# COVER PAGE PROPERTY TRANSFER

BOOK & I		- 446	1 0 )	GES	<del></del>	GRANTEE MASTER NAM	NEH COCY	4 Cr135
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SALES FIL	enH	<u>'S</u>	# PAG	ES	<del></del> -			
NEIGHBORHOOL	1	100	105	200				
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	BLUE IBILL RESIDENTIAL	365 BLUE HILL COMMERCIAL	400 Bladen residen
	405	500	505	510	\$15	500		
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES	600 ROSEMONT W/HOME SITE	GDS  ROSEMONT / NO HOME SITE	610 RÖSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE		
	1010 GRASS GREEN / GOLF COURSE	1015 SAND GREEN / GOLF COURSE	1020 RURAL ANIMAL CONFINEMENT				,	
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	ЕХЕМРТ	GAME & PARKS		RURAL RESIDENTIAL_	
TAX DISTRICT	195 2,00	0						
521 ADJUSTMENTS S								
ESSOR ADJUSTMENTS \$								
REVIEW CODE	NO							
SALES DATE	<u> </u>	55-18						
DEED TYPE	<u> </u>	MD						
SALE QUAL	VES	ADJUSTED	SUBCHNGD	ио	MOBILE			
CODE	USABILITY	2 AS ADJUSTED S	3 SUBCHANGEO SALE	4 NOT TO BE USED ARMS				
LOCATION CODE				ME	VALID FOR ASUREMENT			
	BLUE FILL	BLADEN	COWLES G	GR UIDE ROCK	INA	RC RED CLOUD R	ROS (	RUR
COMMENTS	mpty	Lots	- Con	bined	<u> 34</u> 2	75 4 3	B18(D	arent-
4	ther	DIE,	Sale	to Re	ulters	Shou	H hav	e

# 45

## NEBRASKA

Good Life. Great Service,

## **Real Estate Transfer Statement**

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

FORM **521** 

<u> </u>	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer  Mo. 2 Day 22 Yr. 18  4 Date of Deed  Mo. 2 Day 22 Yr. 18
Select County & County Number	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)
SCOTT KOVE	Cody Und (KISSY Reutt)
Street or Other Mailing Address	Street or Other Mailing Address J 1005 WP&+ 6996
City Blue Hill State NE 68930	City Blue Hill StateNE 687930
Phone Number 402/984/3837	Phone Number 35 Is the grantee a 501(c)(3) organization? Yes No No No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C I	f property is also a mobile home.
(A) Status (B	) Property Type (C)
Improved Single Family Industrial	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 Le	ase Personal Rep. Trust/Trustee neral Quit Claim Warranty
9 Was the property purchased as 10 Type of Transfer Distribution Forec	house Land
part of an IRS like-kind exchange? (LR.C. § 1031 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.)	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.	rtives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other
Brothers and Sisters Grandparents	and Grandchild Spouse
Ex-spouse Parents and C	hild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
2,000	% No \$%
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Crissy and Cody Reutler
18a X No address assigned 18b Vacant land	1005 West bage blue HiM NE
20 Legal Description	
* See attached legal description	68930
* See attached legal description	F }
21 If agricultural, list total number of acres	T.
22 Total purchase price, including any liabilities assumed	22 \$ 2,000 00
	nter dollar amount and attach itemized list.) 23
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
	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I are duly authorized to sign this statement.  Crissy Reu Hev Cody A Reu Hev	402/303/9351
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Cusin Reuter Cock Pen	2/26/19
here Signature of Grantee or Authorized Representative	Title Date <sup>1</sup>
Register of Deed's Use On	lly For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. <u>Pa</u> Day <u>a6</u> Yr. <u>18</u> \$ 4,50	BK 2018, 19 446
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

LOTS ONE (1), TWO (2), THREE (3), FOUR (4) AND THE EAST NINETEEN (19) FEET OF LOT FIVE (5), ALL IN BLOCK ONE (1) HOOVER'S ADDITION BLUE HILL; AND COMMENCING AT THE NORTHEAST CORNER OF BLOCK ONE (1) HOOVER'S ADDITION TO BLUE HILL, THENCE NORTH 165 FEET, THENCE WEST 300 FEET, THENCE SOUTH 165 FEET, THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK ONE (1) HOOVER'S ADDITION TO BLUE HILL, 300 FEET TO THE POINT OF BEGINNING, BEING PART OF OUTLOT SEVEN (7) IN THE NORTHWEST QUARTER (NW4) OF SECTION NINE (9), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., BLUE HILL ANNEXATION, WEBSTER COUNTY, NEBRASKA.

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

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

Executed November 22, 2017.

Scott Allen Kort

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 22<sup>nd</sup>, 2017, by Scott Allen Kort, a single person.

Comm. expires

10-13-21

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

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

Phone/Fax: (402) 746-3613 KORY:C:\wp:800\REUTT\_KOJTD 11/2/17 Page 1 of 1 Pages

State of Nebraska County of Webster 1 Entered on the numerical index and filed for record in the Clerk's office of said county this 20 at 11:0 February A.D., 2018 o'clock A. M. Recorded in Book 2018 LIZ Deputy Carded

NEBRASKA DOCUMENTARY

### JOINT TENANCY WARRANTY DEED

Scott Allen Kort, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Cody A. Reutter and Crissy Reutter, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

LOTS ONE (1), TWO (2), THREE (3), FOUR (4) AND THE EAST NINETEEN (19) FEET OF LOT FIVE (5), ALL IN BLOCK ONE (1) HOOVER'S ADDITION BLUE HILL; AND COMMENCING AT THE NORTHEAST CORNER OF BLOCK ONE (1) HOOVER'S ADDITION TO BLUE HILL, THENCE NORTH 165 FEET, THENCE WEST 300 FEET, THENCE SOUTH 165 FEET, THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK ONE (1) HOOVER'S ADDITION TO BLUE HILL, 300 FEET TO THE POINT OF BEGINNING, BEING PART OF OUTLOT SEVEN (7) IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINE (9), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., BLUE HILL ANNEXATION, WEBSTER COUNTY, NEBRASKA.

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

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

February
Executed November 22

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

February The foregoing instrument was acknowledged before me on November 22nd 2017, by Scott Allen Kort, a single person. 2018

Comm. expires GENERAL NOTARY - State of Nebraska KATHRYN L. ANDERSON

My Comm. Exp. October 13, 2021

# Residential & Commercial Sales Worksheet

Cnty No.	В	ook	Page		∦⊱∜Sal	le Date					Sc	hool Di	strict Co	de			
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### **WEBSTER COUNTY**

2017 Real Estate Breakdown Report

Page 1 RECORDCARD

Darcol ID	0000010	0.0			cai Estate Diear	- Table	/1 <b>\</b>				5/14/18 1	1:45 AM
Parcel ID Owner REUTTER, CODY 1005 WEST GAGE BLUE HILL, NE 68				ADDITION&N 165 F E ALONG N LINE B	9' LOT 5 BLK 1 HOO T WEST 300 FT, S LK 1HOOVERS ADE DF OUTLOT 7NW1/4	165 FT 300FT		Card File Situs W GAGE ST 900 B	000331800 LK			
County Area Neighborhood Location / Group District School	0 300 80 195 91-0074	N/A BLUE HILL RURAL (RUR) 74HF6N - 91-0074 91-0074 91	-0074	Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	02-01-01-01-06-05 4133-00-0-20055-00 00002-00066-00003 2018 / 446 02/22/2018 2,000			Value Buildings mprovement Land / Lot		Previous 0 0 2,330 2,330	_	Current 0 0 3,700 3,700
					Perm	it No. Type	Descript	ion	Date Ope	en Date Closed		Amount
					0003 0002 0001	00 N/A 00 N/A 00 N/A	~2017 CI SHED ~2015 RI	HECK DEMO BARN EMOVE GREENBEL ECHECK FOR	& 11/06/20 <sup>2</sup>	15 12/29/2015 14 03/21/2014	, , , , <u>, , , , , , , , , , , , , ,</u>	0
						001177	BUILDIN		12/19/200	01/06/2003		U
Model 8 BLUE HILL		·	Method	Lot Size	Frontage 3			Cutoff Va	ue Ad	ld (+/-) Le	ot Value	Appr ID
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02/22/2018 08/19/2016 08/19/2016	2018 02016 02016	446 02453 02453		REUTT KORT,	ER, CODY & CRISS SCOTT ALLEN SCOTT ALLEN	Υ					<u> </u>	2,000 2,000 2,000 2,000
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2014 331800 2013 331800	195 195	0 0	0	2,330 2,330 520		2,330 2,330 520	0 0 0		2,330 2,330 520	44.30 48.60 11.70		0 0 0



### **WEBSTER COUNTY**

2017 Appraisal Property Record Card

Page 2 RECORDCARD 5/14/18 11:45 AM

Parcel ID 000331800 (828) Primary Image Sketch Image Cadastral ID 00002-00066-00003 PAD Class Code 02-01-01-01-06-05 State GEO 4133-00-0-20055-001-9300 Owner REUTTER, CODY & CRISSY 1005 WEST GAGE BLUE HILL, NE 68930 #000331800 11-29-2016 Situs W GAGE ST 900 BLK Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal LOTS 1 TO 4 & E 19' LOT 5 BLK 1 HOOVERS ADDITION&N 165 FT WEST 300 FT, S 165 FT E ALONG N LINE BLK 1HOOVERS ADD. 300FT PT OF BEGIN. PT OF OUTLOT 7NW1/4 9-4-10 Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings Type Year/Effective Age 0/0 Improvement 0 Quality - 00. Land/Lot 0 Condition .00 -Total 0/0 Base/Total Review Information Area of Slab 12/06/2016 Entered CJ Area of Crawl 11/29/2016 Inspect CJ Fixture/Roughin 0/0 Bed/Bathroom 0/0.0 Basement Area 0

	OK & PAGE_ <u>210 [8</u> PARCEL # /	- 489-4	1	AGES		GRANTEE MASTER NAM	nen Benja	min Hob
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NEIGHBORI	HOOD # 1	300	105	200	205	300	305	
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	1010 GRASS GREEN / GOU COURSE	1015 F SAND GREEN / GOLF COURSE	1020 RURAL ANIMAL CONFINEMENT					
PROPERTY CL	.ASS 1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	ЕХЕМРТ	GAME & PARKS		RURAL RESIDENTIAL_	
	160						SUBURBAN	
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ESSOR ADJUSTMENT	rs_\$	, , , , , , , , , , , , , , , , , , , ,						
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**FORM** 521

Real Estate Transfer Statement

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

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

ii dadidatidi opado lo tibododi ada dil	attachment and ractiony mo teem.	
	t is signed and items 1-25 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	10 2017
WEBSTER - 91	1	y 19 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Rodney A. Simonsen	Grantee's Name (Buyer) Benjamin Hobbs	
Street or Other Mailing Address 740 W 3rd Avenue	Street or Other Mailing Address 406 E 7th Avenue	
Red Cloud State Zip Code 68970	City State NE	Zip Code 68970
Phone Number	Phone Number 0433 Is the grantee a 501(c)(3) organize If Yes, is the grantee a 509(a) four	
Email Address	Email Address	1100 1100 1100 1100 1100 1100 1100 110
7 Property Classification Number. Check one box in categories A and B. Check C it	property is also a mobile home.	
(A) Status (B)	Property Type	(C)
Improved	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	<u> </u>	Other
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  10 Type of Transfer  Distribution Forecle	osure Irrevocable Trust Revocable Trust Tr	ansfer on Death ustee to Beneficiary ther (Explain) No, state the intended use.
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P Brothers and Sisters Grandparents a	and Grandchild Spouse	er
Ex-spouse Parents and Ch  14 What is the current market value of the real property?		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	•
16 Does this conveyance divide a current parcel of land?  Yes No	Yes ✓ No \$	? (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	
Rural Property 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	T Is	<del></del>
22 Total purchase price, including any liabilities assumed	22	150,000,00
23 Was non-real property included in the purchase? Yes No (If Yes, en	S S S S S S S S S S S S S S S S S S S	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		150,000,000
25 If this transfer is exempt from the documentary stamp tax, list the exemption  Under penalties of law, I declare that I have examined this statemen		mplete, and
correct, and that I am duly authorized to sign this statement.  Kory J. McCracken/		(402) 746-3613
sign Print or Type Name of Grantee of Authorized Representative	Attorney	Phone Number
here Signature of Grantee or Authorized Representative	ītle	Date 6/10
Register of Deed's Use On	y	For Dept. Use Only
- 1 / C	28 Recording Data	
Mo. 3 Day 6 Yr. 18 \$ 337.50	DK JUI8, 19 787-771  Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)

All of that tract of land lying South of the South Line of Lots Eight (8) and Twenty (20), Block Three (3), Kaley and Jackson's Addition to Red Cloud, as originally platted, in a tract more particularly described as follows:

A tract of land lying in the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and described as follows: From the Quarter stone marking the Northwest corner of said Southwest Quarter; thence South 300 feet to the point of beginning; thence East 231.5 feet; thence Southeasterly 1080 feet more or less to a point on the right-of-way of the Chicago Burlington and Quincy Railroad; thence Westerly along said right-of-way 373 feet more or less to the Section line; thence North 1166 feet more or less to the point of beginning, (this tract consisting of part of Annex Lot 17 and a part of Blocks 3, 6, and 11, Kaley and Jackson's Addition to the City of Red Cloud, together with all the streets and alleys adjacent thereto not opened for public use or taken for the right-of-way of an existing street or highway; EXCEPT the East 40 feet of Webster Street as originally platted; and EXCEPT highway right-of-way conveyed to the State of Nebraska by Deeds recorded in Book 29, page 234 and Book 2014, page 590); AND

All of Grantor's interest in any leasehold improvements on the Burlington Northern and Santa Fe Railroad right-of-way adjacent to the above tracts and located in the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this day of March A.D., 2018, at 9:50 o'clock A.M. Recorded in Book 2018 on Page 487-471 Deb Klingsherer County Clerk Day Deputy ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Data 5-6-/8
\$ 33.7.50 By

### WARRANTY DEED

Rodney A. Simonsen, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Benjamin Hobbs, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of that tract of land lying South of the South Line of Lots Eight (8) and Twenty (20), Block Three (3), Kaley and Jackson's Addition to Red Cloud, as originally platted, in a tract more particularly described as follows: A tract of land lying in the Southwest Quarter (SW1/4) of Section One (1). Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and described as follows: From the Quarter stone marking the Northwest corner of said Southwest Quarter; thence South 300 feet to the point of beginning; thence East 231.5 feet; thence Southeasterly 1080 feet more or less to a point on the right-of-way of the Chicago Burlington and Quincy Railroad; thence Westerly along said right-of-way 373 feet more or less to the Section line; thence North 1166 feet more or less to the point of beginning, (this tract consisting of part of Annex Lot 17 and a part of Blocks 3, 6, and 11, Kaley and Jackson's Addition to the City of Red Cloud, together with all the streets and alleys adjacent thereto not opened for public use or taken for the right-of-way of an existing street or highway; EXCEPT the East 40 feet of Webster Street as originally platted; and EXCEPT highway right-of-way conveyed to the State of Nebraska by Deeds recorded in Book 29, page 234 and Book 2014, page 590); AND All of Grantor's interest in any leasehold improvements on the Burlington Northern and Santa Fe Railroad right-of-way adjacent to the above tracts and located in the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

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

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

Executed December  $\frac{10}{2}$ , 2017.

RODNEY A. SIMONSEN

Reggi L. Simonsen, Attorney in Fact

### STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

KORY MCCRACKEN

Comm. xpires General Notary
State of Nebraska
My Commission Expires Aug 27, 2018

Notary Public

### BILL OF SALE

### KNOW ALL MEN BY THESE PRESENTS:

That Rodney A. Simonsen (Sellers), of Red Cloud, Nebraska 68970, in consideration of NINETY ONE THOUSAND THREE HUNDRED AND FIFTY DOLLARS (\$91,350.00) paid and allowed by Benjamin Hobbs (Buyer), of 406 E 7th Ave, Red Cloud, Nebraska, 68970, the receipt of which is hereby acknowledged, do hereby sell, assign, transfer and deliver to the said Buyer herein named, the following goods and chattels, to-wit:

DESCRIPTION

**AMOUNT** 

Two IOLL storage buildings, approximately \$91,350.00 13736 sq. ft. and 8000 sq. ft., respectively, located in the Burlington Northern and Santa Fe Railroad right-of-way in the SW¼ of 1-1-11, Webster County, Nebraska and further identified as Parcel ID 002603200.

To have and to hold the same unto the said Buyer and the heirs, executors, administrators, successors and assigns of the said Buyer forever.

Dated December 19, 2017.

SELLER:

RODNEY A. SIMONSEN

Reggi L. Simonsen, Attorney-in-Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 19, 2017, by Reggi L. Simonsen, Attorney-in-Fact, on behalf of Rodney A. Simonsen, a single person.

Comm. expire

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

Notary Public

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this (a day of March A.D., 20 / 8, at 9:2) o'clock A.M. Recorded in Book 20 / 8 on Page 492 - 494 index and the Clerk 22.00 Deputy

# AGENT'S CERTIFICATION AS TO THE VALIDITY OF POWER OF ATTORNEY AND AGENT'S AUTHORITY

(Pursuant to Neb. Rev. Stat. § 30-4042)

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

- I, Reggi L. Simonsen, certify under penalty of perjury that Rodney A. Simonsen granted me authority as an agent or successor agent in a power of attorney dated November 4, 2009, a copy of which is hereto attached. I further certify that to my knowledge:
- (1) The Principal is alive and has not revoked the Power of Attorney or my authority to act under the Power of Attorney and the Power of Attorney and my authority to act under the Power of Attorney have not terminated;
- (2) If the Power of Attorney was drafted to become effective upon the happening of an event or contingency, the event or contingency has occurred;
- (3) If I was named as a successor agent, the prior agent is no longer able or willing to serve; and
- (4) This Affidavit is given to facilitate conveyance of the following described real estate, to wit:

All of that tract of land lying South of the South Line of Lots Eight (8) and Twenty (20), Block Three (3), Kaley and Jackson's Addition to Red Cloud, as originally platted, in a tract more particularly described as follows:

A tract of land lying in the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and described as follows: From the Quarter stone marking the Northwest corner of said Southwest Quarter; thence South 300 feet to the point of beginning; thence East 231.5 feet; thence Southeasterly 1080 feet more or less to a point on the right-of-way of the Chicago Burlington and Quincy Railroad; thence Westerly along said right-of-way 373 feet more or less to the Section line; thence North 1166 feet more or less to the point of beginning, (this tract consisting of part of Annex Lot 17 and a part of Blocks 3, 6, and 11, Kaley and Jackson's Addition to the City of Red Cloud, together with all the streets and alleys adjacent thereto not opened for public use or taken for the right-of-way of an existing street or highway; EXCEPT the East 40 feet of Webster Street as originally platted; and EXCEPT highway right-of-way conveyed to the State of Nebraska by Deeds recorded in Book 29, page 234 and Book 2014, page 590); AND All of Grantor's interest in any leasehold improvements on the Burlington Northern and

All of Grantor's interest in any leasehold improvements on the Burlington Northern and Santa Fe Railroad right-of-way adjacent to the above tracts and located in the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Legy S. D. FO Reggi L. Simonsen

805 N Saunders Ave, Sutton, NE 68979

(402) 984-1017

This document was acknowledged before me on December 19, 2017, by Reggi L. Simonsen.

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

### KNOW ALL MEN BY THESE PRESENTS:

741 N. Cedar Street Red Cloud, NE Webster That I Rodney A. Simonsen County, Nelwaska, have made,

constituted and appointed, and by these presents do make, constitute and appoint \_ my brother, Reggi L. Simonsen 805 N. Saunders

of Sutton, NE 68979 Clav\_ County, Nebraska, true and lawful attorney for me and in my name, place and stead, and on my behalf, subject to the provisions of Paragraph 13 hereof, to do and execute all or any of the following acts, deeds and things:

- I. To receive debts, payments and property. To ask, demand, sue for, recover and receive all sums of money, debts, dues, goods, wares, merchandise, chattels, effects and things of whatsoever nature or description which now are or hereafter shall be or become due, owing, payable, or belonging to me in or by any right, title, ways or means howsoever, and upon receipt thereof, or of any part thereof, is make, sign, execute and deliver such receipts, releases or other discharges for the same respectively as my said attorney shall deem advisable.
- 2. To sattle accounts. To settle any account or reckoning what soever wherein I now am or at any time hereafter shall be in any wise interested or concerned with any person whomsoever, and to pay or receive the balance thereof as the case may require.
- 3. To satisfy security interests and mortgages. To receive every sum of money which now is or hereafter shall be due or belonging to me upon the security or by virtue of any security interest or agreement, or mortgage, and on receipt of the full amount secured thereby to execute a good and sufficient release or other discharge of such security interest, or mortgage by deed or otherwise.
- 4. To compound, submit to arbitration, or otherwise settle or adjust differences. To compound with or make allowances to any person for or in respect to any debt or demand whatsoever which now is or shall at any time hereafter become due and payable to me, or by me, or upon my account, and to take and receive, or to pay and discharge (as the case may be), any composition or dividend thereof or thereupon, and to give or receive releases or other discharges for the whole of such debts or demands, or to settle, compromise, or submit to arbitration every such debt or demand and every other right, matter, and thing due to or concerning me as my attorney shall think best, and for that purpose to enter into and execute and deliver such bonds of arbitration or other instruments as my attorney may deem advisable in the premises.
- 5. To prosecute and defend. To commence, prosecute, discontinue, or defend all actions or other legal proceedings touching my estate or any part thereof, or touching any matter in which I or my estate may be in any wise concerned
- 6. To manage real estate. To enter into and upon all and singular my real estate, and to let, manage, and improve the same or any part thereof, and to repair or otherwise improve, after, or recontract, and to insure, any building or structures thereon, and further to contract with others for the management of such real estate, and to grant to such others all the powers with respect to such real estate usual in real estate management contracts, and granted to my said attorney herein
- 7. To grant leases, receive rents, and otherwise deal with tenants and leased property. To contract with any person for leasing for such periods, including periods longer than my life, and without regard to the termination of this power of attorney, at such rents and subject to such conditions as my atturney shall see fit, all or any of my said real estate, and to let any such person into possession thereof, and to execute all such leases and contracts as shall be necessary or proper in that behalf, and to give notice to quit to any tenant or occupier thereof, and to receive and recover from all tenants and occupiers thereof or of any part thereof all rents, arrears of rent, and sums of money which now are or shall hereafter become due and payable in respect thercof, and also on non-payment thereof or of any part thereof to take all necessary or proper means and proceedings for terminating the tenancy or occupation of such tenants or occupiers, and for ejecting the tenants or occupiers and recovering the possession thereof
- 8. To sell or exchange real or personal estate. To sell, either at public or private sale, or exchange any part or parts of my real estate or personal property for such consideration, psyable immediately or upon such terms as my attorney shall think fit, and to execute and deliver good and sufficient deeds, bills of sale, endorsements, assignments, or other instruments for the conveyance or transfer of the same, with such covenants of warranty or otherwise as my attorney shall see fit, and to give good and effectual receipts for all or any part of the purchase price or other consideration.
- 9. To deposit moneys, withdraw, invest, and otherwise deal with tangible property. To deposit any moneys which may come to his hands as such attorney with any bank or banker in my name, and to withdraw any of such money or any other money to which I am entitled which now is or shall be such manney with any verificial manner in the maine, and to maintain enjoy of such money or any occur money to miner it and ended which have so deposited, and either employ such money as he shall think fit in the payment of any debts or interest, payable by me, or taxes, assessments, insurance, and expenses due and payable or to become due and payable on account of my real and personal estate, or in or about any of the purposes herein mentioned, or otherwise for my use and benefit, or to invest such money in my name in any stocks, shares, bonds securities or other property, real or personal, as he may think proper, and to receive and give receipts for any income or dividend arising from such investments, and to vary or dispose of all and any such investments or other investments for my use and benefit as he may think fit.
- 10. To vote at stockholders' meetings, execute proxies, and otherwise substitute for owner. To vote at the meetings of stockholders or other meetings of any corporation of company, or otherwise to act as my attorney or proxy, with power of substitution, in respect of any stocks, shares, bonds, dehentures, or other evidences of ownership, or securities, now or hereafter held by me and issued by or on account of said corporation or company and for that purpose to execute any proxies, limited to general, or other instruments.
- 11. To execute deeds, bills, notes, and similar instruments. For all or any of the purposes herein stated to enter into and sign, seal, execute, acknowledge, and deliver any contracts, deeds, or other instruments whatsoever, and to draw, accept, make, endorse, discount, or otherwise deal with any bills of exchange, checks, promissory notes, or other commercial or mercantile instruments.
- 12. To do all other things necessary in connection herewith. In general to do all other acts, deeds, matters, and things whatsoever in or about my estate, property, and affairs, or to concur with persons jointly interested with myself therein in doing all acts, deeds, matters, and things herein, either particularly or generally described, as fully and effectually to all intents and purposes as I could do in my own proper person if personally present, it being my intent to grant to my said attorney a general power to act for me and in my behalf, and not a limited or special power, limited to the specific acts herein
- 13. Power of attorney effective notwithstanding disability of principal; continues in effect after principal's death until notice. Pursuant to the provision of the Uniform Durable Power of Attorney Act, I declare that this power of attorney shall not be affected by my disability or incapacity, and that the authority granted herein shall continue during any period while I am disabled or incapacitated. Further, pursuant to said Sections, all such authority shall continue after my death, until notice of such death shall have been received by my attorney so that he has actual knowledge of the fact that I have died. Any action taken in good faith by said attorney during any period while it is uncertain whether I am alive, before he receives actual knowledge of my death, or, in any event, taken during any period while I am disabled or incapacitated, shall be as valid as if I were alive, competent, and

IN WITNESS WHEREOF, I have signed and acknowledged I	his instrument this 4th day of November XX2009
	Rodney A. Simonsen
ATE OF NEBRASKA )	
Webster COUNTY )	
BE IT KNOWN, that on the 4th day of	November xx9.2009 before me personally appeared
Rodney A. Simonsen	
no executed the above Durable Power of Attorney, and acknowled	above named, who is to me known to be the person described in and

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written \*14. He shall also have and is hereby granted the power to make decisions concerning my welfare, including the right to authorize medical care and treatment at any time, as may appear proper to him.

GENERAL NOTARY - State of Nebraska REBECCA & POTTS My Corner, Exp. Oct. 24, 2013

PARCE FILING NUM	BER COA	12000	$\hat{}$	2/22	2	GRANTEE MASTER NAM	/ · · · · · · · · · · · · · · · · · · ·	1 1
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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	BLADEN RESIDE
	40\$	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	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	RURAL COMMERCIAL	RURAL COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
			,				SUBURBAN _	X
TAX DISTRICT_	65							
TOTAL SALE PRICE	3,00	DD						
21 ADJUSTMENTS <u>\$</u>								
OR ADJUSTMENTS S	·	-						
REVIEW CODE	NO							
SALES DATE	3-8-	2018						
DEED TYPE	<u>)7 u</u>	2018 ND						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	(4)	5)			
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DCATION CODE	ВН	BLA	cow	GR ME	INA	RC	ROS	RUR
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<ul> <li>if additional spa</li> </ul>	ce is beeded, add an at	fischment and identify the Item

ן "	The deed will not be recorded unless this str	atemen	t is signed and items 1-25 are accurately complete	ed,
1 County Name	2 County Number		3 Date of Sale/Transfer 4 Date of Deed	
	WEBSTER - 91		Mo. 03 Day 08 Yr. 2018 Mo. 03	Day 08 Yr. 2018
<u> </u>	s, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Prin	t)
Grantor's Name (Seller) Dan & Amber Conw			Grantee's Name (Buyer) Michael S. & Leigh A. Goebel	
Street or Other Mailing Addr 741 N Seward St	ess		Street or Other Mailing Address 241 W 10th Avenue	
City Red Cloud	State Zip Co NE 68		Gity State Red Cloud NE	Zip Code
Phone Number	INE OC	3970	Phone Number Is the grantee a 501(c)(3) orga	68970 Inization? Yes VNo
Email Address			If Yes, is the grantee a 509(a)	
7.5	Man Land			
(A) Status	Number. Check one box in sategories A and B. Ch		Property Type	(C)
L	Single Family Industrial	<u>,_,</u>	Mineral Interests-Nonproducing State Assess	
✓ Unimproved	Multi-Family Agricultural	Ē	Mineral Interests-Producing Exempt	
	Commercial Recreational			
	nservator Distribution rective Easement	$\equiv$	d Contract/Memo Partition Sheriff	Other
₩ ======	rective Easement  ath Certificate – Transfer on Death Executor	Lea		
Was the property purchase part of an IRS like-kind expenses.		Forecto		Transfer on Death
part of an IRS like-kind ex (I.R.C. § 1031 Exchange)	xchange? Auction Easement	Gift	Life Estate  Sale	Trustee to Seneficiary
Yes V No		Granto	r Trust Partition Satisfaction of Contract	
11 Was ownership transferred  ✓ Yes	d in full? (If No, explain the division.)		12 Was real estate purchased for same use?  ✓ Yes No	(If No, state the intended use.)
13 Was the transfer between	relatives, or if to a trustee, are the trustor and benefici	ary relati		
✓ Yes No	<del></del>			Other
			nd Grandchild Spouse	
	Ex-spouse Parents			
14 What is the current market	value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount as Yes No \$	nd interest rate.)
16 Does this conveyance divid	de a current parcel of land?		17 Was transfer through a real estate agent or a title compa	nv? (If Yes, include the name
Yes No				✓ No
18 Address of Property			19 Name and Address of Person to Whom the Tax Statemen	t Should be Sent
942 N Seward St Red Cloud, NE 68970		(	same as Grantee	
18a 🔲 No address assigned	18b Vacant land			
20 Legal Description				
Lots Thirteen (13	3), Fourteen (14) and Fifteen (1	5), E	XCEPT the South 10' of Lot Fifteen	(15), Block
	ith & Moore's Addition to Red C			(),
21 If agricultural, list total numi			•	
i agricultura, nai total richin	Jet of defees			
22 Total purchase price, in	cluding any liabilities assumed			3,000,00
3 Was non-real property	included in the purchase? 🔲 Yes 📿 No (If )	Yes, ent	er dollar amount and attach itemized list.) 23	0,00
	e paid for real estate (line 22 minus line 23)		i la la S	3,000100
			<u>h. u. u.f.,</u>	0,000,00
	t from the documentary stamp tax, list the exemped this st		number and that it is, to the best of my knowledge and belief, true,	data and
correct, and that	t I am duly authorized to sign this statement.	12101116111	and that it is, to the best of my knowledge and belief, itte,	complete, and
Print or Type Na	ame of Grantee or Authorized Representative	<del></del> -		Phone Number
sign	and a diameter of the control of the			1-tiplie Mattibet
<b></b>	antee or Authorized Representative		ile	Date
	Register of Deed's Us	se Only	1	For Dept. Use Only
Date Deed Recorded	27 Value of Stamp or Exempt Number		8 Recording Data	
Mo. 03 Day 09 Yr	18 \$ 6.75		Book 2018, 19506	
braska Department of Revenue rm No. 96-269-2008 2-2016 Rev. Si	upersedes 96-259-2008 Piev. 7-2014		•	. Rev. Stat. §§ 76-214, 77-1327(2)
	Grantee—Retain a copy	of this	document for your records.	

Book 2018, Pg 506

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 2<sup>14</sup> day of N 2014 A.D., 2018 at 10.14 or Recorded in Book Sols on Page SC.

Deb Klippen 1998 County Clerk
10.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-9-18
\$\_675 By UZ

### JOINT TENANCY WARRANTY DEED

Dan Conway and Amber Conway, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Michael S,Goebel & Leigh A. Goebel, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14) and Fifteen (15), EXCEPT the South 10' of Lot 15, Block Sixteen (16), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed March 2018.

Dan Collway

Amber Conway

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March \_\_\_\_\_\_, 2018, by Dan Conway and Amber Conway, husband and wife.

Comm

GENERAL NOTARY-State of Hebraska

EX DITIES MARY HUNT

My Comm. Exp. May 12, 2018

Notary

ВООК & Я	PAGE 20)	8-570	# P,	AGES	<del></del> _	GRANTEE MASTER NA	MEH STUCK	1 4-100
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SALES FIL	E#	55	# PAG	SES		<del></del>		
NEIGHBORHOOD	1	(100)	105	200	205			
	AGRICULTURA	L GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	300 BLUE IHLL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 Bladen reside
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	BLADEN COMMERCIAL	COWLES W/ HOM SITE	E COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE		ROSEMONT
	615	700	705	710	800	805	1000	1005
i	ROSEMONT COMMERCIAL / NO SITE	O INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAI, COMMERC
	1010	1015	1020					•
	GRASS GREEN / GOL COURSE	F SANO GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		PHPALOSCIPS A	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	
TAX DISTRICT	25			·			SUBURBAN	
TOTAL SALE PRICE	1,25	0				1600-1	603100 1001100	
521 ADJUSTMENTS S						1975	٠٠٥	
SOR ADJUSTMENTS S			***************************************			Į · I ·		
REVIEW CODE	NO							
SALES DATE	3-9-	18						
DEED TYPE	3-9-	G W						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	<b>Q</b>	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SALE		VALID FOR			
l l					ASUREMENT			
LOCATION CODE	вн	BLA	cow	(GR	INA	RC	ROS .	RUR

# Nebraska Department of REVENUE

## **Real Estate Transfer Statement**

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

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

FORM **521** 

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed WEBSTER - 91 Mo. 03 Day 2018 2018 Mo. 03 Dav 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Dusty Wulf & Jesse Wulf Kevin J. Wulf Street or Other Mailing Address 745 N National St Street or Other Mailing Address 1040 Rd 2100 City Guide Rock City Superior Zip Code State NE Zip Code 68942 68978 Phone Number (402) 621-0163 Phone Number Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Single Family Improved 7 Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt □ IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other. Bill of Sale Corrective 2 | Contective Easement Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange: 10 Type of Transfer Distribution Fareclosure Irrevocable Trust Revocable Trust Transfer on Death part of an IHO like hing. (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate **V** Sale Trustee to Beneficiary \_\_\_ Yes √ No Court Decree Exchange **Grantor** Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) √ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Other cousins Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Republican St, 400 Block & 215 E Grant St 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 1,250<mark>,</mark>00 22 23 Was non-real property included in the purchase? Tyes 📝 No (If Yes, enter dollar amount and attach itemized list.) 0,00 23 1,250,00 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. evin antee or Authorized Representative Phone Number Signature of Grantee or Authorized Rep ntative Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number BN2018, Pa5/L Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

Lots Four (4) and Five (5), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska; and

Lot Fourteen (14) and the North Half of Lot Fifteen (15), Block Six (6), Original Town of Guide Rock, Webster County, Nebraska.

BW2018, Pg510

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 GY day of Mach A.D., 20 8, at 11 26 o'clock A.M. Recorded in Book 2018 on Page 510

Debra Klimenbers County Clerk 10.00 Dem Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3/9//8
\$ 4.50 By Kuin

### JOINT TENANCY WARRANTY DEED

Kevin J. Wulf a/k/a Kevin Wulf, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Dusty Wulf, a married person, and Jesse Wulf, a married person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4) and Five (5), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska; and

Lot Fourteen (14) and the North Half of Lot Fifteen (15), Block Six (6), Original Town of Guide Rock, Webster County, Nebraska.

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

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

Executed March 9th, 2018.

Kevin Wulf

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March  $\underline{\mathcal{G}^{44}}$ , 2018, by Kevin Wulf, a single person.

Comm

A GENERAL NOTARY-State of Nebraska expers mary Hunt

Notary Public

COVER PAGE PROPERTY TRANSFER

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	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAI. COMM
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1	ŀ	1	1	GUIDE ROCK	INAVALE	RED CLOUD	OSEMONT	

### NEBRASKA Good Life Great Service DEPARTMENT OF REVENUE

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

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

FORM 521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Nebster Select County & County Number Day . Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buver) Grantor's Name (Seller) aroldene Y. Williams Street or Other Mail City is the grantee a 501(c)(3) organization? Phone Number If Yes, is the grantee a 509(a) foundation? Yes Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Conservator Other Bill of Sale Lease Personal Rep. Trust/Trustee Corrective Easement Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure 🔀 Gift Sale Easement Life Estate Trustee to Beneficiary Auction Grantor Trust Partition Yes No No Court Decree Exchange Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) Yes Yes No ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Y Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 10375 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.) X No **X**No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 215 Nebraska St. GuideRock aroldene Williams 18a No address assigned 18b Vacant land 20 Legal Description LOTS 5-6 Block 11 Guide Rock Vance's Addition 21 If agricultural, list total number of acres 22 23 Was non-real property included in the purchase? Tyes XNo (If Yes, enter dollar amount and attach itemized list.) 23 000 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. aroldenel Nilliams Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data \_ Day \_**9** Nebraska Department of Revenue

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 9+ day of March A.D., 20 18, at 3:10 o'clock P. M. Recorded in Book on Page 511

Deb Klingenberger County Clerk \$10.00 Assessor Carded

Book 2018, Pg 511

NEBRASKA DOCUMENTARY STAMP TAX Date_3-9-18
\$ Exempt #Sa By BB

Return To: Ivan E. Miller, 111 E. Reed Street, PO Box 76, Red Oak, IA 51566 Preparer: Ivan E. Miller, 111 E. Reed Street, PO Box 76, Red Oak, IA 51566, (712) 623-4844

### QUIT CLAIM DEED

Pursuant to a gift and other valuable consideration, Caroldene Y. Williams, a single person, does hereby Quit Claim and conveys to Caroldene Y. Williams and Jonnie L. Zarek, as joint tenants with full rights of survivorship and not as tenants in common, all her right, title, interest, estate, claim and demand in the following described real estate (as defined by Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

Lots Five (5) and Six (6) in Block Eleven (11), Vance's Addition to the Village of Guide Rock, Webster County Nebraska.

This deed is exempt from a documentary stamp tax according to Neb. Rev. Stat Section 76-902 (2012) 5(a) — deeds between parent and child without actual consideration.

This is a gift valued at less than \$14,000.00. No gift tax return will be filed.

The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: <u>3-9-20</u>/8

Caroldene Y. Williams (Grantor)

STATE OF <u>Mebrasica</u> country of Webster

This record was acknowledged before me on March 9, 2066, by Caroldene Y. Williams.

GENERAL NOTARY - State of Nebraska
CYNDI S. SHANNON
My Comm. Exp. November 30, 2020

Signature of Notary Public

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	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAI, COMMERCI
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# Nebraska Department of

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 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	e manifest politica na reconstruire aprile conservation and from the section of t
WEBSTER - 91	Mo. 03 Day 05 Yr. 2018 Mo. 03 Day	05 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Keri Hartman	Grantee's Name (Buyer) Dale K. Hartman	
Street or Other Mailing Address PO Box 355	Street or Other Mailing Address PO Box 355	
City State Zip Code Guide Rock NE 68942	Guide Rock NE	Zip Code 68942
Phone Number	Phone Number Is the grantee a 501(c)(3) organize  If Yes, is the grantee a 509(a) four	
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       ☐ Unimproved     ☐ Multi-Family     ☐ Agricultural	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
OLL Commercial Recreational		
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Les		Other
Cemetery Death Certificate - Transfer on Death Executor Min		
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  ☐ Yes	Life Estate Sale Tru	nsfer on Death stee to Beneficiary ner (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If N	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)	
Filtra Property Control of the Contr	artnership, or LLC Self Othe	r
☐ Brothers and Sisters ☐ Grandparents a		
Ex-spouseParents 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.)
16 Does this conveyance divide a current parcel of land?	Yes ✓ No \$	(If Yes, include the name
Yes No	of the agent or title company contact.) Yes	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St	ould be Sent
250 W Grant St Guide Rock, NE 68942	same as Grantee	
18a No address assigned 18b Vacant land		
20 Legal Description	**************************************	
The West Seventy Feet (W70') of Lots Seven (7) and Eight (8), Block Nebraska; AND Lots Nine (9) and Ten (10), Block Two (2), Vance's Addition to Guide 21 if agricultural, list total number of acres		r County,
22 Total purchase price, including any liabilities assumed	\$	0.00
23 Was non-real property included in the purchase? Yes No (If Yes, en	s	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 24 S	0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 5a	
Under penalties of law, I declare that I have examined this statemen	t and that it is, to the best of my knowledge and belief, true, con	nplete, and
correct, and that I am duly authorized to sign this statement.  David B. Garwood		(402) 746-3613
Print of Type Name of Strantge of Authorized Representative		Phone Number
sign was saward	Attorney	7-15-18
here Signature of Grantee or Authorized Representative	itle	Date
Register of Deed's Use Onl		For Dept. Use Only
	28 Recording Data	
Mo. 3 Day 12 Yr. 18 \$ Exempt H 5a	13/13/018,19 5/5 Authorized by Neb. Re	v. Stat. §§ 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 12 day of March A.D., 20 18 at 3:15 o'clock P. M. Recorded in Book 2018 narenberger County Clerk R Deputy NEBRASKA DOCUMENTARY \_\_Carded\_ Assessor\_ **QUITCLAIM DEED** Keri Hartman, GRANTOR, in consideration of ONE DOLLAR and dissolution of the marriage of grantor and grantee, quitclaims and conveys to Dale K. Hartman, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201): The West Seventy Feet (W70') of Lots Seven (7) and Eight (8), Block Two (2), Vance's Addition to Guide Rock, Webster County, Nebraska; AND Lots Nine (9) and Ten (10), Block Two (2), Vance's First Addition to the Village of Guide Rock, Webster County, Nebraska. Executed March Keri Hartman STATE OF NEBRASKA, COUNTY OF The foregoing instrument was acknowledged before me on March D5 , 2016, by Keri Hartman.

Comm. expires 1/20/2021

Notary Public

GENERAL NOTARY - State of Nebraska KATHY S BOSWELL My Comm. Exp. November 20, 2021

Lathy & Boswell

COVER PAGE PROPERTY TRANSFER Gerald Dean Slingsby GRANTEE MASTER NAME # PARCEL# / FILING NUMBER tax/lien SALES FILE # # PAGES NEIGHBORHOOD # 100 105 205 300 305 400 AGRICULTURAL GUIDE ROCK **GUIDE ROCK** RED CLOUD RED CLOUD BLUETIFLE BLUE HILL DUADEN RESIDENTIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL 405 500 505 510 515 600 605 610 BLADEN COWLES W/ HOME COWLES NO HOME COWLES COWLES ROSEMONT W/HOME ROSEMONT / NO ROSEMONY COMMERCIAL SITE COMMERCIAL W/SITE COMMERCIAL / NO SITE HOME SITE COMMERCIAL W/SITE SITE 515 700 705 710 800 805 1000 1005 ROSEMONT INAVALE/ NO HOME INAVALE AMBOY VILLAGE W/ AMBOY VILLAGE/ NO RURAL COMMERCIAL RURAL COMMERCIAL 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 4000 9000 9500 RURAL RESIDENTIAL RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS **5UBURBAN** TAX DISTRICT TOTAL SALE PRICE SEL ADJUSTMENTS S ASSESSOR ADJUSTMENTS \$ REVIEW CODE NO SALES DATE DEED TYPE SALE QUAL ADJUSTED SUBCHNGD MOBILE NO CODE 2 3 5 USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT LOCATION CODE RUR ВH BLA cow GR IMA RC ROS COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT BLUE HILL BLADEN RURAL COMMENTS ,

# Good Life, Great Service,

DEPARTMENT OF REVENUE

### Real Estate Transfer Statement

**FORM** 521

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number 4 Date of Deed 1 County Name Mo. \_\_03 Mo. 03 Day 02 Yr. 2018 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller' Grantee's Name (Buye Haves J. McDole, Successor PR Gerald Dean Slingsby Street or Other Mailing Address Street or Other Mailing Address 23 N. Webster Street 1234 Hwy 136 Zip Code Red Cloud Red Cloud 68970 NE 68970 NE ✓ No ✓ No Phone Number (402) 746-3828 Is the grantee a 501(c)(3) organization? Phone Number Yes (308) 202-0157 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved ☐ Multi-Family Agricultural Mineral Interests-Producing Exempt OLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Lease ✓ Personal Rep. Trust/Trustee Bill of Sale Corrective Tesement Quit Claim Cemetery Death Certificate - Transfer on Death ☐ Mineral ☐ Warrantv Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death √ Sale Trustee to Beneficiary Auction Easement Gift Life Estate Yes ✓ No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ☐ No √ Yes ∏ No. √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other Yes Aunt or Uncle to Niece or Nephew ☐ Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes **✓** No \$150,000 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 1234 Hwy 136 Gerald Dean Slingsby Red Cloud, NE 68970 1234 Hwy 136 18a No address assigned Red Cloud, NE 68970 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 150.000.00 22 22 Total purchase price, including any liabilities assumed . . . . . . . . 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 150,000,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Mark A. Beck (402) 463-4500 Phone Number sign Attorney 03/02/2018 ture of Grantee or Authorized Representative Date here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data . <sub>Day</sub> <u>12</u> Yr. <u>/8</u> 33 Nebraska Department of Revenue

### EXHIBIT "A"

County Surveyor's Lots 1, 2 and 3 in the East Half of the Southwest Quarter (E1/2 SW1/4) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska (according to the re-survey of County Surveyor's Lot 3 filed for record in the office of the County Clerk of Webster County, Nebraska on April 20, 1955).

### AND

County Surveyor's Lot 4 of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter (SW1/4 SE1/4 SW1/4) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, containing 2.35 acres more or less.

EXCEPT and not including that part of County Surveyor's Lot 3 lying on the South and East sides of the Bostwick Irrigation Districts canal as it presently runs through and across the said County Surveyor's Lot 3, which tract herein being excepted lies on the West side of County Surveyor's Lot 6 and on the North side of County Surveyor's Lot 5 (according to the re-survey of County Surveyor's Lot 3 filed for record in the office of the County Clerk of Webster County, Nebraska on April 20, 1955), all in the East Half of the Southwest Quarter (E1/2 SW1/4) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

AND EXCEPT that part of County Surveyor's Lot 3 which lies on the East side of and immediately adjacent to County Surveyor's Lot 5, located in the East Half of the Southwest Quarter (E1/2 SW1/4) of said Section 36, which tract measures 29 feet, more or less, East to West along the South side thereof and 145 feet, more or less, North to South along the West side thereof.

AND EXCEPT tracts deeded to the State of Nebraska for Highway purposes.

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 12 day of March A.D., 20 18, at 3:40 o'clock 19. M. Recorded in Book 2018 on Page 5/4-5/5

Deb Klingenbenger County Clerk 3/6.00 BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
Date 3 - /2 - /8
\$ 337.50 By BB

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, GERALD DEAN SLINGSBY, a Single Person, conveys to GRANTEE the real estate in Webster County as described on the attached Exhibit A (as defined in Neb. Rev. Stat. 76-201).

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 2 day of March, 2018.

Hayes J. McDole, Successor Personal Representative

STATE OF NEBRASKA

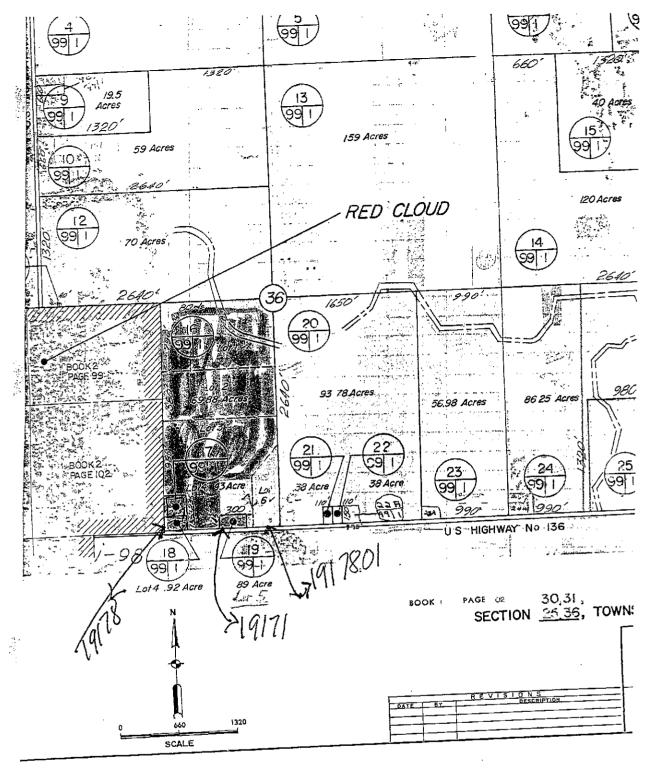
ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on this day of March, 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





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N.

on statu East 11th Country of the N. 89 °5738" W 216.83 feet to the N.W. corner of Lo 5 00 °0711" E 144.00 feet; thence N 89 °5738" W 216.83 feet to the North Line of 11th Stat 5 00 °043'08" E along the West Line of said ior 150.00 feet to the North Line of 11th State Line 16.00 feet; thence N 80 °37'07" W 142.72 feet, Line 16.00 feet; thence N 80 °32'32" W 136.12 feet; thence S 89 °02'50" W 800.54 feet glong point on the North R.O.W. Line of 11th Street; thence S 89 °02'50" W 800.54 feet glong point on the North R.O.W. Line of 11th Street; thence S 89 °02'50" W 800.54 feet glong point on the North R.O.W. Line of 11th Street; thence S 89 °02'50" W 800.54 feet glong point on the North R.O.W. Line of 11th Street; thence N 00 °13'52" W parallel to said We Beginning.

The above descrit of tract contains  $101.9\pm$  acres more or less.



## **WEBSTER COUNTY**

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/11/18 04:06 PM

<b></b>						teai Latate i	D. 04.14011	zopo					5	/11/18 04:06 PM
Parcel II	נ	001917800		Le			-			Card File	0019	17800		
Owner				P3	E1/2SW1/4 LES	SS 145' X 300' (	OF LOT 5 &			Situs				
1234 HV	BY, GERAI	LD DEAN		LE	SS CO SURV L T-R: 36-02-11	OI 6 36-2-11				1234 1HWY	′ 136			
RED CI	OUD, NE	68970		3-	1-N. 30-02-11	AGIES. 07.530				RED CLOU	D, NE 68970			
TALL OL	000,112	00070												·
County	Area	1 ARE	A 1	Cla	ss Code	01-01-05-03-0	00-09			Value	······································		Previous	Current
Neighbo	rhood	1 ARE	A 1	Sta	te GEO	4371-36-3-00		າດ		Buildings			490	490
Location	1 / Group	80 RUR	AL (RUR)	Ca	dastral	00001-00099		,,,		Improvemen	nt		4,760	4,760
District		45 2F2S	S - 91-0002	Во	ok / Page	2018 / 514 Ex				Land / Lot 115,920				110,665
School		91-0002 9	1-0002 91-	0002 Sa	le Date	03/02/2018								
				Sa	le Amount	150,000				Total			121,170	115,915
	ded Notes					· · · · · · · · · · · · · · · · · · ·							<del></del>	
06/06/20	13 ZONII	NG RED CLOUD	JURISDICTION S	SUBURBAN AG					<del></del>	T				
							Permit No.	Type	Desci	iption		ate Ope	n Date Closed	Amount
							0001	00 N/A	~2010	IN OFFICE -EI	LECTRIC C	5/06/200		0
Soil	Use	LCG/LV		J	LVG Descrip	tion	Spot (	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
3561B	IRRG	2A1B	BOSTWICK LOAM	K, HOBBS SILT	2A1B - 2A1		N		12.400	2,810	34,845	0		
3553	GRAS	4G	HOBBS SIL FREQUEN	.T LOAM, T	4G		N		6.440	1,425	9,175	0		
3561	GRAS	2G1	HOBBS SIL		2G1		N		16.030	1,425	22,845	0		
3852	GRAS	4G	GEARY-HO	BBS SOILS	4G		N		0.020	1,425	30	0		
4147	GRAS	3G	HOLDREG SLOP	E SOILS, 3-7%	3G		N		6.030	1,425	8,595	_		
7261	GRAS	3G	DEROIN SO	OILS, 3-6% SLOPE	S 3G		N		13.320	1,425	18,980	0		
8870	GRAS	1G	HORD SILT	「LOAM, 1-3% SLO	P 1G		N		7.320	1,425	10,430	_		
					•				49.160		70,055			
CANAL	DITCH	CANAL	CANAL		CANAL		NI.		4.070	0	0	0	•	
BLD1	FARM	BLD1	BUILDING	SITE 1ST ACRE	BI D1		N		1.000	5,765	5,765			
								nd Total	67.530		110.665			
Sale Dat		Book	Page	Extend	Owne	rship History				······································				Amount
03/02/20		2018	514	515		SBY, GERALD OLE, HAYES %								150,000
	tatement [		Building	Other	Land		Tota	al	Exemp		Taxa	ble	Total Tax	Penalty Tax
2017	917800	45	490	4,760	115,920		121,17	0	(		121,		1,612.58	O.
2016	917800	45	8,135	5,285	128,705		142,12	5	(	1	142.		1,965.90	o o
2015	917800	45	11,565	5,285	124,960		141,81	0	Ċ	1	141.		1,952.30	Ö
2014	917800	45	11,565	5,285	92,525		109,37	5	(	1	109,		1,672.64	ő
2013	917800	45	17,270	6,645	69,185		93,10	0	(	1	93,		1,518.68	ő
							•				201		.,= .0.00	٥



### **WEBSTER COUNTY**

2017 Appraisal Property Record Card

Page 2 RECORDCARD

5/11/18 04:06 PM Parcel ID 001917800 (3219) Primary Image Sketch Image Cadastral ID 00001-00099-016+0 Percel#: 001917900 PAD Class Code 01-01-05-03-00-09 State GEO 4371-36-3-00000-000-9200 Owner SLINGSBY, GERALD DEAN 1234 HWY 136 RED CLOUD, NE 68970 Situs 1234 1HWY 136 RED CLOUD NE 68970 Neighborhood 1 - AREA 1 District 45 - 2F2S - 91-0002 Legal S-T-R: 36-02-11 PT E1/2SW1/4 LESS 145' X 300' OF LOT 5 & LESS CO SURV LOT 6 36-2-11 Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 490 Type Single-family Residence Year/Effective Age 1880/0 Improvement 4.760 Quality 3.00 - Average Land/Lot 0 Condition 2.00 - Badly Worn Total 5.250 Base/Total 980 / 1.288 Review Information Style 72 % - 1 1/2 Story Finished 03/14/2018 Inspect TS Entered 28 % - One Story Exterior Wall 100 % - Frame, Siding, Vinvl Heating/Cooling 100 % - Forced Air Furnace Roof Cover Galvanized Metal Area of Slab Area of Crawl O Fixture/Roughin 5/0 Bed/Bathroom 0/1.0

Code	Description	Cost Source	Size	Year In	Units	Depreciation
RCH	RED CLOUD SALV HOUSE	MS Residential	1288	0	1,288	0.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	144	0	144	100.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	144	0	144	100.000 %
Date Add	ed Notes					, , , , , , , , , , , , , , , , , , , ,

Basement Area

06/06/2013 ZONING RED CLOUD JURISDICTION SUBURBAN AG



#### WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 3 RECORDCARD 5/11/18 04:06 PM

Parcel ID 001917800 (3219) Cadastral ID 00001-00099-016+0 PAD Class Code 01-01-05-03-00-09 State GFO 4371-36-3-00000-000-9200 Owner SLINGSBY, GERALD DEAN 1234 HWY 136 RED CLOUD, NE 68970 Situs 1234 1HWY 136 RED CLOUD NE 68970 Neighborhood 1 - AREA 1 District 45 - 2F2S - 91-0002 Legal S-T-R: 36-02-11 PT E1/2SW1/4 LESS 145' X 300' OF LOT 5 & LESS CO SURV LOT 6 36-2-11 Code Description Class Qual Cond Year Eff Age Dimensions Floor Roofing **Total Units** CPFR Carport, Flat Roof 1.00 1.00 0 22x12x0 Metal 264 **Building Components** YDS Yard Shed 3.00 1.00 0 0 8x12x0 Plank Asphalt-Shingles 96 **Building Components** BARN Barn (Obsolete) 1.00 1.00 0 0 36x24x0 Dirt 864 **Building Components** FLV10 Flat Value 100 3.00 0.00 0 0 70x84x0 Dirt Metal **Building Components** 



### **WEBSTER COUNTY**

Page 4

nebraskaassessorsonline.us				2	017 Appraisal Prop	erty Recor	d Card		5/	RECORDCAF 11/18 04:06 F
		(3219)	Owner		SLINGSBY, GERALD D	EAN		Legal		
Description SHED DIRT Building Components	<b>Class</b> D	<b>Qual C</b> 3.00	ond Ye 1.00	o O	Eff Age Dimensions 0 32x20x0	Floor Dirt	Roofing	Total	Units 640	
Flat Value 100  Building Components	D	3.00	0.00	0	0	Dirt	Metal	. m/ lin : Malaire compagne a map cons	1	AND AND COMPANY AND A LINE OF THE COMPANY AN
NO VALUE BUILDING Building Components	D	3.00	0.00	0	0	Dirt	Metal		1	— or over the communication
		"Mad Mar P as a 11 Vadd Alleganisa a	and the state of t		ente à thirte authorité d'étable 1984 aigs aigs an aigs aigs aigs aigs aigs aigs aigs aigs		ander andre andre de l'acceptant de l'acceptant de l'acceptant de l'acceptant de l'acceptant de l'acceptant de	and the second section of the section of t		, nadara kata sa sakakamana nga mga sigak
	D 001917800  Description SHED DIRT Building Components  Flat Value 100  Building Components  NO VALUE BUILDING	Description Class SHED DIRT D Building Components  Flat Value 100 D Building Components  NO VALUE BUILDING D	Description Class Qual C SHED DIRT D 3.00  Building Components  Flat Value 100 D 3.00  Building Components  NO VALUE BUILDING D 3.00	Description   Class   Qual   Cond   Ye	Description   Class   Qual Cond Year	Description   Class   Qual Cond   Year   Eff Age   Dimensions	Description   Class   Qual   Cond   Year   Eff Age   Dimensions   Floor	Description   Class   Qual   Cond   Year   Eff Age   Dimensions   Floor   Roofing	Description   Class   Qual   Cond   Year   Eff Age   Dimensions   Floor   Roofing   Total	Description   Class   Qual   Cond   Year   Eff Age   Dimensions   Floor   Roofing   Total Units

## Agricultural Land Sales Worksheet

Cnty No. Bo	ok Page	Sal	e Date :					Scho	ol Dis	trict	Code				
91 20	18 514	3/2	/2018	Base:	91-0	002	Af	filiate	ed: 9:	1-00	002	Unit	ied: 9	1 - 0	002
Location ID	Sale Number	Useability	z & Code #		(2) En	ata yazı Ağıştısı	75 C	Pa	rcel N	lumb	er i			CONT.	
001917800	58	1		GeoCde	Twn	Rng	ŝ	ect.	Qrt	Sub	div	Агеа	Blk	i	Parcel
The state of the s	ate of Sale Assess	ed Value		4371	2	11	3	6	3	000	00	7(3)07 20 1 V	000	9	200
Land	Improvement	T	otal			Date of	Sal	e Pro	perty	Clas	sific	ation (	ode		
110,665	5,2	50	115,915	Status	Pi	operty T	уре	Z	oning	Lo	cation	Cit	y Size	Par	cel Size
Commission (Section 2)	Irrigation Type:			A) 1	B)	01	7.7 840C	<b>C</b> )	5	D)	eginal at ag	E)	0	F)	9
LCG	ACRES:	VA	LUE:		T.CG	Mis i	131		ACR	FS:			VAL	[] <b>F</b> •	
IRRIGATED 1A1			and the community of the contract			AND 1		g., gggraneg			separa punya ()		· · · · · · · · · · · · · · · · · · ·	ِ <b>،دور</b> ب	<u>ମ୍ୟୁଟ୍ୟଟିକ ହେନ୍ତ</u>
1A							1G			7.32	20			10,	430
2A1	12.40	0	34,845			2	G1		1	6.03	30			22,	845
2A							2G	·							
3A1						3	G1								
3A							3G		1:	9.35	50			27,	575
4A1						4	G1								
4A							4G			5.46	50			9,	205
DRYLAND ID1					Shelter	oelt/Tim	-+								
1D 2D1						Accreti							<del> </del>		
2D1						Wa Otl	o								
3D1			i	AG L	AND	TOTA	.,,,,		61	L.56	0		7.0	04 -	900
3D						Roa	<del>-</del>			•	-	<b>经验</b>		Aire	
4D1						Farm Si			]	L.00	0	arana arang bili	9018184L495 F.T.)	5,	765
4D					I	Iome Si	tes								
						Recreati	on								
Dwellings		18	490			Otl			4	1.97	0				
Outbuildings		V.	4,760	Nor	1-AG	TOTA	$\mathbf{L}$		5	.97	0			5,	765

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
PR DEED	
	(Continue on back)

PARCEL	AGE_2018	7 -547-5 37800 /	1017X	GES	<u></u>	GRANTEE MASTER NAM	Byron	1 J-Mor
FILING NUME	BER <u>(200, 5.</u>	37800/	1020	<u> </u>		<del></del>		
DOC STAM	PS 5A		<del></del>	tax/lien		<del></del>		
SALËS FILE			#PAGE	ES				
NEIGHBORHOOD	1	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	400 DLADEN RESIDENTI
	40\$	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	1005
į	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAŁ COMMERCIAŁ	RURAL COMMERCIAE
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	195			Hoover	's Addit	tion	SUBURBAN _	
	<del>( )</del>				rs Addit	K13		
TOTAL SALE PRICE				BH				
521 ADJUSTMENTS \$								
OR ADJUSTMENTS \$		· -	<del></del>					
REVIEW CODE	МО							
SALES DATE	<u> 3-13-</u>	18				A .1 1		
DEED TYPE	ASP fo	Trans	sfer of 1	eal pro	perly w	10 Probate	2	
SALE QUAL	YES	ADJUSTED	SUBCHNGD .	NO	MOBILE			
CODE			(	$\leq$				
	1 USABILITY	2 AS ADJUSTED 5	3 SUBCHANGED SALE	NOT TO BE USED ARM	5 S LENGTH / NOT VALID FOR			
OCATION CODE	BH BLUE HILL	BLA BLADEN	COWLES		INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
COMMENTS _	ffadavi-	+ - Deat	hof Je	ines S.	morro	w Ex	empt 3	5A
		NO M	oney.	excha	nged		•	

## **Real Estate Transfer Statement**

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.

DEPARTMENT OF REVENUE		be recorded unless thi				ccurately completed	1
1 County, Name		nty Number	o otatemen	3 Date of Sale/Tran		4 Date of Deed	-1
h lesster		& County Number	145			Mo. 3	oay 13 Yr. 18
5 Grantor's Name, Addre	1			i			
Grantor's Name (Seller)	<del>-</del> -	<u></u>				- M	/ . 1
·	James 2	1,10220M		Otreat or Other Ma	LJUYON Ilina Address	<u> </u>	<u>~</u>
Street or Other Mailing Ad	dress $910  \omega$	York ST		Street of Other Ma	4//	NHA	rc
City Dlue Hil		State NE 688	Zip Code /コン			$\mathcal{N}$	E 68956
Phone Number	· A .					rantee a 501(c)(3) organist the grantee a 509(a) for	
Email Address	}			Email Address	-02 @ ama	ail.com	
7 Property Classificatio	n Number. Check one	box in categories A and I	B. Check C if	property is also a	mobile home.		
(A) Status			(B)				
[] Improved	Single Family	lndustrial		<b>=</b> '	- · · · ·	<u></u>	ed Mobile Home
Unimproved	Multi-Family Commercial	Agricultural Recreational	Ĺ	Mineral Interests	-Producing		200.4
8 Type of Deed	Conservator	Distribu	ition Lar	rd Contract/Memo	Partition	Sheriff	DOINER AttidaviT
Bill of Sale	Corrective Death Certificate — Tran		<b>≓</b>		Personal Rep.  Quit Claim	☐ Trust/Trustee ☐ Warranty	
				osure Irrevocat	ole Trust Revoc	cable Trust	Transfer on Death
9 Was the property purce part of an IRS like-kind (I.R.C. § 1031 Exchange)	exchange?		t Gift	Life Esta			A id Sall a
Yes X No		Jenord	Granto				
11 Was ownership transfer   ☐ Yes ☐ No		ain the division.)					If No, state the intended use.)
13 Was the transfer between	en relatives, or if to a to	rustee, are the trustor and be	eneficiary rela	tives? (If Yes, check	the appropriate bo	οχ.)	
X Yes ☐No					Self		ther
	Brothers and S	Sisters G	Brandparents a	and Grandchild	Spouse		
	Ex-spouse	<b>⊠</b> F	Parents and Cl			<del>-</del>	
14 What is the current man	·	operty?		15 Was the morto	age assumed? (If )  No S	es, state the amount ar	nd interest rate.)
16 Does this conveyance of		of land?		17 Was transfer th	rough a real estate	agent or a title compar	ny? (If Yes, include the name
Yes No				of the agent or	title company cont	act.) Yes	
18 Address of Property C	in wyor	イ 2 ア			-/1	Vhom the Tax Statemen	t Should be Sent
		NE 68930		LIGION S	Ave		
					, ,,,	18651	
18a No address assig				the san	) , UE	68916	
29 Legal Description	w Survey	10TS 427	13/00	k 13 /	loovers	Additio	A
	ا ۱۱۱ ا د						
اب	06 14111						
21 If agricultural, list total r	number of acres	<i>N/A</i>					
		122				\$ 32	Ø
22 Total purchase price 23 Was non-real prope			No (If Yes e	nter dollar amount	and attach itemi	\$	
			ŕ			\$	Ø 0100
	•					Signature 1	
25 IT this transier is exe	r penalties of law. I d	eclare that I have examined	d this stateme	nt and that it is, to the	he best of my know	· wledge and belief, true,	complete, and
	that I am duly authorit	zed to sign this statement.		•	•	•	_
		Authorized Representative					Phone Number
sign J	Mh						7/3/8
here signature	of Grantee or Authorize						Date
			Mo   Day   Yr.   3   Mo   Day   Yr.   3				
26 Date Deed Recorded	19 27 Val	ue of Stamp or Exempt Num	inet	Data		547_CILA	
Mo. Day Day Nebraska Department of Reven	At 10	white sa		DEDIT O	195		b. Rev. Stat. §§ 76-214, 77-1327(2)

COU	NEBRASKA DOCUMENTARY STAMP TAX Date 3-13-18  NTY OF WEBSTER STAMP TAX Date 3-13-18 STAMP TAX
	Affidavit for Transfer of Real Property without Probate
l, affirm	BYRON J MORROW under penalty of perjury (Nebraska Revised Statute § 28-915), (your name) the following to be true:
1.	Thirty days have passed since the death of JAMES S MORROW and I have attached to this affidavit a certified or authenticated copy of the death certificate;
2.	The deceased is the sole owner of the real property described as NEW SURVEY LOTS  4 & 7 BLOCK 13 HOOVERS ADDITION BLUE HILL OR 910 W YORK ST  PARCEL ID 000337800
3.	Based on the assessed value of the real property through the County Assessor/Register of Deeds in the year of death, less real estate taxes and interest on real estate taxes if any is due at the time of death, the value of all the real property in Nebraska belonging to the deceased is \$50,000.00 or less and the value of the entire estate (real property value <i>plus</i> personal property value) is \$ 46,000.00 ;
4.	There is no Personal Representative, application for Personal Representative, or petition for Personal Representative either pending or granted in another court;
5.	I am the SON of the deceased and am entitled to the real (your relationship to the deceased)  property by reason of the homestead allowance, exempt property allowance, family allowance, or by intestate succession pursuant to Nebraska Probate Code §30-24,129  OR  I am entitled to the real property per the will of the deceased and I have made an
6	investigation and have been unable to determine any subsequent will;  No other person has a right to the real property;
6. 7.	I will file this affidavit with the Register of Deeds Office of the county in which the real property is located ( County); and
Page	Transfer of Real Property without Probate

Page 1 of 2
Affidavit for Transfer of Real Property without Probate
CC 1541 New OTH4
Pro Se Committee
Neb. Rev. Stat. \$30-24,128

3/9/18	Sept / lande
Date 411 N 4TH AVE	Signature (do NOT Sign until a notary is present and witnesses you signing)
Address (line 1) KENESAW, NE 68956	(a noys, and a not a
Address (line 2)	
Attachment: certified or authenticated or	opy of Death Certificate
NOTARY	
State of Nebraska, County ofAda	<u>ms</u>
This document was acknowledged before	e me on the day of March, 20 / k, (year)
by Ryon Morrow  (name of Affiant)  Signature of Notary  (Sea	al, if any)  GENERAL NOTARY-State of Nebruska DIANE MARTY My Comm. Exp. April 13, 2020
My commission expires: Anc. \ 13.	2020

Page 2 of 2

Affidavit for Transfer of Real Property without Probate CC 15:41 New 07/14 Pro Se Committee Neb. Rev. Stat. §30-24,129

## WARDED WEST HITTEN Box 3018 19 547 STATE FILE NUMBER 1052017038467

CERTIFICATE OF DEATH

2"~- C.§	γ'n.,	DECEDENT'S LE	SAL NAME							DATE OF DEATH			
24 X		JAMES STAN	EY MORROW							DECEMBER 31, 2	_,		
SEX MALE	SOCI	AL SECURITY NUMI	ER AGE-Last Bi	rthduy (Years)	UNDER Months	1 YEAR Days	Hours	R 1 DAY Minutes	l	BIRTI (Ma/DayA'r) ST 23, 1947	1	ACIE (Slolu or F RASKA	areign Country)
IF DEATH OO	CORRE	D IN HOSPITAL		······	1			WHERE OTH RM CARE F		A HOSPITAL			
Facalty Name MERIDIAN I	(II not in	istitution, give street MENT	& number)				TOWN C	OR LOCATION	OF DEAT	'H COUNTY OF I JEFFERSON			
RESIDENCE 910 W YOR		ET AND NUMBER								APT NO.	ZIP CODE 68930	E INC	YES
RESIDENCE NEBRASKA					COUNTY WEBSTER	₹				CITY OR TOW BLUE HILL	~		
DECEDENT'S WELDER	S USUAL	OCCUPATION (Gr	kind of work done	during most of	working life	Do nat use r	utired)	KIND OF BU METAL				PS EDUCATION GRADE, BUT N	
DECEDENT O	OF HISP	ANIC ORIGIN				<del></del>		DECEDE					
I VER IN US			HAL STATUS AT T ORCED	TIME, OF DEATH	-	STO:				name prior to first m		<u></u>	
FATHER'S N		ow					MA	RTHA TOW	LER				
EYRON MO							СН	ILD		HIP TO DECEASED			
NAME OF FU ALL VETER		HOME PRIAL & CREMATI	)N SERVICES IN	C-WR			1 -	YARD STATE EAT RIDGE		00		Y	HER NOTHHELD ES
METHOD OF CREMATION		MOITE	PLACE OF DI ALL MORTU	SPOSITION ARY AND CR	EMATÓRY					-LOCATION - C DENVER DE			
W 1 A YHULNI	KORK.	IF	TRANSPORTATIO	N RELATED, S	PECIFY		DAT	E OF INJURY		N.	TIME OF	YAULN	
PLACE OF IN	JURY								. :				
LOCATION O	ร์ เม.บ.ศ	Y (Stroot & Number,	Apt. No., City or To	wn, County, St	nto, ZipCadu)								
DESCRIBE H	OWINJ	JRY OCCURRED											
WAS DECEDE YES	FNT UNI	DER HOSPICE CAR		TUAL OR PRES 7:17 MIL	SUMED TIME			DECEMBER	31, 2017	AD (MO/DAY/YR)	U7-1	RONOUNCED 7 MIL	
MANNER OF I	DEATH			· .		NO		Y PERFORMI	D WE	RE AUTOPSY FINDI E CAUSE OF DEATH	NGS CONSIL	JEKED IN DET	FIGNIMING
						USE C						<del></del>	•••
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DATE FILED B JANUARY 04		STRAR											

DATE ISSUED

JANUARY 05, 2018

THIS IS A TRUE CERTIFICATION OF NAME AND FACTS AS RECORDED IN THIS OFFICE. Do not accept unless prepared on security paper with high resolution border displaying the Colorado state sent and signature of the Registrat PENALTY BY LAW, Section 252-218. Colorado Rovised Statutes, 1982, if a person affects, uses, attempts to use or furnishes to another for deceptive use any vital statistics record. NOT VALID IF PHOTOCOPHED.

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\*008646647\*

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	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
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# REVENUE

### Real Estate Transfer Statement

**FORM** 521

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

 To be filed with the Register of Deeds. Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 2 County Number 1 County Name Mo. 03 Day 07 Yr. 18 Day <u>0</u>7 мо**03** Select County & County Number 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) arabs and can Jacobs is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? ruthpearl, rs@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. (C) (B) Property Type (A) Status State Assessed Mobile Home Mineral Interests-Nonproducing 7 industrial Devenam) [ Single Family M Unimproved Exempt Mineral Interests-Producing Multi-Family Agricultural 10LL Commercial Recreational Distribution Land Contract/Memo Sheriff Other\_ Partition 8 Type of Deed Personal Rep. Trust/Trustee Lease Bill of Sale Corrective Fasement Warranty Mineral Quit Claim Executor Death Certificate - Transfer on Death Cemetery Transfer on Death Foreclosure Irrevocable Trust Revocable Trust Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Sale Sale Trustee to Beneficiary Auction Easement Gift Life Estate (I.R.C. § 1031 Exchange) Satisfaction of Contract Other (Explain) **₩** No Court Decree Exchange Grantor Trust Partition Yes Was real estate purchased for same use? (If No, state the intended use.) 11 Was gwnership fransferred in full? (If No, explain the division.) Yes V Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Yes Grandparents and Grandchild Brothers and Sisters Parents and Child Step-parent and Step-child ☐ Ex-spouse 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 Νo \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Νo 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property below 18a No address assigned 18b Vacant land 20 Legal Description Block 4 Garbers Second Addition 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.) 23 100 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. Phone Number Date Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 25 Date Deed Recorded Day 13 мо.<u>03</u> <del>Bo</del>K∂018 13.50

Book 2018, Pg 550

State of Nebraska S. County of Webster S. Entered on the numerical index and filed for record in the Clerk's office of said county this 15th day of Manach A.D., 2018 at 1.CO o'clock! M. Recorded in Book 2018 or Page 550-551

Debrilingen booger County Clerk 100 Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMPJAX
Date 3-13-18
\$\_13.50 By ht2-

#### WARRANTY DEED

THE GRANTOR(S),

- CARL JACOBS and JOAN JACOBS, a married couple

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(\$):

 RUTH P. SMALL, 60 N CHESTNUT, RED CLOUD, WEBSTER County, Nebraska, 68970.

the following described real estate, situated in RED CLOUD, in the County of WEBSTER, State of Nebraska:

Legal Description:

LOTS 13 THROUGH 34, BLOCK 4 , GARBER'S SECOND ADDITION TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantce(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 000158500

Page I of 2

Deed Drafted By: JO AN JACOBS PO BOX 3158 NAMPA, Idaho, 83653 Book 2018, Pg 551

Grantor Signatures:	
DATED: 3/7/12	DATED:
CARL JACOBS 15376 ST. HWY 78 MELBA, Idaho 83641 STATE OF IDAHO, COUNTY OF OWYH	JOAN JACOBS 15376 ST. HWY 78 MELBA, Idaho 83641 HEE, ss:
JACOBS, known to me (or satisfactorily pro	
PUBLICATION OF THE CONTRACT OF	In witness whereof I hereunto set my hand and official seal  Notary Public Signature of person taking acknowledgment  Title (and Rank)
Notary Address:  324 124 A12 5  Wan p. DO \$31454	My commission expires _ そうと・18

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DOC STAN	ars Even	pt #3	_	tax/lien		_		
SAL <b>ĒS</b> FIL	e# <u>[6]</u>		# PAGE	<u> </u>	<del>-</del>			
NEIGHBORHOOL	D #	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	BLADEN RESI
	405	500	505	510	<b>S</b> 15	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMO COMMERCIAL
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALÉ/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMM
	1010 GRASS GREEN / GOLF COURSE	1015 SAND GREEN / GOLF COURSE	1020 RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
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OR ADJUSTMENTS <u>5</u> REVIEW CODE  SALES DATE	NO	2018 Deed	SUBCHNGD	NO	MOBILE			
REVIEW CODE  SALES DATE  DEED TYPE	NO	Deed ADJUSTED 2	3	NOT TO BE USED ARM	S IS LENGTH / NOT VALID FOR			
REVIEW CODE  SALES DATE  DEED TYPE  SALE QUAL	NO 2-27-2 P. R. :	Deed ADJUSTED 2	3	NOT TO BE USED ARM	S S LENGTH / NOT	RC	ROS	RUR

### NEBRASKA Good Life. Great Servics.

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

61

FORM **521** 

· If additional space is needed, add an attachment and identify the Item. DESARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 1 County Name 2 County Number 2018 Mo. 02 Day ... Mo. 02 Day 27 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buver Federal National Mortgage Association Kurt L. Boyd Personal Rep. of the Estate of Mark L Boyd Street or Other Mailing Address 14221 Dallas Parkway Suite 1000 Street or Other Malting Address 117 S Main St, Zip Code 75254 Zip Code 68928 Dallas NE Bladen Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 508(a) foundation? Yes Phone Number (314) 991-0255 Phone Number (314) 991-0255 Email Address spahic@km-law.com ispahic@km-law.com 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 Mobile Home State Assessed Single Family Improved Industrial Mineral Interests-Noncroducing Agricultural Mineral Interests-Producing Exempl Unimproved Multi-Family Recreational TIOIL Commercial Other Sheriff Distribution Land Contract/Memo Partition 8 Type of Deed Trust/Trustee T Personal Fren. Lease Bill of Sale Corrective Easement Mineral Quit Claim Warranty | Death Certificate - Transfer on Death Executor Cemetery Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as part of an IRS like-kind exchang 10 Type of Transfer Distribution Life Estate Sale Trustee to Beneficiary (I.R.C. § 1031 Exchange) Auction Easement Satisfaction of Contract Other (Explain) Deed-in-Lieu Grantor Trust Partition Yes Court Decree Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ∏ No ✓ Yes ✓ Yes □ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) Other. Family Corp., Partnership, or LLC Seff Aunt or Uncle to Niece or Nephew Yes Brothers and Sisters Grandparents and Grandchild Parents and Child Step-perent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No. \$35,308 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 117 S Main St, Bladen, NE 68928 Same as #6 18b T Vacant land 18a No address assigned 20 Legal Description The South Half (S½) of Lot Seven (7), all of Lots Eight (8), Nine (9) and Ten (10), and the North Half (N½) of Lot Eleven (11), Block Seventeen (17), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres **35**.305<sup>1</sup>.04 22 Total purchase price, including any liabilities assumed . . . . . . . . 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 23 35,305,04 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  $\frac{3}{2}$ Under penalties of law, I declare that I have examined this slatement 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. (314) 991-025<del>5</del> Jasmina Iriskic- Authorized Representative Phone Number Praif or Type Name of Grantee or Authorized Representative Jasmina Iriskic- Authorized Representative 03/12/2018 of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number Recording Data BD 2018, Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/13/18 \$ Ex003

By DK

Bk 2018, Pg 557

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of March A.D., 2018, at 01:46 o'clock PM. Recorded in Book 2018 on Pages 557-558

County Clerk Fee: \$16.00 By: DK Deputy

Electronically Recorded

#### PERSONAL REPRESENTATIVE'S DEED

This Deed, Made and entered into this 27 day of February , 2018, by and between KURT L. BOYD. Personal Representative of the Estate of MARK L. BOYD, deceased ("Grantor"), Party of the First Part, and FEDERAL NATIONAL MORTGAGE ASSOCIATION (Mailing Address: 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 )("Grantee"), Party of the Second Part.

WITNESSETH, That:

WHEREAS, the Probate Division of the County Court of the County of Webster, State of Nebraska, did on June 28, 2017, appoint First Party as Personal Representative of the Estate of Kurt L. Boyd, deceased.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Party of the Second Part to the Party of the First Part, the Party of the First Part, acting reasonably for the benefit of interested does hereby bargain, sell and convey to the said Party of the Second Part the following described property situated in the County of Webster State of Nebraska, to-wit:

The South Half (S½) of Lot Seven (7), all of Lots Eight (8), Nine (9) and Ten (10), and the North Half (N½) of Lot Eleven (11), Block Seventeen (17), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

Subject to: deed restrictions, easements, rights of way of record, and zoning regulations.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Party of the Second Part, and to the heirs and assigns of such party forever.

The said party of the first part hereby warrants that said party has legal power and lawful authority to convey the real estate.

IN WITNESS WHEREOF, the said Party of the First Part has executed this deed the day and year first above written.

KURT L. BOYD

Personal Representative of the Estate of Mark L. Boyd, Deceased

STATE OF Nebraska )
) ss. On this 27 day of February , 2018,
COUNTY OF Adams ) before me personally appeared KURT L. BOYD

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Personal Representative of the Estate of Mark L. Boyd, deceased.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires:

GENERAL NOTARY-State of Nebraska
DAVID H FISHER
My Comm. Exp. May 14, 2019

#### COVER PAGE PROPERTY TRANSFER

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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 COMM
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GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
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### Real Estate Transfer Statement

FORM

521 •To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 2018 Mo. 03 Day 13 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roger L. & Lila J. Bohrer Grantee's Name (Buyer)
Red Cloud Community Schools, District #2 Street or Other Mailing Address 334 N Cherry St Street or Other Mailing Address 341 W 10th Avenue Zip Code 68970 City Red Cloud City Red Cloud Zip Code NE 68970 Phone Number Phone Number Is the grantee a 501 (c)(3) organization? **√**No If Yes, is the grantee a 509(a) foundation? 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) (A) Status Improved ✓ Single Family Industrial Mirreral Interests-Nonproducing Mobile Home State Assessed \_\_\_ Agricultural ✓ Unimproved Multi-Family Mineral Interests-Producing IOLL Recreational Commercial Distribution 8 Type of Deed Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee ✓ Warranty Death Certificate - Transfer on Death Mineral Quit Claim Cemetery Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Transfer on Death 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Life Estate Auction Fasement Gift √ Sale Trustee to Beneficiary Yes Court Decree Partition Satisfaction of Contract Other (Explain) for same use? (If No. 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real Yes No. √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 16 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.) Yes\_ ✓ No Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 633 N Webster St same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description Lots Three (3), Four (4) and Five (5), Block Seven (7), Original Town of Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres 22 6.000!00 22 Total purchase price, including any liabilities assumed . . . . . . . . 0,00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter doltar amount and attach itemized list.) 23 6.00010024 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  $\frac{2}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory J. McCracken (402) 746-3613 Print or Type Name of Grantee of Attomey Title here Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 28 Recording Data Date Deed Recorded

Day 15

Nebraska Department of Revenue

BK2018, Pg 563

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of March A.D., 2018, at 3:15 o'clock P. M. Recorded in Book Office on Page 563 Deb Klingenberger County Clerk 4/0.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-/5-/8
\$Exempt \* & By 15/3

#### WARRANTY DEED

Roger L. Bohrer and Lila J. Bohrer, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Red Cloud Community Schools, District #2, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3), Four (4) and Five (5), Block Seven (7), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed March /3th, 2018.

Roger L. Bohrer

Lila J. Bohrer

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March \_\_\_\_\_\_\_, 2018, by Roger L. Bohrer and Lila J. Bohrer, husband and wife.

Comm.

A GENERAL NOTARY-State of Hebraska

MARY HUNT

My Comm., Exp., May 12, 2018

Notary Public

COVER PAGE PROPERTY TRANSFER GRANTEE MASTER NAME II tax/lien SALES FILE # NEIGHBORHOOD # 105 200 205 300 305 400 AGRICULTURAL GUIDE ROCK GUIDE ROCK RED CLOUD RED CLOUD BLUE INCL BLUE HILL BLADEN RESIDENTIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL 500 505 510 515 600 605 610 BLADEN COWLES W/ HOME COWLES NO HOME COWLES COWIES ROSEMONT W/HOME ROSEMONT / NO ROSEMONT COMMERCIAL SITE SITE COMMERCIAL W/ SITE COMMERCIAL / NO SITE HOME SITE COMMERCIAL W/SITE SITE 615 700 705 710 800 805 1000 1005 ROSEMONT INAVALE/ NO HOME INAVALE AMBOY VILLAGE W/ AMBOY VILLAGE/ NO RURAL COMMERCIAL RURAL COMMERCIAL 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 4000 9000 9500 RURAL RESIDENTIAL RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS SUBURBAN TAX DISTRICT TOTAL SALE PRICE 521 ADJUSTMENTS S ASSESSOR ADJUSTMENTS \$ REVIEW CODE SALES DATE DEED TYPE SALE QUAL YES ADJUSTED SUBCHNGD NO MOBILE CODE 1 2 3 USABILITY AS ADJUSTED SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR MEASUREMENT LOCATION CODE RC ВH cow GR BLA INA ROS RUR

COMMENTS GIFT to Schools-Exempt#2

COWLES

BLADEN

GUIDE ROCK

INAVALE

RED CLOUD

ROSEMONT

RURAL

BLUE HILL



### **Real Estate Transfer Statement**

63

FORM

• To be filed with the Register of Deeds. • Read instructions on reverse side. . If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale/Transfer 1 County Name 2018 Mo. 03 Day 12 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Catherland Auto, Inc. Grantee's Name (Buyer)
Red Cloud Community Schools, District #2 Street or Other Mailing Address Street or Other Mailing Address 334 N Cherry St 341 W 10th Avenue Zip Code 68970 City Red Cloud Zip Code 68970 Red Cloud NE NE Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes √No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home √ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt LOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 18 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Life Estate Auction Fasement **√** Gift Sale Trustee to Beneficiary Yes √ No Court Decree 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. ∏ No. √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC 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? Was the mortgage assumed? (If Yes, state the amount and interest rate,) V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes **Z** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee 18a No address assigned 18b Vacant land 20 Legal Description Lots Eight (8), Nine (9) and the North Half of Lot Ten (10), Block One (1), Original Town of Red Cloud. Webster County, Nebraska. 21 If agricultural, list total number of acres 0.00 22 23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 23 0100 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  $\frac{2}{2}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement, Kory J. McCracken (402) 746-3613 Print or Type/Name of Grantee of Authorized Representative Phone Number Attorney Title Authorized Representative here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 28 Recording Data

BK2018, Pg 564

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 Morch A.D., 2018, at 3:15
o'clock P. M. Recorded in Book 2018
on Page 56 1
Oeb Klingenberger County Clerk
370.00 B. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY

STAMP TAX

Date 3 - STAMP TAX

\$ Exempt # 2 By /3/3

#### CORPORATION WARRANTY DEED

Catherland Auto, Inc., a Nebraska corporation, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) received from GRANTEE, Red Cloud Community Schools, District #2, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots Eight (8), Nine (9) and the North Half of Lot Ten (10), Block One (1), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed March 12th, 2018.

Catherland Auto, Inc.

President

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March  $\frac{1}{2}$ , 2018, by Roger L. Bohrer, President of Catherland Auto, Inc., a Nebraska Corporation, on behalf of the Corporation.

Comm

A GENERAL NOTARY-State of Mebraska

X FITOS MARY HUNT

My Comm. Exp. May 12, 2010

Notary Public

BOOK & F	PAG <u>2018 ~</u>	287	f PA	reez	<u> </u>	GRANTEE MASTER NAM	16.11 BOSS	<del>/</del> ->
PARCE FILING NUM		04400/	6/120	920	1-9		Court	ney
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DOC STAN	1PS <u>580</u> ,	50		tax/lien		<del></del>		/
SALES FIL	E#	+	# PAG	res		<del></del>		•
NEIGHBORHOOL	1	200	105	200	205	300		
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE IIILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESIDENTA
	405	500	505	510	515	600	605	<b>510</b>
	BLADEN COMMERCIAL	COWLES W/ HOME	ÇOWLES NO HOME	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO	ROSEMONT W/HOME		ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/	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	
TAX DISTRICT	5			Gras	.129 - د	37	Suburban _	
TOTAL SALE PRICE_	257,5	00		Dry	- 15.			
521 ADJUSTMENTS S				Roa	d3	27 Acre	ప 5	
ASSESSOR ADJUSTMENTS \$					148	3.51		
REVIEW CODE	NO				;	<b>»</b>		
SALES DATE	3-15	5:2018						
DEED TYPE	STU	SD						
SALE QUAL	VES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<u> </u>	2	3	4	5			
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LOCATION CODE	вн	BLA	cow	GR I	IEASUREMENT INA	RC	ROS	RUR
	BLUEHILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	148,510	Aues-Lan	d total	Waza	355			



### **Real Estate Transfer Statement**

**FORM** 

521 To be filed with the Register of Deeds.
 Read instructions on reverse side. . If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. \_ 03 Mo. 03 Day 15 Yr. 2018 15 2018 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Kevin & Kandicé Herrick Ross L. & Courtney C. Montgomery Street or Other Mailing Address 1249 Rd 2100 Street or Other Mailing Address 3022 Rd E City Guide Rock State Zip Code 68942 City Superior Zip Code State NE 68978 Phone Number Phone Number Is the grantee a 501 (c)(3) organization? **V**No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (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 Personal Rep. Hease Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim √ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Terrectosure Transfer on Death Auction Easement Gift Life Estate Trustee to Beneficiary ☐ Yes √ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No Yes ∏No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate,) Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Rural Property same as Grantee Webster County, NE 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 257,500,00 22 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 00 257,500100 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. Kory J. McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney here Title

26 Date Deed Recorded

Day .

For Dept. Use Only

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

The Northwest Quarter (NW1/4) of Section Nine (9), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: Beginning at the Northeast corner of the Northwest 1/4 of said Section Nine (9), Township Two (2) North, Range Nine (9) West of the 6th P.M., thence S00°01'16"W (assumed bearing) on the East line of said Northwest 1/4 a distance of 774.00 feet; thence N89°52'31"W parallel with the North line of said Northwest 1/4 a distance of 135.00 feet; thence N57°54'53"W a distance of 940 feet; thence N00°01'16"E parallel with the East line of said Northwest 1/4 a distance of 276.43 feet to the North line of said Northwest 1/4; thence S89°52'31"E a distance of 931.61 feet to the point of beginning.

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 [ISM day of 11 1970]. A.D., 20 18 at 11:30 o'clock A.M. Recorded in Book 2018 on Page 585

The book of the New Design County Clerk

10.00 Assessor Carded

Book 2018, Pg 585

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-16-18
\$ 580.50 By 3/2

#### JOINT TENANCY WARRANTY DEED

Kevin Herrick and Kandice R. Herrick, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Ross L. Montgomery and Courtney C. Montgomery, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW1/4) of Section Nine (9), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: Beginning at the Northeast corner of the Northwest 1/4 of said Section Nine (9), Township Two (2) North, Range Nine (9) West of the 6th P.M., thence S00°01'16"W (assumed bearing) on the East line of said Northwest 1/4 a distance of 774.00 feet; thence N89°52'31"W parallel with the North line of said Northwest 1/4 a distance of 135.00 feet; thence N57°54'53"W a distance of 940 feet; thence N00°01'16"E parallel with the East line of said Northwest 1/4 a distance of 276.43 feet to the North line of said Northwest 1/4; thence S89°52'31"E a distance of 931.61 feet to the point of beginning.

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

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

Executed March <u>K</u>, 2018.

Kevin Herrick

Vandice P. Herrick

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March 15, 2018, by Kevin Herrick and Kandice R. Herrick, husband and wife.

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

Notary Public

## Agricultural Land Sales Worksheet

91	201	.8	5	85	3	3/15	2018 585 3/15/2018		Base: 91-0501 Affiliated: 91-0501 Unified: 91-050									501			
Location ID		Sale	Numb	er	Usea	Useability & Code #		Parcel Number								e ja stera i ko stera kasaki a					
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Land	9749. I. Selun	Imp	rovem	ents		T	otal	Date of Sale Property Classification Code													
222,35	222,355 222		222,355	Statu	Status Property Type			ре	se Zoning Locatio			cation	n City Size Par			cel Size					
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Outbuildi								No	nn-	AG T					3.2	70					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
148.51 ACRES DRY-15.87 GRASS-129.37 ROAD-3.27	
11 T HARTHAN Mary dd.	
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	(Continue on back)

## MIPS Inc.

### **WEBSTER COUNTY**

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/14/18 02-21 PM

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Use					ption	Spot Cod	de	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
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GRAS	2G	HOLDREGE	SILT LOAM, 3 T	O 2G		N		5.290	1,425	7,540	0		
GRAS				4G		N		0.260	1,425	370	0		
GRAS	3G	HOLDREGE SLOP	SOILS, 3-7%	3G		N	•	46.590	1,425	66,390	0		
GRAS	1G	HORD SILT	LOAM, 0-1% SL	OP 1G		N		0.480	1,425	685	0		
	n. Alan da <b>managan pr</b> antaka dalam da hasa asam parti sa h						1:	29.370		184,355			
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						Land	Total 1	48.510		222,355			
e			Extend										Amount
					RRICK, KEVIN &				<u> </u>				257,500
													Penalty Tax
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### **WEBSTER COUNTY**

2017 Appraisal Property Record Card

Page 2 RECORDCARD 5/14/18 02:21 PM

			11		5/14/18 02:21 PM
Parcel ID	001104400	(1659)	Primary Image	Sketch Image	
Cadastral ID	00002-00004-011A0				
PAD Class Code	02-05-05-03-00-09				
State GEO	4375-09-2-00000-000-1120				
Owner					
3022 RD E SUPERIOR, NE 6	ROSS L. & COURTNEY C. 8978				
Situs					
9-2-9					
Neighborhood	1 - AREA 1				
District	5 - GR11F1S - 65-0011				
Legal					
S-T-R: 09-02-09 W1/2NW1/4 & PT	EdioNiMaid C O O				
W 1/21NW 1/4 & P1	E 1/21NVV 1/4 9-2-9				
Property Valuation	n		Residential Information	Marshall & Swift Cost Approach	(06/2013)
Buildings	0		Type	Year/Effective Age	0/0
Improvement	0		Quality 00 -	,	0/0
Land/Lot	0		Condition .00 -		
Total	0		Base/Total 0 / 0		
Review Information	n		Area of Slab 0		
02/13/2006	Entered SK		Area of Crawl 0		
			Fixture/Roughin 0 / 0		
			Bed/Bathroom 0 / 0.0		
			Basement Area 0		

COVER PAGE PROPERTY TRANSFER GRANTEE MASTER NAME II DERRY + VICK' 408+ tax/lien # PAGES 100 105 200 (300 205 305 400 GUIDE ROCK GUIDE ROCK RED CLOUD RED CLOUD BLUETHLL BLUE HILL BLADEN RESIDENTIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL RESIDENTIAL COMMERCIAL 500 505 510 515 600 605 610 COWLES W/ HOME COWLES NO HOME COWLES COWLES ROSEMONT W/HOME ROSEMONT / NO ROSEMONT SITE SITE COMMERCIAL W/ SITE COMMERCIAL / NO SITE HOME SITE COMMERCIAL W/SITE SITE 700 705 710 800 805 7000 1005 INAVALE/ NO HOME INAVALE AMBOY VILLAGE W/ AMBOY VILLAGE/ NO RURAL COMMERCIAL RURAL COMMERCIAL INAVALE W/HOME SITE COMMERCIAL HOME SITE HOME SITE SITE 1015 1020 GRASS GREEN / GOLF SAND GREEN / GOLF RURAL ANIMAL COURSE CONFINEMENT 2000 4000 9000 RURAL RESIDENTIAL COMMERCIAL AGRICULTURAL EXEMPT GAME & PARKS SUBURBAN Transfer of Real Property W/o Probate NO SUBCHNGD MOBILE 2 3 5 SUBCHANGED SALE NOT TO BE USED ARMS LENGTH / NOT VALID FOR

6-11-2016

NO

DOC STAMPS

SALES FILE #

AGRICULTURAL

405

BLADEN

COMMERCIAL

615

ROSEMONT

COMMERCIAL / NO

SITE

1010

COURSE

1000

RESIDENTIAL

NEIGHBORHOOD I

PROPERTY CLASS

TAX DISTRICT

TOTAL SALE PRICE

SELADJUSTMENTS \$

REVIEW CODE

ASSESSOR ADJUSTMENTS \$

SALE QUAL YES ADJUSTED CODE USABILITY AS ADJUSTED MEASUREMENT LOCATION CODE вн RC ROS RUR BĽA cow GR INA COWLES GUIDE ROCK INAVALE RED CLOUD ROSEMONT RURAL BLADEN

## Nebraska Department of

## **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 re	corded unless	this stateme	nt is signed and		25 are accu	rately comple	eted.			
1 County Name	WEBS	2 County No STER - 91	umber	7	3 Date of Sale/Tra		Yr. 2014 2014	4 Date of De Mo. <u>03</u>		12 Yr. 2018		
5 Grantor's Name, A	ddress, and Tele	phone (Please	Print)		6 Grantee's Nam	e, Addres	s, and Telep	hone (Please P	rint)			
Grantor's Name (Selle Robin Y. May, o	etal				Grantee's Name ( Jerry J. & Vi	icki K. `						
Street or Other Mailing 210 N Liberty	g Address				Street or Other M 2780 S Smo							
City Blue Hill		State NE		Zip Code 68930	City Hastings			State NE		⊿p Code 68901		
Phone Number (402) 756-2772	2				Phone Number (402) 463-77	724	Is the grant If Yes, is the	tee a 501(c)(3) o e grantee a 509(	rganizatio a) foundat	n? Yes No tion? Yes No		
Email Address					Email Address	•						
7 Property Classific	ation Number. (	Check one box i	n categories A an	d B. Check C	if property is also a	mobile h	nome.			· · · · · · · · · · · · · · · · · · ·		
(A) Status				(E	) Property Type					(C)		
Improved	Single F	amily	Industrial		Mineral Interests	s-Nonprod	lučing	State Ass	essed	Mobile Home		
✓ Unimproved ☐ IOLL	☐ Multi-Fa	-	Agricultural Recreational		Mineral Interests	s-Producin	g	Exempt				
8 Type of Deed	Conservator				nd Contract/Memo	Partit	<u> </u>	Sheriff	Ot	her		
Bill of Sale Cemetery	Corrective Death Certific	ate – Transfer on	Ease Death Exec	=	ase neral		onal Rep. Claim	Trust/Trustee				
9 Was the property p	urchased as	16 Type of Tra				<del></del>	Revocable		Transf	er on Death		
part of an IRS like- (I.R.C. § 1031 Exch	nange)	Auction	Easeme	=	Life Esta		▼ Sale			e to Beneficiary		
Yes /	No sferred in full? (I	Court De	<u> </u>	ge [ Gran	or Trust Partition		Photo- 101	on of Contract	<del></del>	(Explain) state the intended use.)		
	No					√ Yes	☐ No _					
13 Was the transfer bet							-		<del></del>			
∐ Yes ☑		or Uncle to Nieco ers and Sisters	e or Nephew	-	Partnership, or LLC		elf Davis		Other			
		ouse	<u> </u>	Parents and C	and Grandchild hild	= '	pouse tep-parent an	d Step-child				
14 What is the current i			?		15 Was the mortg			<u>-</u>	t and inter	est rate.)		
7		<del></del>		· · · · · · · · · · · · · · · ·	☐ Yes	✓ No	\$		_	%		
16 Does this conveyand Yes		nt parcel of land?	?		17 Was transfer the of the agent or	nough a r	eal estate age cany contact.)	ent or a title com	pany? (If \	es, include the name		
18 Address of Property					19 Name and Add	iress of Pe	erson to Whor	n the Tax Statem	ent Shoul	ld be Sent		
610 W Lancaster Blue Hill, NE 689	30				same as Grantee							
18a No address as		Vacant lan	ıd									
20 Legal Description		<del> </del>	•		<u> </u>							
Lot Ten (10)			(W1/2) of L	ot Elever	1 (11), Block	Sixte	en (16)	, Original	Town	of Blue Hill,		
Webster Cou	ınty, Nebr	aska.										
21 If agricultural, list tota	al number of acre	es	· · · · · · · · · · · · · · · · · · ·									
22 Total purchase pr	rice, including	any liabilities a	ssumed					22 \$		3,000,00		
23 Was non-real pro	perty included	in the purchas	se? Yes 🗸	No (If Yes, e	nter dollar amount	and atta	ch itemized	list.) 23		0,00		
24 Adjusted purchas	-	-		•				5		3,000 00		
25 If this transfer is e	exempt from th	e documentan	stamp tax. list t	he exemption	number			<u> </u>	/	<del></del>		
Un	der penalties o	f law, i declare t	hat I have examine		nt and that it is, to th	he best of	my knowled	ge and belief, tro	ue, comple	ete, and		
Kory	J. McCracke	en	ign this statement.							(402) 746-3613		
sign Print or	Type Name of Gr	antes or Authoria	ed Representative			ΔĦ	tomey			hone Number		
	of Graptee or A	Authorized Repre	sentative		Title	2 440			£	116/18		
	-	<del></del>	Register of De	ed's Use Or	ly	·····		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	F	or Dept. Use Only		
26 Date Deed Recorded			amp or Exempt Nu		28 Recording Data		<u> </u>					
Mo. D3 Day 11	6 Yr. 18	\$ 6.	.75		Book 2	و8ع	Pg 59		Nah Bay St	eat. 88 76-214. 77-1827/2\		

State of Nebraska 3ss. Entered on the

numerical index and filed for record in the Clerk's office of said county this 16th day at 11:4 of March\_A.D., 2018 o'clock A. M. Recorded in Book

人12 Deputy Carded Comp

### AFFIDAVIT FOR TRANSFER OF REAL PROPERTY WITHOUT PROBATE UNDER NEBRASKA PROBATE CODE § 30-24,129

Book 2018, Pg 593

The undersigned affiants being first duly sworn, do hereby depose and state:

1. Affiants' mother, Ellen L. Wyatt, died on September 7, 2015, then being the owner of record of the following described real estate:

Lot Ten (10) and the West Half (W½) of Lot Eleven (11), Block Sixteen (16), Original Town of Blue Hill, Webster County, Nebraska.

- 2. The value of the decedent's interest in all real property in the decedent's estate located in this state does not exceed Fifty thousand dollars, as determined from the value of the property as shown on the assessment rolls for the year in which the decedent died.
- 3. Thirty days have elapsed since the death of the Decedent as shown by the certified copy of her death certificate hereto attached.
- 4. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.
- 5. Affiants are the children of decedent and are entitled to the above real estate by reason of the homestead allowance, exempt property allowance, family allowance or as the beneficiaries under the last will and testament of the decedent.
  - 6. Affiants have been unable to determine any subsequent will of the decedent.
- 7. No other person has a right to the interest of the decedent in the described property. All decedent's property, real and personal, passed to decedent's beneficiaries; the value of the entire estate (probate property) of the decedent is \$3,750.00 and none of said property is subject to inheritance or estate transfer taxes under the laws of the United States or State of Nebraska.
- 8. I hereby swear and affirm that all statements in this affidavit are true and acknowledge that any false statement may subject me to penalties for perjury pursuant to Neb. Rev. Stat. § 28-915. This affidavit is made pursuant to Nebraska Probate Code § 30-24,129.

Robin Y Dennis/D. Van Dusen STATE OF NEBRASKA, COUNTY OF BOLLO ) ss.

Mourch The foregoing instrument was acknowledged before me on December 12 Van Dusen, a married person.

Comm. expires 12412019

May, a married person.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) &s.

The foregoing instrument was acknowledged before me on December 22, 2017, by Robin Y.

Comm. expires December 19, 2019

Notary Patilic

lotary Public

GENERAL NOTARY - State of Nebraska TRACY A. DONLEY

GENERAL NOTARY - State of Nebraska JULIE K. MCCLARY

My Comm. Exp. January 24, 2019

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Phone/Fax: (402) 746-36 KORY:C::WP\800\150RE\_ELW 12/5/17

#### STATE OF NEBRASKA

Book 2018, fg 594

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

DATE OF ISSUANCE

09/14/2015

Stanley S. COOPER STANLEY S. COOPER ASSISTANT STATE REGISTRAR DEPARTMENT OF HEALTH AND HUMAN SERVICES

LINCOLN, NEBRASKA

			•	TAIL OF MED	CE	RTIFIC	ATE OF	DEAT	H					15 05230
	1. DECEDE	NT'S-NAME (First,	Middle,	Last, Suffix)						2 SEX			OF DEATH (Mo.,	
l	Ellen	Louise Wyatt						L	<del></del>	Fem			ember 7, 201:	
1 1	4. CITY AN	D STATE OR TERRITO	RY, OR FO	REIGN COUNTR	Y OF BIRTH					R 5c. UN	DER 1 DAY	- 6. DATE	SOF BIRTH (MO.	Day, Yr.j
ll						(Yrs.		MOS.	DAYS	HOUR	MINS.	Nov	ember 30, 193	11
1	Torring	ton, Wyoming				<u> </u>	83 8a. PLACE OF	DE OTH	<u> </u>			I NOV	sinder 30, 15c	
1	- ~~~	BER							ant .	OTHER	Nursin	Home/L	rc □ Hose	ice Facility
1 1	8b. FACILITY-NAME (If not Institution, give street and number)  HOSPITAL   Inpatient OTHER   Nursing Home/L											_	•	
													-	
유	CHI H	ealth St. Francis						☐ DOA				Specify)	<del> </del>	
DIRECTOR		R TOWN OF DEATH (In	clude Zip	Cade)					a		OF DEATH			
ᄚ		Island 68803					- 1-	7/00 7	3	Hall				
I ₹		INCE-STATE		9b. COUNT	Y		- 1	ιτγ or τι oniphan						
핃	Nebra	SKA TAND NUMBER		Hall				umpnan	9e. APT	NO. IS	. ZIP CODE		9a. (NSID)	E CITY LIMITS
5		6th Street									68832		⊠ YE	s 🗌 No
completed/verified by: FUNERAL		TAL STATUS AT TIME	OF DEATH	Married	Never Marrie	d 10b. N	AME OF SPOL	ISE (First,	Middle	, Last,	Suffix) If wi	fe, give m	aiden name	
je je		ried, but separated 🛚 🗵		-			Wyatt							
Veri				Last, Suffix)		,		NOTHER'S	-NAME (	First, M	iddle, Ma	iden Sun	name)	
- Ba	Clarer		manc,	2034 - 02.1127						Lough	гу			
声		N U.S. ARMED FORCE	52 Give d	ates of service if	Yes. 14a.	INFORMA	NT-NAME					14b. l	RELATIONSHIP T	O DECEDENT
uo:		o, or Unk.) NO				bin May						Da	ughter	
ě		OD OF DISPOSITION	16a.	EMBALMER-SIG	NATURE			1	ISB. LICE	NSE NO.		15a. 1	DATE (Mo., Day, Y	(r.)
ျ	X Buri	a) Donation	Ja	mes M. McLa	aughlin			- 1	951			\$e	ptember 11, 2	015
1	☐ Crer	nation 🗌 Entombmen		CEMETERY, CR		ROTHER	LOCATION		C	HY/TOW	V		STA	TE
	Ren	oval 🔲 Other (Spec	ify) B	lue Hill Ceme	terv				E	Blue Hill			Nebr	aska
	RT- CILIE	RAL HOME NAME AND				wn. State)							17b, Zip C	
	Merte	n-Butler Mortuary,	inc., 50°	West Gage	Street, PC	Box 18	5, Blue Hill,	Nebras	ka				68930	
ш				CA	HSE OF F	TEATH (	See instru	tions a	nd exa	mples)				
Н	18. PART I.	Enter the chain of events-	diseases, inju	ides or complication	ns-Ibat directly	caused the	death, DO NOT s	nter temtina	i events su	ich as cardia	arrest,		APPROXIMATE	INTERVAL
	respira	respiratory arrest, or ventricular fibrillation without showing the etiology, DO NOT ABBREVIATE. Enter only one sause on a line. Add additional lines if necessary.  IMMEDIATE CAUSE:												
	MAIEDIAT	IMMEDIATE CAUSE (Final a) Pneumonia												
ļ		candition resulting	i neame											
į l	in death)			AS A CONSEQU									onset to death	
1		lly list conditions, if b) ng to the cause listed	Congest	ive Heart Fail	ure								:	
1	on line a.		IETO OR	AS A CONSEQU	ENCE OF:		-						onset to death	
	Enter the	UNDERLYING CAUSE C)											į	
1	(disease o	r injury that Inklated											onset to death	
1	LAST	resulting in death) D( d)		AS A CONSEQU	ENGE OF:								i t	
	l											,	i	
1	18. PART	IL OTHER SIGNIFICAN	IT CONDITI	ONS-Conditions	contributing	to the dea	ith but not res	ulting in t	he underl	ying cause	given in PA	RT I. ₹ 19.	Was medical e or coroner co	XAMINER NTACTED?
1	1											- 1	YES X N	
Ĭ	20. IF FE	MALE.		η	21a. MANNE	R OF DEA	TH	216. (	F TRANS	PORTATIO	N INJURY 21	c. WAS A	N AUTOPSY PER	FORMED?
by: CERTIFIER		oregnant within past year			Natural	Homic			Orlver/Oper		-	☐ YES	X NO	
甾	Preg	nant at time of death			Accident	Pendi	g Investigation	. –	Passenger		<u> </u>		AUTOPSY FINDIN	ICS AVAILAS
1 %		pregnant, but pregnant witt			Suicide	_	not be determine	<u>۔</u> ا	Pedestrian		21		AUTOPSY FINDIN MPLETÉ CAUSE (	
투		pregnant, but pregnant 43 o		r before death				10	Other (Spec	cu))	i	YES	□ NO	
completed		nown if pregnant within the		T		- 01 105 /	NE INCRESS 64		m etroot	factors of	ice building	construc	tion site, etc. (Sp	ecify)
Ī	22a, DAT	E OF INJURY (Mo., Day	y, Yr.}	22b. TIME OF !!	NJURY 122	C. PLACE	JE INJURT•AL	ijonje, ian	n, suest,	iactory, or	ite panamy	, 00,1101110	,,	
9	22d IN F	JRY AT WORK? 22	e. DESCRIE	BE HOW INJURY	OCCURRED				-					
Ē	1	YES INC												
1				MOCD ARTIC		ITY/TOWN				ST	ATE		z	IP CODE
1	ZZŧ. LOC	ATION OF INJURY - ST	KEELS N	JWSEK, API.NU.		,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,,	•			3,	<del>-</del>			
2	-	23a, DATE OF DEATH	(Mo., Day,	Ys)			->-	24a. DA	TE SIGNE	ED (Mo., Đa	y, Yr.)	24b. TIA	E OF DEATH	
1	후 문	September 7,	2015				CtA3					1	E DEONOUNCE	DEAD
1	Hatel	23b. DATE SIGNED (M			ME OF DEAT	н	ATTO	24c. PR	ONDUNC	ED DEAD (	мо., Бау, Үг	.) Z4d. TIN	E PRONOUNCE	JUEAU
	To be completed by MEDICAL CERTIFIER ONLY	September 10 23d. To the best of my kno			:43 PM me, date and pl	ace	- 12 R S E S	24p. On 1	he basis of	examination	and/or investi	pation, in m	y opinion death occu	arred at
İ	p ps	and due to the cause	e(s) stated. (S	ignature and Title)			S the	the	time, date	and place an	due to the ca	use(s) state	d. (Signature and 'Tt	le)
ı	ř 🖁	Richard Fruehlin	g, MD				To be completed by CORONER'S PHYSICIAN OF COUNTY ATTORNEY ONLY	1						
1	25. DID	OBACCO USE CONTR	BUTE TO	THE DEATH?	26a. HA	S ORGAN	OR TISSUE D	NOTANG	BEEN CO	NSIDERED			NT GRANTED?	
1	IXI.	res □ NO · □ P	ROBABLY	UNKNOWN	<u> </u>	ES	×Ν				Not Appli	able if 26	ais NO 🔲 YE	s □ NO
	77 MAM	e, TITLE AND ADDREST hard Fruehling, MC	S OF CER	TIFIER /Type or	rint)	no Gran	distand N	ebraska	68803					
<u> </u>		nard Fruenling, IVIL DISTRAR'S SIGNATUR	, Z   10 V	· I alorey #4L	20x 30	7	_				28b. DATE 1	ILED BY	REGISTRAR (Mo.	, Day, Yr.)
	zsa. RE	JID I RAK'S SIGNA FUR	<b>_</b>	anleg	<i>D</i> .	COO	per					mber 10		
	1		, -	Q									<u> </u>	

State of Nebraska Ss.
County of Webster Entered on the numerical index and filed for record in the Cterk's office of said county this 6th day of March A.D., 20 18, at 11:50 o'clock A.M. Recorded in Book 2016 on Page 595 County Cterk 10.000 Assessor Carded

#### JOINT TENANCY WARRANTY DEED

James May, II and Robin Y. May, husband and wife, and Dennis D. Van Dusen and Lois Van Dusen, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Jerry J. Yost and Vicki K. Yost, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Ten (10) and the West Half (W½) of Lot Eleven (11), Block Sixteen (16), Original Town of Blue Hill, Webster County, Nebraska.

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

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

Executed December 19, 2017.

James May, II

Robin Y: May

Robin Y: May

Dennis D: Van Dusen

Lois Van Dusen

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 22, 2017, by James May, II and Robin Y. May, husband and wife.

Comm. expires December 19, 2019

Notary Public

GENERAL NOTARY - State of Nebraska
TRACY A. DONLEY
My Comm. Exp. Dec. 19, 2019

STATE OF NEBRASKA, COUNTY OF BUFSOLD) ss.

March 2018 December 12 2017, by

The foregoing instrument was acknowledged before me on <del>December 12., 2017</del>, by Dennis D. Van Dusen and Lois Van Dusen, husband and wife.

Comm. expires 1242019

Notary Public

GENERAL NOTARY - State of Nebraska JULIE K. MCCLARY My Comm. Exp. January 24, 2019

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 hone/Fax: (402) 746-3613 kory::::wps:::wps://www.sci.may.jtd Page I of 1 Pages

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	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
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٢	25						SUBURBAN _	
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521 ADJUSTMENTS S								
SSOR ADJUSTMENTS <u>\$</u> REVIEW CODE	NO							
SALES DATE	3-/-	2018						
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	<u> </u>	<del></del>			1,1,000			<del></del>

## NEBRASKA Good Life, Great Service.

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

66

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 Yr. 2018 Day \_ 01 Mo.\_03 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Joseph Hamburger and Amy Hamburger Lorraine Young Street or Other Mailing Address Street or Other Mailing Address 255 John St. 145 S. Nebraska St. Zip Code City 68942 NE 68942 Guide Rock Guide Rock Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Yes Phone Number Phone Number 402-257-2032 Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home Single Family Industrial Mineral Interests-Nonproducing State Assessed √ Improved Exempt Mineral Interests-Producing Unimproved Multi-Family Agricultural □ IOLL Recreational Commercial Other\_ Distribution Land Contract/Memo Partition Sheriff Conservator 8 Type of Deed Trust/Trustee Lease Personal Rep. Bill of Sale Corrective Easement √ Warranty Quit Claim Mineral ☐ Cemetery Death Certificate - Transfer on Death Executor 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Distribution Foreclosure Inrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Trustee to Beneficiary Life Estate √ Sale Auction Satisfaction of Contract Other (Explain) Grantor Trust Partition Court Decree Exchange Yes 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes √ Yes ☐ No ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other. Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? #17380.0*0* Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes √ No ☐ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 255 John St. Same as #6 Guide Rock NE 68942 18a No address assigned 18b Vacant land 20 Legal Description Lots 1, 2 and 3, Block 12, Vance's Addition to Guide Rock, Webster County, Nebraska 21 If agricultural, list total number of acres 16,000. 00 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) 23 16,000100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Amy Hamburger Phone Number Print or Type Name of Grantee or Authorized Representative 03/0918 owner Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded

BK2018, Pg 598

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of March A.D., 20 18, at 11:50 o'clock A.M. Recorded in Book 2018 on Page 598

Deb Kingenberger County Clerk Slo.00 BB Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 3 - 7 - 7 8 \$ 36.00 By B/3

After recording please return to: Bradley E. Nick SIDNERLAW 340 E. Military Ave., Ste. 1 Fremont NE 68025

### WARRANTY DEED

#### KNOW ALL MEN BY THESE PRESENTS:

THAT I, Lorraine Young, a single person, herein called the Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, do hereby grant, bargain, sell, convey and confirm unto Joseph Hamburger and Amy Hamburger, husband and wife, herein called the Grantee, whether one or more, the following described real property in Webster County, Nebraska:

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

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 Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of said premises; that they are free from encumbrance, that Grantor has good right and lawful authority to convey the same; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

DATED this 9 day of March 2018.

Lorraine Young

STATE OF NEBRASKA)

) SS.

COUNTY OF DODGE

The foregoing instrument was acknowledged before me on this \_\_\_\_\_\_\_ day of March 2018, by Lorraine Young, a single person.

GENERAL NOTARY - State of Nebraska SHERYL JEAN CASTILLO My Comm. Exp. July 4, 2021 Notary Public Gran Castillo

# Residential & Commercial Sales Worksheet

Cnty No. Book Page Sa			le Date	Schoo					chool District Code								
91	20:	18	598		3/1	/2018	Base: 9	1-0	501	Affili	ated: 9	1-0503	. Un	Unified: 91-0501			
Location	100	Sale	Number	U	seabilit	y & Code#	2 (1) (2) (2) (2) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	<b>%</b>	52X15X2	. I	Parcel I	Number					
0006124	100		66		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
	Da	ate of Sa	ale Assessed	l Val	ue		4487			00	0	40010		012	0000		
Land		Imp	rovements			[otal			Date of	Sale P	ropert	y Classifi	cation	Code			
	180		11,10	0		11,280	Status	Pı	roperty Ty	pe	Zoning	Location	n C	ity Size	Parcel Size		
Assessor Lo	cation:	GUID:	E ROCK	(GR)			A) 1	B)	01	C	) 1	D) 1	E)	7	F) 3		
				5/4/2 5/4/2		Residential	有效原物	1/5		.y/v/v/c		Commo	rcial				
	Mul	tiple Imr	rovements:	Multi	ple. Impr	ovements.:			Multiple.	Improv	ements.:						
			uction Date:		truction E		00		Construct	ion Dat	æ:						
			Floor:		Sq. Ft. :	1,3	37		Floor Sq.	Ft.:							
		Buildin	g Cost New:	Cost		101,6	65		Cost:								
Single Family						Condition: 1!	5	Allen Va	Comme	rcial C	ecupan)	cy Code:	(n. Herri) (d.) g. de las	Filosoph (197)			
(100) □ Mc				(10)	¥ 7	Vorn Out			Primary		0	therl:	-	Other2:			
(101) 🗆 On	e Story			(20)	æ E	adly Worn			Comme	rcial C	onstruc	tion Class		X.AQ.			
(102) 🗆 Tw				(30)		verage			(1)	Firep	proof Str	uctural Ste	el Fran	e			
(103) □ Spl	lit Level			(40)		lood			(2)	Rein	forced (	Concrete F	ame				
(104) 🗷 11	/2 Story			(50)	□ \	ery Good			(3)	Mase	onry Bea	aring Walls	,				
(111) 🗆 Bi-	Level			(60)	□ E	xcellent			(4)	Woo	d or Ste	el Framed	Ext. W	ils			
(106) □ Oth	ner			4.00		125 Mary A	ust wy		(5) 🗆	Meta	l Frame	and Walls					
Townhouse o	S. Samer of Mark	Style:		Resi	dential (	Quality: 30			(6) 🗆	Pole	Frame						
(301) 🗆 On	e Story			(10)		ow			Cost Ra	nk:			Condit	ion:			
(302) 🗆 Tw	o Story			(20)	□ F	air			(10)	Low			(10) E	Worn	Out		
(307) 🗆 11/	/2 Story			(30)	Æ A	verage			(20)	Aver	age		(20) E	] Badly	Wom		
(308) 🗆 Spl	it Level			(40)		lood			(30)	Abo	ve Avera	ige	(30) E	] Avera	ge		
(309) 🗆 2 1/	/2 Story			(50)	□ V	ery Good			(40)	High	L		(40) E	l Good			
(304) 🗆 One	e Story D	uplex		(60)	□ E	xcellent							(50) E	] Very	Good		
(305) 🗆 Tw	o Story I	Duplex							a de la composition della comp		M005		(60) E	Excel	lent		
Assessor's	s Adjus	stment	to Sale P	rice	(+ or	-):	,										
Assessor Co	omment	s and R	eason for A	djus	tment:												
	<u></u>																
						·····								·····			
Comments i		00 ==		na -1-				Comn	nents:								
PAID 1	6,000	.00 7	ALUED A	r 1.	L,280												
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		***										~ *****					



### **WEBSTER COUNTY**

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/14/18 02:25 PM

Parcel ID   000612400   Legal   LOTS 1 THRU 3 BLK 12 GUIDE ROCK VANCES   Situs	Previous 17,200 0 180 17,380	Curre 11,1 1 11,2
ADDITION   255 JOHN ST   GUIDE ROCK, NE 68942   255 JOHN ST   GUIDE ROCK, NE 68942   255 JOHN ST   GUIDE ROCK, NE 68942   256 JOHN ST   GUIDE ROCK   256 JOHN ST   256 JO	17,200 0 180	11,1
255 JOHN ST GUIDE ROCK, NE 68942  County Area 0 N/A Neighborhood 100 GUIDE ROCK State GEO 4487-00-0-40010-012-0000 Location / Group 40 GUIDE ROCK (GR) District 25 GR11VS - 65-0011 School 91-0501 91-0501 91-0501 Sale Amount 16,000  GUIDE ROCK, NE 68942  Value Buildings Improvement Land / Lot Total	17,200 0 180	11,1
GUIDE ROCK, NE 68942  County Area 0 N/A Class Code 01-01-01-07-03 Value  Neighborhood 100 GUIDE ROCK State GEO 4487-00-0-40010-012-0000 Buildings  Location / Group 40 GUIDE ROCK (GR) Cadastral 00002-00090-00032 Improvement  District 25 GR11VS - 65-0011 Book / Page 2018 / 598 Land / Lot  School 91-0501 91-0501 91-0501 Sale Date 03/01/2018  Sale Amount 16,000 Total	17,200 0 180	11,1
County Area   0   N/A   Class Code   01-01-01-07-03   Value	17,200 0 180	11,1
Neighborhood         100         GUIDE ROCK         State GEO         4487-00-0-40010-012-0000         Buildings           Location / Group         40         GUIDE ROCK (GR)         Cadastral         00002-00090-00032         Improvement           District         25         GR11VS - 65-0011         Book / Page         2018 / 598         Land / Lot           School         91-0501         91-0501         91-0501         Sale Date         03/01/2018           Sale Amount         16,000         Total	17,200 0 180	11,1
Neighborhood         100         GUIDE ROCK         State GEO         4487-00-0-40010-012-0000         Buildings           Location / Group         40         GUIDE ROCK (GR)         Cadastral         00002-00090-00032         Improvement           District         25         GR11VS - 65-0011         Book / Page         2018 / 598         Land / Lot           School         91-0501         91-0501         91-0501         Sale Date         03/01/2018           Sale Amount         16,000         Total	17,200 0 180	11,1
Location / Group         40         GUIDE ROCK (GR)         Cadastral         00002-00090-00032         Improvement           District         25         GR11VS - 65-0011         Book / Page         2018 / 598         Land / Lot           School         91-0501         91-0501         Sale Date         03/01/2018         Total           Sale Amount         16,000         Total	0 180	1
District         25         GR11VS - 65-0011         Book / Page         2018 / 598         Land / Lot           School         91-0501         91-0501         91-0501         Sale Date         03/01/2018         Total		
School 91-0501 91-0501 91-0501 Sale Date 03/01/2018 Sale Amount 16,000		
Sale Amount 16,000 Total	17,380	11.2
		,-
Date Added Notes		
11/04/2002 CARD #: 17260 GLIDE: 64		
Model Method Lot Size Frontage Spot Code Cutoff Value Add	(+/-) I	ot Value Appr
4 GUIDE ROCK 02 SqFoot 22,218.000 150.000 N 15,000 0.010 0.	0.000	180
40,000 0.002		
999,999 0.001		
Sale Date Book Page Extend Ownership History		Amoi
03/01/2018 2018 598 YOUNG, LORRAINE		16,0
12/10/2017 23018 <b>00</b> 463 YOUNG, LORRAINE		
05/01/2009 02009 00640 DESSEL, BECKY (%)		10,0
04/09/2009 02009 00634 DESSEL, BECKY		10,0
Year Statement District Building Other Land Total Exempt Taxable	Total Tax	Penalty 1
2017 612400 25 17,200 0 180 17,380 0 17,380	322.02	
2016 612400 25 14,150 0 180 14,330 0 14,330	261,20	
2015 612400 25 10,425 0 180 10,605 0 10,605	195.88	
2014 612400 25 10,425 0 180 10,605 0 10,605	219.86	
2013 612400 25 14,735 0 660 15,395 0 15,395	346.90	



2017 Appraisal Property Record Card

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Parcel ID 000612400 (1165) Primary Image Sketch Image Cadastral ID 00002-00090-00032 Parel & 19941280 PAD Class Code 01-01-01-01-07-03 State GEO 4487-00-0-40010-012-0000 Owner HAMBURGER, JOSEPH & AMY 255 JOHN ST GUIDE ROCK, NE 68942 Situs 255 JOHN ST GUIDE ROCK NE 68942 Neighborhood 100 - GUIDE ROCK (112) District 25 - GR11VS - 65-0011 (500) Legal LOTS 1 THRU 3 BLK 12 GUIDE ROCK VANCES ADDITION Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 11,100 Single-family Residence Type Year/Effective Age 1900/0 Improvement 0 Quality 3.00 - Average Land/Lot n Condition 1.50 - Worn Out Plus 0.5 Total 11.100 Base/Total 1.058 / 1.337 Review Information Style 63 % - 1 1/2 Story Finished 12/07/2013 Entered AG 37 % - One Story 10/09/2013 Inspect TS Exterior Wall 100 % - Frame, Siding, Vinvl Roof Cover Galvanized Metal Area of Slab 0 Area of Crawl ۸ Fixture/Roughin 5/0 Bed/Bathroom 2/1.0 Basement Area Code Description Quality Year Dimensions Units PD. FD 706 Detached Garage(SF) 3.00 396 saft 0.000 % / 0.000 % Approximate value after 97.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 150 Description Code Cost Source Size Year In Units Depreciation WST Wood Stove MS Residential 0 0.000 % YDS Yard Shed MS Residential 120 n 120 42,000 % SH1 SHED DIRT MS Residential 504 0 504 42.000 % SH1 SHED DIRT MS Residential 234 D 234 32.000 % FLV100 Flat Value 100 MS Residential 1 0 0.000 % SWP Enclosed Porch, Solid Walls MS Residential 84 0 84 0.000 % RPS Raised Slab Porch with Roof MS Residential 112 0 112 0.000 % Date Added Notes 11/04/2002 CARD #: 17260 GLIDE: 64

BOOX & F		18-65	7 # # # # # # # # # # # # # # # # # # #	NGES	<del></del>	GRANTEE MASTER NAM	E Henn	eth L.
PARCE FILING NUM	18CR <u>COV / C</u>	1000/6	e6110	3-4	70	<del></del> -	4-3h	eryl L.A
	new o	017104				<del></del>		
DOC STAN	1PS 2.25	<u> </u>		tax/lien				
SALES FIL	Е# <u></u>	7	# PAG	ES	<del>-</del>			
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 RESIDENTI
	405	500	505	510	\$15	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	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					
į	COURSE	\$AND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			<del></del>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
FAX DISTRICT FOTAL SALE PRICE	41.00	)					SUBURBAN _	
R ADJUSTMENTS \$								
RÉVIEW CODE	NO							
SALES DATE	3-21-	18						
DEED TYPE	QCI	)	<u></u>					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	I USABILITY	Z AS ADJUSTED :	3 SUBCHANGED SALE		VALID FOR			
OCATION CODE	BLUE HILL	BLA BLADEN	COW COWLES C	GR	INA INA	RC RED CLOUD R	ROS	RUR
COMMENTS	CO T-	te'd	1.00			emp 2		RURAL

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

**FORM 521** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item. 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		e of Deed	
-	WEBSTER - 91		Mo. 03 Day 21	Yr. 2018 Mo	. <u>03</u> <sub>Day</sub> <u>21</u>	_Yr2018
5 Grantor's Name. Addres	s, and Telephone (Please Print)		6 Grantee's Name, Address			***
Grantor's Name (Seller)			Grantee's Name (Buyer)		·/	
Jennifer R. Gottsch Street or Other Mailing Add	ess		See Attached Street or Other Mailing Addr	ess		
6130 N Marian Roa	State	Zip Code	City	St	ate	Zīp Code
Hastings	NE	68901	Phone Number	Is the grantee a 501	(c)(3) organization?	Yes No
Phone Number  UNavailable				If Yes, is the grantee		
Email Address unavailable			Email Address			
	Number. Check one box in categor	ies A and B. Check C it	property is also a mobile h	ome.		
(A) Status		(B)	Property Type			(C)
Improved :	Single Family Indu	strial [	Mineral Interests-Nonprodu	ucing Sta	ite Assessed	Mobile Home
Unimproved		cultural	Mineral Interests-Producing	Ext	empt	
lorr l		eational	and Countries and Belows			
	nservator rrective	DistributionLar EasementLea	nd Contract/Memo Partiti	onSheriff nal Rep.		
= =	ath Certificate – Transfer on Death	= =	neral Quit C	· =		
9 Was the property purcha	sed as 10 Type of Transfer	Distribution  Forecle	osure Irrevocable Trust	Revocable Trust	Transfer o	n Death
part of an IRS like-kind e (I.R.C. § 1031 Exchange		Easement 🗸 Gift	Life Estate	Sale	Trustee to	Beneficiary
Yes 🗸 No	Court Decree	Exchange Granto	r Trust Partition	Satisfaction of Con	Lucuse '	<u> </u>
11 Was ownership transferre	d in full? (If No, explain the division.)		12 Was real es ✓ Yes	state purchased for sa	me use? (If No, state	the intended use.)
	relatives, or if to a trustee, are the tru	ctor and hanaficiary rala				
Yes VNo	Aunt or Uncle to Niece or Neph	-	artnership, or LLC	•	Other	
<u> </u>	Brothers and Sisters	Grandparents a		ouse		
•	Ex-spouse	Parents and Ch	ild St	ep-parent and Step-ch	nild	
14 What is the current marke	t value of the real property?		15 Was the mortgage assum	ned? (If Yes, state the	amount and interest	rate.)
\$100			Yes 🗎 No	\$		%
16 Does this conveyance div	ide a current parcel of land?		17 Was transfer through a re of the agent or title comp	eal estate agent or a til any contact.)	tle company? (If Yes	include the name
18 Address of Property			19 Name and Address of Pe			
	County, Nebraska		Grantee			
18a 🗸 No address assigne	d 18b Vacant land					
20 Legal Description	o ios vacant land					
,	West Half of the North	weet Quarter	10/14 NIW 14) of S	oction Throc	(3) Towner	nin Four
	e Ten (10) West of the					
(4) North, Italige	e ren (10) west of the	Out Flivi., VVC	oster County, Nex	naska, iyirig	vvest of Filg	. Iway 201.
21 If agricultural, list total nur	nber of acres <u>n/a</u>	••				
22 Total purchase price.	ncluding any liabilities assumed				\$	1.00
, ,	• •		star dallar amount and affac		\$	
23 was non-real property	/ included in the purchase?	res (V) NO (II fes, er.	nei dollar amoum and allac	- H	S	
24 Adjusted purchase pri	ce paid for real estate (line 22 m	nus line 23)			4	1,00
25 If this transfer is exem	pt from the documentary stamp	ax, list the exemption	number n/a	·		
Under p	enalties of law, I declare that I have	e examined this statemen		my knowledge and b	elief, true, complete	and
correct, and the	at I am duly authorized to sign this st D. Baack	alentent.			(4)	02) 834-3300
Print or Type I	Name of Grantee or Authorized Repre	sentative			<u>`</u>	ne Number
sign ///	()5/2		Att	orney	0	3-21-2018
here signature of C	Grantee or Authorized Representative	-	Title		Date	)
	Reais	er of Deed's Use On	lv		For	Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Ex		28 Recording Data			
Mo. 3 Day 27	18 \$ 2.25		BK2018, Pg	634		
lebraska Department of Revenue		I	·		rized by Neb. Rev. Stat.	§§ 76-214, 77-1327(2)

### 6. Grantee's Name, Address and Telephone

Kenneth L. Auten and/or Sheryl L. Auten,
Co-Trustees of the Kenneth L. Auten and Sheryl L. Auten Revocable Trust
15965 South Marion Road
Ayr, NE 68925
Phone unavailable
E-mail unavailable
NOT 501(c)(3)

BK2018,Pg 634

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of March A.D., 2018, at 8:40 o'clock A.M. Recorded in Book 2018 on Page 634

Deb Klingenberger County Clerk

Comp\_\_\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-27-/8
\$ 2.25 By 88

Return to: Skalka & Baack Law Firm, L.L.C., PO Box 907, Hastings, NE 68902-0907

\_Assessor\_\_\_Carded

### QUITCLAIM DEED

JENNIFER R. GOTTSCH, a single person, Grantor, whether one or more, in consideration of One and no/100 Dollars (\$1.00), receipt of which is hereby acknowledged, quitclaims and conveys to KENNETH L. AUTEN AND/OR SHERYL L. AUTEN, CO-TRUSTEES OF THE KENNETH L. AUTEN AND SHERYL L. AUTEN REVOCABLE TRUST, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section (76-201) in Webster County, Nebraska:

That part of the West Half of the Northwest Quarter (W ½ NW ¼) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, lying West of Highway 281.

EXECUTED: March 2 2018.

JENNIFER R. GOTTSCH

State of Nebraska

) ss.

County of Adams

GENERAL NOTARY - State of Nebraska
SALLY J CONSBRUCK
My Comm. Exp. December 16, 2021

Melly J. Construction
Notary Public



2017 Real Estate Breakdown Report

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Parcel ID	· · · · · · · · · · · · · · · · · · ·	001701000											714/16 01:	
owner	,	001701000		Leg		EVOEDT DI LIE LIII	LL DIDOF		Card File	00170	01000			
	CH, JENNIF	<b>C</b> D D		SUI	'ZNVV 1/4 3-4-11 BDIVISION FX	EXCEPT BLUE HI	LL RIDGE VEVED TO		Situs					
6130 N I	MARIAN RE	)			TE OF NE FO		VETED TO		3-4-10 161	5 RÓAD AA				
	GS, NE 68				-R: 03-04-10				İ					
County /	Area	1 ARE	A 1	Clas	s Code	02-05-05-03-00-09	9		Value			Previous	C	urrer
Neighbo	rhood	1 ARE	A 1	Stat	e GEO	4133-03-2-00000-	000-6110		Buildings			0	_	
	/ Group	80 RUR	AL (RUR)	Cad	astral	00001-00009-000	01		Improveme	nt		0		
District			SN - 91-0074	Boo	k / Page	02017 / 02717			Land / Lot			102,400	9	99,65
School		91-0074	91-0074 91-0074		Date	11/09/2017			Total			400,400		00.05
					Amount	155,000			lotai			102,400	,	99,65
Owner		<u> </u>		%	· · · · · · · · · · · · · · · · · · ·				_1					
	H, JENNIF			100					. [					
	ded Notes													
11/06/20			POTENTIAL - ZONING E											
Soil	Use	LCG/LV			LVG Descrip	tion	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Su
2675	DRY	2D	HOLDREGE SIL	,			N	0.210	2,265	475	0			
3561	DRY	2D1	HOBBS SILT LO OCCASION	AM,	2D1		N	0.980	2,435	2,385	0			
3864	DRY	1D1	HASTINGS SILT	LOAM, 0-1%	1D1		N	0.420	2,705	1,135	0			
4147	DRY	3D	HOLDREGE SO	LS, 3-7%	3D		N	13,550	2,265	30,690	0			
			SLOP											
								15.160		34,685				
2521	GRAS	4G	COLY-HOBBS S	ILT LOAMS, 0-	4G		N	4.300	1,425	6,130	0			
2675	GRAS	2G	HOLDREGE SIL	T LOAM, 3 TO	2G		N	14.830	1,425	21,135	ō			
3561	GRAS	2G1	HOBBS SILT LO OCCASION	AM,	2G1		N	25.320	1,425	36,080	0			
4147	GRAS	3G	HOLDREGE SO SLOP	•	3G		N	0.880	1,425	1,255	0			
4148	GRAS	4G1	HOLDREGE SO SLO	ILS, 7-11%	4G1		N	0.260	1,425	370	0			
								45.590		64,970				
ROAD	ROAD	ROAD	COUNTY ROAD	to the plantage of the second scalable field from an original	ROAD		N	0.720	0	0	0			
						The second of th	Land Total	61.470	180 hot alderson graft-conservation of the state of the	99,655				
Sale Dat		Book	Page	Extend	Owne	rship History				00,000			Δ.	mour
11/09/20		02017	02717			SCH, JENNIFER R								55,00
09/09/20	16	02016	02232		SCH	IDELER, JOHN A 8	ANGIE J							-0,00
10/22/20		02009	02068		SCH	IDELER, JOHN A 8	ANGIE J						(	67,87
Year S	tatement [	District	Building	Other	Land		Total	Exemp	t	Taxal	ole	Total Tax	Penal	
2017	701000	185	0	0	102,400		102,400	(		102,4		1,419.42		
2016	701000	185	0	0	96,705		96,705	(	)	96,7		1,351.80		
2000	701000	185	0	0	105,310		105,310	(	)	105,3		1,444.82		
		405	0	^	74.000		74.000					•		
2015 2014 2013	701000 701000	185 185	0	0 0	74,220 63,775		74,220	(	)	74,2	20	1,154.24		



2017 Appraisal Property Record Card

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			·		0111110011011111
Parcel ID	001701000	(2648)	Primary Image	Sketch Image	-
Cadastral ID	00001-00009-00001				-
PAD Class Code	02-05-05-03-00-09				
State GEO	4133-03-2-00000-000-6110				
Owner					
GOTTSCH, JENNI 6130 N MARIAN R HASTINGS, NE 68	D				
Situs					
3-4-10 1615 ROAL	) AA				
Neighborhood	1 - AREA 1				
District	185 - 74F6N - 91-0074				
Legal					
S-T-R: 03-04-10 W1/2NW1/4 3-4-10	EXCEPT BLUE HILL RIDGE CEPT TRACT CONVEYED TO R HIGHWAY				
Property Valuation	· · · · · · · · · · · · · · · · · · ·		Residential Information	Marshall & Swift Cost Approach	(06/2013)
Buildings	0		Туре	Year/Effective Age	0/0
Improvement	0		Quality .00 -	10001200000	0,0
Land/Lot	0		Condition .00 -	<u>.</u>	
Total	0		Base/Total 0 / 0		
Review Informatio	n		Area of Slab 0	į	
02/17/2006	Entered SK		Area of Crawl 0		
			Fixture/Roughin 0 / 0		
			Bed/Bathroom 0 / 0.0		
			Basement Area 0		
Date Added Notes	· · · · · · · · · · · · · · · · · · ·		1		
11/06/2017 66114	A CHOUDDAN DOTENTIAL 20	NUMBER OF THE THE	UDIODIOTION		

11/06/2017 66110 / SUBURBAN POTENTIAL - ZONING BLUE HILL JURISDICTION



2017 Real Estate Breakdown Report

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						<u> </u>						3/14/16 U1:U5 PW
OR SHERY	/L L. AU JTH MAF	001701006 L. AND/OR SHER THE KENNETH L. TEN REV TRUST RION ROAD	LYL L. AND	WEST OF HIG	DF THE W1/2NW1/4 3-4- GHWAY 281 10 Acres: 2.140	10 LYING		Card File Situs 3-4-10 1615		01006		
County Are Neighborho Location / C District School	ood			Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	02-05-05-03-00-05 4133-03-2-00000- 00001-00009-0000 2018 / 634 03/21/2018	000-6110		Value Buildings Improvemen Land / Lot	t		Previous	Current 0 0 2,750 2,750
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## ska Department o

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

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

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 2018 WEBSTER - 91 Mo. 03 Day 28 Yr. 03 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) Matthew & Jill Ping Alisa J. Muns Street or Other Mailing Address 235 S University St Street or Other Mailing Address PO Box 231 Zip Code 68942 Guide Rock NE Guide Rock NE 68942 Phone Number Phone Number 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. (A) Status (B) Property Type (C) **✓** Improved ✓ Single Family industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Easement Lease Personal Rep. Trust/Trustee 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. § 1931 Exchange) 16 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Trustee to Beneficiary **√** No Yes Court Decree Satisfaction of Contract Other (Explain) Grantor Trust Partition 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 ablaYes ∏N∞ √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spause Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 615 Pleasant St same as Grantee Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description The North 42.25 feet of Lot Four (4) and the South 57.75 feet of Lot Five (5), Robert's Addition to Guide Rock, Webster County, Nebraska. 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed . . . . . . . . 15.000.00 22 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) 0,00 23 15.000100 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. Kory J. McCracken (402) 746-3613 Print or Type/Name of Grantee of Authorized Bearesentative Phone Number sign Attorney tes or Authorized Representative Signatule of Gra Title here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day <u>28</u> 33. \$ Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

### diwebcoassr@outlook.com

To:

treasurer@webster.nacone.org

Subject:

**Treasurer Notification** 

Real Estate - Title/Deed Name & Address Change

Parcel ID: 000618500 Card File: 000618500

New Name 1: MUHS, ALISA J.

New Name 2:

New Add 1: PO BOX 231

New Add 2:

New City: GUIDE ROCK

New State: NE New Zip: 68942

Old Name 1: PING, MATTHEW

Old Name 2: Old Add 1:

Old Add 2: 235 S UNIVERSITY ST

Old City: GUIDE ROCK

Old State: NE

Old Zip: 68942-0000

Generated by the MIPS Inc Administrative System

BK2018,Pg 638

State of Nebraska ? County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 38 day of March A.D., 2018, at 9:10 \_M. Recorded in Book 2018 County Clerk A Deputy \_Carded

NEBRASKA DOCUMENTARY

### WARRANTY DEED

Matthew Ping and Jill Ping, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Alisa J. Muhs, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North 42.25 feet of Lot Four (4) and the South 57.75 feet of Lot Five (5), Robert's Addition to Guide Rock, Webster County, Nebraska.

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

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

Executed March 23, 2018.

Matthew Ping

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on March 28, 2018, by Matthew Ping and Jill Ping, husband and wife.

KORY MCCRACKEN General Notary Comm. expires State of Mebildana Commission Expires Aug 27, 2018

## Residential & Commercial Sales Worksheet

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2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/14/18 02:28 PM

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2017 Appraisal Property Record Card

Page 2 RECORDCARD 5/14/18 02:28 PM

Parcel ID 000618500 (1219) Primary Image Sketch Image Cadastral ID 00002-00087-00017 Pacel #: 000616500 PAD Class Code 01-01-01-01-07-02 State GFO 4487-00-0-40025-001-0000 Owner MUHS, ALISA J. PO BOX 231 GUIDE ROCK, NE 68942 615 PLEASANT STIGUIDE ROCK NE 68942 Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal N42 1/4' LOT 4 & S57 3/4' LOT 5 BLK 1 GUIDE ROCK ROBERTS ADDITION Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 6.940 Type Single-family Residence Year/Effective Age 1905/0 Improvement 0 Quality 3.00 - Average Land/Lot 0 Condition 2.00 - Badly Worn Total 6.940 Base/Total 803 / 803 Review Information Style 100 % - One Story 12/09/2013 Entered AG **Exterior Wall** 100 % - Frame, Siding, Vinvl 10/10/2013 Inspect TS Heating/Cooling 100 % - Floor Furnace Roof Cover Galvanized Metal Area of Slab 0 Area of Crawl 803 Fixture/Roughin 5/0 Bed/Bathroom 2/1.0 Basement Area Code Description Cost Source Size Year In Units Depreciation YDS Yard Shed MS Residential 120 120 42.000 % SH1 SHED DIRT MS Residential 200 200 42.000 % SH2 SHED CONC MS Residential 468 0 468 32,000 % SWP Enclosed Porch, Solid Walls MS Residential 198 O 198 0.000 % SWP Enclosed Porch, Solid Walls MS Residential 112

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CARD # 18530 / GLIDE # 63 09/25/2007

Open Slab Porch

11/04/2002 18530

Date Added Notes

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COMMENTS Corantors LE - Signed Off to Transferto
William & Lyne He Hofsletter

### NEBRASKA Good Life. Great Service.

### **Real Estate Transfer Statement**

69

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 DEVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 2 County Number 4 Date of Deed 1 County Name <sub>Day</sub> <u>බ</u>හි Mo. 3 ADAMS - 1 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) William J. and Lynette A. Hofstetter Grantor's Name (Seller) See Exhibit "A Street or Other Mailing Address 2438 X Road Street or Other Mailing Address City Lawrence City State Zip Code Zip Code 68957 NE Phone Number Is the grantee a 501(c)(3) organization? Phone Number Yes Nο If Yes, is the grantee a 509(a) foundation? Yes Nο 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) Mobile Home Mineral Interests-Nonproducing State Assessed Industrial Improved Single Family ✓ Unimproved ✓ Agricultural Mineral Interests-Producing Exempt Multi-Family IOLL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Sheriff Personal Rep. Trust/Trustee Bill of Sale ✓ Corrective Fasement Lease Death Certificate - Transfer on Death Cemetery Mineral Quit Claim Warrantv Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Foreclosure 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust l Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary tition Satisfaction of Contract Other (Explain)

12 Was real estate purchased for same use (If No, state the intended use. Yes ✓ No Court Decree Grantor Trust Partition Exchange 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.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other ✓ Yes Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 270,000 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes No. 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 2438 X Road William J. and Lynette A. Hofstetter Lawrence NE 68957 2438 X Road Lawrence NE 68957 18a No address assigned 18b Vacant land 20 Legal Description See Exhibit "A" +/- 24.22 A 21 If agricultural, list total number of acres CO 0,00 23 23 Was non-real property included in the purchase?  $\square$  Yes  $\square$  No (If Yes, enter dollar amount and attach itemized list.) 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 463-1383 David H. Fisher Phone Number Print or Type Name of Grantee of Authorized Representative Closing Attorney Title Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 28 Recording Data 26 Date Deed Recorded <sub>1</sub>2018 Mar 28 12:44 PM Ex004 Book 2018 Page 639

### EXHIBIT "A"

Line 5: Grantor's Name, Address and Phone:

Kenneth H. Rempe and Janet Rempe, 310 E. 11<sup>th</sup> Street, Superior, NE 68978; Marilyn R. Just Garry Just, 1030 N. 79<sup>th</sup> Street, Lincoln, NE 68505; Teresa Arlene Bower and Garry Bower, 11161 N. 144<sup>th</sup> Street, Waverly, NE 68462; Kathryn E. Sinner and Gregory L. Sinner, 345 Sunset Drive, Doniphan, NE 68832

### Line 20: Legal Description:

A tract of land located in the Southwest Quarter (SW/4) of Section Thirteen (13), Township Four (4N) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska described as follows: Commencing at the Southwest Corner of said Section Thirteen (13), thence S90°00'00"E on an assumed bearing on the South line of said Section, 1,391.74 feet to the true point of beginning; thence N00°00'21"E, 905.43 feet; thence S89°58'41"E, 1,165.83 feet; thence S00°00'57"W, 904.78 feet, to a point on the South line of said Section; thence N90°00'00"W, on the South line of said Section 1,165.76 feet to the point of beginning. Said tract contains 24.22 acres more or less of which 0.89 acres are country road right-of-way.

outersord	NEBRASKA DOCUMENTARY STAMP TAX Date: 03/28/18 \$ Ex004 By BB	Bk 2018, Pg 63  State of Nebraska County of Webster ss.  Entered on to the numerical index and filed for record in Clerk's office of said county this 28 do of March A.D., 2018, at 12:44 o'clock PM. Recorded in Book 2018 on Pages 639-640  County Clerk: \$16.00 By: BB Deputy Electronically Recorded
After recording, return to: Davi	d H. Fisher, Dunmire, Fisher, Hastings & Pauley, P	O Box 1044, Hastings, NE 68902-1044
	QUITCLAIM DEED	
<b>HOFSTETTER, husband</b> <i>§76-201</i> ):	and wife, the following described real es	state (as defined in Neb. Rev. Stat.
Township Four Nebraska descri	located in the Southwest Quarter (SW/4) (4N) North, Range Nine (9) West of the bed as follows: Commencing at the Southwence S90°00'00"E on an assumed bearing	6 <sup>th</sup> P.M., Webster County, west Corner of said Section
feet; thence S89° on the South lin	'4 feet to the true point of beginning; the '58'41"E, 1,165.83 feet; thence S00°00'57 te of said Section; thence N90°00'00"W, 5 feet to the point of beginning. Said tract	7"W, 904.78 feet, to a point on the South line of said
	0.89 acres are country road right-of-way	
Kenneth H. Rempe	nge Janet REM	m. Gempe. PE
STATE OF Nebrus Ka COUNTY OF Nucleo 14	_ ) ) ss: )	
The foregoing Quit	claim Deed was acknowledged before	me on $3/26$ , 2018 by

GENERAL NOTARY - State of Nebraska BICHARD P. NELSON My Comm. Exp. December 16, 2020 Notary Public

Manlyn Robert	Som 7 Our
MARILYN R. JUST	GARRY JUST
STATE OF Weblaska )	
COUNTY OF Winaster ) ss:	
The foregoing Quitclaim Deed was acknown MARILYN R. JUST and GARRY JUST, wife and he	wledged before me on $323$ , 2018 by usband.
	W/
TRAVIS A LOVELESS	
General Notary State of Nebraska	Notary Public
My Commission Expires Jan 3, 2021	
Mesa (Plene Bower	Jany Bour
TERESA ARLENE BOWER	JERRY BOWER
STATE OF CONTISCA)	
COUNTY OF QUASTU ) ss:	
The foregoing Quitclaim Deed was acknowled ARLENE BOWER and JERRY BOWER, wife and h	lged before me on Marh 23, 2018 by TERESA usband.
, and the same of	luis Thi
GENERAL NOTARY - State of Nebraska CYNTHIA S. MEIER My Comm. Exp. June 15, 2019	Notice Public
The same of the sa	
Hethryw E. Senne	
KAPHRYN E. SINNER	GREGORY L. SINNER
	GIEGOIAI E. BII VI ER
STATE OF Nebraska )  COUNTY OF ASAMS )	V
COUNTY OF ADAMS )	•
The foregoing Quitclaim Deed was acknow	rledged before me on March 22, 2018 by
KATHRYN E. SINNER and GREGORY L. SINNER	, wife and husband.
	1) 08/ 4-1)
	Many H. Justur
	Notary Public

Page 2 of 2

GENERAL NOTARY - State of Nebraska
DAVID H FISHER
My Comm. Exp. May 14, 2019

	AGE_0016	- 645-6	<u> 19</u> # P.F	AGES	<del></del>	GRANTEE MASTER NAM	E" Brano	on 2.
PARCEU FILING NUMI	BCR 0013	16500/6	3550	35-4	-9		Maen	dele+
						_	Matthe	WR.H
DOC STAM	1PS <u>680</u>	'e.25		tax/lien		_		
SALES FILE	" 7C	5	# PAG	GES	<del>-</del>	•		
NEIGHBORHOOD		700	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 RESIDENTIA
	405	500	505	510	515	690	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/SITI
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		······································	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	150						SUBURBAN _	
TOTAL SALE PRICE_	306)	000						
S21 ADJUSTMENTS S								
SSESSOR ADJUSTMENTS S								
REVIEW CODE	NO							
SALES DATE	3-2	29-18 >						
DEED TYPE	wì	>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	s			
	USABILITY	AS ADJUSTED	SUBCHANGED SAL	E NOT TO BE USED ARM	IS LENGTH / NOT VALID FOR IEASUREMENT			
LOCATION CODE	на	BLA	cow	GR IV	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS							·	
			—					· · <del></del>

### NEBRASKA Good Life, Great Service.

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

70

FORM **521** 

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

	The deed	will not be red	corded unless	this statemen	it is signed and it		1-25 are acc				
1 County Name	WEBS	2 County Nu TER - 91	mber		3 Date of Sale/Train Mo. 3 Day		Yr. 2018	4 Date o		23 Yr. 201	8_
5 Grantor's Name, Addr			Print)		6 Grantee's Name			- 1			
Grantor's Name (Seller) See Attached					Grantee's Name (E Branden L. N	Buyer)					
Street or Other Mailing Ar	ddress				Street or Other Ma			5t			
City		State		Zip Code	City Last	יאכ	<del>2</del> 5	State NE	)	Zip Co	de 20/
Phone Number				4	Phone Number 39	70C=	Is the gran	ntee a 501(c) ne grantee a			, KVo KVo
Email Address n/a					Email Address n/a						
7 Property Classification	on Number. C	heck one box ir	categories A a	nd B. Check C i	f property is also a	mobile	e home.				
(A) Status				(B)	Property Type					(C)	
☐ Improved ☑ Unimproved ☐ IQLL	Single F Multi-Fa Comme	mily	Industrial  Agricultural  Recreationa		Mineral Interests Mineral Interests	,	-	State	Assessed pt	Mobile	e Home
Bill of Sale	Conservator Corrective Death Certific	ate – Transfer on	Eas	ement Le	nd Contract/Memo ase neral	Per	rtition rsonal Rep. sit Claim	Sheriff Trust/Trus Warranty		Other	
9 Was the property purc part of an IRS like-kin (I.R.C. § 1031 Exchan	d exchange? ige) o	10 Type of Tra Auction Court De	Easer	nent Gift	Life Esta	te	✓ Sale ☐ Satisfact	ion of Contra	Tru lot Oth	nsfer on Death stee to Benefician ner (Explain)	
11 Was ownership transfe  ✓ Yes No		No, explain the	division.)			vas rea ✓ Yes		ased for same	e use? (If N	o, state the intend	ed use.)
13 Was the transfer betwe	Aunt Broth	or Uncle to Niece ers and Sisters ouse	or Nephew [	Family Corp., F	Partnership, or LLC and Grandchild hild		Self Spouse Step-parent a	nd Step-child			
14 What is the current ma \$305,000	rket value of t	ne real property?			15 Was the mortga	age ass		, state the an	nount and ir	,	%
16 Does this conveyance		nt parcel of land?			17 Was transfer th of the agent or	rough a	a real estate as mpany contact	gent or a title	company? lastings F	(If Yes, include the irst Choice	name No
18 Address of Property					19 Name and Add						
Ag Land					Grantee						
18a 📝 No address assig	ned 1 <b>8</b> b	✓ Vacant lan	d								
20 Legal Description The Northwest Quart 21 If agricultural, list total (			y-Five (35), To	ownship Four (	4) North, Range N	Vine (	9) West of th	ne 6th P.M.	, Webster	County, Nebra	ska
22 Total purchase price	e, including	any liabilities a	ssumed					22	\$	305,000	00
23 Was non-real prope	erty included	in the purchas	se? ∐Yes [	☑ No (If Yes, e	nter dollar amount	and a	ttach itemize	d list.) 23	\$		
24 Adjusted purchase	price paid fo	r real estate (li	ne 22 minus lir	ne 23)		<i>.</i>		24	\$	305,000	00
25 If this transfer is exc											
			hat I have exami ign this statemen んしん		nt and that it is, to the	ne best	t of my knowle	dge and beli		mplete, and 102-984-	3900
sign Print or Typ	e Name of G	antee or Authoriz	zed Representati	ve			O			Phone Number	
	of Grantee or	Authorized Repre	esentative		Title		Grantee			3/29/201 Date	۱ <b>۵</b>
1 - 40 E 140			Register of	Deed's Use Or	nlv				1	For Dept. Use	Only
26 Date Deed Recorded	) , <i>1</i> 8		amp or Exempt N		28 Recording Data	P	645.	649			
Mo. Day	_ Yr	· • •	<i>™,</i> •(⊃		11 3010	)	U   - J -	OF /	ad by Nob Po	- Chat 25 70 044 77	7 1997/9\

Raelene and Marvin E. Schliep 4082 Cheyenne Dr Larkspur, CO 80118 402-469-0464

Deanna and Leslie R. Johnson 15352 Chalco Pointe Dr Omaha, NE 68138 402-763-2785

Susan Hanson and Billy G. Hanson 7903 Hollowview Dr Sellersburg, IN 47172 606-526-6414

Lisa Kerner and James Kerner 17720 W 67<sup>th</sup> St Shawnee, KS 66217 913-707-5727 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 30° day of March A.D., 20 18 at 10.40° o'ctock 14. M. Recorded in Book 3018 on Page 645-647 County Clerk 34.00 Assessor Carded

Book 2018, Pg 645

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



### WARRANTY DEED

Raelene Schliep and Marvin E. Schliep, wife and husband; Deanna Johnson and Leslie R. Johnson III, wife and husband; Susan Hanson and Billy G. Hanson, wife and husband; and Lisa Kerner and James C. Kerner, wife and husband; Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Brandon L. Maendele and Matthew R. Hawley, convey to Grantees, as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW½) of Section Thirty-Five (35), Township Four (4) North, Range Nine (9) West of the  $6^{th}$  P.M., Webster County, Nebraska

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

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

Executed March 23rd, 2018.

Raelene Schliep

Marvin E. Schliep

Book 2018, Pg 646

STATE OF Colorado	)
COUNTY OF Voglar	) ss. )

The foregoing instrument was acknowledged before me on March 23, 2018 by Raelene Schliep and Marvin E. Schliep, wife and husband.

Notary Public

My commission expires: 1 / 08 / 20 20

TSOLER BOYAJIAN NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20164042750 MY COMM, EXPIRES NOVEMBER 08, 2020

## Book 2018, Pg 647

Deanna Johnson Leslie R. Johnson III
STATE OF ALLOY A SKA ) ss.  COUNTY OF STATE OF ALLOY A SKA ) ss.  The foregoing instrument was acknowledged before me on March 23, 2018 by Deanna Johnson and Leslie R. Johnson III, wife and husband.
GENERAL NOTARY - State of Nebraska DAWN FORD My Comm. Exp. December 9, 2016 Notary Public
My commission expires: [Jec 9, 2018

Page 3 of 5.

Book 2018, 9648

STATE OF INDIANA )
COUNTY OF CLARK )
ss.

The foregoing instrument was acknowledged before me on March  $23^{-d}$ , 2018 by Susan Hanson and Billy G. Hanson, wife and husband.

Notary Public

My commission expires: August 27, 2022

JOAnin GALLIGAN Notary Public - Seal State of Indiana Clark County My Commission Expires Aug 27, 2022

Lisa Kerner Sames C. Kerner James C. Kerner
STATE OF Kansas ) COUNTY OF Johnson )ss.
The foregoing instrument was acknowledged before me on March $24\%$ , 2018 by Lisa Kerner and James C. Kerner, wife and husband.
FROM PORT - Side of Reads CARMY VASQUEZ-RANGEL Edy Acut Exp. 4/29/20 Notary Public
My commission expires: $\frac{4/29/20}{}$

BK2018, Pg 596

State	of Nebras	ka 🎝 😋	
Count	y of Webs	ter ک	
		E1	ntered on the
nume	ncat index	( and med for	record in the
Clerk	's office of	said county	this <u> 19 day</u>
of <u>/ 7 L</u>	arch_	A.D., 20 <u>,18</u>	at <u>//:40</u>
o'clo	ck <u>/+</u> M.	Recorded 1	n Book <u>2018</u>
on Pa	<u>96 کې ge</u>	5-597	a
Delg	Klinge	nberger	County Clerk
3/6	.00		Deputy
lad	Como	Accessor	Larded

Return to: Skalka & Baack Law Firm, L.L.C., PO Box 907, Hastings, NE 68902-0907

The Northwest Quarter (NW 1/4) of Section Thirty-Five (35), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

The North Half and the East Half of the Southeast Quarter (N  $\frac{1}{2}$  & E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$ ) of Section Thirty-Four (34), Township Four (4) North, Range Nine (9) West of the  $6^{th}$  P.M., Webster County, 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

LINCOLN, NEBRASKA

4/19/2017

Montey D. Course STANLEY S. COOPER ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND HUMAN SERVICES

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES



				CERTIFIC	CATE (	OF DEA	HTA				17 0501.				
	1. DECEDENT'S-NAME (First	t, Middle, La	st, Suffix)					2. SEX		3. DATE OF	DEATH (Mo., Day, Yr.)				
Į	Raymond George							Male		April 6, 2	2017				
	4. CITY AND STATE OR TER	RITORY, OR FOREI	GN COUNTRY OF B			iday 5b. U	NDER 1 YEAR	5c. UNDE	R 1 DAY						
	1			{Yrs		MO	S. DAYS	HOURS	MINS.	1					
1	Clay Center, Nebrasi				93			i		January 31, 1924					
1	7. SOCIAL SECTIONS NUMBER	ER			L	OF DEAT		oruse F	7		<b></b>				
	8b, FACILITY-NAME (If not in		4 4	···-	ROSPIT	AL X inc				Homo/LTC	Hospice Facility				
1 %	SO, PACILIET-NAME (II NOT III	strution, give stree	t and number)			∐ ER	Outpatient (	L	Deceden	r's Home					
5	Select Specialty Hosp	pital-Omaha (Co	entral Campus)				A		Other (S	oecîfy)					
2	8c, CITY OR TOWN OF DEAT	H (Include Zip Code	<del>)</del>				8d.	COUNTY OF	DEATH						
5	Omaha 68124							Douglas							
Į₹	9a. RESIDENCE-STATE		9b. COUNTY		90	CITY OR	TOWN								
=	Nebraska		Douglas			Omaha					<b></b>				
트	9d. STREET AND NUMBER	<b>D</b> -1					9a. APT. N		P CODE		99. INSIDE CITY LIMITS				
be completed/verified by: FUNERAL DIRECTOR	15352 Chalco Pointe 10a. MARITAL STATUS AT TI						st, Middle,		138						
冒	1 _					•	st, Middle,	Last, Suf	lix) If wife,	give maiden	name				
Ē	Married, but separated			nown Beth		hburn									
[ <del>§</del>	11. FATHER'S-NAME (First,	Middle, Last,	Suffix)		1:		S-NAME (Fir		e, Maid	en Surname)					
를	Raymond George S				i_	Josephi	ne Brehr	n		,					
Ē	13. EVER IN U.S. ARMED FOR			14a. (NFORMAN						· .	DONSHIP TO DECEDENT				
9	(Yes, No, or Unk.) Yes [ 15. METHOD OF DISPOSITION		ALMER-SIGNATUR	Deanna Jo	nnson		16b, LICENSE			Daught					
≝	X Burial Donation	. 1		-				E NO.			(Mo., Day, Yr.)				
[	Cremation Entombr	Çaroli	ne M. Barr				1480		<del></del> -	April 10					
1	Removal Other (Sp		ETERY, CREMATOR	RY OR OTHER L	OCATION		CITY	//TOWN			STATE				
l	<u></u>	Clay C	enter Cemeter				Clay	y Center			Nebraska				
	17a. FUNERAL HOME NAME A										17b. Zip Code				
	Livinaston-Butler-Voll:	and Funeral Ho	me, 1225 N. Elr	n, Hastings, i	nebraska	1					68901				
			CAUSE C	F DEATH (S	ee instr	ictions :	and examp	les)			1				
	<ol> <li>PART I, Enter the chain of events respiratory arrest, or ventricula</li> </ol>	sdiseases, Injuries, o	r complications-that dir	ectly caused the de	ath. DO NOT	enter termin	al events such as	cardiac arrest		APP	ROXIMATE INTERVAL				
		IMMEDIATE CAUSI		NOT NEGRETARIE	Little Olay o	ARE CARDED UN	a dus won andir	KUTRII IIIIES II IIG	cassary.		t to death				
	IMMEDIATE CAUSE (Final	a) Chronic Resp	iratory Failure								leeks				
	disease or condition resulting in death)		•												
			ONSEQUENCE OF	:						onset to death					
	Sequentially list conditions, if any, leading to the cause listed	b) Pulmonary Fi	brosis												
	on line u.	DUE TO, OR AS A	CONSEQUENCE OF							1 0000	t to d-only				
	Enter the UNDERLYING CAUSE	c)													
	(disease or injury that initiated the events (esuiting in death)	011570 00 15 1	Allacaurus as												
	1467	DOE 10, OR AS A (	ONSEQUENCE OF	•						onse	it to death				
	18. PART II. OTHER SIGNIFICA	UNT CONDITIONS-C	onditions contribut	ing to the death	but not res	ulting in t	e underlying o	ause given	in PART 1,		EDICAL EXAMINER				
	Pneumonia									I	ONER CONTACTED?				
by: CERTIFIER	20. IF FEMALE:									YES					
Ē	Not prognant within past year			NER OF DEATH		Z1B. 11	r I RANSPOR I Driver/Operator	ATION INJU			PSY PERFORMED?				
공	Pregnant at time of death		, —	at Pending t	vestigation	. –	assenger			YES X	NO ON				
	Not pregnant, but pregnant wit		- Suleid	_		ا ہ	edestrian				SY FINDINGS AVAILABLE				
99	Not pregnant, but pregnant 43		eath				ther (Specify)			_	CAUSE OF DEATH?				
elet	Unknown if pregnant within the								_, _	_	] NO				
completed	22a. DATE OF INJURY (Mo., Da	ry, Yr.) 22b. T	ME OF INJURY	22c. PLACE OF	NJURY-At	home, farm	, street, factor	y, office bui	ding, cons	truction site,	etc. (Specify)				
4.	22d. INJURY AT WORK? 22	DECOMPOSITION	INJURY OCCURRE								.,				
2		e. DESCRIBE HOW	INJURY OCCURRE	.D											
.	☐YES ☐NO														
	22f, LOCATION OF INJURY - ST	TREET & NUMBER,	APT.NO.	CITY/TOWN				STATE			ZIP CODE				
	23a. DATE OF DEATH	(Mo Day Ye)				242 74-	E CIONES (**	. P ** 1	1						
ı	April 6, 2017	(MO., Day, Tr.)			E A	Z4a. DAT	E SIGNED (Mo	., Day, Yr.)	24h.	TIME OF DE	ATH				
	SE 335 BATE SIGNED OF	lo., Day, Yr.)	23c. TIME OF DEA	TH	To be completed by C JROMER'S PHYSICIAN A COUNTY ATTORNEY ONLY	24c, PRO	NOUNCED DE	AD (Mo., Da	y, Yr.) 24d	TIME PRON	OUNCED DEAD				
J	April 18, 2017	·	08:05 PM		S P A T	L			1						
	23d. To the best of my kno	wiedge, death occurre (s) stated. (Signature a		dace	8 8 5 Y	24e, On the	basis of examina	ation and/or in	estigation, i	n any opinion de	ath occurred at				
	유틸 Darren J. Spione				5 Š Š	I	no, date and plac	e and due to p	causa(s) s	rerear folgustriu	e and 1188)				
I	25. DID TOBACCO USE CONTR.		Tue les	NO CODCAN CO.	O COURT CO	LATICHE	511 00:	nenal ac	W	AB. W - 2.					
1		ROBABLY 🛭 UN		as organ or 1 Yes	NO SUESTI		EN CONSIDER			SENT GRAN					
ŀ	27. NAME, TITLE AND ADDRES	S OF CERTIFIER (T	ype or Print)					NOT A	pplicable it	∡oa is NO	YES NO				
	Darren J. Spionskowsi		75th Street, Om	aha, Nebrasi	ka, 68124	1									
	28a. REGISTRAR'S SIGNATURE			<u> </u>				28b. DA	TE FILED E	Y REGISTRA	R (Mo., Day, Yr.)				
1		۱ سام	5.100	, 12.13				Apı	il 18, 20	17					

BK2018, Pg 635

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 27 day of March A.D., 2018, at 8:75 o'clock A.M. Recorded in Book 2018 on Page 635

Neb Klingenberger County Clerk 10.00 Beputy Ind Comp Assessor Carded

Return to: Skalka & Baack Law Firm, L.L.C., PO Box 907, Hastings, Nebraska 68902-0907

## CERTIFICATE OF COUNTY COURT PROCEEDING INVOLVING REAL ESTATE

In the County Court of Webster County, Nebraska.

This is to certify that there is pending in the County Court of Webster County, Nebraska, a proceeding entitled IN THE MATTER OF THE ESTATE OF RAYMOND GEORGE SLATER, JR., Deceased, No. PR 18 - \_\_\_\_\_\_ in which proceeding the following described real estate is involved:

The North Half (N  $\frac{1}{2}$ ) and the East Half of the Southeast Quarter (E  $\frac{1}{2}$  SE  $\frac{1}{2}$ ) of Section Thirty-Four (34), Township Four (4) North, Range Nine (9) West of the  $6^{th}$  P.M., Webster County, Nebraska.

The Northwest Quarter (NW 1/4) of Section Thirty-Five (35), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Form No. 332

## Agricultural Land Sales Worksheet

Cnty No. 91	201	8	645	3/	29/2018	Base: 6	55-0	071	Af	filiat	ed:			Unif	ied:			
Location ID	. 1035		Number	Strate 11, 1830	ity & Code #													
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			le Assessed			255 C V 25 C C C C C C C C C C C C C C C C C C									000			
Land		Impi	rovements		Total			Date o	f Sal	e Pr	operty	Clas	ssifica	tion (	Code			
179,0	45	. <u> </u>	<u> </u>		179,045	Status	Pr	operty	Гуре	7	oning	Lo	cation	Cit	y Size	Parc	el Size	
	- 1	[rrigation	оп Туре:		<u> </u>	A) 2	B)	05		(C)	5	D)	3	E)	0	F)	9	
LCG		A	CRES:	v	ALUE:		LCG				ACR	ES:			VAL	ÚE:		
IRRIGATED	1A1					GF	RASSL	AND	1G1		1	2.0	00			17,	100	
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	2A1								2G1									
	2A								2G		2	1.0	00			29,	925	
	3A1								3G1									
	зА								3G		2	5.0	00			35,	625	
	4A1							<u>.</u>	4G1				20			25	COE	
	4A		42 222		25 165				4G			5.0	00			30,	625	
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	3D1				11,525	AG I	AND				158.000		00	179,		045		
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	4D1							Farm S					-			· · · · · · · · · · · · · · · · · · ·	<u> </u>	
	4D		2.000		4,380		]	Home S	Sites									
								Recrea	tion									
Dwe	llings		ver in 1						ther							-1-15	•••	
Outbuil	dings	444				No	n-AG	TOT	$\mathbf{AL}$			2.0	00			,*		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
Comments from Com	ments:
RAY G SLATER JR ESTATE- RAELENE AND MARVIN SCHLI	EP, DEANNA AND LESLIE
JOHNSO, SUSAN HANSON AND BILLY HANSON, LISA AND	JAMES KERNER SIGNED OFF TO
TRANSFER TO B. MAENDELE AND M. HAWL	
ATT	
	(Continue on back)



2017 Real Estate Breakdown Report

Page 1 RPBRKDWNL 5/8/18 04:21 PM

						<del> </del>	•						5/0/TO U	+.Z   F   Y
Parcel II	D	001316500		Leg					Card File	0013	16500			
Owner					/1/4 35-4-9				Situs					
/AEND	ELE, BRAN	IDON L.		S-T	-R: 35-04-09	Acres: 160.000			35-4-9					
	Y, MATTHE J STREET	W R.												
	IGS, NE 68	901												
	.00,112 00													
County	Area	1 ARE	EA 1	Clas	ss Code	02-05-05-03-00	1-09		Value			Previous		Curren
Neighbo	orhood	1 ARE	EA 1	Stat	te GEO	4135-35-2-000	00-000-3550		Buildings			0		4
Locatio	n / Group	80 RUF	RAL (RUR)	Cad	lastral	00001-00038-0			Improvement	Ł		Õ		
District		150 71F	5N - 65-0071	Boo	ok / Page	2018 / 645 Ext:	649		Land / Lot			179,045		179,04
School		65-0071		Sale	e Date	03/29/2018							_	
				Sale	e Amount	305,000			Total			179,045		179,04
Soil	Use	LCG/L\			LVG Descri	ption	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Marke	t Sul
3844	DRY	2D		LT LOAM, 3-7% SLO			N	5.000	2,265	11,325	Ö			
852	DRY	4D		DBBS SOILS	4D		N	2.000	2,190	4,380	0			
3864	DRY	1D1	HASTINGS	SILT LOAM, 0-1%	1D1		N	13.000	2,705	35,165	0			
								20.000		50,870				
3844	GRAS	2G	GEARY SIL	T LOAM, 3-7% SLO	2G		N	21.000	1,425	29,925	0	e more mercens and a second and a second		
3852	GRAS	4G	GEARY-HO	OBBS SOILS	4G		N	25.000	1,425	35,625	0			
3864	GRAS	1G1	HASTINGS	SILT LOAM, 0-1%	1G1		N	12.000	1,425	17,100	0			
4147	GRAS	3G	HOLDREG SLOP	E SOILS, 3-7%	3G		N	25.000	1,425	35,625	0			
						<u>,,-</u>		83.000		118,275				
WASTE	WASTE		WASTE					55.000	180	9,900	0			,
ROAD	ROAD	ROAD	COUNTY F	ROAD	ROAD		N	2 000	0	0	0			
							Land Total			179,045				
Sale Da		Book	Page	Extend		ership History								Amour
03/29/20		2018	645	649		ENDELE, BRANDO TER, RAY G -TRU								305,00
	tatement [		Building	Other	Land		Total	Exemp	t	Таха	ole	Total Tax	Pen	alty Ta
2017	316500	150	0	0	179,045		179,045		0	179,0	45	1,899.30		
2016	316500	150	0	0	169,085		169,085	(	0	169,0	85	1,657.72		
2015	316500	150	0	0	169,360		169,360	(	0	169,3	60	1,717.06		
2014	316500	150	0	0	122,795		122,795		0	122,7	95	1,376.00		
2013	316500	150	0	0	126,595		126,595		0	126,5	95	1,802.00		

800K & P.	age <u>2018</u> -	-669-67	S II PA	GES	<del></del>	GRANTEE MASTER NAM	En 1104 1	homas
PARCEI FILING NUM		1620					Eller	Thomas
Kea	00131	4201	<del></del> -					
DOC STAM	11s 1102.	50		tax/lien			<del></del>	
SALES FILI	7/		# PAG	ES		<del></del>		
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	BI,ADEN RESIDENT
	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 NOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	705	710	800	805	1000	2001
	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					Ţ
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
	170			<del></del>			SUBURBAN _	
TAX DISTRICT_	1/3	>						
TOTAL SALE PRICE_	40	10,000	)					
521 ADJUSTMENTS S	***				·			
SSESSOR ADJUSTMENTS \$					:			
REVIEW CODE	NO							
SALES DATE	3-29	1-18						
DEED TYPE	WI	>						
SALE QUAL	(YES)	ADJUSTED	SUBCHNGD	МО	MOBILE			
CODE	<u> </u>	2	3	4	s			
	USABILITY	AS ADJUSTED	SUBCHANGED SAL	LE NOTTO BE USED ARM	AS LENGTH / NOT VALID FOR TEASUREMENT			_
LOCATION CODE	вн	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE FIILL	BLADÉN	COWLES	GUIDE ROCK	INAVALE	RED CTOND	ROSEMONT	RURAI.
COMMENTS	711GE	- W/	13162	6 Pare	enHt	13/6	201	

# NEBRASKA Good Life. Great Service.

# **Real Estate Transfer Statement**

41

FORM **521** 

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

	The deed			is statemer			curately complete					
1 County Name	[	2 County Nu	ımber	7	3 Date of Sale/Tra		4 Date of Deed					
		TER - 91	5 · · ·	<u></u>	Mo. 3 Day 29 Yr. 2018 Mo. 3 Day 23 Yr. 2018  6 Grantee's Name, Address, and Telephone (Please Print)							
5 Grantor's Name, Ad Grantor's Name (Selle		onone (Please	Print)		Grantee's Name (		epnone (Please Prin	t)				
See Attached	,				Troy Thoma	s and Ellen Tl	nomas					
Street or Other Mailing	g Address				Street or Other Ma 1604 Lifesor							
City		State		Zip Code	City Hastings		State NE	Zip Code 68901				
Phone Number					Phone Number (402) 759-12		rantee a 501(c)(3) orga the grantee a 509(a)					
Email Address					Email Address	203   11 163, 12	the grantee a 303(a)	ibundation: les Unio				
n/a 7 Property Classific	ation Number C	heck one hay i	n categories A and	B. Check C i	n/a f property is also a	mobile home.						
(A) Status		120011 0170 2037 8			Property Type			(C)				
Improved	Single Fa	amily	Industrial		Mineral Interests	-Nonproducing	State Assess	<del></del>				
✓ Unimproved	☐ Multi-Far	-	✓ Agricultural	Ī	☐ Mineral Interests	-Producing	Exempt					
D IOLL	Commerc	cial	Recreational									
8 Type of Deed	Conservator		Distrib	ution 🔲 La:	nd Contract/Memo	Partition	Sheriff	Other				
Bill of Sale	Corrective		Easem	=		Personal Rep.	Trust/Trustee					
Cemetery		ite - Transfer on		····	neral	Quit Claim	✓ Warranty					
9 Was the property p part of an IRS like-	kind exchange?	10 Type of Tra		=	<u> </u>		able Trust	Transfer on Death				
(I.R.C. § 1031 Exch	nange) No	Auction	Easemer	=	Life Esta	<u>-</u>	Laction of Contract	Trustee to Beneficiary				
11 Was ownership tran				eGrank				Other (Explain)(If No, state the intended use.)				
	No					✓ Yes  No						
13 Was the transfer be	tween relatives, o	r if to a trustee,	are the trustor and b	eneficiary rela	tives? (If Yes, checi	k the appropriate bo	x.)	······································				
☐ Yes ✓	No 🔲 Aunt o	or Uncle to Niece	e or Nephew 🔲 i	Family Corp., F	ertnership, or LLC	Self		Other				
	Brothe	ers and Sisters	(	Grandparents a	and Grandchild	Spouse						
	Ex-spo	ouse		Parents and Ci			t and Step-child					
14 What is the current		e real property?	?			age assumed? (If Y	es, state the amount a	ind interest rate.)				
_\$ <del>409,000</del>	<del></del>				Yes	✓ No \$		%				
16 Does this conveyand	ce divide a curren No	t parcel of land	?		17 Was transfer the of the agent or	rrough a real estate title company conta	agent or a title compa	ny? (if Yes, include the name				
18 Address of Property							hom the Tax Stateme					
Ag Land					Grantee							
18a ✓ No address as	signed 18b	✓ Vacant lan	nd									
20 Legal Description												
The South Half of the North Section Thirty-Four (34), To 67 and Book 61, Page 69	nwest Quarter (S½NW ownship Four (4) Nortl	7¼); the Southwest ( h, Range Nine (9) V	Quarter of the Northeast Vest of the 6th P.M., Web	Quarter (SWANE) ster County, Nebr	¼); the East Half of the N aska, EXCEPT tracts cor	ortheast Quarter (E1/2NE wayed to the State of Ne	34); and the East Half of the abraska recorded in Deed B	e Southeast Quarter (E½SE½); of look 27, Page 269, Book 61, Page				
21 If agricultural, list tot	al number of acre	s	<b>^</b>					,				
22 Total purchase p	rice. including a	nv liabilities a	ssumed				22 \$	490,000				
23 Was non-real pro		•		No (If Yes, er	nter dollar amount	and attach itemiz	\$	7.53,40				
24 Adjusted purchas	•	•					\$	490,000				
25 If this transfer is	exempt from the	e documentar	v stamp tax. list th	e exemption	number	_		<u> </u>				
Un	der penalties of	law, I declare t	that I have examined			he best of my know	rledge and belief, true	, complete, and				
	and that I am duly Thomas	authorized to s	ign this statement.					(402) 759-1269				
sign Pint	Type Hame or Gre	entee or Authori	zed Representative			Casatas		Phone Number				
here Signatu	e of Grantee or A	uthorized Repre	esentative	<del></del> :	Title	Grantee		3/29/2018 Date				
	-		Dogistar of Ca	odio Doo Co	10.0			For Dank Han Out				
26 Date Deed Recorded	1	27 Value of St	Register of De amp or Exempt Num		28 Recording Data			For Dept. Use Only				
Mo 03 Dev 3	18 V		2,50		Book 20	_ 11 /	69-673					
Nebraska Department of Ber	venue	, ,				<del>- / 13 ×</del>	<del>-</del>	b Bey Stat 88 78-214, 77-1327(2)				

402-763-2785

Susan Hanson and Billy G. Hanson 7903 Hollowview Dr Sellersburg, IN 47172 606-526-6414

Lisa Kerner and James Kerner 17720 W 67<sup>th</sup> St Shawnee, KS 66217 913-707-5727

8K2018-Po, 597-

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

4/19/2017

Manley D. Cooper STANLEY S. COOPER ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND HUMAN SERVICES



LINCOLN, NEBRASKA STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH . DECEDENT'S-NAME (First. Middle. 3. DATE OF DEATH (Mo., Day, Yr.) Raymond George Slater Jr Male April 6, 2017 S. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH | 5a, AGE - Last Birthday | 5b, UNDER 1 YEAR Sc. UNDER 1 DAY 6. DATE OF BIRTH (Mo., Day, Yr.) MOS. DAYS HOURS MINS. Clay Center, Nebraska 7. SOCIAL SECURITY MUMBER January 31, 1924 8a. PLACE OF DEATH HOSPITAL X Inpatient OTHER Nursing Home/LTC Hospice Facility 8b. FACILITY-NAME (If not institution, give street and number) ER/Outpatient Decedent's Home F) DOA Other (Specify) Select Specialty Hospital-Omaha (Central Campus) 8c. CITY OR TOWN OF DEATH (Include Zip Code) 8d. COUNTY OF DEATH Omaha 68124 Douglas 9a. RESIDENCE-STATE 9b. COUNTY 9c CITY OR TOWN Nebraska Douglas Omaha 9g. INSIDE CITY LIMITS 9d. STREET AND NUMBER 9e, APT. NO. 9f. ZIP CODE 15352 Chalco Pointe Drive 68138 X YES NO 10a, MARITAL STATUS AT TIME OF DEATH Amarried Never Married 10b, NAME OF SPOUSE (First, Middle, Suffix] If wife, give maiden nam ☐ Married, but separated ☑ Widowed ☐ Divorced ☐ Unknown Setty Washburn 12. MOTHER'S-NAME (First, Middle, Malden Surname) 11. FATHER'S-NAME (First, Middle, Last, Suffix) Raymond George Slater Sr Josephine Brehm 13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. 14a. INFORMANT-NAME 14b. RELATIONSHIP TO DECEDENT (Yes, No, or Unk.) Yes Dates Unknown Deanna Johnson Daughter 16b, LICENSE NO. 15. METHOD OF DISPOSITION 16a, EMBALMER-SIGNATURE 16c. DATE (Mo., Day, Yr.) 0 X Burial Donation Caroline M. Barr 1480 April 10, 2017 ☐ Cremation ☐ Entombment 16d, CEMETERY, CREMATORY OR OTHER LOCATION CITY / TOWN STATE Ramoval Other (Specify) Clay Center Cemetery Clay Center Nebraska 17a, FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) 17b. Zip Code 68901 Livingston-Butler-Volland Funeral Home, 1225 N. Elm. Hastings, Nebraska CAUSE OF DEATH (See instructions and examples) 18. PART I. Enter the chain of events—diseases, injuries, or complications—that directly caused the death, DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE, Enter only one cause on a line. Add additional lines if necessary. APPROXIMATE INTERVAL IMMEDIATE CAUSE: onset to death IMMEDIATE CAUSE (Final a) Chronic Respiratory Failure 2 Weeks disease or condition resulting in death) DUE TO, OR AS A CONSEQUENCE OF: b) Pulmonary Fibrosis DUE TO, OR AS A CONSEQUENCE OF: Enter the UNDERLYING CAUSE C) disease or injury that initiated the events resulting in death) LAST DUE TO, OR AS A CONSEQUENCE OF: onset to death 18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I. 19. WAS MEDICAL EXAMINER Pnerimonia OR CORONER CONTACTED? TYES X NO 20. IF FEMALE: 21s. MANNER OF DEATH 21b. IF TRANSPORTATION INJURY 21c. WAS AN AUTOPSY PERFORMED? Natural Homicide Driver/Ope ☑ NO ☐ YES Prognant at time of death Passenger Accident Pending Investigation Not pregnant, but pregnant within 42 days of death Pedestrian 21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? Suicide Could not be determined Not pregnant, but pregnant 43 days to 1 year before death Other (Specify) YES □ NO Unknown if pregnant within the past year 22a. DATE OF INJURY (Mo., Day, Yr.) 22b. TIME OF INJURY 22c. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify) Ę, ģ 22d, INJURY AT WORK? 22e. DESCRIBE HOW INJURY OCCURRED ءِ TYES TNO 22f. LOCATION OF INJURY - STREET & NUMBER, APT.NO. CITY/TOWN STATE ZIP CODE 23a. DATE OF DEATH (Mo., Day, Yr.) 24s. DATE SIGNED (Mo., Day, Yr.) 24b. TIME OF DEATH April 6, 2017 23b. DATE SIGNED (Mo., Day, Yr.) 23c. TIME OF DEATH 24c. PRONOUNCED DEAD (Mo., Day, Yr.) 24d. TIME PRONOUNCED DEAD April 18, 2017 08:05 PM MEDIC 24e. On the basis of examination and/or investigation, in my opinion death occurred the time, date and place and due to the causa(s) stated. (Signature and Title) Darren J. Spienekewski, MD 25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? 26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? 26b. WAS CONSENT GRANTED? ☐ YES ☐ NO. ☐ PROBABLY ☑ UNKNOWN

27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print YES XI NO Not Applicable if 26a is NO 🔲 YES 📋 NO Darren J. Splonskowski, MD, 1870 S 75th Street, Omaha, Nebraska, 68124 28a. REGISTRAR'S SIGNATURE 28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) 4. 100 Pa.D.

078691

April 18, 2017

State of Nebraska
County of Webster

State of Nebraska
County of Webster

State of Nebraska

County of Webster

State of Nebraska

State of Nebraska

Clerk's office of said county this Office of Said County Clerk

State of Nebraska

Sta

Book 2018, Ag 669

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 NEBRASKA DOCUMENTARY
STAMP TAX
Date 3.30-16
\$ 1100.50 By 4/2

#### WARRANTY DEED

Raelene Schliep and Marvin E. Schliep, wife and husband; Deanna Johnson and Leslie R. Johnson III, wife and husband; Susan Hanson and Billy G. Hanson, wife and husband; and Lisa Kerner and James C. Kerner, wife and husband; Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Troy Thomas and Ellen Thomas, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Northwest Quarter (S½NW¼); the Southwest Quarter of the Northeast Quarter (SW½NE¼); the East Half of the Northeast Quarter (E½NE½); and the East Half of the Southeast Quarter (E½SE½); of Section Thirty-Four (34), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska recorded in Deed Book 27, Page 269, Book 61, Page 67 and Book 61, Page 69.

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

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

Executed March 23th, 2018.

Kallene Schliep Raelene Schliep	Marvin E. Schliep
STATE OF Colorado ) COUNTY OF Douglas )	SS.
The foregoing instrument was acknowled Schliep and Marvin E. Schliep, wife and i	, ,
·	Notary Public
My commission expires: $1/08/2$	TSOLER BOYAJIAN NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20164042750 MY COMM. EXPIRES NOVEMBER 08, 2020

Book 2018, Pg 671

Deanna Johnson

Leslie R. Johnson III

STATE OF Albraska

COUNTY OF Douglas

The foregoing instrument was acknowledged before me on March 23, 2018 by Deanna Johnson and Leslie R. Johnson III, wife and husband.

A GENERAL NOTARY - State of Nebraska DAWN FORD My Comm. Exp. December 9, 2018

Saun Ford Notary Public

My commission expires: DLC 9, 2018

Page 3 of 5.

# Book 2018, Pg 672

Suson Hamson	List Hanne
7 1 1001	- Janes
Susan Hanson	Billy G. Hanson

STATE OF INDIANA )

COUNTY OF CLARK )

The foregoing instrument was acknowledged before me on March  $\ 23$ , 2018 by Susan Hanson and Billy G. Hanson, wife and husband.

Notary Public

My commission expires: August 27, 2022

JOANN GALLIGAN Notary Public - Seal State of Indiana Clark County

My Commission Expires And 27 20020

Lisa Kerner	James C. Kerner
STATE OF KONSON	) ) ss. )
The foregoing instrument was acknowl and James C. Kerner, wife and husband	ledged before me on March 23, 2018 by Lisa Kernei d.
ROTARY FUBLIC Side of Kodens CARMEN VASQUEZ-RANGEL 10 July 18 April Exp. 4/29/20	Notary Public
My commission expires: $\frac{4/29}{}$	/20

# Agricultural Land Sales Worksheet

Cnty No:	Boo	k .	Pa	ige :		Sale	Date 1.	No.				S	choc	ol Dis	trict	Code		ne stagnet i ea	y isany Tanàna	
91	201	-8	6(	59	3,	/29	/2018	Base:	9:	1-00	74	Αff	iliate	ed: 9:	1-0	074	Unit	ied: 9	1-0	074
Location ID		Sale	Numb	er	Useab	ility.	& Code #		2.4 ****			(E) (E)	Pa	rcel N	Vuml	ber		en (in the Sold of the		
001316201	L		71		1			GeoCd	e	Twn	Rng	S	ct	Qrt	Sul	odiv	Area	Blk	Size I	arcel
	Da	te of S	ale Ass	essed ]	Value . *		<b>美雄雄</b> 菌)	4135	5	4	9	3	4	0	000	000	1	000	0	000
Land +		Imp	rovem	ents :	Jan W.	To	ital	生活。 经验验		D	ate of	Sale	Pro	perty	Cla	ssific:	ation (	Code		enge-2. George
240,1	95					2	40,195	Statu	5	Prop	erty Ty	pe -	∂-Z Z0	oning	L	cation	Cit	y Size	Par	cel Size
The state of the s		Irrigat	ion Typ:	e:				A) 2		B)	05		C)	5	D)	3	E)	0	F)	10
LCG		,	CRES:			VAL	UE:	733		LCC	enska Buttita			ACR	FS:	(表) (A) (各) (为)		VAL	TE:	
	IA1			ACT PROPERTY.	AND THE PROPERTY OF THE PROPER	· ·					ND 10		to the Thirthean			4,47,44,45	eli et a pella l'el martino		<u></u>	unings navingsmen
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	2.A.										2	G					- v			
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	4A											G		12	3.2	40		1	75,	615
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Assessor's Adjustment to Sale Price (+ or -):	Total Reca	pture Value:
Assessor Comments and Reason for Adjustment:		
Comments from	Comments:	
SPLIT FROM PARENT PARCEL #0013162.		
		(Continue on back)



2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/11/18 11:58 AM

D	IB	004040000				- Lotate Di	eakuowii Kepi	OIL					/11/18 11:58 AN
15352	r			N.	egal 1/2 & E1/2SE1/4 -T-R: 34-04-09				Card File Situs 2241 RD V	0013 <sup>-</sup>	16200		
Veigh		175 74F5		Str Ca Bo 074 Sa	ass Code ate GEO adastral ook / Page ale Date ale Amount	01-05-05-03-00 4135-34-0-0000 00001-00038-00 /	0-000-3535		Value Buildings Improvement Land / Lot	ŧ.		Previous 2,895 8,560 446,110 457,565	Curren 2,895 8,560 172,750
Owner	•			%	ne Amount	0						401,008	104,20
SLATE	R, RAY G-T	RUSTEE -LE		100					*	· · · · · · · · · · · · · · · · · · ·			<del></del>
	dded Notes											· · · · · · · · · · · · · · · · · · ·	
06/06/2		SITE - MH W/S											
<b>Soil</b> 3561	Use	LCG/LV			LVG Descrip	tion	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sul
	GRAS	2G1	HOBBS SILT OCCASION	LOAM,	2G1		N	3.640	1,425	5,185	0		
852	GRAS	4G	GEARY-HO	BBS SOILS	4G		N	51.420	1,425	73,275	0		
1147	GRAS	3G	HOLDREGE SLOP	SOILS, 3-7%	3G		N	20.160	1,425	28,730	0		
7261	GRAS	3G	DEROIN SO	ILS, 3-6% SLOPE	S 3G		N	39.890	1,425	56,845	0		
			APPEAR OF THE STREET, AND ADDRESS OF THE STREET,					115.110		164,035			
ROAD		ROAD	COUNTY RO	DAD	ROAD		N	3.020	0	0	0		
BLD2	SITE	BLD2	BUILDING S	ITE ADDITIONAL	BLD2		N	4 000	2.050	2,950	0		
BLD1	FARM	BLD1	BUILDING S	ITE 1ST ACRE	BLD1		N	1.000	5,765	5,765	0		
							Land Total	120,130		172,750			
	Statement D	· · · · · · · · · · · · · · · · · · ·	Building	Other	Land		Total	Exempt		Taxab	le	Total Tax	Penalty Tax
2017	316200	175	2,895	8,560	446,110		457,565	C		457,5		6,364,98	. 5.10.15
2016	316200	175	2,895	8,560	411,280		422,735	C	)	422,7		5,919.76	
2015	316200	175	13,185	19,315	389,515		422,015	C	ł	422,0		5,800.00	
2014	316200	175	13,310	14,545	285,940		313,795	C	1	313,7		4,943.76	i
2013	316200	175	21,380	7,495	289,760		318,635	C	1	318,6		5,526.56	(



2017 Appraisal Property Record Card

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Parcel ID 001316200 (2142) Primary Image Sketch Image Cadastral ID 00001-00038-00015 PAD Class Code Percel It 001318200 01-05-05-03-00-10 State GEO 4135-34-0-00000-000-3535 Owner SLATER, RAY G -TRUSTEE -LE 15352 CHALCO POINTE DRIVE OMAHA, NE 68138-0000 Situs 2241 RD V Neighborhood 1 - AREA 1 (1,000) District 175 - 74F5N - 91-0074 Legal S-T-R: 34-04-09 N1/2 & E1/2SE1/4 34-4-9 **Property Valuation** Residential Information Marshall & Swift Cost Approach (06/2013)Buildinas 2,895 Type Year/Effective Age 0/0 Improvement 8.560 Quality .00 -Land/Lot 28,730 Condition .00 ~ Total 40.185 Base/Total 0/0 Review Information Area of Slab 10/14/2014 Entered CJ Area of Crawl 0 10/08/2014 Inspect TS Fixture/Roughin 0/0 Bed/Bathroom 0/0.0 Basement Area 0 Date Added Notes 06/06/2013 FARM SITE - MH W/SKIRTING



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Parcel ID Cadastral ID PAD Class Code State GEO Owner SLATER, RAY G 15352 CHALCO F OMAHA, NE 681 Situs 2241 RD V Neighborhood District Legal S-T-R: 34-04-09 N1/2 & E1/2SE1/4	4135-34-0-00000-000-3535 -TRUSTEE -LE POINTE DRIVE 38-0000 1 - AREA 1 175 - 74F5N - 91-0074	•	(2142			17 Appraisal Prop					5/11/18 11:58 AN
Code Descripti DTGR Detached Building	<b>on</b> Garage Components	<u>Class</u>	Qual 0	ond 0.00	Year E	ff Age Dimensions 0	Floor	Roofing	Total Units 308		
DTGR Detached Building (	Garage Components	1	1.00	1.00	0	0 21x14x0	Concrete	Asphalt- Shingles	294		
MSTR Material S Building (	torage Shed Components	D	1.00	1.00	0	0 20x12x0	Dirt	Metal	240		
BARN Barn (Obs Building (	solete) Components	D	1.00	1.00	0	0 40x36x0	Dirt	Wood-Shingles	1,440		
											<u> </u>



2017 Appraisal Property Record Card

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RECORDCARD

				5/11/18 11:58 AN					
	ID 001316200		(2142) O	wner	SLATER, RAY G-TRU			Legal N1/2 & E1/2SE1/4 34-4-9	THOU PA
	Description	Class	Qual Con	d Year I	Iff Age Dimensions	Floor	Roofing	Total Units	
BARN	Barn (Obsolete)	D	2.00 2.0	0 0	0 31x27x0	Dirt	Asphalt- Shingles	837	
	Building Components						Sningles		
FLV40	Flot Value 400				er dette er en ekselje men er engeleter met en en en opgever met en				
0	Flat Value 100	D	3.00 0.0	0 0	0			1	
	Building Components								
	•								
			T - 1						
FLV10	Flat Value 100	D	3.00 0.0	0 0	0	Martin 1994		1	
J	Building Components								
	- silaning components								
norm magazini com									
NV	NO VALUE BUILDING	D	3.00 0.0	0 0	0			4	
	Building Components							'	
NV	NO VALUE BUILDING		200 00	~~~~~~~					
INV	Building Components	D	3.00 0.0	0 0	0			1	
	Dunang Composition								
SH2	SHED CONC	D	1.00 1.0	0 0	0 32x20x0	Concrete	Metal	640	e a fant op gjord om megene de dekemen <del>generalis</del> ke begrepen sjor sjorge
	Building Components							0.10	
SH1	SHED DIRT	D	1.00 1.0	0 0	0 18x18x0	D1.6			TO THE STREET SHEET SHEET
	Building Components	Ь	1.00 1.0	U U	U TOXTOXU	Dirt	Metal	324	
	<b>3</b> ,								
	enterente a too en a de a contra commune, agus pero mar es de distribuir de de accompanyon commune general e com								
SH2	SHED CONC	D	1.00 1.0	0 0	0 16x11x0	Concrete	Metal	176	
	Building Components								
FIQN	Farm Implement Arch-rib, Quon		3.00 3.00	0 0	0 29x20x0	Concrete		500	
	Building Components	_	5.55 6.00		O ESMAUNU	Concrete		580	
· · - · - · - · · · · · · · · · · ·				** · · · · · · · · · · · · · · · · · ·					
								Annual Control of the	



Page 5

t pobrook open service de	1120121(00014)											
	2017 Appraisal Property Record Card											
ID 001316200	(2142) Owner			er	SLATER, RAY G -TRUS	STEE -LE		5/11/18 11:58				
Description		Qual	Cond	Year	Eff Age Dimensions		Roofing	Total Unite	<del></del>			
Material Storage Shed Building Components	D	1.00	1.00	0	0 28x12x0	Dirt	Metal	336				
SHED DIRT Building Components	D	1.00	1.00	0	0 22x10x0	Dirt	Metal	220				
Material Storage Shed Building Components	D	1.00	1.00	ō	0 39x17x0	Dirt	Metal	663				
Flat Value 100  Building Components	D	3.00	0.00	0	0	and the second s	and the second section of the sectio	1				
Flat Value 100  Building Components	D	3.00	0.00	0	0		TOTALIS THE STREET, SALES AND ALL STREET, SALES	1				
NO VALUE BUILDING Building Components	D	3.00	0.00	0	0	en de la company		1	allula a merpanenta 100 (1813). Les annonem munt calippinem insperient de la fille de manique.			
		<u></u>		- 12 11 12		· Mariana and a secondary						
	SHED DIRT Building Components  Material Storage Shed Building Components  Flat Value 100 Building Components  Flat Value 100 Building Components	ID 001316200  Description Class  Material Storage Shed Building Components  SHED DIRT Building Components  Material Storage Shed Building Components  Flat Value 100 Building Components  Flat Value 100 Building Components  D  D  D  D  D  D  D  D  D  D  D  D  D	ID 001316200 (214  Description Class Qual  Material Storage Shed Building Components  SHED DIRT D 1.00  Building Components  Material Storage Shed Building Components  D 3.00  Building Components  Flat Value 100 D 3.00  Building Components  Flat Value 100 D 3.00  Building Components	D	D	D	D   001316200   (2142)   Owner   SLATER, RAY G -TRUSTEE - LE	D	D			



2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/11/18 11:58 AM

Parcel ID		001316201			Leç	ial					Card File	00006	32536		31 17 10 1 1:30 AN
Owner THOMAS, T 1604 LIFESO HASTINGS,	ONG CI	RCLE			N1. S1. E1. ST.	/2 & E1/25 /2NW1/4, /2SE1/4 E ATE OF N	SE1/4 34-4-9 SW1/4NE1/4, E1/2 XCEPT TRACTS ( IE . BK27-269& Br I-09 Acres: 280.8	CONVEYED (61-67, BK61	TO -69		Situs	00000	3330		
County Area	 I	1 /	NREA 1	· · · · · · · · · · · · · · · · · · ·	Cla	ss Code	02-05-05-0	13.00.10			Value				
Neighborho			REA 1			te GEO		-00000-000-0	innn					Previous	Curren
Location / G	quor		RURAL (RUR)			lastral	00001-000		1000		Buildings			Ü	(
District			4F5N - 91-00			ok / Page					Improvement			U	004 70
School		91-0074	91-0074	91-0074		e Date	03/29/2018				Land / Lot				394,73
				01 007 1	I	e Amount		,			Total			0	394,73
	Use			Il Description			escription	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sul
	GRAS	1G		LDREGE SILT				N		19.060	1,425	27,160	0		
	GRAS	2G		LDREGE SILT	,			N		24.150	1,425	34,415	0		
	GRAS	2G1		BBS SILT LOAI CASION	М,	2G1		N		7.740	1,425	11,030	0		
	GRAS	2G	GE.	ARY SILT LOAI	M, 3-7% SLC	2G		N		21.940	1,425	31,265	0		
	GRAS	4G	GE.	ARY-HOBBS S	OILS	4G		N		123,240	1,425	175,615	ň		
4147	GRAS	3G	HO SLO	LDREGE SOIL: OP	S, 3-7%	3G		N		33.570	1,425	47,835	Ö		
7261 (	GRAS	3G	DEI	ROIN SOILS, 3-	-6% SLOPES	3G		N		45.320	1,425	64,580	0		
9999 (	GRAS	GW	AS WA	TER		GWAS	- WASTE	N		3.830	740	2,835	Ö		
		en								278.850		394,735			
ROAD I	ROAD	ROA	D CO	UNTY ROAD		ROAD		N		2.010	0	0	0	M	
Sale Date		Deals				··	_		Land Total	280.860		394,735			
03/29/2018		Book	Pag		Extend		Ownership Histo								Amoun
03/28/2018		2018	669		673		THOMAS, TROY	& ELLEN							490,000