayYr. 2018
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of rebreary A.D., 2018, at 3:45 o'clock P. M. Recorded in Book 2018 on Page 405

Deb Klingenherger County Clerk
10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP JAX
Date 3 - 20 - 78
\$_144.00 By K.K

QUIT CLAIM DEED

JANET L. LONOWSKI, a married person, herein called Grantor, in consideration of love and affection, quitelaims to MARK D. KUMKE, a married person, herein called the Grantee whether one or more, the following described real estate in Webster County, Nebraska:

LOT SEVEN (7) BUSS SUBDIVISION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever. And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantors warrant will defend the title to said premises against the lawful claims if all person whomsoever.

Executed: 2-16-18 .2018

Janet D. Lonowski

STATE OF NEBRASKA)
(SOUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me this _____ by Janet L. Lonowski.

__ day of February, 2018

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

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NEIGHBORHOOD	1		· · · · · · · · · · · · · · · · · · ·					
	1 AGRICULTURAL	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	REDIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BIADEN RESIDENTI
	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	ROSEMONT COMMERCIAL W/SII
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	
L TAX DISTRICT	195						SUBURBAN _	
TOTAL SALE PRICE	-	>						
521 ADJUSTMENTS <u>\$</u>								
ASSESSOR ADJUSTMENTS S								
REVIEW CODE	NO							
SALES DATE	2-	20-20	18					
DEED TYPE		TWP	>					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SALE	NOT TO BE USED ARM	S LENGTH / NOT			

MEASUREMENT LOCATION CODE вн BLA cow GR INA RC ROS RUR COWLES RED CLOUD ROSEMONT BLUE HILL BLADEN GUIDE ROCK INAVALE RURAL

COMMENTS Husband to Husband & Wife

FORM 521

Good Life. Great Service.

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

DEPARTMENT OF REVENUE			attachment and identity the item.					
		less this statemer	nt is signed and items 1-25 are accu		d.			
1 County Name	2 County Number		3 Date of Sale/Transfer Mo. 2 Day Yr. 2018	4 Date of Deed	oayYr,2018			
5 Grantor's Name, Address, and Tele	STER - 91		Mo. 2 Day Yr. 2018 6 Grantee's Name, Address, and Telep					
Grantor's Name (Seller)	spriorio (* 10000 † 11115)		Grantee's Name (Buyer)	Hone (Flease Filit)	<u>'</u>			
Mark D. Kumke Street or Other Mailing Address			Mark D. & Karen M. Kumke Street or Other Mailing Address					
602 W Maple Št			602 W Maple st					
c it y Blue Hill	State NE	Zip Code 68930	City Blue Hill	State NE	Zip Code 68930			
Phone Number (269) 804-7644			Phone Number is the gran	tee a 501(c)(3) orgar	nization? Yes √ No			
Email Address			Email Address	e grantee a 509(a) fo	oundation? Yes No			
7 Property Classification Number. (Chank one how in notamaria	n A and P. Chaelt C i	f proporty is store a makita hama					
(A) Status	Jicok One Dox ar categories		Property Type		(C)			
✓ Improved ✓ Single f	Family Industri		Mineral Interests-Nonproducing	State Assesse				
Unimproved Multi-Fa	amily Agricul	tural	Mineral Interests-Producing	Exempt				
IOLL Comme	ercial Recrea	tional						
8 Type of Deed Conservator Bill of Sale Corrective	Ļ	•	nd Contract/Memo Partition		Other			
	cate – Transfer on Death	; =	ase Personal Rep. L neral Quit Claim	Trust/Trustee // Warranty				
Was the property purchased as part of an IRS like-kind exchange?	10 Type of Transfer	istribution Forecl			Transfer on Death			
(I.R.C. § 1031 Exchange)	AuctionE	asement 🔽 Gift	Life Estate Sale		Trustee to Beneficiary			
Yes No	<u> </u>	xchange Grante			Other (Explain)			
11 Was ownership transferred in full? (I	I No, explain the division.)		12 Was real estate purchas	sed for same use? ([f No, state the intended use.)			
13 Was the transfer between relatives,	or if to a trustee, are the trust	or and beneficiary rela	tives? (If Yes, check the appropriate box.)					
	or Uncle to Niece or Nephew		Partnership, or LLC Self		ther			
=	ners and Sisters		and Grandchild Spouse					
	oouse	Parents and Cl		•				
14 What is the current market value of t \$63,345	ne real property?		15 Was the mortgage assumed? (If Yes,	state the amount an	•			
16 Does this conveyance divide a curre	nt parcel of land?		Yes ✓ No \$ 17 Was transfer through a real estate age	ent or a title compan	v? (If Yes, include the name			
Yes 🗸 No	·		of the agent or title company contact.		No			
18 Address of Property			19 Name and Address of Person to Whom	m the Tax Statement	Should be Sent			
416 NW Railway St			Grantee					
18a No address assigned 18b	Vacant land							
20 Legal Description								
Lot 7 Buss Subdivision	n City of Blue Hill							
21 If agricultural, list total number of acr	es							
22 Total purchase price, including	any liabilities assumed			22 \$	0.00			
22 Man non sool proposity included	in the numbers and	No /HVon on		s				
23 Was non-real property included	in the purchase? Yes	s [∡] No (II Yes, er	nter dollar amount and attach itemized					
24 Adjusted purchase price paid for	or real estate (line 22 minu	ıs line 23)		24	0400			
25 If this transfer is exempt from th	e documentary stamp tax	k, list the exemption	number					
	of law, I declare that I have ex by authorized to sign this state		nt and that it is, to the best of my knowled	ge and belief, true, o	complete, and			
	& Karen M. Kumke				(269) 804-7644			
sign Print or Type Name of Gr	rantee or Authorized Represe	ntative	<u> </u>		Phone Number			
	Messelve Traver	11. Kunke	Grantee		<u>_ 2 -20 -2018</u>			
here "Signature of Grantee or A	Authorized Representative		Title		Date			
	•	of Deed's Use On			For Dept. Use Only			
26 Date Deed Recorded	27 Value of Stamp or Exer	npt Number	28 Recording Data	a				
Mo. <u>A</u> Day <u>& U</u> Yr. <u>78</u>	\$ Exempt #)a	BK2018, Pg 400	V	1			

State of Nebraska SS.

County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of February A.D., 20 18, at 3:55 o'clock M. Recorded in Book 2018 on Page 406

Oels KlingenbergerCounty Clerk 10.00

B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2 - 20 - /8
\$Exempt 5a By BB

JOINT TENANCY WARRANTY DEED

MARK D. KUMKE, a married person, GRANTOR, in consideration of Love and Affection received from GRANTEES, MARK D. KUMKE and KAREN M. KUMKE, husband and wife, conveys to GRANTEES, as joint tenants with rights of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

LOT SEVEN (7) BUSS SUBDIVISION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

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

- (1) is lawfully seized of such real estate that is free from encumbrances
- (2) has legal 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: 2-20 ,2018

Mark D. Kumke

STATE OF NEBRASKA)) ss COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 2018, by MARK D. KUMKE, a married person.

Kathripu X. Anderson Notary Public

My commission expires:

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

FILING NUM	18CR <u>CO O S</u>	344300/	10400			 -		
							# 13	189
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NEIGHBORHOOL	1	100	105	200	205			
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD	RED CLOUD COMMERCIAL	BLUE IIILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESID
	405	500	505	510	S15	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOM	1E COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME		ROSEMON COMMERCIAL
	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 COMME
i	1010	1015	1020					
į	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	900 0 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
L							SUBURBAN _	
TAX DISTRICT_	195							
TOTAL SALE PRICE_	·····		· · · · · · · · · · · · · · · · · · ·					
521 ADJUSTMENTS <u>\$</u>								
OR ADJUSTMENTS S								
REVIEW CODE	NO							
SALES DATE	2-20	D-2018) 					
DEED TYPE	. 00	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(D)	MOBILE			
CODE	1	2	3	(2)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED \$A		S LENGTH / NOT VALID FOR ASUREMENT			
OCATION CODE	ВН	BLA	cow	GR GR	INA	RC	ROS	RUR
}	BLUEHILL	BLADEN	COWLES	GUIDEROCK	INAVALE	RED CLOUD F	ROSEMONT	RURAL

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.

					undo/milotic d		y 1110 12011			
1.0	The deed		led unless this state	ment					d.	
1 County Name					3 Date of Sale		Yr. 2018	4 Date of Deed	DayYı	2018
5 Grantor's Name	WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)							·		
Grantor's Name (Sel		phone (Flease Fill)	<i>.</i>		Grantee's Nam		ss, and releptio	ne (Please Print	,	
Mark D. & Kar	<u>en M. Kumke</u>	•			Brock Kur	nke				
Street or Other Mailin 602 W Maple					Street or Other PO Box 3		dress			
City Blue Hill		State NE	Zip Code 6893		City Blue Hill			State NE		Zip Code 68930
Phone Number (269) 804-764	4				Phone Numbe	r		a 501(c)(3) orga rantee a 509(a) f		Yes √ No Yes √ No
Email Address				\neg	Email Address		1	,		1 .00 V 100
7 Property Classifi	cation Number. C	heck one box in cat	egories A and B. Check	k C if	property is als	o a mobile	home.			
(A) Status					Property Typ					(C)
✓ Improved	✓ Single F	amily	Industrial	Ì	Mineral Intere		ducing	State Assess	ed	Mobile Home
Unimproved	☐ Multi-Fa	mily 🔲	Agricultural		Mineral Intere	ests-Produci	ing	Exempt	-	
IOLL	Commer	rcial	Recreational							
8 Type of Deed	Conservator		Distribution	Lane	d Contract/Mem	ю 🏻 Part	ition	Sheriff	Other	
☐ Bill of Sale	Corrective		Easement _	Leas		==	• =	Trust/Trustee		
Cemetery		ate - Transfer on Dea		Mine				Warranty		
9 Was the property part of an IRS like	purchased as e-kind exchange?	10 Type of Transfe	= =	oreclo: ift	sure ∐Irrevo Vilife E	ocable Trust	Revocable T	rust	Transfer on D	
(I.R.C. § 1031 Exc	nange) No	Court Decree			Trust Partit		Satisfaction	of Contract	Trustee to Ber Other (Explain	-
11 Was ownership tra		—		ii u i i i i i	<u></u>			for same use? (
✓ Yes] No		-			√ Yes	No			
		or if to a trustee, are ti	ne trustor and beneficiary	/ relati	ives? (If Yes, ch	eck the app	ropriate box.)			
✓ Yes	_ =	or Uncle to Niece or N	lephew	rp., Pa	artnership, or LL	.c □:	Self		ther	
	=	ers and Sisters	= :		nd Grandchild	=	Spouse			
	Ex-sp		✓ Parents an				Step-parent and S			
14 What is the current	market value of tr	ie real property?			_			ite the amount ar	nd interest rate.	•
\$63,345 16 Does this conveyar	nce divide a currer	at narreal of land?			Yes	√ No	\$	or a title compar		%
	l No	it parcer or land:			of the agent	t or title com		Yes	iyr (ii tes, inci	No
18 Address of Propert	у				19 Name and A	Address of P		he Tax Statemen	Should be Se	
416 NW Ra	ilway St			(Grantor					
18a No address a	assigned 18b	☐ Vacant land								
20 Legal Description										
Lot 7 Ruse S	Subdivision	City of Blue	Lill							
LOCA DUSS C	Jubulvision	Oity of blue	1 1111							
21 If agricultural, list to	otal number of acre	es	·							
								\$		
22 Total purchase p	orice, including a	ıny liabilities assun	ned		• • • • • • • • • • • • • • • • • • • •			. 22		0,00
23 Was non-real pr	operty included	in the purchase?	Yes 🗸 No (If Yes	s, ente	er dollar amou	int and atta	ach itemized lis	t.) 23 "		, }
24 Adjusted purcha					. 24		0100			
-	•	•	mp tax, list the exemp					* [0. 40.0 2%]		
			have examined this state			n the best o	of my knowledge	and helief true	complete and	
correct,		authorized to sign th			,		,,	,,		
Print or		antee or Authorized P	epresentative					12.10.2.10.0	Phone N	umber
sign /	1/2				<u> </u>	G	rantee		<u> </u>	5-18
here Signatu	ure of Grantee or A	uthorized Represent	ative	Ti	itle				Date	
		Re	gister of Deed's Use	Only	/				For Dept	L Use Only
26 Date Deed Records		27 Value of Stamp		2	28 Recording D	_			<u> </u>	- !
Мо <u>а</u> Day <u>а</u>	<u> 18</u>	\$ Exempt	#5a		<u>15K20</u>	18, PC	9 407			

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of February A.D., 20 18, at 4:00 o'clock M. Recorded in Book 2018 on Page 407

Deb Klingerberger County Clerk 10.00 BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-20-78
SExempt 5-39 BB

WARRANTY DEED

MARK D. KUMKE and KAREN M. KUMKE, husband and wife, herein called Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to BROCK KUMKE, a single person, Grantee, subject to LIFE ESTATE of MARK D. KUMKE and KAREN M. KUMKE, husband and wife, the following described real estate in Webster County, Nebraska:

LOT SEVEN (7) BUSS SUBDIVISION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever. And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances that grantors have good right and lawful authority to convey the same; and that the grantors warrant will defend the title to said premises against the lawful claims if all person whomsoever.

> Lathryn L. Anderson Notary Public

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

7

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NEIGHBORHOOD	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	DLADEN RESIDEN
	405	500	\$05	510	515	600	60%	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
ı	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/NO HOME	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					Ì
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	· · · · · · · · · · · · · · · · · · ·
L	10						SUBURBAN _	
TAX DISTRICT	130							
OTAL SALE PRICE								
1 ADJUSTMENTS S								
R ADJUSTMENTS S								
REVIEW CODE	NO	_	•					
SALES DATE	2-9	-2018	····					
DEED TYPE	PR]	seed						
SALÉ QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SALE		VALIO FOR			
					ASUREMENT	- ·	·····	
CATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR

Nebraska Department of REVENUE

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

43

FORM **521**

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

· 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 2018 Mo. _ 02 Mo. 02 Day 09 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Selle: Grantee's Name (Buyer) Jocelyne Heil, PR of the Estate of William Heil Jocelyne Hèil Street or Other Mailing Address 614 S. Cedar Ave. Street or Other Mailing Address 614 S. Cedar Ave. City Zip Code 68901 State NE Hastings Hastings 68901 Phone Number (402) 705-0630 √ No √ No Phone Number (402) 705-0630 Is the grantee a 501(c)(3) organization? Yes 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. (B) Property Type (C) improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt I IOLL Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease ✓ Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ☐ Warrantv 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 Life Estate Auction Sale Trustee to Beneficiary Yes Yes √ No Court Decree Satisfaction of Contract 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.) √ Yes Aunt or Uncle to Niece or Nephew Other Personal Rep. Family Corp., Partnership, or LLC Brothers and Sisters ☐ Spouse 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.) \$355,380 **√** 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 V No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Webster County Jocelyne Heil 614 S. Cedar Ave. 18a No address assigned 18h Vacant land Hastings, NE 68901 20 Legal Description 25.7143% interest in the NE 1/4 Section 36-T4N-R9W of the 6th P.M., Webster County, Nebraska. according to the recorded plat therof. 21 If agricultural, list total number of acres 0.00 22 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{15}{15}$ 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. Mighelle J. Oldham (402) 462-0300 Type Name of Grantee or Authorized Representative Phone Number sian Attorney 2-15-18 Signature of Grantee or Authorized Representative here Date Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data _Day <u>2</u>_1 \$ Exempt # 15

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of February A.D., 2018, at 8:50 o'clock A' M. Recorded in Book 2018 410 County Clerk Comp Assessor Carded_ NEBRASKA DOCUMENTARY Return Address: Sullivan Shoemaker P.C., L.L.O.; attn: Michelle J. Oldham; PO Box 309, Hastings, NE 68902-0309 PERSONAL REPRESENTATIVE'S DEED Jocelyne Heil, Personal Representative of the Estate of William Heil, Deceased, GRANTOR, pursuant to Nebraska Probate Code Section 30-2476 (23), in consideration of One Dollar and other valuable consideration received from GRANTEE, Jocelyne Heil, conveys to said GRANTEE, a single person, the following described real estate (as defined in Neb. Rev. Stat. 76-201): 25.7143% interest in the NE ¼ Section 36-T4N-R9W of the 6th P.M., Webster County, Nebraska according to the recorded plat thereof. subject to easements, reservations, covenants and restrictions of record. GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey the same. Executed February _______, 2018. Jocelyne Herl, Personal Representative. Estate of William Heil, Deceased STATE OF NEBRASKA)SS. COUNTY OF Home The foregoing instrument was acknowledged before me on 2018 by Jocelyne Heil, Personal Representative, Estate of William Heil, Deceased.

GENERAL NOTARY - State of Nebraska MICHELLE J. OLDHAM My Comm. Exp. January 6, 2021 mm

Notary Public

воок в	k PAGE <u>2018</u>	- 411	# P <i>J</i>	4GES	_	GRANTEE MASTER NA	MEN_Cofy	of Ru
PARO FILING NU	CEL#/ MBER_ <i>XX</i> 3	18806/	791D					
DOC STA	wrs Even	np+#23		tax/lien				_
SALES F	TLE#	49	# PAG	ies				
NEIGHBORHO	DD # 1	700	105	200	205	300	200	
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	400 BLADEN RESIDE
	405	500	505	510	S15	€00	GOS	610
	BLADEN COMMERCIAL	COWLES W/ HOME	COWLES NO HOME	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOM		ROSEMONT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE		
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLAS:	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	195						Suburban _	
TOTAL SALE PRICE	<u> </u>	<u> </u>						•
521 ADJUSTMENTS	\$							
SSOR ADJUSTMENTS	5							
REVIEW CODE	NO		······································					
SALES DATE	2-14-	-2018	·					1
DEED TYPE	Right=0	f- Way	Easemer	vts				
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SALE		S LENGTH / NOT VALID FOR ASUREMENT			
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
	Ecosom	ent.	Rous)				
COMMENTS	<u></u>		<u> </u>	<u></u>				

NEBRASKA

FORM 521

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.

The deed will not be recorded unless this statement is signed and items 1-25 are ac		d.				
1 County Name 2 County Number 3 Date of Sale/Transfer, WEBSTER - 91 Mo. 2 Day 14 Yr. 2018	4 Date of Deed	Day 14 yr. 2018				
The state of the s	Mo. 2 Day 17 Yr. 2018 Mo. 2 Day 17 Yr. 2018 6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) Grantee's Name (Buyer)	priorie (Please Print)				
Brenda Trumble City of Blue Hill		-				
305 S Liberty St, PO Box 213 517 W Gage St, PO Box 2	77					
City State Zip Code City Blue Hill NE 68930 Blue Hill	State NE	Zip Code 68930				
Phone Number Phone Number is the gra (402) 984-0242 (402) 756-2056 If yes, is	intee a 501(c)(3) orga the grantee a 509(a) f	nization? Yes No				
Email Address Email Address	ine granice a 305(a) i	oundation? Yes No				
cityofbluehill@gtmc.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.						
(A) Status (B) Property Type		T (0)				
Improved Single Family Industrial Mineral Interests-Nonproducing	State Assess	(C)				
✓ Unimproved	Exempt					
OLL Commercial Recreational	—					
8 Type of Deed Conservator Distribution Land Contract/Memo Partition	Sheriff	Other				
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep.	Trust/Trustee					
Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim	Warranty					
part of an IRS like-kind exchange?	ble Trust	Transfer on Death				
	tion of Contract	Trustee to Beneficiary				
		Other (Explain) 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	□ ∘	ther				
☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Steo-parent :						
Local Control	and Step-child					
14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Ye: ☐ Yes ☑ No \$	s, siate the amount an	o interest rate.)				
16 Does this conveyance divide a current parcel of land?	cent or a title compan	v? (If Yes, include the name				
Yes No of the agent or title company contact	t.) Yes	☑ No				
18 Address of Property 19 Name and Address of Person to Wh	om the Tax Statement	Should be Sent				
305 S Liberty St Grantor	Grantor					
18a No address assigned 18b Vacant land						
20 Legal Description						
The S10' of the 132' x 135' Tract in the NW corner of Outlot 11 Rohrers Add	itian Dhin Lii	1				
The OTO Of the 132 x 133 Tract in the NVV comer of Outlot 11 Romers Add	mon blue un	ı				
21 If agricultural, list total number of acres						
3	\$					
22 Total purchase price, including any liabilities assumed	22	0,'00				
23 Was non-real property included in the purchase?	d list.) 23	; [
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0100				
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 25	<u> </u>					
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowle	dge and belief, true	complete and				
correct, and that I am duly authorized to sign this statement.		•				
Tricia Allen Print or Type Name of Grantee or Authorized Representative		(402) 756-2056				
sign City Clerk/Treas	urer	Phone Number				
All the First Land	<u></u>	$\underline{\qquad} \frac{\cancel{\sim} \cancel{19-18}}{\text{Date}}$				
HCIC -						
Register of Deed's Use Only		For Dept. Use Only				
26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data SEXEMOT #23 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 21 day of February A.D., 2018, at 9:00 o'clock A. M. Recorded in Book 2018 on Page 4//1

Deb Klingerherger County Clerk 310.00 RB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMPTAX
Date 2-2/-/8
\$Except 2> By BB

RIGHT OF WAY EASEMENT

This indenture made and entered into this // day of February 2018 by and between Brenda Trumble, party of the first part and The City of Blue Hill, Webster County, Nebraska, party of the second part.

WITNESSETH: That the party of the first part for and in consideration of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant and convey to the party of the second part, its successors and assigns, the perpetual right, privilege and easement to construct, maintain, and operate a water line and appurtenances thereto over and across.

The South Ten Feet (10') of the One Hundred Thirty-Two Feet (132') by One Hundred Thirty-Five Feet (135') Tract in the North West Corner of Outlot Eleven (11) Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska

The agent's employees and contractors employed by the party of the second part, shall have the right of ingress to and egress from said property for the purpose of constructing, maintaining, and repairing the said water line. The water line shall be located beneath the surface of the ground and all ditches made during the installation, repair, or upkeep of said lines shall be refilled by the party of the second part, and any trees, shrubbery, or sod removed or damaged in the course of construction, maintenance, or repair of said line shall be replaced by the party of the second part.

Executed: <u>2/14/18</u>

Date of Taxable

State of Nebraska)

) ss.

Webster County)

Commission expires: Lee 2 2019

Hori D. Deents Notary Public

LORI D MEENTS
General Notary, State of Nebraska
My Commission Expires
December 2, 2019

PARCI	PAGE) " /		PAGES		GRANTEE MASTER NAM	MEH_Mar	y K
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	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BI.ADEN RES
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	E COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO	ROSEMONT W/HOME	ROSEMONT / NO HOME SITE	ROSEMO COMMERCIA
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	E INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	' AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAI. COMM
	1010	1015	1020					
PROPERTY CONC	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_	195						SUBURBAN _	
TOTAL SALE PRICE_	$-\Theta$		N					
21 ADJUSTMENTS <u>S</u>								
OR ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	2-15	-2018 D						
DEED TYPE	ω	<u>D</u>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE	•		
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED 5	SUBCHANGED SALI		VALID FOR			
DCATION CODE	ВН	BŁA	cow	GR MI	EASUREMENT INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	1	ROSEMONT	RURAL
COMMENTS	Sift.	Paren	t to	child		·		

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.

The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed						
WEBSTER - 91	Mo. D2 Day 15 Yr. 2018 Mo. 02 Day 15 Yr. 2018						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Mackenzie M. Schlesinger	Grantee's Name (Buyer) Mary K. Schlesinger						
Street or Other Mailing Address 291 SW Railway	Street or Other Mailing Address PO Box 103						
City State Zip Code Blue Hill NE 68930	City State Ztp Code Blue Hill NE 68930						
Phone Number (269) 953-3418	Phone Number (269) 952-3418 Is the grantee a 501(c)(3) organization?						
Email Address NA	Email Address NA						
7 Property Classification Number, Check one box in categories A and B. Check C	if property is also a mobile home.						
(A) Status (E	3) Property Type (C)						
✓ Improved ✓ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home Mineral Interests-Producing ☐ Exempt						
Bill of Sale Corrective Easement Le	and Contract/Memo						
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift	closure Irrevocable Trust Revocable Trust Transfer on Death						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel							
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other and Grandchild Spouse child Step-parent and Step-child						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)						
\$45,930							
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
201 SW Railway, Blue Hill, NE 68930	Grantee						
18a No address assigned 18b Vacant land							
20 Legal Description							
Lots 1,2,3 and ≸, Block 17, Original Town of Blue H	ill, Webster County, Nebraska						
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, enter dollar amount and attach itemized list.)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	0,00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption							
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	ent and that it is, to the best of my knowledge and belief, true, complete, and						
Mary K Schlesinger Print or Type Name of Grantee or Authorized Representative	269 953-3418 Phone Number						
sign K S N	Grantee 2/26/18						
here Signature of Grande or Authorized Representative	Title Date						
Register of Deed's Use O							
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data						
() 1 . OCO. 125 S M/Ounce = Co.	BK 2018 19 441						

Book 2018, Pg 447

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 day of February A.D., 20 18 at 1:10 o'clock . M. Recorded in Book 2018 on Page 447 County Clerk Liz Deputy 10.00 Carded Comp_

> NEBRASKA DOCUMENTARY STAMP TAX Date

Prepared by: Theobald Law Office P O Box 423 Red Cloud, NE 68970

WARRANTY DEED

Mackenzie M. Schlesinger, a single person, Grantor, in consideration of love and affection and other valuable consideration received from Grantee, Mary K. Schlesinger, conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 1, 2, 3 and 4, Block 17, Original Town of Blue Hill, Webster County, Nebraska

Grantor covenants, jointly and severally, with Grantee that Grantor:

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

Executed

2/18/18

, 2018.

STATE OF Washington

COUNTY OF KING

Mackenzie M. Schlesinger

The foregoing instrument was acknowledged before me on February 15⁻¹⁶ 2018 by Mackenzie M. Schlesinger, a single person.

NICOLE MCELWAIN Notary Public State of Washington My Appointment Expires Apr 28, 2021

MUSIUM Notary Public

COVER PAGE PROPERTY TRANSFER # PAGES 000/012400/ tax/lien SALES FILE# . # PAGES NEIGHBORHOOD I 100 1 105 200 205 300 305 400 AGRICULTURAL GUIDE ROCK GUIDE ROCK RED CLOUD RED CLOUD BLUE HILL BLUE HILL BLADEN RESIDENTIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL 405 505 510 515 600 610. BLADEN COWLES W/ HOME COWLES NO HOME COWLES COWLES ROSEMONT W/HOME ROSEMONT / NO ROSEMONT COMMERCIAL SITE SITE COMMERCIAL W/ SITE COMMERCIAL / NO HOME SITE COMMERCIAL W/SITE SITE 615 700 705 710 800 805 1000 3005 ROSEMONT INAVALE/ NO HOME INAVALE AMBOY VILLAGE/ NO RURAL COMMERCIAL RURAL COMMERCIAL AMBOY VILLAGE W/ COMMERCIAL / NO INAVALE W/HOME SITE COMMERCIAL. HOME SITE HOME SITE SITE SITE 1010 1015 1020 GRASS GREEN / GOLF SAND GREEN / GOLF RURAL ANIMAL COURSE COURSE CONFINEMENT PROPERTY CLASS (1000 2000 400a 9000 9500 RURAL RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS SUBURBAN TAX DISTRICT TOTAL SALE PRICE 521 ADJUSTMENTS \$ ASSESSOR ADJUSTMENTS S REVIEW CODE NO 12-10-2017 Death Certificate DEED TYPE SALE QUAL YES ADJUSTED SUBCHNGD MOBILE CODE ı 2 USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT LOCATION CODE BH BLA cow GR INA ROS RUR BLUE HILL BLADEN COWLES INAVALE RED CLOUD ROSEMONT

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.

Good Life. Great Service.

	The deed			s statemen			1-25 are acc	curately completed	<u></u>
1 County Name		2 County Number		·		ale/Transfer	. 17	4 Date of Deed	
		t County & County					<u>o _{Yr.} 17</u>		ayYr
		ephone (Please Prin	t)		1		ess, and Tele	phone (Please Print)	
Grantor's Name (Selle Jack C. Young		Young			Grantee's N	lame (Buyer) Young			
Street or Other Mailin 145 S. Nebrasi	g Address	7.0011.0			Street or Of	ther Mailing A Vebraska			
City Guide Rock		State NE	Z	Zip Code 68942	City Guide F	~		State NE	Zip Code 68942
Phone Number (402) 257-2032	,				Phone Num (402) 25			ntee a 501(c)(3) organi he grantee a 509(a) foi	
Email Address					Email Addre		11 100, 10 1	Tio grantoo a doo(a) io	STOCKET TO THE STOCKE
					<u> </u>				·
	ation Number. C	Check one box in car	tegories A and E				e home.		(0)
(A) Status		Camilla Fin	I Inducation	(B)) Property T		radualaa	State Assesse	(C)
✓ Improved	✓ Single F	_ =	Industrial Agricultural	L	=	terests-Nonpi terests-Produ	_	State Assessed	d Mobile Hom
Unimproved	Multi-Fa		Agricultural Recreational	L	willeral in	ieresis-riouli	ហាជិ	□ Exembr	
8 Type of Deed	Conservator		Distribut	tion	nd Contract/M	lemo □ P₄	ırtition	Sheriff	Other
Bill of Sale	Conservator		Easeme	= -		=	rsonal Rep.	Trust/Trustee	
=	/	cate - Transfer on Dea		==		=	uit Claim	Warranty	
9 Was the property part of an IRS like-	لت				osure Ir	revocable Tru	st Revocat		Transfer on Death
part of an IRS like- (I,R.C. § 1031 Exci	-kind exchange? hange)	Auction	Easement	=		fe Estate	Sale		Trustee to Beneficiary
✓ Yes □	No	Court Decree	e Exchange	Granto	or Trust 🔲 Pa	artition	Satisfac	tion of Contract	Other (Explain)
11 Was ownership tran		f No, explain the divis	sion.)			_		ased for same use? (If	No, state the intended us
	No					✓ Yes			
13 Was the transfer be	_		_					_	
✓ Yes	' =	or Uncle to Niece or I	• =	amily Corp., P	•	=	Self	∐ Ott	her
	=	ners and Sisters	=	randparents a		₫ <u>√</u>	Spouse		
		oouse	Pa	arents and Ch			Step-parent a	•	
14 What is the current		the real property?				· · ·	sumed? (If Yes	s, state the amount and	d interest rate.)
See at					Yes				%
6 Does this conveyan		nt parcel of land?			17 Was tran	isfer through	a real estate a mpany contact	gent or a title company	√? (If Yes, include the name
	No				1				
18 Address of Property				ĺ			rerson to Who	om the Tax Statement	Should be Sent
See Attache	d.				Same a	ıs #6			
18a No address as	ssigned 18b	Vacant land							
	Juginou IOU	· Favantianu			i				
	•								
See attached	d.								-
	d.								
See attached									
See attached		es				·			
See attached	tal number of acre							22 \$	0.00
See attached 1 If agricultural, list tol	tal number of acre	any liabilities assur						22 \$	0,00
See attached 1 If agricultural, list tol	tal number of acre	any liabilities assur				nount and a	tach itemizec	d list.) 23 \$	0,00
See attached If agricultural, list tol 22 Total purchase p	tal number of acre rice, including a	any liabilities assur	Yes N	lo (If Yes, en	nter dollar an	nount and a	ttach itemízec	\$	0¦00 0¦00
See attached If agricultural, list tol Total purchase p Was non-real pro Adjusted purchase	tal number of acro price, including a pperty included se price paid fo	any liabilities assur d in the purchase? or real estate (line 2	Yes N	No (If Yes, en	nter dollar an		ttach itemized	d list.) 23	
21 If agricultural, list tol 22 Total purchase p 23 Was non-real pro 24 Adjusted purchase 25 If this transfer is	tal number of acra- rice, including a operty included se price paid fo exempt from th	any liabilities assur d in the purchase? or real estate (line 2 ne documentary sta	Yes N 22 minus line 23 amp tax, list the	No (If Yes, en	nter dollar an	7	··········	23 \$ \$	0100
See attached 1 If agricultural, list tot 22 Total purchase p 23 Was non-real pro 24 Adjusted purchase 25 If this transfer is	tal number of acre rice, including a operty included se price paid fo exempt from the der penalties of and that I am dut	any liabilities assur d in the purchase? or real estate (line 2 ne documentary sta of law, I declare that I by authorized to sign ti	Yes N 22 minus line 23 amp tax, list the I have examined his statement.	No (If Yes, en	nter dollar an	7	··········	d list.) 23	0100
See attached If agricultural, list tot The agricultural agricultural, list tot The agricultural	tal number of acre- rice, including a operty included se price paid for exempt from the der penalties of and that I am dub Brad 1	any liabilities assurd in the purchase? or real estate (line 2 ne documentary state) flaw, I declare that I by authorized to sign they E. Nic	Yes No. 22 minus line 23 amp tax, list the I have examined his statement.	No (If Yes, en	nter dollar an	7	··········	23 \$ \$	0,000 complete, and 402/721-7
See attached If agricultural, list tol If agri	tal number of acre- rice, including a operty included se price paid for exempt from the der penalties of and that I am dub Brad 1	any liabilities assur d in the purchase? or real estate (line 2 ne documentary sta of law, I declare that I by authorized to sign ti	Yes No. 22 minus line 23 amp tax, list the I have examined his statement.	No (If Yes, en	nter dollar an number 17 nt and that it i	7 s, to the best	t of my knowle	23 \$ \$	0,000 complete, and $\frac{402/721-7}{\text{Phone Number}}$
See attached If agricultural, list tot Total purchase p What is a second of the sec	rice, including a operty included se price paid for exempt from the oder penalties of and that I am dutage Bradl	any liabilities assured in the purchase? or real estate (line 2 ne documentary state flaw, I declare that I by authorized to sign the Ley E. Nictional or Authorized F	Yes N 22 minus line 23 23 minus line 23 24 mp tax, list the 25 line examined 26 his statement. 26 k 26 Representative	No (If Yes, en 3)	nter dollar an number 17	7	t of my knowle	23 \$ \$	0,000 complete, and 402/721-7 Phone Number 2/21/18
See attached If agricultural, list tol If agri	rice, including a operty included se price paid for exempt from the oder penalties of and that I am dutage Bradl	any liabilities assurd in the purchase? or real estate (line 2 ne documentary state) flaw, I declare that I by authorized to sign they E. Nic	Yes N 22 minus line 23 23 minus line 23 24 mp tax, list the 25 line examined 26 his statement. 26 k 26 Representative	No (If Yes, en 3)	nter dollar an number 17 nt and that it i	7 s, to the best	t of my knowle	23 \$ \$	0,000 complete, and $\frac{402/721-7}{\text{Phone Number}}$
See attached If agricultural, list tol If agri	rice, including a operty included se price paid for exempt from the oder penalties of and that I am dutage Bradl	any liabilities assured in the purchase? or real estate (line 2 ne documentary state flaw, I declare that I by authorized to sign the Ley E. Nic	Yes No. 22 minus line 23 amp tax, list the I have examined his statement. Ck. Representative	No (If Yes, en	number 17 nt and that it i	7 s, to the best	t of my knowle	23 \$ \$	0,000 complete, and 402/721-7 Phone Number 2/21/18 Date
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See attached 21 If agricultural, list tot 22 Total purchase p 23 Was non-real pro 24 Adjusted purchase 25 If this transfer is Correct, is Print or	rice, including a operty included se price paid for exempt from the order penalties of and that I am dut Bradl Type Name of Grantee or J	any liabilities assured in the purchase? or real estate (line 2 ne documentary state flaw, I declare that I by authorized to sign the Ley E. Nic	Yes No. 22 minus line 23 amp tax, list the I have examined his statement. C.K. Representative tative egister of Deer or Exempt Number 1 and 1 an	olo (If Yes, en 3)	number 17 nt and that it i	is, to the besi	t of my knowle	23 \$ \$	0,000 complete, and 402/721-7 Phone Number 2/21/18 Date

Lots, 1, 2 and 3, Block 12, in Vance's Addition to Guide Rock, Webster County, Nebraska
 Value - #20345 - a/k/a 255 John Street, Guide Rock, NE 68942

2. All that part of Lot 1, lying south of Minnie Creek, and Lot 2, Vance's Second Addition to Village of Guide Rock, Webster County, Nebraska

Value- \$17380-

a/k/a 230 A Street, Guide Rock, NE 68942

3. Lot Fourteen (14) and the North 10 feet of Lot Fifteen (15), Block One (1), Vance's Second Addition to Guide Rock, Webster County, Nebraska, except the West 70 feet thereof.

\[\sqrt{a/\text{lu}e} - \frac{\pi}{\sqrt{0U0}} - \frac{\pi}{\sqrt{a/\text{lu}e}} - \frac{\pi}{\sqrt{0U0}} - \frac{\pi}{\sqrt{a/\text{lu}e}} - \frac{\pi}{\sqrt{a/\text{

BK2018, Pg 463

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 2.7 day of February A.D., 20.18 at 7.50 o'clock A.M. Recorded in Book 2018 on Page 463-464 County Clerk 316,00 B3 peputy Ind Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 2-27-18 \$ Exempt#17_By_BB

SPACE ABOVE RESERVED FOR REGISTER OF DEEDS RECORDING INFORMATION

RETURN TO:

Bradley E. Nick, #19101 SIDNERLAW 340 E. Military, Stc. 1 Fremont, NE 68025-5097

TITLE OF DOCUMENT: Death Certificate - Jack Clarence Young

 Lots, 1, 2 and 3, Block 12, in Vance's Addition to Guide Rock, Webster County, Nebraska

a/k/a 255 John Street, Guide Rock, NE 68942

 All that part of Lot 1, lying south of Minnie Creek, and Lot 2, Vance's Second Addition to Village of Guide Rock, Webster County, Nebraska

a/k/a 230 A Street, Guide Rock, NE 68942

 Lot Fourteen (14) and the North 10 feet of Lot Fifteen (15), Block One (1), Vance's Second Addition to Guide Rock, Webster County, Nebraska, except the West 70 feet thereof.

a/k/a 145 S. Nebraska St., Guide Rock, NE 68942

STATE OF NEBRASKA

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

DATE OF ISSUANCE

STANLEY S COOPER
ASSISTANT STATE REGISTRAN
DEPARTMENT HEALTH AND HUMAN SERVICES



STATE OF NERRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

		CERTIFICATE	OF DEATH		7.7.16406
	1. DECEDENT'S-NAME (First, Middle, Last, Suffix)	12	2. SEX	3. DATE OF DEATH (Mo., Day, Yr.)
	Jack Clarence Young			Male	December 10, 2017
lag Mala se	4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTR			5c. UNDER 1 DAY	6. DATE OF BIRTH (Mile, Day, Yr.)
		(Yrs.)	MOS. DAYS	HOURS MINS.	1
40	Scribner, Nebraska 7, Social Security MIJMBER	82	CE OF DEATH		July 23, 1935
	17. STRIME CEL-HOLTO TIJMBER	1 .	PITAL X inpatient	OTHER Nursing	Home/LTC Hospice Facility
	t 8b. FACILITY-NAME (It not institution, give street and number		☐ ER/Outpatient	☐ Deceder	80 A74 A768 CO
ĸ	ab, FACILITY MARKE IN TOTAL BROWNING GIVE SCIENCE INC. TOTAL	6388		=	90007 IN 60 10
ž	CHI Health Good Samaritan	100 Sec. 1	□ DOA	Other (S	pocity)
DIRECTOR	8c. CITY OR TOWN OF DEATH (Include Zip Code)		8d.	COUNTY OF DEATH	
	Kearney 68848			Buffalo	
Æ	9a, RESIDENCE STATE 9b. COUNT	20 ON 1 60	ec. CITY OR TOWN		WAS COLORS
嵳	Nebraska Nucko	allc	Guide Rock	NO. 9f. ZIP CODE	9g. INSIDE CITY LIMITS
Ξ,	ed. STREET AND NUMBER	Agr - 11	Se. APT.	68942	X YES □ NO
by	145 South Nebraska Street	Never Married 10h NAME OF	SPOUSE (First, Middle,		, give maiden name
fied	Married, but separated Widowed Divorced		46 V 1 14 6 19 6 1	,,	
,e		L Unknown Lorraine	Prentice	irst, Middle, Mai	den Surname)
ed	11. FATHER'S NAME (First, Middle, Last, Suffix)	150 F 44 1	12 MOTHER'S NAME (F Vergie Young	rst, widdle, iaan	sen surname) 🤫 🚃 💮
름	Clarence Chudomelka	NA DESCRIPTION			14b. RELATIONSHIP TO DECEDENT
틍	13. EVER IN U.S. ARMED FORCES? Give dates of service if	Yes. 14a INFORMANT-NAMI Lorraine Young			Wife
te completed/verified by: FUNERAL	(Yes, No, or Unk.) Yes Dates Unknown 15, METHOD OF DISPOSITION 15a, EMBALMER-SIG		16b, LICEN	SE NO.	16c. DATE (Mo., Day, Yr.)
Į.	☐ Buriel ☐ Donation Not Embalmed	2.45	5 4.5 E.B.		December 12, 2017
-	Not Embalmed	EMATORY OR OTHER LOCATION	OI CI	Y / TOWN	STATE
· .	Removal Other (Specify)		State of the state	bben	Nebraska
	Central Nebras	ka Cremation Services	} G	DOOR	17b. Zio Code
58.1	17a. FUNERAL HOME NAME AND MAILING ADDRESS (Strei Megrue-Price Funeral Home, Inc., 750 N. Con	et, City or Town, State)	2 Superior Nebrasks	1	68978
1	Wedrue-Fride Fullera: Florite, tild., 750 N. Con	IIIIEIGIAI AVE FO DOX 20	z, Ouperior, Nobraske	·	
	CA	USE OF DEATH (See in	structions and exam	ples)	
and a	18. PART I. Enter the chain of avants - diseases, injuries, or complicate respiratory arrest, or ventricular fibrillation without showing the et	ons that directly caused the death, DO	NOT enter terminal events such	as cardiac arrest, titional lines if necessary.	APPROXIMATE INTERVAL
Jan (IMMEDIATE CAUSE:	lology, DO NOT ABBRESS, IL; Dise, C	101 010	,,	onset to death
14,500	IMMEDIATE CAUSE (Final a) Cardiac Arrest Secon	dary To Septic Shock			Less Than 24 Hrs
ŀ	disease or condition resulting	•			<u> </u>
2.0	in death) DUE TO, OR AS A CONSEQU	ENCE OF:			onset to death
No.	sequentially list conditions, if b) Septic Shock				Less Than 24 Hrs
185, 885.	any leading to the cause listed on line s.	EVOE OF	<u> 4 50 EU 11 </u>		onset to death
	Enter the UNDERLYING CAUSE DUE TO, OR AS A CONSEQUE C) Acute Hypoxic Respir				Less Than 24 Hrs
2.3	(disease or injury that initiated	<u> </u>	N . 8 M.C.		200 A 100 A 100 A
	the events resulting in death). DUE TO, OR AS A CONSEQUI	ENCE OF:			onset to death Less Than 24 Hrs
S 347	d) Multi Organ Failure		원 기계 선생기		2000 (1971)
	18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions	contributing to the death but no	ot resulting in the underlyin	g cause given in PART	I. 19. WAS MEDICAL EXAMINER
us B	Multi Organ Failure	95 . C . J . J.	ski armi andik		ON CORONER CON INCIED?
02	# sa bado Alba	Min for Silling	54 64 W V		☐YES XINO
CERTIFIER	20.1F.FEMALE:	21a, MANNER OF DEATH Natural Homicide	21b, IF TRANSPO	RTATION INJURY 21c	. WAS AN AUTOPSY PERFORMED?
F.				ar j	☐YES ⊠ÑÕ
빙	Pregnant at time of death	Accident Pending Investig	ation Passenger Pedastrian	214	WERE AUTOPSY FINDINGS AVAILABLE
à	Not prognent, but prognent within 42 days of death	Suicide Could not be deb	ermined Other (Specify	I	TO COMPLETE CAUSE OF BEATH?
8	Not pregnent, but pregnant 43 days to 1 year before death	NO.		' l	□yes □no
흫	Unknown of prognant within the past year		**************************************	ton office building 6	onstruction site, etc. (Specify)
completed	22a. DATE OF INJURY (Mo., Day, Yr.) 22b. TIME OF IN	IJUKY 226, PLACE OF INJUR	cr-Acnome, ram, street, ta	owry, orner punging, c	one-constant and fobsely)
pec	The Property Low Brown Low Bulley	COCHEREN	or 1 to 2 to 2 to 2		98 M 4 8 4
q o	22d. INJURY AT WORK? 22e. DESCRIBE HOW INJURY	UUUURRED 33	흥네 얼리된		
	□yes □no ∘ /	4 V (1 1 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1			1870 (31,722,30)
Ĭ	22f. LOCATION OF INJURY - STREET & NUMBER, APT.NO.	CITY/TOWN		STATE	ZIP CODE
		The second second	24a. DATE SIGNED	(No Day Y-1)	24b. TIME OF DEATH
14.0	23a DATE OF DEATH (Mo., Dey, Yr.) 音音: December 10, 2017	AE OF DEATH 34 AM 10 OF DEATH 34 AM 10 OF DEATH 10 OF DEATH 10 OF DEATH	AND DATE SIGNED	timos, pay, 11.)	
	December 10, 2017	ية و AE OF DEATH	24c. PRONOUNCE	DEAD (Mo., Day, Yr.)	24d. TIME PRONQUINCED BEAD
117.7	E Carried and a second a second and a second a second and	34 AM E	A 2		# 1885 - A 1885 - 1853
Į	23d. To the best of my knowledge, death occurred at the tim	ne, date and place	24e. On the basis of extended the time, date and	mination and/or investigat	ion, in my opinion death occurred at
1	and due to the cause(s) stated. (Signature and Title)	40	the time, date and	pace and due to the cause	(s) stated. (Signature and Title)
is al	Barkot H Gebremichael, MD				
	25. DID TOBACCO USE CONTRIBUTE TO THE DEATH?	26a, HAS ORGAN OR TISSI	<u> </u>		CONSENT GRANTED?
1497	☐ YES 🔯 NO ☐ PROBABLY ☐ UNKNOWN		⊠ NO	Not Applicat	ble if 26a is NO YES NO
1	27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or P		8847		Way 20 . 196 % . 1.1
	Barkot H Gebremichael, MD, 10 E 31st Stree		and the second s	ORE DATE OF	ED BY REGISTRAR (Mo., Day, Yr.)
ta j	28a. REGISTRAR'S SIGNATURE	D. Cooper	通信 经基		184 11 29 3
500	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~		 Tip street 	Decemb	er 28, 2017

COVER PAGE PROPERTY TRANSFER

PARCE FILING NUM	EL#/ 18ER_ <i>&&</i> 3	-467 174001	17170			GRANTEE MASTER NAT	C, T	ma Coi
							10-10	ma Gi
DOC STAN	195 <u>Exer</u> E# 40	pt SA		tax/lien		_		
SALES FIL	e#40	5	# PAG	ES	_			
NEIGHBORHOOL	1	100	105	200	205	(300)	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE INLL RESIDENTIAL	BLUE HILL COMMERCIAL	400 DLADEN RESIDENTI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME	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	2005
	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	4080	9600	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L	·						SUBURBAN _	
TAX DISTRICT	195							
TOTAL SALE PRICE_)						:
21 ADJUSTMENTS \$		- · · · · · · · · · · · · · · · · · · ·						,
R ADJUSTMENTS \$. ,
REVIEW CODE	NO							:
SALES DATE	1-9	7-2018	,					;
DEED TYPE	U	9-2018 UD						•
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	0_	s			
ļ	USABILITY	AS ADJUSTED S	SUBCHANGED SALE	NOT TO BE USED ARM	S LENGTH / NOT VALID FOR			
CATION CODE	(BH)	BLA	cow	GR	ASUREMENT	25	000	
. 1		1	1		INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR
}	BLUE HILL	BLADEN	CONTES	BEIDE ROCK	MAYACE	, ,	COSEIN/ONL	RURAL

Good Life. Great Service.

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

FORM 521

	it is signed and items (-25 are accurately completed.				
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 1 Day 9 Yr. 18 4 Date of Deed Mo. 1 Day	9 Yr. 18			
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)				
Grantor's Name (Seller) MARY ANN TOEPFER	Grantee's Name (Buyer) TONNA GILBERT LE MARY ANN TOEPFER				
Street or Other Mailing Address PO BOX 447	Street or Other Mailing Address PO BOX 233				
City State Zip Code	City State	Zip Code			
BLUE HILL NE 68930 Phone Number	BLUE HILL NE	68930			
Email Address	If Yes, is the grantee a 509(a) found				
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mabile harms				
) Property Type (C)				
improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home			
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	L mosno rionio			
Ochmercial Recreational					
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff C	Other			
	ase Personal Rep. Trust/Trustee				
	neral Quit Claim Warranty				
9 Was the property purchased as part of an IRS like-kind exchange?		sfer on Death			
(I.R.C. § 1031 Exchange)		tee to Beneficiary			
Yes No Court Decree Exchange Grante 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other 12 Was real estate purchased for same use? (If No.	er (Explain)			
Yes No LIFE ESTATE	Yes No	, state the interface use.,			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)				
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Seff Other				
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse				
Ex-spouse Parents and Ol	ild 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 into	erest rate.)			
\$51,180	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? (I of the agent or title company contact.) Yes	f Yes, include the name			
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho				
310 N WEBSTER, BLUE HILL	MARY ANN TOEPFER C/O TONNA GILBERT				
_	PO BOX 233				
18a No address assigned 18b Vacant land	BLUE HILL, NE 68930				
20 Legal Description					
THE NORTH ONE HUNDRED THREE AND EIGHT TENTHS FEET (132') OF OUTLOT TWO (2), ROHRER'S ADDITION, C	FEET (103.8') OF THE EAST ONE HUNDRED	THIRTY-TWO			
TEET (132) OF OUTLOT TWO (2), KORKER'S ADDITION, C	IT OF BLUE HILL, WEBSTER COUNTY, NE				
21 if agricultural, list total number of acres					
22 Tatal numbers arise including any lightliting against	\$	0.00			
22 Total purchase price, including any liabilities assumed	<u>22</u> s	0.00			
23 Was non-real property included in the purchase?					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24	0100			
	Arminia Company				
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		1-1-			
correct, and that I am duly authorized to sign this statement.	it and that it is, to the best of my knowledge and belief, true, comp	nete, and			
JENNIFER FLEISCHERT		(402) 762-3524			
Sign Printor Type Name of Grantee or Authorized-Representative	ATTORNEY	Phone Number			
	ATTORNEY	B-1-			
here Signature of Grantel Authorized Representative	lītie	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. 2 Day 27 Yr. 18 \$ Exempt # Sa	BK2018, Pg 467				
lebraska Department of Revenue	Authorized by Neb Rev	Stat 88 76-214 77-1327(2)			

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of February A.D., 2018 , at/0:00 o'clock_A'M. Recorded in Book 20/8 Klingenberger County Clerk _Comp Carded

BK2018, Pg 467

NEBRASKA DOCUMENTARY

WARRANTY DEED

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

MARY ANN TOEPFER, a single person, herein called Grantor, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto TONNA GILBERT, a married person, and reserving full life use and benefit otherwise known as a LIFE ESTATE TO MARY ANN TOEPFER, a single person, herein called the grantee whether one or more, the following described real estate in Webster County, Nebraska:

THE NORTH ONE HUNDRED THREE AND EIGHT TENTHSFEET (103.8") OF THE EAST ONE HUNDRED THIRTY-TWO FEET (132') OF OUTLOT TWO (2), ROHRER'S ADDITION, CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

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.

Executed:

STATE OF NEBRASKA

)SS.

COUNTY OF INCOSTEY)

Before me, a notary public qualified for said county, personally came MARY ANN TOEPFER, a single person, 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,

GENERAL NOTARY - State of Nebraska EMILY M. HARRIFELD

My Comm. Exp. September 27, 2020

BOOK & F		7-468		AGES		GRANTEE MASTER NAM	MEN_RICK	US. Hit
PARCE FILING NUM		145800/	<u>3</u> 8350	RC	·		#13	194
DOC STAM	1PS 20.	25		tax/lien				·.
SALES FILI	e# 49	?	# PAG	SES				
NEIGHBORHOOD	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 RESIDEI
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES E COMMERCIAL/NO SITE	ROSEMONT W/HOME		ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	3005
	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	
į	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
Ì	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	65			-			SUBURBAN _	
TOTAL SALE PRICE	9.0	000						
521 ADJUSTMENTS <u>\$</u>								
SOR ADIUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	2.16	-2018 D	·					
DEED TYPE	QC	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	Subchanged sale		VALID FOR			
<u> </u>			cow		EASUREMENT	RC	ROS	RUR
LOCATION CODE	вн	BLA	2014	GR	INA			NO.

Good Life. Great Service.

FORM

Real Estate Transfer Statement

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

521

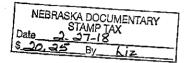
The deed will not be recorded unless this stateme	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 2 Day 6 Yr. 2018 4 Date of Deed Mo. 2 Day 6 Yr. 2018
WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 2 Day 6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Gehrt L. and Paula C. Dickman	Ricky J. Hitchler
Street or Other Mailing Address 1372 W. Barrows Road	Street or Other Mailing Address 1802 W. 38th Street, Apt. 7
City State Zip Code Hasrings NE 68901	City State Zip Code Kearney NE 688
Phone Number (402) 746-4126	Phone Number 3750 Is the grantee a 501(c)(3) organization? Yes V
Email Address NA	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.
(A) Status (E	i) Property Type (C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Ho
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
	rase Personal Rep. Trust/Trustee
	losure Irrevocable Trust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended L
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	
	Partnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C	and Grandchild Spouse 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.)
\$8,595	☐ Yes ✓ No \$ %
16 Does this conveyance divide a current parcel of land? Yes . V No	17 Was transfer through a real estate agent or a title company? (If Yes, include the nar 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
33 North Webster Street, Red Cloud, NE 68970	Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
The South Nine (9) Feet of LOt Eight (8), and all of	Lots Nine (9) Ten (10) Eleven (11) and Twolvo
(12), Block Seven (7), Garber's Addition to the City	
(12), block Seven (1), Gaiber's Addition to the City	of Ned Cloud, Websier County, Nebraska
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, e	nter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	9,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number .
Under penalties of law, I declare that I have examined this stateme	nt 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. Ricky J. Hitchler	787.28(2)
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign 121/1	Grantee 2-16-18
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use O	- · · · · · · · · · · · · · · · · · · ·
26 Date Deed Recorded Mo. 02 Day 27 Yr. 18 \$ 20. 25	28 Recording Data BK 2018 Po 4468
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-132

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Cterk's office of said county this of the day
of the ruary A.D., 2018, at 0:07
o'clock p. M. Recorded in Book 2018
on Page 168
Deb Klunger Verges County Clerk
10.00 12 Deputy
Ind Comp Assessor Carded

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

Book 2018, Pg 468



QUITCLAIM DEED

Gehrt L. Dickman and Paula C. Dickman, husband and wife, Grantors, for \$1.00 and other valuable consideration, convey to Grantee, Ricky J. Hitchler, a single person, the following described real estate (as defined in Neb. Rev. Stat. 76-201:

The South Nine (9) Feet of Lot Eight (8), and all of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Seven (7), Garber's Addition to the City of Red Cloud, Webster County, Nebraska

Executed February 16, 2018.

Executed February 16, 2018.

Gehrt L. Dickman

STATE OF NEBRASKA

Sss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on February 2018 by Gehrt L. Dickman and Paula C. Dickman, husband and wife.

A GENERAL NOTARY - State of Nebraska DONE THEOBALD DONE THEOBALD Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 04/03/2018 Record: 1 of:

Inspected By: CJ Inspection Date: 12/05/2017

Parcel ID #: 000145800 Map # : 4491-00-0-10030-007-0000

HITCHLER, RICKY J. Situs :33 N WEBSTER ST

Legal :SOUTH 9' LOT 8 & ALL LOTS 9-12 BLOCK 7

1802 W. 38TH STREET, APT 7 GARBER'S ADDITION RED CLOUD

KEARNEY, NE 68845-

LOT INFORMATION

Neighborhood : 200 RED CLOUD

Lot Width 109 Value Method: : SF Lot Depth 142 # of Units : 15478 Amenities Topography Unit Value : 0.09

Street Access : Adjustments:

Utilities Lot Value : 1,365

PHYSICAL INFORMATION

: 1 - Single Family Type Year Built/Age : 1966/52

Quality : 20 - Fair Effective Age Condition : 20 - Fair Remodel Date

Arch Type

Remodel Type Style : One-Story 100% Exterior Wall : 100% SIDING

Floor Area 1,836 Basement Area :

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

: 3 Redrooms Baths : 2.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$8,595

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value \$7,230 Land Value \$1,365

FINAL ESTIMATE OF VALUE \$8,595 Value per Square Foot

Current Total Assessed Value for Parcel # 000145800 \$8,595

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

DECIDENTIAL CALEGERE

			N HAL SALES FILE		
		SALE DATE 2-16-2018	LOCATION ID 00014	(5800)	
ASSESSOR LOCATION Red	L Cloyd	MOBILE HOME	ADDRESS OF PROPERTY 33 A	1 Webster St	
COMMENTS			•	school#	
YEAR	LAND	HOUSE	В	UILDINGS	TOTAL
	· - ·			·	
20/6	1345	700		6530	8595
2017	1345	700		4530	8595 8595
2018	1345	700		6530	8595
SELLING PRICE	OOO 521 ADJUSTN	1614	ASSESSOR ADJUSTMENT	ADJUSTED SELLIN	16
LOT UDTH LO			House	single tamit one-story	1 MH
20			CONDITION OO TYPE	ME-STORY	WIDTH MH LENGTH
STVIF 1 /	EXTER1 TYPE / % STYLE 2 /	EXTER2 TYPE / %		BASE AREA	TOTAL FLOOR AREA
HVAC 2 /	tony "		ROOFING COMP		HVAC1/ % /S
*	SLAB RETURNOOMS RETURNOOMS RETURNOOMS		FINISH	REC FINISH	FINISH
FIXTORES U	DATINGONG	GARAGE TYPE WA	GARAGE AREA	FIREPLACE	SWIMMING POOL
	iched leavage				
YEAR 1944	RCN 131, 460S	LUMP DESCRP 72	30		

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

Record: 1 of: 1 Date of Print: 04/03/2018

Map # : 4491-00-0-10030-007-0000 Parcel ID #: 000145800

HITCHLER, RICKY J.

Situs :33 N WEBSTER ST Legal :SOUTH 9' LOT 8 & ALL LOTS 9-12 BLOCK 7

1802 W. 38TH STREET, APT 7 GARBER'S ADDITION RED CLOUD KEARNEY, NE 68845-

COST APPROACH - Values By Marshall & Swift

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

· -					
· · · · ·	DESCR	IPTION			
		Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,836	x	64.74	= 118,863
ADJUSTMENTS ROOFING SUBFLOOR		Units	Unit Cost	<u>Area Adj</u>	Total Cost
HEATING & COOLING		1,836	1.90	1.90	3,488
PLUMBING Base is: 7 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(over base)	, 1	922.14	0.48 0.00	881
ADJUSTED STRUCTURE COST		1836	x	67.12	= 123,232
IMPROVEMENTS NO GARAGE		Units	Unit Cost	Depr	Total Cost
CONCRETE DRIVE/LOW		1757	3.66	52%	3,085 *
DET GAR LOW COND		832	8.63	52%	3,445 *
BRICK VENEER/EXTRA		240	4.04		970
SLAB W/ROOF & STEPS		130	21.41		2,785
OPEN PORCH W/ROOF		72	17.01		1,225
WOOD DECK		344	9.46		3,255
RED CLOUD SALV HOUSE		1836	0.38	0%	700 *

Depreciation	:	100% T	otal	100% I	Physical	Func	tional	Econo	mic	
2						eciation/P	lus Appre	ciation :		(131,465)
mprovement Va	ılue									\$0
-										\$0 \$1,365
Improvement Va Land Value Lump Sums										•
-			· • • • • • •	 .			• • • • • • •	• • • • • • • •		\$1,365

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com



DATE:

4/3/2018

SELLER: GEHRT L. AND PAULA C. DICKMAN

1372 W. BARROWS ROAD HASTINGS, NE 68901

BUYER: RICKY J. HITCHLER

1802 w. 38TH STREET, APT 7

KEARNEY, NE 68845

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

145800 BOOK/PAGE:

2018-468

DATE OF SALE:

2/16/2018

LEGAL DESCRIPTION:

THE SOUTH 9 FEET OF LOT 8, AND ALL OF LOTS 9, 10, 11, AND 12, BLOCK 7, GARBER'S

ADDITION TO THE CITY OF RED CLOUD, 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 was the tot	al purchase				
1 price?	\$	\$	9,000.00	Yes / No	
If No explain					
2 Was any personal p	roperty included in	the sale price?	Yes / No	Personal Proper	ty was (circle all that apply):
Appliances Furn	ture Other (pleas	e explain):			
	rental property and		cluded in the purchase p what rent has been char		<i>s</i>
5 What expenses hav	e been incurred in	each of the past five	years? \$		
6 How long was the p	roperty on the marl	cet?			
7 Were any changes i	nade to the property	either before or after	r the sale?	Yes / No	
(Example: Remode	ling Renovations	Additions Repa	airs Demolition)		
If Yes explain:					

COVER PAGE PROPERTY TRANSFER

BOOK & P	AGE OUS	-410 -	#P#	NGES		GRANTEE MASTER NAM	er <u>Gene</u>	realx
PARCEI FILING NUMI		14200/	73865	31-4	-12		terit	age Fa
DOC STAM		. 5D	_	tax/lien		_	<u>ccc</u>	an Mt
SALES FILE	وسره)	# PAG		······································		# /	3195
NEIGHBORHOOD) #				<u> </u>			
	AGRICULTURAL	100 GUIDE ROCK	105	200	205	300	305	400
	AGRICULTURAL	RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE TILL COMMERCIAL	DLADEN RESIDEN
	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	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
;	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			<u> </u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
Ĺ	1.25		· · · · · · · · · · · · · · · · · · ·				SUBURBAN _	
TAX DISTRICT_	150	,000						
21 ADJUSTMENTS \$,						
OR ADJUSTMENTS \$	-							
REVIEW CODE	NO							
SALES DATE	2-21.	-2018						
DEED TYPE	Q 0	2018 D	- -					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	мо	MOBILE			
	<u> </u>	2	3	4	5			
CODE	(1)							
CODE	USABILITY	AS ADJUSTED	SUBCHANGED SAL	E NOT TO BE USED ARM	AS LENGTH / NOT VALID FOR			
CODE	USABILITY BH	AS ADJUSTED	SUBCHANGED SAL			RC	ROS	RUR



Real Estate Transfer Statement

· 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 4 Date of Deed 3 Date of Sale/Transfer ୟା 2018 WEBSTER - 91 _ Dav .. 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) Irma Joyce Ostdiek a/k/a Joyce I. Ostdiek + husband I eland Genereux Heritage Farms, L.L.C., an NE LLC Street or Other Mailing Address Street or Other Mailing Address 2049 Rd 200 P. O. Box 336 City Blue Hill City Campbell State NF Zip Code 68930 NE 68932 Phone Number Phone Number (402) 746-4798 ✓ No ✓ No ls the grantee a 501(c)(3) organization? Yes 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 Conservator Distribution Land Contract/Memo Partition Sheriff Other_ Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim □Warrantv 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 ✓ Sale Auction Easement Gift 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.) **V** Yes 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.) \$150,000 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 Genereux Heritage Farms, L.L.C. 2049 Rd 200 18a No address assigned Campbell, NE 68932 18b Vacant land 20 Legal Description S½SE¼ 31-4-12, Webster County, Nebraska 21 If agricultural, list total number of acres 150.000.00 150,000100 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 correct, and that I am duly authorized to sign this statement. Henry C. Schenker (308) 425-6273 Print or Type Name of Grantee or Auft Phone Number Attorney 2/23/2018 Signature of Grantee ar Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number Nebraska Department of Revenue

BK2018, Pg 470

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of February A.D., 2018, at 1:10 o'clock P.M. Recorded in Book 2018 on Page 470 Oeb Klingenberger County Clerk 110.00 B.B. Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 2-28-78 \$ 337.50 By BB

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

QUITCLAIM DEED

IRMA JOYCE OSTDIEK, also known as Joyce I. Ostdiek, and husband, Leland Ostdiek, Grantor, whether one or more,

in consideration of One Hundred Fifty Thousand and no/100 --- (\$150,000.00)--- Dollars, receipt of which is hereby acknowledged, quitclaims and conveys to

GENEREUX HERITAGE FARMS, L.L.C., a Nebraska Limited Liability Company, Grantee,

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

The South Half of the Southeast Quarter (S½SE¼) of Section Thirty-one (31), Township Four (4), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska.

Executed: February 23, 2018.

Irma Joyce Ostdiek, a/k/a Joyce I. Ostdiek.

Leland Ostd

STATE OF NEBRASKA

) ss.

FRANKLIN COUNTY

The foregoing instrument was acknowledged before me by Irma Joyce Ostdiek, also known as Joyce I. Ostdiek and husband, Leland Ostdiek, on February 23, 2018.

GENERAL NOTARY - State of Nebraska
HENRY C. SCHENKER
My Comm. Exp. June 16, 2018

Henry C. Schenkel Notary Public.

SELLING PRICE 150,000

521 ADJUSTMENT

ASSESSOR ADJUSTMENT

ADJUSTED
SELLING PRICE

SCHOOL BASE #

01-0123

HOUSE QUALITY

NA

HOUSE CONDITION

NA

DATE OF CONSTRUCTION WA

MOBILE HOME NA

IA P	4A B P	4A F P	4A K P	4A R P	4A S P	4A V P	4A U P
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL.	TOTAL
PAGE 4 PARCEL	(s)						
OOK-PAGE							
	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
.D1	1D1 E	1D1 P	1D1 G	1G1	1G1	1 G1	1G1
1D 28.0	1D E	1D P	1D G	1G	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
BD1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D	3D E	3D P	3D G	3G	3G	3G	36
D1 17.D	4D1 E	4D1 P	4D1 G	4G1 2.0	4G1	4G1	4G1
4D 11. D	4D E	4D P	4D G	4G (9.0	4G	4G	4G
TOTAL 56.00	TOTAL	TOTAL	TOTAL	TOTAL ALD	TOTAL	TOTAL	TOTAL
CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG	G OTHER	NON	-AG ACRES	
ACRES	ACRES	ACRES		ACRES		ACRES	
1 C1	1T1	1T1 2	SHELTERBELT		ROADS 3	3.0	
1C	1 T	1T 2	ACCRETION		FARM SITE		-
2C1	2T1	2T1 2	WASTE		HOME SITES		-
2C	2T	2T 2	OTHER		OTHER		-
3C1	3T1	3T1 2	<u></u>		WRP		-
3C	зт	3T 2	<u></u>		RECREATION		
4C1	4T1	4T1 2		,			_
4C	4T	4T 2					
TOTAL	TOTAL	TOTAL	TOTAL		TOTAL 3.0	TOTAL (27)	=

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 04/03/2018

Parcel # Current Owner:

002514200

GENEREUX HERITAGE FARMS, LLC

Map # Tax District 4129-31-4-0-0-73865

Neighborhood

125

2049 RD 200

CAMPBELL, NE 68932-

Greenbelt Area/Date

1 NO

Legal Description: S1/2SE1/4 31-4-12

Soil Symbol	Soil Name	_and Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8869	HORD SILT LOAM, 0-1% SLOPES	DRY	1D			15.00	2,705	40,575	40,575
2668	HOLDREGE SILT LOAM, 1-3% SLOE	DRY	1 D			9.00	2,705	24,345	24,345
2669	HOLDREGE SILT LOAM, 1-3% SLPE	DRY	1.D			4.00	2,705	10,820	10,820
4148	HOLDREGE SOILS, 7-11% SLOPES,	DRY	4D1			17.00	2,190	37,230	37,230
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D		_	11.00	2,190	24,090	24,090
					Dry Use Totals :	56.00		137,060	137,060
4148	HOLDREGE SOILS, 7-11% SLOPES,	GRAS	4G1	Nо		2.00	1,425	2,850	2,850
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		19.00	1,425	27,075	27,075
					Grass Use Totals	: 21.00		29,925	29,925
ROAD	COUNTY ROAD	ROAD	ROAD	No	_	3.00	0	0	O
					Road Use Totals :	3.00		0	0
					Parcel Totals :	80.00		166,985	166,985

WESTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

SELLER: JOYCE I. AND LELAND OSTDIEK

PO BOX 336

BLUE HILL, NE 68930

BUYER: GENEREUX HERITAGE FARMS, LLC

2049 RD 200

CAMPBELL, NE 68932



DATE:

4/3/2018

CONTNUED ON BACK

RE.	ACRICIII	TIRE!	PROPERTY	SALES	VERIFICATION

PARCEL ID:

2514200 BOOK /PAGE:

2018-470

DATE OF SALE:

2/21/2018

LEGAL DESCRIPTION:

\$1/2\$E1/4 31-4-12, 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 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 Y	Was the total pu	rchase							
1 price?		\$			150,000	Yes / No)		
I	f No explain:								
2 Was ar	ny personal prop	erty included in the sale p	orice?	Yes/	No 1	Personal Prop	erty was (circle all that a	pply):
Pivot	Irrigation Pipe	e (Above ground / Buried) Motor	Machinery	Grain / C	crops Other	(please ex	xplain):	
		y							
		e of the personal property d in a 1031 like kind excl			· ·		\$_ Yes/N	lo	
5 How lo	ong was the prop	perty on the market?							
How do	id you learn that	the property was for sale	? Circle	Adver	tising Bro	oker/Realtor	Family	Newspaper	Seller
Prior K	Knowledge Of	her (please explain):						***	
7 How w	vas the sale price	set? Circle one:	Appraisal	Auction	Comparab!	le Neighborho	od Sales	Mutual Agre	ement

COVER PAGE PROPERTY TRANSFER

AGRICULTURAL OUDS FOCK RESOLVENIAL COMMERCIAL REDICIONAL RESOLUTION RESOLUTIO	BOOK & PA		8-411	#PA	GES	_	GRANTEE MASTER NAM	EI Vader	lane,
NEGHTORICODO 1			35400/	4630			<u></u>	Mary	Ann Lan
1	ĐOÇ STAM	rs Exem	nt SA		tay/lion		_	4 dris Burnell	ti lane
1 100			1				-	t	£ 13196
1 300 105 200 205 200 305 305 305 40 AGRICULTURAL COMMERCIAL BEDICHOPAL RESIDENTIAL COMMERCIAL BEDICHOPAL BEDICHO						-			
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		BLUE HILL	BLADEN	}	GUIDE ROCK	INAVALE		}	RURAL
COMMENTS		<u> </u>							

FORM

Real Estate Transfer Statement

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

The deed will not be recorded unless t	his statemen	t is signed and items 1-2	5 are accurately completed	•
1 County Name 2 County Number		3 Date of Sale/Transfer	4 Date of Deed	
WEBSTER - 91		Mo Day		Yr
5 Grantor's Name, Address, and Telephone (Please Print)			s, and Telephone (Please Print)	
Grantor's Name (Seller) Vaden Lane and Mary Ann Lane		Grantee's Name (Buyer) See attached		
Street or Other Mailing Address P.O. Box 56		Street or Other Mailing Addr		
City State Blue Hill NE	Zip Code 68930	City	State	Zip Code
Phone Number (402) 756-3116		Phone Number	Is the grantee a 501(c)(3) organi If Yes, is the grantee a 509(a) for	
Email Address		Email Address	<u> </u>	
7 Property Classification Number. Check one box in categories A and	d B. Check C it	property is also a mobile h	ome.	
(A) Status		Property Type		(C)
✓ Improved ✓ Single Family Industrial		Mineral Interests-Nonprodu	ucing State Assesse	d Mobile Home
Unimproved Multi-Family Agricultural	Ī	Mineral Interests-Producing	g Exempt	
OLL Commercial Recreational				
8 Type of Deed Conservator Distrit	butionLar	ıd Contract/Memo 🔲 Partiti	=	Other
Bill of Sale Corrective Easer	=		nal Rep. Trust/Trustee	
Cemetery Death Certificate - Transfer on Death Execu				S
9 Was the property purchased as part of an IRS like-kind exchange?	=	=		Fransfer on Death
(I.R.C. § 1031 Exchange)	=	Life Estate [or Trust Partition [Trustee to Beneficiary Other (Explain)
Yes ✓ No Court Decree Exchang 11 Was ownership transferred in full? (If No, explain the division.)	ge U Granic	<u> </u>	state purchased for same use? (If	,
✓ Yes			☐ No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and	beneficiary rela	tives? (If Yes, check the appro	opriate box.)	
Yes No Aunt or Uncle to Niece or Nephew	Family Corp., F	artnership, or LLC 🔲 Se	elf . Ot	her
Brothers and Sisters	Grandparents a	and Grandchild Sp	oouse	
Ex-spouse	Parents and Ch	_	ep-parent and Step-child	
14 What is the current market value of the real property?		15 Was the mortgage assur	ned? (If Yes, state the amount and	interest rate.)
\$102,610		Yes √ No		%
16 Does this conveyance divide a current parcel of land?		17 Was transfer through a re of the agent or title comp	eal estate agent or a title company any contact.) Yes	/? (If Yes, include the name ✓ No
Yes ✓ No			rson to Whom the Tax Statement	
18 Address of Property 1101 W. Saline St.		Vaden and Mary Ann		allogio de Sent
Blue Hill, NE 68930		P.O. Box 56	Lanc	
18a No address assigned 18b Vacant land		Blue Hill, NE 68930		
20 Legal Description				
See attached				
See allached				
21 If agricultural, list total number of acres				
			\$	
22 Total purchase price, including any liabilities assumed			22	
23 Was non-real property included in the purchase? Yes	No (If Yes. er	nter dollar amount and atta	ch itemized list.) 23	i I
	_		\$ S	-0400
24 Adjusted purchase price paid for real estate (line 22 minus line			24	100
25 If this transfer is exempt from the documentary stamp tax, list t	the exemption	number 5(a)		
Under penalties of law, I declare that I have examine correct, and that I am duly authorized to sign this statement.	ed this statemer	nt and that it is, to the best of	my knowledge and belief, true, o	complete, and
Vaden Lane				(402) 756-3116
Print or Type Name of Grantee or Authorized Representative	3			Phone Number
sign Jane		Gi	rantee	_ 2-28-201
nere Signature of Grantee or Authorized Representative		Title		Date
Register of D				For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Nu	mber	28 Recording Data	471	
Mo. 3 Day 1 Yr. 18 \$ Exempt #5a		DK2018, Pg	7//	Day Other SE 70 044 77 4997/01
Nebraska Department of Revenue			Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)

Attachment to Real Estate Transfer Statement

6. Grantees' Names, Addresses, and Telephone Numbers

Vaden Lane P.O. Box 56 Blue Hill, NE 68930 (402) 756-3116

Mary Ann Lane P.O. Box 56 Blue Hill, NE 68930 (402) 756-3116

Kristi Lane Burrell 1101 W. Saline St. Blue Hill, NE 68930 (402) 705-3838

20. Legal Description

Lots One (1), Two (2), Three (3), Ten (10), Eleven (11) and Twelve (12), Block Nine (9), Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

BK2018, Pg 47/

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 day of March A.D., 2018, at 11:35 o'ctock A.M. Recorded in Book 2018 on Page 11:35 Nebrose County Clerk B.D. Deputy Ind. Comp. Assessor Carded

Return to: Kevin A. Brostrom P.O. Box 400 Grand Island, NE 68802-0400 Ouitclaim Deed NEBRASKA DOCUMENTARY Date 3-/-/8 SExempt MSA_By 1818

QUITCLAIM DEED

VADEN LANE and MARY ANN LANE, husband and wife, GRANTORS, in consideration of love and affection, do hereby quitclaim, grant, bargain, sell and confirm unto VADEN LANE, a married person; MARY ANN LANE, a married person; and KRISTI LANE BURRELL, a married person, all as Joint Tenants with Rights of Survivorship, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

Lots One (1), Two (2), Three (3), Ten (10), Eleven (11) and Twelve (12), Block Nine (9), Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

DATED this 28 day of February, 2018.

Vaden Lane

Mary Ann Lane

STATE OF NEBRASKA)

(COUNTY OF Webster)

The foregoing instrument was acknowledged before me on this 28th day of February, 2018, by Vaden Lane and Mary Ann Lane, husband and wife.

Notary Public

GENERAL NOTARY - State of Nebraska
JAMIE L. KOSSE
My Comm. Exp. February 1, 2022

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	& PAGE <u>201</u>	18-47 180360	1/152	11 PAGES	<u>.</u>	GRANTEE MASTER	NAME II <u>Yaul</u>	& Amhe
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	615	700	705	710	800	805	1000	1005
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PROPERTY CLA	1000	2000	4000	9000	9500		RURAL RESIDENT	TAL
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBA	
TAX DISTRIC	70							
TOTAL SALE PRIC	<u> 3, 0</u>	20 C		_				
521 ADJUSTMENTS	s <u>s</u>			_				
ASSESSOR ADJUSTMENTS	5 \$			~				
REVIEW CODE	. NO							
SALES DATE	2-27	7-2018		_				
DEED TYPE	Qc	D						
SALE QUAL	(YEE)	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	2	2	3	4	5			
	USABILITY	AS AÐJUSTÉD	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
	STOE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS __

FORM 521

Good Life, Great Service.

Real Estate Transfer Statement

• To be filed with the Register of Deeds.

• Read instructions on reverse side.

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

The sheet 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
WEBSTER - 91	Mo. 2 Day 27 Yr. 2018 Mo. 2 Day 27 Yr. 2018
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)
Melody L. Brown and John A. Brown	Paul A. Stoner and Amber Stoner Street or Other Mailing Address
Street or Other Mailing Address 610 W. Seward	1372 Road R
City State Zip Code NE 68930	City State Zip Code 68970 Phone Number is the grantee a 501(c)(3) organization? Yes V No
Phone Number (402) 469-4449	Phone Number Is the grantee a 501(c)(3) organization? Yes / No (402) 460-1731 If Yes, is the grantee a 509(a) foundation? Yes / No
Email Address NA	Email Address NA
7 Property Classification Number. Check one box in categories A and B. Check C in	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 Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea	
9 Was the property purchased as 10 Type of Transfer Distribution Forect	osure Irrevocable Trust Revocable Trust Transfer on Death
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)
	eartnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents	
Ex-spouse Parents and Cl	7.70
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 \$ %
\$4,905 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.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
199 Franklin, Blue Hill, NE 68930	Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
Lots 1-12, Block 14, Original Town of Cowles, Webs	ster County, Nebraska
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	22 \$ 3,000,00
, , , , , , , , , , , , , , , , , , , ,	ater dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 0.000100
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 stateme	nt 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.	Stoner
Print or Type Name of Grantee or Authorized Representative	Phone Number
Sign Signature of Grantee or Authorized Representative	Grantee Date
riere ""	
Register of Deed's Use Or	
Register of Deed's Use Or 26 Date Deed Recorded Mo. 03 Day 02 Yr. 18 \$ 6.75	For Dept. Use Only

State of Nebraska 355. Entered on the numerical index and filed for record in the Clerk's office of said county this challed and in the clerk's office of said county this challed and in the clerk's office of said county this challed and in the clerk's office of the county this challed and in the county this challed and in the county this challed and in the county the count on Page 479

be https://www.boye/ County Clerk

10,00 Li2 Deputy

County Clerk Return to: Theobald Law Office PO Box 423 Red Cloud, NE 68970

Book 2018, Pg 479

NEBRASKA DOCUMENTARY STAMP TAX to_3_2_18

QUITCLAIM DEED

Melody L. Brown, formerly known as Melody L. Schriner and John A. Brown, wife and husband, Grantors, for \$1.00 and other valuable consideration, quitclaim and convey to Grantees, Paul A. Stoner and Amber Stoner as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), Original Town of Cowles, Webster County, Nebraska.

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

wife and husband.

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

		RESIDENTIA	AL SALES FILE	
PAGE 1 BOOK-PAGE	2018 - 479 sa	LEDATE 2-27-2018	AL SALES FILE LOCATION ID (SOS) 3600 ADDRESS OF PROPERTY 199 Franklir SCHOOL	
ASSESSOR LOCATION COL	ules_	MOBILE HOME VA	ADDRESS OF 199 Franklir	St-BH
COMMENTS		-	SCHOOL	# 91-000Z
YEAR	LAND	HOUSE	BUILDINGS	TOTAL
2016	1220	3240	445	4905
2017	1220	3240 3240	445	4905
,				7
		:		
,				
SELLING PRICE 3, (SOO 521 ADJUSTME	ASSES ADJUS		DJUSTED SELLING RICE
LOT WIDTH	LOT DEPTH	LOT UNITS 89 /3 COND	HOUSE Single Fan	MH WIDTH MH LENGTH
QUALITY 20	EXTER1 TYPE /% Siding	EXTER2 TYPE / %	BASE AREA 7.5	54 TOTAL FLOOR AREA 946
STYLE 1 /	STYLE 2 / %	**************************************		HVACI/ Stove Heat
HVAC2/	SIAB	BASEMENT AREA	MIN FINISH REC FIN	PART
FIXTURES 5	BEDROOMS BATHROOMS L	GARAGE TYPE NA		REPLACE SWIMMING POOL
BUILDINGS She	d, 6 avage - 2-	Salvyge Bld		
YEAR 1900	_	LUMP DESCRP 445		

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

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

Inspected By: TS Inspection Date: 10/28/2014

: 4373-00-0-50005-014-0000 Parcel ID #: 000803600 Map #

Situs :199 FRANKLIN ST STONER, PAUL & AMBER

:LOTS 1 - 12 BLOCK 14 ORIGINAL VILLAGE Legal

COWLES 1372 RD R

68970-0000 RED CLOUD, NE

LOT INFORMATION

500 COWLES/HOME SITE Neighborhood :

Value Method: SF Lot Width : 1 # of Units : 89131 Lot Depth 89131 Topography : LEVEL Unit Value : Amenities 0.01 Adjustments:

Street Access : GRAVEL

Lot Value : 1,220 : ELEC, WELL, NAT GAS Utilities

PHYSICAL INFORMATION

: 1 - Single Family Year Built/Age : 1900/117 Type

: 30 - Average Effective Age Quality : 10 - Poor Remodel Date Condition Remodel Type : Arch Type

: One-Story 39% 1-1/2-St-Fin 61% Style

Exterior Wall : 100% SIDING

946 Floor Area : Basement Area : 0

: WOOD JOIST/WOOD SUBFLOOR Sub Floor

Bedrooms

Baths : 1.0

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

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$4,905

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

\$3,685 Improvement Value Land Value \$1,220 \$4,905 FINAL ESTIMATE OF VALUE Value per Square Foot Current Total Assessed Value for Parcel # 000803600 \$4,905

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: 04/04/2018 Record: 1 of: 1

Parcel ID #: 000803600 Map # : 4373-00-0-50005-014-0000

STONER, PAUL & AMBER Situs :199 FRANKLIN ST
Legal :LOTS 1 - 12 BLOCK 14 ORIGINAL VILLAGE

COWLES

RED CLOUD, NE 68970-0000

COST APPROACH - Values By Marshall & Swift

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

	DESCR	IPTION			
		Square fee	t Ba	<u>se SF Cost</u>	Total Cost
BASIC STRUCTURE COST		946	x	81.53	= 77,127
<u>ADJUSTMENTS</u> ROOFING SUBFLOOR		<u>Units</u>	<u>Unit Cost</u>	Area Adj	Total Cost
HEATING & COOLING		946	(3.69)	(3.69)	(3,491)
PLUMBING Base is: 9 BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	(under base)	4	1176.67	(4.73) 0.00	(4,475)
ADJUSTED STRUCTURE COST		946	x	73.11	= 69,162
IMPROVEMENTS NO GARAGE		<u>Units</u>	<u> Unit Cost</u>	Depr	Total Cost
SHED, GARAGE/LOW		216	6.27	82%	245 *
KNEE WALL/GLASS		95	57.26		5,440
SOLID WALL PORCH		114	56.52		6,445
SALVAGE BLDG		1	100.00	0%	100 *
SALVAGE BLDG		1	100.00	0왕	100 *

TOTAL REPLACEM	ENT	COST 1	JEW			946	X	85.67 =	81,045
Depreciation	=	96%	Total	96%	Physical Less Depre		tional lus Appre		(77,805)
Improvement Va Land Value									\$3,240 \$1,220
Lump Sums		/		מת אום	PROACH)				445 \$4.905

WEBSTER COUNTY ASSESSOR

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

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com



DATE:

4/4/2018

SELLER: JOHN A. & MELODY L. SCHRINER BROWN

610 W. SEWARD

BLUE HILL, NE 68930

BUYER: PAUL AND AMBER STONER

1372 RD R

RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

803600 BOOK/PAGE:

2018-479

DATE OF SALE:

2/27/2018

LEGAL DESCRIPTION:

LOTS 1-12, BLOCK 14 ORIGINAL TOWN OF COWLES, 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.)

What was the total pur-	chase			
1 price?	\$ \$	3,000.00	Yes / No	
If No explain:		-		
2 Was any personal propert	ty included in the sale price?	Yes/No	Personal Property was (circle	all that apply):
Appliances Furniture	Other (please explain):			
If the property is a rental	of the personal property that was included property and produces income, w		-	
4 each of the past five year	rs?			
5 What expenses have been	n incurred in each of the past five	years? \$		
6 How long was the proper	ty on the market?			
7 Were any changes made	to the property either before or after	r the sale?	Yes/No	
(Example: Remodeling	Renovations Additions Repa	irs Demolition)		
If Yes explain:			u <u>-</u>	

COVER PAGE PROPERTY TRANSFER

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							#13	197
DOC STAM	ps)		tax/lien		_	-	
SALES FILE	·	2	# PAG	ES				
NEIGHBORHOOD	1	200	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 RESIG
	405	500	505	S10	515	600		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	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 COMMI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
ļ	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN _	
TAX DISTRICT_			•					
TOTAL SALE PRICE_								
521 ADJUSTMENTS <u>S</u>	 							
OR ADJUSTMENTS \$								
RÉVIEW CODE	NO							
SALES DATE		···						
DEED TYPE	AST	idavit						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	Subchanged Sali		S LENGTH / NOT VALID FOR EASUREMENT			
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OCATION CODE	DO							

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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 13 day of February A.D., 2018, at 11:20 o'clock A'M. Recorded in Book 2018 _County Clerk 3 Deputy Comp Assessor **AFFIDAVIT** The undersigned affiant, being first duly sworn and upon, deposes and states as follows: 1. THAT Kathleen P. Fuller, the grantor in the Quitclaim Deed recorded October 17, 2013 in Book 2013, Page 2676 in the records of Webster County, is one and the same person and was formerly known as Kathleen Evans, the Grantee in the Quitclaim Deeds recorded October 5, 2008 in Book 2008, Page 1983 and April 8, 2010 in Book 2010, Page 462 in the records of Webster County, Nebraska, not withstanding the discrepancy in names. Further affiant saith not. Executed the 13 day of Folywary, 2018. STATE OF NEBRASKA) ss. COUNTY OF WEBSTER Subscribed, sworn to and acknowledged before me this ______ day of Felerwary 2018 by Moreen P. Meers.

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

My Commission Expires:

COVER PAGE PROPERTY TRANSFER

FILING NUM	ock <u>((() </u>	or 1 TOUT	7770			GRANTEE MASTER NAM	1000	fer
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DOC STAM	IPS		_	tax/lien				
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	1	100	105	200	205	300	305	40
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	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
]	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	<u> </u>
L		···•		<u> </u>			SUGURBAN _	
TAX DISTRICT_	195							
DTAL SALE PRICE	4)						
_								
LADJUSTMENTS <u>\$</u>								
ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE		 2-:	27-2018	/				
DEED TYPE	Dear	- 2-1 4 Cert	itiate					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	(4)	5			
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j	BLUE HILL	BLADEN	COWLES	GUIDÉ ROCK	INAVALÉ	RED CLOUD	ROSEMONT	RURAI.

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State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of February A.D., 2018, at 9:55 o'clock A.M. Recorded in Book 2018 on Page 1465-466 Oeb Klingenberger County Clerk 3/6.00 B.B. Deputy Ind. Comp. Assessor Carded

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

LEGAL DESCRIPTION:

THE NORTH ONE HUNDRED THREE AND EIGHT TENTH FEET (103.8') OF THE EAST ONE HUNDRED THIRTY –TWO FEET (132') OF OUTLOT TWO (2), ROHRER'S ADDITION, CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

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

9/15/2004 Lincoln, Nebraska STANLEY S. COOPER
ASSISTANT STATE REGISTRAR
HEALTH AND HUMAN SERVICES SYSTEM

STATE OF NEBRASK	A- DEPARTMENT OF	HEALTH AND HUMAI	I SERVICES FINANC	JE AND SUPPORT	
		TITAL STATISTICS	CONT.	04	09896
		FICATE OF DEA	111 7 SEX	1 DATE OF DEATH (Mon)	
R DECEDENT - NAME PIRST	MODLE	LAST			
Frank Art		pepfer, Jr.	Male	September	
4. CRTY AND STATE OF BURTH William II S.A. nume country!	5a AGE - LASI B	THOMY UNDER 1 YEAR	UNDER DAY	S. DATE OF BIATH MO	
Webster County, Nebraska	(Aug.) 87			June 23,	1917
7 SOCIAL SECURTA NUMBER		BE PLACE OF DEATH			
		MOSPITAL:	inpaperit OTHE	Muraing Home	
ab. FACILITY - Name (if not insulation, give street in	nd rumberj		ER Outpassint	Residence	
200 / Promise Commission		П	DOA	Other :Spector	
Blue Hill Care Center	i Ac	INSIDE CITY LIMITS Se CI	DUNTY OF DEATH		
BE, CITY TOWN OR LOCATION OF DEATH	9		77 . L		
Blue Hill	(Sc. City, Town	Yes X No L	Webster	IBER Uncluding Zip Code	S YE INSIDE CITY WAITS
Sa. HESIGENCE - STATE 95 COUNTY	IBC CITY, ICAMA	CMEDUATION	4	_	
Nebraska Webster		ue Hill		68930	Yes X No
10. BACE (e.g., Wheel Black American Indian. 11, ANCESTRY is	eg, muan Mesican German, at	E 12 X MARASED	MIDOWED	13 NAME OF SPOUSE #	地特 海水等 以即收集 ; 12年124年
walispeans White	German	NEVER MANAGED	DIVORCED	Mary Ann	Arterburn
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FAITHET MICHE	Agricu.	LCUCAL 177 MOTHER	FIRST	MICOLE	MAIDEN SURNAME
CO. FORVELLIS - I SMALL			~ 1		77
Frank	Toepfer		Sarah		Brandies
IS WAS DECEASED EVER IN U.S. ARMED FORCES? 7-1 [Yes. co. or unik.] If yes, give war and dates of services, 7-1 [YES. CO. or Unik.] If yes, give war and dates of services, 7-1	.5-1945 " ^{34 "MF}	ORMANT - NAME			
- VAC - 1000 1000 700 E 700 C		ry Ann Toepf	er		
196. INFORMANT MAILING ADDRESS IST.	REST OR R.F.D. NO., CITY OR	TOWN, STATE ZIP!	,		
P.O. Box 447, Blue Hill,	Nobrocko 6:	ลดาก			
P. U. BOX 44/, BILLE BILLS, 20 EMBALMER SIGNATURE & LUCSINSE NO.	214 METHOD OF	DISPOSITION 215 DATE	. ≥	ic. Cemetery of Cremat	DAY NAME
11 11 11 11 11 11 10 10 10 10 10 10 10 1	100		7 2007	מווע מייום	Comptany
Jun N. Lewell 1037	X Bunsi	Hemowa Sept.	PY OR CREMATORY LOC	Blue Hill	E TOWN STATE
A FUNERAL HOME NAME	1—				
Merten-Butler Mortuary	ļ ——	Donasor		Blue Hil	<u>1, Nebraska</u>
20. FUNERAL HOME ADDRESS ISTREET OR RED. NO. O	IY OR TOWN, STATE, ZP)				
P.O. Box 185, Blue Hill,	Nebraska 68	930			
23. IMMEDIATE CHISE	ENTER ONLY ONE CA	930 USB PER LINE FOR IXI LIDL AND) ici)		Improgrammen opset and doubt
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DUE TO, OR AS A CONFECUENCE OF					Insurual between poset and death
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» //3/TL/					Interval Danwarn provint and steam
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ici				;	WAS CASE REFERRED TO MEDICAL
OTHER SIGNIFICANT CONDITIONS - Conditions compositions	to the deartique not relique	PART III F FEMALE. PRECNANCY IN THE (Ages 10-54) Yes	A SPENT SAW SHINOM C TARK		EXAMINER OR CORONER®
Recent Herd Insuy,	مواليه ال	(Ages 10-54) Ye	. No		Yats 100 100
260. 280. DATE OF INJURY /Mo.			HOW INLURY OCCURRED		
		A CANADA			
Accident Undererosined	W OF TOT DE MISSON AND	Sit [LOCATION STRE	ET OR RED NO	OTY OR TOWN STATE
,	BE PLACE OF INSURY ALTHOR DRICK SWIMING HIS. (Special)	III, Opto: Siliper, saluary 2005	LOGIC COURT		
Hoonicide investigation Yes No.				Man 711	AC (3E /3CA 732
27a. DATE OF DEATH (Mo. Day Yel)		1 1	DATE SIGNED (MA. Day.	FF;	NE OF DEATH
September 4, 2004		284			N.
State of the state	TIME OF DEATH	To be Coopered by Convilence Processes by Convinence Processes by Convinence Processes by Convilence Processes by Convinence P	PRONOUNCED DEAD AM	3. Day, 173 28c PH	ONOUNCED DEAD (Hour)
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27d. To the best of my knowledge cleam occurred at the sim	12:48 A		On the basis of assersousion	and or investigation, in my or	
2 # 27d. To the best of my knowledge, calam occurred at the smi	77		the time, date and place and	I DOW TO THE GROWN ST SERVED.	
Signature and Title)	<u> </u>		kinature and Titlei 🕨	30.6 WAS CONSENT GRANT	79/y7
28 CHE TOBACCO USE CONTRIBUTE TO THE DEATHS	DOS HAS ORGAN O	R TISSUE CONATION BEEN CO		5	17
YES \\ \(\sum_{\text{NO}} \) UNKNOWN	Proposition	<u></u>	,	☐ A€	3 /N NO
31 NAME AND ADDRESS OF CERTIFIER IPHYSICIAN, CORONERS	PHYSICIAN OR COUNTY ATT	CANEY! (Type or Post)			
Dr. Daniel Mazour, C/O Bl	ne Hill Medi	eal Clinic.	P.O. Box 5	47, Blue Hi	ll, Nebraska 6893
DY. DANLEY MAZDOT, C/O BY			32c Da	TE PILED BY REGISTRAR ,	Ma, Day, Yej