

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-446

PAGES _____

GRANTEE MASTER NAME # Cody & Crissy Reutter

PARCEL # / FILING NUMBER 000331800 / 9300
+3422

DOC STAMPS 450

tax/lien _____

SALES FILE # 45

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 195

TOTAL SALE PRICE 2,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 2-22-18

DEED TYPE JTWD

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

LOCATION CODE

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

COMMENTS Empty lots - Combined 3422 + 3318 (parent) + then did sale to Reutter's. should have been combined in previous sale.

Real Estate Transfer Statement

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

45

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

1 County Name		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. <u>2</u> Day <u>22</u> Yr. <u>18</u>		4 Date of Deed Mo. <u>2</u> Day <u>22</u> Yr. <u>18</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Scott Kort</u> Street or Other Mailing Address City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u> Phone Number <u>402/984/3837</u> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Cody and Crissy Reutter</u> Street or Other Mailing Address City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u> Phone Number <u>402/303/9351</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? 2,000

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Crissy and Cody Reutter
1005 West Gage blue hill NE
68930

18a No address assigned 18b Vacant land

20 Legal Description
 * See attached legal description

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	<u>2,000</u>	<u>00</u>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<u>2,000</u>	<u>00</u>

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

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

Print or Type Name of Grantee or Authorized Representative Crissy Reutter Cody A. Reutter Phone Number 402/303/9351
 Signature of Grantee or Authorized Representative Crissy Reutter Cody A. Reutter Title _____ Date 2/26/18

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>02</u> Day <u>26</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>4.50</u>	28 Recording Data <u>BK 2018, Pg 446</u>	

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 (NW¼) 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.

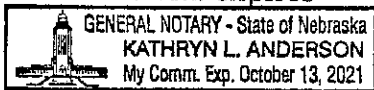
Executed ~~November 22~~, ^{February} 2017, ²⁰¹⁸

Scott Allen Kort
Scott Allen Kort

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires 10-13-21



Kathryn L. Anderson
Notary Public

State of Nebraska } ss.
County of Webster }

BK 2018, Pg 446

Entered on the numerical index and filed for record in the Clerk's office of said county this 26th day of February A.D., 2018, at 11:07 o'clock A.M. Recorded in Book 2018 on Page 446
Deb Klungenberger County Clerk
10.00 hiz Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-26-18
\$ 4.50 By hiz

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 (NW¼) 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 February 22, 2018
~~November 22, 2017.~~

Scott Kort
Scott Allen Kort

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires 10-13-21
GENERAL NOTARY - State of Nebraska
KATHRYN L. ANDERSON
My Comm. Exp. October 13, 2021

Kathryn L. Anderson
Notary Public

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000331800 Owner REUTTER, CODY & CRISSY 1005 WEST GAGE BLUE HILL, NE 68930	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	Card File 000331800 Situs W GAGE ST 900 BLK
County Area 0 N/A Neighborhood 300 BLUE HILL Location / Group 80 RURAL (RUR) District 195 74HF6N - 91-0074 School 91-0074 91-0074 91-0074	Class Code 02-01-01-01-06-05 State GEO 4133-00-0-20055-001-9300 Cadastral 00002-00066-00003 Book / Page 2018 / 446 Sale Date 02/22/2018 Sale Amount 2,000	Value Previous Current Buildings 0 0 Improvement 0 0 Land / Lot 2,330 3,700 Total 2,330 3,700

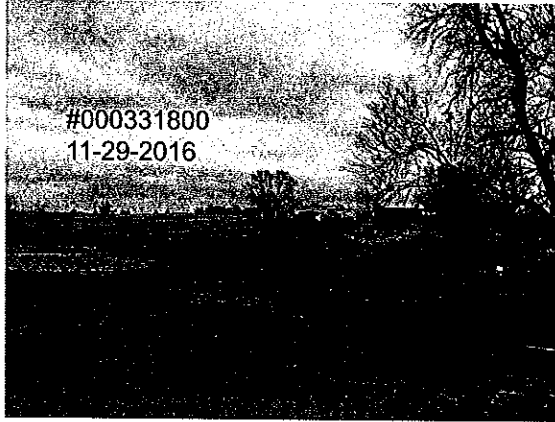
Permit No.	Type	Description	Date Open	Date Closed	Amount
0003	00 N/A	~2017 CHECK DEMO BARN & SHED	11/06/2015	12/29/2015	0
0002	00 N/A	~2015 REMOVE GREENBELT	02/07/2014	03/21/2014	0
0001	00 N/A	~2003 RECHECK FOR BUILDING	12/19/2001	01/06/2003	0

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
8 BLUE HILL	02 SqFoot	49,500.000	300.000	P 20	17,000	0.249	0.000	1,370	0
					17,000	0.249			
					122,000	0.080			
					122,000	0.080			
					999,999	0.029			
					999,999	0.029			

Sale Date	Book	Page	Extend	Ownership History	Amount
02/22/2018	2018	446		REUTTER, CODY & CRISSY	2,000
08/19/2016	02016	02453		KORT, SCOTT ALLEN	2,000
08/19/2016	02016	02453		KORT, SCOTT ALLEN	2,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	331800	195	0	0	2,330	2,330	0	2,330	45.06	0
2016	331800	195	525	0	2,330	2,855	0	2,855	55.04	0
2015	331800	195	0	0	2,330	2,330	0	2,330	44.30	0
2014	331800	195	0	0	2,330	2,330	0	2,330	48.60	0
2013	331800	195	0	0	520	520	0	520	11.70	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 000331800 (828) 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 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</p>	<p>Primary Image</p> 	<p>Sketch Image</p>																		
<p>Property Valuation</p> <table border="0"> <tr><td>Buildings</td><td>0</td></tr> <tr><td>Improvement</td><td>0</td></tr> <tr><td>Land/Lot</td><td>0</td></tr> <tr><td>Total</td><td>0</td></tr> </table>	Buildings	0	Improvement	0	Land/Lot	0	Total	0	<p>Residential Information</p> <table border="0"> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td>.00 -</td></tr> <tr><td>Condition</td><td>.00 -</td></tr> <tr><td>Base/Total</td><td>0 / 0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	<p>Marshall & Swift Cost Approach (06/2013)</p> <table border="0"> <tr><td>Year/Effective Age</td><td>0/0</td></tr> </table>	Year/Effective Age	0/0
Buildings	0																			
Improvement	0																			
Land/Lot	0																			
Total	0																			
Type																				
Quality	.00 -																			
Condition	.00 -																			
Base/Total	0 / 0																			
Year/Effective Age	0/0																			
<p>Review Information</p> <table border="0"> <tr><td>12/06/2016</td><td>Entered</td><td>CJ</td></tr> <tr><td>11/29/2016</td><td>Inspect</td><td>CJ</td></tr> </table>	12/06/2016	Entered	CJ	11/29/2016	Inspect	CJ	<table border="0"> <tr><td>Area of Slab</td><td>0</td></tr> <tr><td>Area of Crawl</td><td>0</td></tr> <tr><td>Fixture/Roughin</td><td>0 / 0</td></tr> <tr><td>Bed/Bathroom</td><td>0 / 0.0</td></tr> <tr><td>Basement Area</td><td>0</td></tr> </table>	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0.0	Basement Area	0			
12/06/2016	Entered	CJ																		
11/29/2016	Inspect	CJ																		
Area of Slab	0																			
Area of Crawl	0																			
Fixture/Roughin	0 / 0																			
Bed/Bathroom	0 / 0.0																			
Basement Area	0																			

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-489-491

PAGES _____

GRANTEE MASTER NAME # Benjamin Hobbs

PARCEL # / FILING NUMBER 001800500 / 67300 1-1-11

~~Deleted~~ 2602200 / 67300.01 IOLL

DOC STAMPS 2603200 / 38490.02 IOLL
tax/lien

SALES FILE # 53

PAGES _____

NEIGHBORHOOD #	1	300	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	<u>3005</u>
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	<u>2000</u>	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 45

TOTAL SALE PRICE 150,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 12-19-2017

DEED TYPE WD

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

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

COMMENTS Combined 18005 w/ 26022 (was) then did Sale of Parcel # 18005 + 2603200 IOLL to Ben Hobbs was Commercial - now Ag.

Real Estate Transfer Statement

53

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>19</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>12</u> Day <u>19</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rodney A. Simonsen Street or Other Mailing Address 740 W 3rd Avenue City Red Cloud State NE Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Benjamin Hobbs Street or Other Mailing Address 406 E 7th Avenue City Red Cloud State NE Zip Code 68970 Phone Number 740-0433 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

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

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

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

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

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

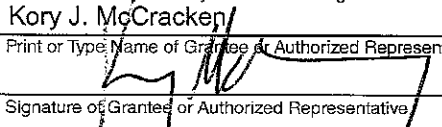
20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	150,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 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.

sign here **Kory J. McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
 Signature of Grantee or Authorized Representative Title
 Date **3/6/18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>6</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>337.50</u>	28 Recording Data <u>BK2018, Pg 489-491</u>

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.

BK 2018, Pg 489

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of March A.D., 2018, at 9:15 o'clock A. M. Recorded in Book 2018 on Page 489-491
Deb Klingenberg County Clerk
22.00 Deputy
Ind. Comp. Assessor. Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-6-18
\$ 337.50 By BB

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.

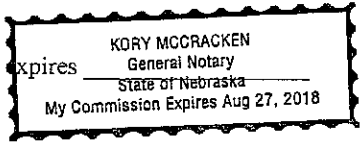
Executed December 19, 2017.

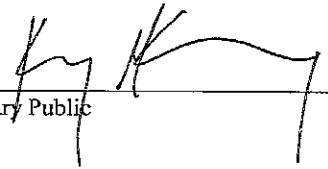
RODNEY A. SIMONSEN

By Reggi L. 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. expires 



Notary Public

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS:

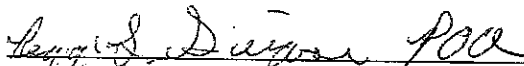
That Rodney A. Simonsen (Sellers), of Red Cloud, Nebraska 68970, in consideration of NINETY ONE THOUSAND THREE HUNDRED AND FIFTY DOLLARS (\$91,350.00) paid and allowed by Benjamin Hobbs (Buyer), of 406 E 7th Ave, Red Cloud, Nebraska, 68970, the receipt of which is hereby acknowledged, do hereby sell,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

DESCRIPTION	AMOUNT
Two IOLL storage buildings, approximately 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. - 3849002.	\$91,350.00

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.

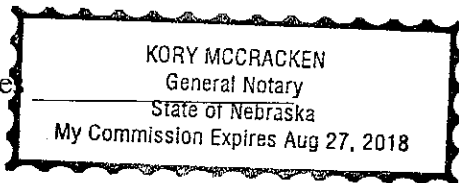
SELLER:
RODNEY A. SIMONSEN

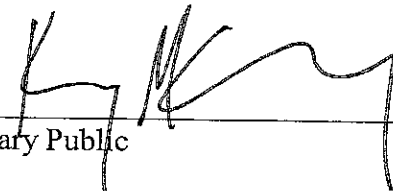

Reggi L. Simonsen, Attorney-in-Fact

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




Notary Public

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of March A.D., 2018, at 9:30 o'clock A.M. Recorded in Book 2018 on Page 492-494
Deb Klingenberg County Clerk
22.00 Deputy
Ind Comp Assessor Carded

**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:

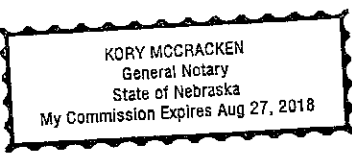
A tract of land lying in the Southwest Quarter (SW1/4) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, and described as follows: From the Quarter stone marking the Northwest corner of said Southwest Quarter; thence South 300 feet to the point 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 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.

IN WITNESS WHEREOF, I have signed and acknowledged this instrument on December 19, 2017.

Reggi L. Simonsen
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.



[Signature]
Notary Public

BK2018, Pg 494

KNOW ALL MEN BY THESE PRESENTS:

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

constituted and appointed, and by these presents do make, constitute and appoint my brother, Reggi L. Simonsen 805 N. Saunders Sutton, NE 68979, Clay 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:

1. 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, to make, sign, execute and deliver such receipts, releases or other discharges for the same respectively as my said attorney shall deem advisable.

2. To settle accounts. To settle any account or reckoning whatsoever 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, alter, 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 attorney 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 thereof, 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, payable 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 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, debentures, 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 described.

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 not disabled.

IN WITNESS WHEREOF, I have signed and acknowledged this instrument this 4th day of November 2009

Rodney A. Simonsen (Signature)

STATE OF NEBRASKA) Webster COUNTY) ss.

BE IT KNOWN, that on the 4th day of November 2009 before me personally appeared

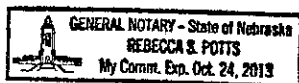
Rodney A. Simonsen

above named, who is to me known to be the person described in and who executed the above Durable Power of Attorney, and acknowledged the same to be his or her voluntary act and deed.

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.

Rebecca S. Potts (Signature) Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 208-506

PAGES _____

GRANTEE MASTER NAME # Michael S. P

PARCEL # / FILING NUMBER 000130000

36230

Leigh A. Goebel

DOC STAMPS 6.75

tax/lien

SALES FILE # 54

PAGES _____

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

TAX DISTRICT 65

TOTAL SALE PRICE 3,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-8-2018

DEED TYPE JTWD

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

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

COMMENTS Lot only - Mike + Leigh own property across the street. Lot valued @ \$815.00

Real Estate Transfer Statement

54

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 03 Day 08 Yr. 2018		Mo. 03 Day 08 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Dan & Amber Conway				Grantee's Name (Buyer) Michael S & Leigh A. Goebel			
Street or Other Mailing Address 741 N Seward St				Street or Other Mailing Address 241 W 10th Avenue			
City Red Cloud		State NE		City Red Cloud		State NE	
Phone Number		Zip Code 68970		Phone Number		Zip Code 68970	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No

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

Yes No

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

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

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

942 N Seward St
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

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

same as Grantee

20 Legal Description

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

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 3,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 3,000.00

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

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

sign here

Print or Type Name of Grantee or Authorized Representative _____ Phone Number _____

Signature of Grantee or Authorized Representative _____ Title _____ Date _____

Register of Deed's Use Only

25 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 03 Day 09 Yr. 18	\$ 6.75	Book 2018, Pg 506	

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

BOOK 2018, Pg 506

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 9th day of March A.D., 2018, at 10:14 o'clock A. M. Recorded in Book 2018 on Page 506
Deb Klingenberg County Clerk
10.00 LIZ Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-9-18
\$ 6.75 By LIZ

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 8th, 2018.

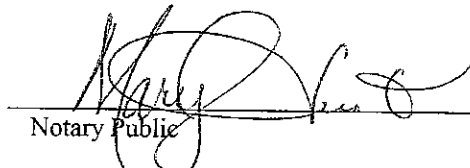

Dan Conway


Amber Conway

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 8th, 2018, by Dan Conway and Amber Conway, husband and wife.

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


Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-570

PAGES _____

GRANTEE MASTER NAME # Dusty + Jesse Wolf

PARCEL # / FILING NUMBER 000603100

16290 GR

+ 000601100

16100 GR

DOC STAMPS 4.50

tax/lien

SALES FILE # 55

PAGES _____

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

TAX DISTRICT 25

1600 - 603100
375
1975
601100

TOTAL SALE PRICE 1,250

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-9-18

DEED TYPE JTWD

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

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

COMMENTS They are Cousins -

Real Estate Transfer Statement

55

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>03</u> Day _____ Yr. <u>2018</u>		4 Date of Deed Mo. <u>03</u> Day _____ Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kevin J. Wulf Street or Other Mailing Address 745 N National St City Superior State NE Zip Code 68978 Phone Number (402) 621-0163 Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dusty Wulf & Jesse Wulf Street or Other Mailing Address 1040 Rd 2100 City Guide Rock State NE Zip Code 68942 Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address _____			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**Republican St, 400 Block & 215 E Grant St
 Guide Rock, NE 68942**

18a No address assigned 18b Vacant land

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

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 1,250.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 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.

sign here

Kevin J. Wulf
 Print or type Name of Grantee or Authorized Representative

Kevin J. Wulf
 Signature of Grantee or Authorized Representative

Phone Number _____
 Title _____
 Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>03</u> Day <u>09</u> Yr. <u>2018</u>	27 Value of Stamp or Exempt Number \$ <u>4.50</u>	28 Recording Data <u>BW2018, Pg 510</u>

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

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.

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 9th day of March A.D., 2018, at 11:26 o'clock A. M. Recorded in Book 2018 on Page 510
Debra Klingenberg County Clerk
10.00 DM Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3/9/18
\$ 4.50 By DM

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, GRANTEEES, 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 GRANTEEES that GRANTOR:

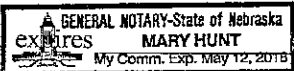
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Executed March 9th, 2018.

Kevin Wulf
Kevin Wulf

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 9th, 2018, by Kevin Wulf, a single person.

Comm 

Mary Hunt
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-511

PAGES _____

GRANTEE MASTER NAME # Carol dene y

PARCEL # / FILING NUMBER 6123 / 17250

Williams &
Jonnie L. Zarek

DOC STAMPS Exempt SA

tax/lien _____

SALES FILE # 56

PAGES _____

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

TAX DISTRICT 25

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-9-2018

DEED TYPE QCD

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

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

COMMENTS mother to self + daughter - Gift

Real Estate Transfer Statement

56

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

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

1 County Name Webster	2 County Number Select County & County Number 91	3 Date of Sale/Transfer Mo. ___ Day ___ Yr. ___	4 Date of Deed Mo. ___ Day ___ Yr. ___
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carolene Y. Williams Street or Other Mailing Address PO Box 103 City Guide Rock NE State NE Zip Code 68942 Phone Number 402-257-2155 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Carolene Y. Williams + Jonnie L. Zarek Street or Other Mailing Address PO Box 103 City Guide Rock NE State NE Zip Code 68942 Phone Number 402-257-2155 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 10375

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

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

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

18 Address of Property
215 Nebraska St. Guide Rock

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Carolene Williams
PO Box 103
Guide Rock, NE 68942

18a No address assigned 18b Vacant land

20 Legal Description
LOTS 5-6 Block 11 Guide Rock Vances Addition

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	0
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	0.00

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

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

sign here

Carolene Y. Williams **402-257-2155**
 Print or Type Name of Grantee or Authorized Representative Phone Number

Carolene Y. Williams **self**
 Signature of Grantee or Authorized Representative Title Date **3-9-2018**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 9 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2018, Pg 511

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 9th day of March A.D., 2018, at 3:10 o'clock P. M. Recorded in Book _____ on Page 511

Deb Kligenberger County Clerk
\$10.00 Liz Deputy
Ind _____ Comp _____ Assessor _____ Carded _____

Book 2018, Pg 511

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>3-9-18</u>
\$ Exempt #	<u>5a</u> By <u>BB</u>

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.

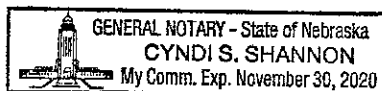
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3-9-2018

Caroldene Y. Williams
Caroldene Y. Williams (Grantor)

STATE OF Nebraska, COUNTY OF Webster

This record was acknowledged before me on March 9, 2018, by **Caroldene Y. Williams**.



Cyndi S Shannon
Signature of Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-513

PAGES _____

GRANTEE MASTER NAME # Dale K. Hertman

PARCEL # / FILING NUMBER 000607400 / 16740

000608700 / 16880

DOC STAMPS Exempt SA

tax/lien _____

SALES FILE # 57

PAGES _____

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

TAX DISTRICT 25

TOTAL SALE PRICE 0

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-5-2018

DEED TYPE QCD

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

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

COMMENTS Spouse to Spouse

Real Estate Transfer Statement

57

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>03</u> Day <u>05</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>03</u> Day <u>05</u> Yr. <u>2018</u>
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 Guide Rock	State NE	Zip Code 68942	City Guide Rock
	State NE	Zip Code 68942	
Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**250 W Grant St
 Guide Rock, NE 68942**

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

18a No address assigned 18b Vacant land

20 Legal Description
**The 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 Addition to Guide Rock, Webster County, Nebraska.**

21 If agricultural, list total number of acres _____.

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a.

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

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

David B. Garwood
 Signature of Grantee or Authorized Representative

 Title

Attorney

(402) 746-3613
 Phone Number

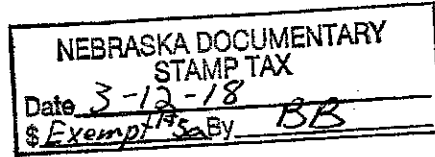
7-12-18
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>12</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt H 5a</u>	28 Recording Data <u>BK2018, Pg 513</u>

BK2018, Pg 513

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., 2018, at 3:15 o'clock P. M. Recorded in Book 2018 on Page 513
Deb Klingenberg County Clerk
\$10.00 BR Deputy
Ind Comp Assessor Carded



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 5, 2018.

Keri Hartman

STATE OF NEBRASKA, COUNTY OF Webster, ss.

The foregoing instrument was acknowledged before me on March 05, 2016, by Keri Hartman.



Comm. expires 11/20/2021

Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE

53155
2018-514-50

PAGES

36-2-11

GRANTEE MASTER NAME #

Gerald Dean
Slingsby

PARCEL # /
FILING NUMBER

001917800/69200

DOC STAMPS

337.50

tax/lien

SALES FILE #

58

PAGES

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL

SUBURBAN

TAX DISTRICT

45

TOTAL SALE PRICE

150,000

S21 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

3-2-2018

DEED TYPE

P.R. Deed

SALE QUAL

YES

ADJUSTED

SUBCHNGD

NO

MOBILE

CODE

1

2

3

4

5

USABILITY

AS ADJUSTED

SUBCHANGED

SALE NOT TO BE USED

ARMS LENGTH / NOT
VALID FOR
MEASUREMENT

LOCATION CODE

BH

BLA

COW

GR

INA

RC

ROS

RUR

BLUE HILL

BLADEN

COWLES

GUIDE ROCK

INAVALE

RED CLOUD

ROSEMONT

RURAL

COMMENTS

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.

58

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 03 Day 02 Yr. 2018	4 Date of Deed Mo. 03 Day 02 Yr. 2018
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Hayes J. McDole, Successor PR Street or Other Mailing Address 23 N. Webster Street City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3828 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gerald Dean Slingsby Street or Other Mailing Address 1234 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number (308) 202-0157 Email Address	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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

Yes No _____

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

Yes No _____

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

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

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

\$150,000

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

Yes No

18 Address of Property

1234 Hwy 136
Red Cloud, NE 68970

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

Gerald Dean Slingsby
1234 Hwy 136
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

20 Legal Description

see attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	150,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	150,000.00

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

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

sign here

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

Mark A. Beck
Signature of Grantee or Authorized Representative

Attorney

(402) 463-4500
Phone Number

03/02/2018
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 3 Day 12 Yr. 18	27 Value of Stamp or Exempt Number \$ 337.50	28 Recording Data BK2018, Pg 514-515

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.

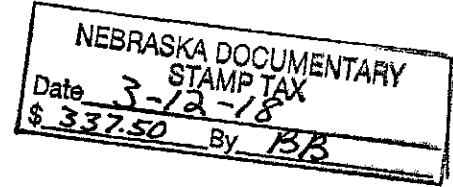
EXCEPT and not including that part of County Surveyor's Lot 3 lying on the South and East sides of the Bostwick Irrigation Districts canal as it presently runs through and across the said County Surveyor's Lot 3, which tract herein being excepted lies on the West side of County Surveyor's Lot 6 and on 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., 2018, at 3:40 o'clock P. M. Recorded in Book 2018 on Page 514-515
Deb Klingenberg County Clerk
316.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



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.

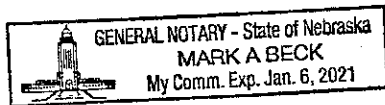
GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed as of the 2 day of March, 2018.

Hayes J. McDole
Hayes J. McDole, Successor
Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on this 2 day of March, 2018, by Hayes J. McDole, Successor Personal Representative of the Estate of Jessie E. McDole, Deceased.



Mark A Beck
Notary Public

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 001917800	Legal PT E1/2SW1/4 LESS 145' X 300' OF LOT 5 & LESS CO SURV LOT 6 36-2-11 S-T-R: 36-02-11 Acres: 67.530	Card File 001917800
Owner SLINGSBY, GERALD DEAN 1234 HWY 136 RED CLOUD, NE 68970		Situs 1234 1HWY 136 RED CLOUD, NE 68970
County Area 1 AREA 1	Class Code 01-01-05-03-00-09	Value
Neighborhood 1 AREA 1	State GEO 4371-36-3-00000-000-9200	Buildings Previous 490 Current 490
Location / Group 80 RURAL (RUR)	Cadastral 00001-00099-016+0	Improvement 4,760
District 45 2F2S - 91-0002	Book / Page 2018 / 514 Ext: 515	Land / Lot 115,920 110,665
School 91-0002 91-0002 91-0002	Sale Date 03/02/2018	Total 121,170 115,915
	Sale Amount 150,000	

Date Added Notes
06/06/2013 ZONING RED CLOUD JURISDICTION SUBURBAN AG

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
3561B	IRRG	2A1B	BOSTWICK, HOBBS SILT LOAM	2A1B - 2A1	N	12.400	2,810	34,845	0			
3553	GRAS	4G	HOBBS SILT LOAM, FREQUENT	4G	N	6.440	1,425	9,175	0			
3561	GRAS	2G1	HOBBS SILT LOAM, OCCASION	2G1	N	16.030	1,425	22,845	0			
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N	0.020	1,425	30	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	6.030	1,425	8,595	0			
7261	GRAS	3G	DEROIN SOILS, 3-6% SLOPES	3G	N	13.320	1,425	18,980	0			
8870	GRAS	1G	HORD SILT LOAM, 1-3% SLOP	1G	N	7.320	1,425	10,430	0			
						49.160		70,055				
CANAL	DITCH	CANAL	CANAL	CANAL	N	4.970	0	0	0			
BLD1	FARM	BLD1	BUILDING SITE 1ST ACRE	BLD1	N	1.000	5,765	5,765	0			
						Land Total 67.530		110,665				

Sale Date	Book	Page	Extend	Ownership History	Amount
03/02/2018	2018	514	515	SLINGSBY, GERALD DEAN MCDOLE, HAYES %	150,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	917800	45	490	4,760	115,920	121,170	0	121,170	1,612.58	0
2016	917800	45	8,135	5,285	128,705	142,125	0	142,125	1,965.90	0
2015	917800	45	11,565	5,285	124,960	141,810	0	141,810	1,952.30	0
2014	917800	45	11,565	5,285	92,525	109,375	0	109,375	1,672.64	0
2013	917800	45	17,270	6,645	69,185	93,100	0	93,100	1,518.68	0

Parcel ID 001917800 Cadastral ID 00001-00099-016+0 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	(3219) Primary Image 	Sketch Image 
--	--	---

Property Valuation Buildings 490 Improvement 4,760 Land/Lot 0 Total 5,250	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 2.00 - Badly Worn Base/Total 980 / 1,288 Style 72 % - 1 1/2 Story Finished 28 % - One Story Exterior Wall 100 % - Frame, Siding, Vinyl Heating/Cooling 100 % - Forced Air Furnace Roof Cover Galvanized Metal Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 0 / 1.0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1880/0
Review Information 03/14/2018 Inspect TS Entered		

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 Added Notes
06/06/2013 ZONING RED CLOUD JURISDICTION SUBURBAN AG

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 001917800 (3219)
 Cadastral ID 00001-00099-016+0
 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

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
CPFR	Carport, Flat Roof Building Components	D	1.00	1.00	0	0	22x12x0		Metal	264
YDS	Yard Shed Building Components	D	3.00	1.00	0	0	8x12x0	Plank	Asphalt-Shingles	96
BARN	Barn (Obsolete) Building Components	D	1.00	1.00	0	0	36x24x0	Dirt		864
FLV10 0	Flat Value 100 Building Components	D	3.00	0.00	0	0	70x84x0	Dirt	Metal	1

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 001917800		(3219)		Owner SLINGSBY, GERALD DEAN				Legal 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
SH1	SHED DIRT Building Components	D	3.00	1.00	0	0	32x20x0	Dirt		640
FLV10 0	Flat Value 100 Building Components	D	3.00	0.00	0	0		Dirt	Metal	1
NV	NO VALUE BUILDING Building Components	D	3.00	0.00	0	0		Dirt	Metal	1

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2018	514	3/2/2018	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001917800		58	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4371	2	11	36	3	00000		000	9200
Land	Improvements		Total		Date of Sale Property Classification Code								
110,665	5,250		115,915		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:					A) 1	B) 01		C) 5	D) 3	E) 0	F) 9		
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1								
	1A					1G	7.320		10,430				
	2A1	12.400		34,845		2G1	16.030		22,845				
	2A					2G							
	3A1					3G1							
	3A					3G	19.350		27,575				
	4A1					4G1							
	4A					4G	6.460		9,205				
DRYLAND 1D1					Shelterbelt/Timber								
	1D				Accretion								
	2D1				Waste								
	2D				Other								
	3D1				AG LAND TOTAL		61.560		104,900				
	3D				Roads								
	4D1				Farm Sites		1.000		5,765				
	4D				Home Sites								
					Recreation								
	Dwellings			490	Other				4.970				
	Outbuildings			4,760	Non-AG TOTAL		5.970		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)		

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-547-549

PAGES _____

GRANTEE MASTER NAME # Byron J. Morrow

PARCEL # / FILING NUMBER 000337800 / 19820

DOC STAMPS 5A

tax/lien

SALES FILE # 59

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 195

*Hoover's Addition
Lots 4+7 Block 13
BH*

TOTAL SALE PRICE 0

\$21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-13-18

DEED TYPE Aff for Transfer of Real Property w/o Probate

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

LOCATION CODE

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

COMMENTS Affadavit - Death of James S. Morrow Exempt 5A
no money exchanged

Real Estate Transfer Statement

59

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

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

1 County Name Webster, 2 County Number 45, 3 Date of Sale/Transfer Mo. 3 Day 12 Yr. 18, 4 Date of Deed Mo. 2 Day 13 Yr. 18, 5 Grantor's Name James S Morrow, 6 Grantee's Name Byron J Morrow, 7 Property Classification Number.

(A) Status: Improved, Unimproved, IOLL. (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests, State Assessed, Exempt. (C) Mobile Home.

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? Yes, No, Aunt or Uncle, Brothers and Sisters, Ex-spouse, Family Corp., Grandparents, Parents and Child, Self, Spouse, Step-parent.

14 What is the current market value of the real property? \$43,000.00, 15 Was the mortgage assumed? No.

16 Does this conveyance divide a current parcel of land? No, 17 Was transfer through a real estate agent or a title company? No.

18 Address of Property: 910 W York St, Blue Hill, NE 68930, 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Byron J Morrow, 411 N 4th Ave, Kenesaw, NE 68956.

20 Legal Description: New Survey lots 427 Block 13 Hoovers Addition Blue Hill.

21 If agricultural, list total number of acres: N/A.

22 Total purchase price, including any liabilities assumed: \$0, 23 Was non-real property included in the purchase? No, 24 Adjusted purchase price paid for real estate: \$0.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Byron J Morrow, Signature of Grantee or Authorized Representative, Title, Date 3-13-18, Phone Number 402-519-0809.

Register of Deed's Use Only: 26 Date Deed Recorded Mo. 03 Day 13 Yr. 18, 27 Value of Stamp or Exempt Number \$ Exempt #sa, 28 Recording Data Book 2018, Pg 547-549.

STATE OF NEBRASKA)
)
COUNTY OF WEBSTER)
(county in which the document will be signed)

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-13-18
\$ Exempt By Liz

Affidavit for Transfer of Real Property without Probate

I, BYRON J MORROW, under penalty of perjury (Nebraska Revised Statute § 28-915),
(your name)
affirm the following to be true:

- Thirty days have passed since the death of JAMES S MORROW and I have attached
(deceased's name)
to this affidavit a certified or authenticated copy of the death certificate;
- 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
- 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 *plus* personal property
value) is \$ 46,000.00;
- There is no Personal Representative, application for Personal Representative, or petition for
Personal Representative either pending or granted in another court;
- 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
investigation and have been unable to determine any subsequent will;
- No other person has a right to the real property;
- I will file this affidavit with the Register of Deeds Office of the county in which the real property is
located (WEBSTER County); and
- I will file the affidavit and certified or authenticated copy of the death certificate in any other county in
Nebraska in which the deceased owns real property that is subject to this affidavit.

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 13th day
of March A.D., 2018, at 11:50
o'clock A. M. Recorded in Book 2018
on Page 547-549
Debra Ringer County Clerk
22.00 Liz Deputy
Ind Comp Assessor Carded

3/9/18
Date
411 N 4TH AVE
Address (line 1)
KENESAW, NE 68956
Address (line 2)

Byron Morrow
Signature
(do NOT sign UNTIL A NOTARY IS PRESENT AND WITNESSES YOU SIGNING)

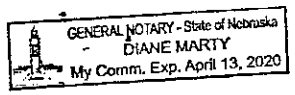
Attachment: certified or authenticated copy of Death Certificate

NOTARY

State of Nebraska, County of Adams

This document was acknowledged before me on the 9 day of March, 2018
(day) (month) (year)

by Byron Morrow
(name of Affiant)
Diane Marty (Seal, if any)
Signature of Notary



My commission expires: April 13, 2020

CERTIFICATE OF DEATH
CERTIFICATION OF VITAL RECORD

Book 2018 19 549

CERTIFICATE OF DEATH

STATE FILE NUMBER 1052017038467

DECEDENT'S LEGAL NAME JAMES STANLEY MORROW				DATE OF DEATH DECEMBER 31, 2017				
SEX MALE	SOCIAL SECURITY NUMBER	AGE-Last Birthday (Years) 70	UNDER 1 YEAR Months Days	UNDER 1 DAY Hours Minutes	DATE OF BIRTH (Mo/Day/Yr) AUGUST 23, 1947	BIRTHPLACE (State or Foreign Country) NEBRASKA		
IF DEATH OCCURRED IN HOSPITAL			IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL NURSING HOME/LONG TERM CARE FACILITY					
Facility Name (If not in hospital, give street & number) MERIDIAN RETIREMENT				CITY, TOWN OR LOCATION OF DEATH LAKEWOOD		COUNTY OF DEATH JEFFERSON		
RESIDENCE - STREET AND NUMBER 910 W YORK STREET				APT. NO.	ZIP CODE 68930	INSIDE CITY LIMITS YES		
RESIDENCE STATE NEBRASKA			COUNTY WEBSTER		CITY OR TOWN BLUE HILL			
DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired) WELDER				KIND OF BUSINESS/INDUSTRY METAL		DECEDENT'S EDUCATION 911-12TH GRADE, BUT NO DIPLOMA		
DECLINENT OF HISPANIC ORIGIN NO				DECEDENT'S RACE White				
EVER IN US ARMY FORCES YES	MARITAL STATUS AT TIME OF DEATH DIVORCED			SPOUSE/PARTNER NAME (If wife give name prior to first marriage)				
FATHER'S NAME EVERETT B MORROW				MOTHER'S NAME PRIOR TO FIRST MARRIAGE MARTHA TOWLER				
INFORMANT'S NAME BYRON MORROW				INFORMANT'S RELATIONSHIP TO DECEASED CHILD				
NAME OF FUNERAL HOME ALL VETERANS BURIAL & CREMATION SERVICES INC - WR				CITY AND STATE OF FUNERAL HOME WHEAT RIDGE COLORADO		WAS CORONER NOTIFIED YES		
METHOD OF DISPOSITION CREMATION		PLACE OF DISPOSITION ALL MORTUARY AND CREMATORY			LOCATION - CITY, COUNTY, STATE DENVER DENVER COLORADO			
INJURY AT WORK	IF TRANSPORTATION RELATED, SPECIFY			DATE OF INJURY		TIME OF INJURY		
PLACE OF INJURY								
LOCATION OF INJURY (Street & Number, Apt. No., City or Town, County, State, Zip Code)								
DESCRIBE HOW INJURY OCCURRED								
WAS DECEDENT UNDER NURSING CARE YES		ACTUAL OR PRESUMED TIME OF DEATH 07:17 MIL		DATE PRONOUNCED DEAD (MO/DAY/YR) DECEMBER 31, 2017		TIME PRONOUNCED DEAD 07:17 MIL		
MANNER OF DEATH NATURAL				WAS AN AUTOPSY PERFORMED NO		WERE AUTOPSY FINDINGS CONSIDERED IN DETERMINING THE CAUSE OF DEATH?		
CAUSE OF DEATH								
PART I		Enter the chain of events - diseases, injuries, or complications that directly caused the death					Approximate interval Onset to death	
IMMEDIATE CAUSE: (Final disease or condition resulting in death)		a (ALS) AMYOTROPHIC LATERAL SCLEROSIS					> 5 YEARS	
		b						
		c						
		d						
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death)								
PART II Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I								
TITLE, NAME, ADDRESS, ZIP CODE AND COUNTY OF PHYSICIAN MICHAEL J MCMILLAN MD 15 W DRY CREEK CIRCLE LITTLETON CO 80120				DATE SIGNED JANUARY 03, 2018				
TITLE, NAME, ADDRESS, ZIP CODE AND COUNTY OF CORONER				DATE SIGNED				
DATE FILED BY REGISTRAR JANUARY 04, 2018								

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 seal and signature of the Registrar. PENALTY BY LAW, Section 25-2-118, Colorado Revised Statutes, 1982, if a person alters, uses, attempts to use or furnishes to another for deceptive use any vital statistics record. NOT VALID IF PHOTOCOPIED.

A. Alex Quintana
A. ALEX QUINTANA
STATE REGISTRAR

008646647



ANY ALTERATION OR RE-ASSURE VOIDS THIS CERTIFICATE

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-550-551

PAGES _____

GRANTEE MASTER NAME # Ruth P. Small

PARCEL # / FILING NUMBER 000158500/39610

DOC STAMPS 13.50

tax/lien

SALES FILE # 600

PAGES _____

NEIGHBORHOOD #

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

TAX DISTRICT 65

TOTAL SALE PRICE \$ 1.00

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-7-2018

DEED TYPE WD

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

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

COMMENTS \$1.00 Sale. (Gift)

Real Estate Transfer Statement

60

• 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 Select County & County Number		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>07</u> Yr. <u>18</u>		4 Date of Deed Mo. <u>03</u> Day <u>07</u> Yr. <u>18</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Carl Jacobs and Joan Jacobs</u>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Ruth P Small</u>			
Street or Other Mailing Address <u>PO Box 3158</u>				Street or Other Mailing Address <u>60 N Chestnut St</u>			
City <u>Nampa</u>		State <u>ID</u>		Zip Code <u>83653</u>		City <u>Red Cloud</u>	
State <u>ID</u>		Zip Code <u>83653</u>		City <u>Red Cloud</u>		State <u>NE</u>	
Zip Code <u>83653</u>		City <u>Red Cloud</u>		State <u>NE</u>		Zip Code <u>68970</u>	
Phone Number <u>4027460440</u>				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address <u>ruthpearl.rs@gmail.com</u>				Email Address <u>ruthpearl.rs@gmail.com</u>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$ 5,110

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

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

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

18 Address of Property
see below

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots 13-34 Block 4 Garbers Second Addition Red Cloud.

21 If agricultural, list total number of acres 1.89

22 Total purchase price, including any liabilities assumed	\$ 1 20
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 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.

sign here Ruth P Small
 Print or Type Name of Grantee or Authorized Representative

Ruth P Small
 Signature of Grantee or Authorized Representative

Phone Number _____
 Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>03</u> Day <u>13</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>13.50</u>	28 Recording Data <u>Book 2018, Pgs 550-551</u>

Book 2018, Pg 550

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 13th day
of March A.D., 2018, at 1:00
o'clock P. M. Recorded in Book 2018
on Page 550-551
Dale Klingenberg County Clerk
16.00 hiz Deputy
Ind. Comp. Assessor. Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-13-18
\$ 13.50 By hiz

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(S):

- 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 Grantee(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

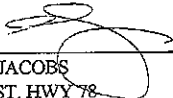
Deed Drafted By: JO AN JACOBS
PO BOX 3158
NAMPA, Idaho, 83653

Book 2018, Pg 551

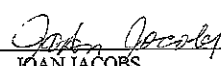
Grantor Signatures:

DATED: 3/7/18

DATED: 3/7/18



CARL JACOBS
15376 ST. HWY 78
MELBA, Idaho
83641

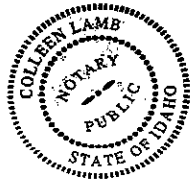



JOAN JACOBS
15376 ST. HWY 78
MELBA, Idaho
83641

STATE OF IDAHO, COUNTY OF OWYHEE, ss:

On this 7 day of March, 2018 before me,
Colleen Lamb, personally appeared CARL JACOBS and JOAN
JACOBS, known to me (or satisfactorily proven) to be the persons whose names are subscribed
to the within instrument and acknowledged that they executed the same as for the purposes therein
contained.

In witness whereof I hereunto set my hand and
official seal.





Notary Public

Signature of person taking acknowledgment

Planner/Notary

Title (and Rank)

My commission expires 8-28-18

Notary Address:

324 12th Ave S

Nampa ID 83651

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-557

PAGES _____

GRANTEE MASTER NAME # Federal National

PARCEL # /
FILING NUMBER 000506200/570

Mortgage Assoc

DOC STAMPS Exempt #3

tax/lien _____

SALES FILE # 61

PAGES _____

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

TAX DISTRICT 140

TOTAL SALE PRICE 35,305.04

SALE ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 2-27-2018

DEED TYPE P.R. Deed

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

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

COMMENTS Deed in Lieu - Foreclosure mobile home

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.

61

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 02 Day 27 Yr. 2018 4 Date of Deed Mo. 02 Day 27 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) Kurt L. Boyd Personal Rep. of the Estate of Mark L Boyd 6 Grantee's Name, Address, and Telephone (Please Print) Federal National Mortgage Association

Street or Other Mailing Address 117 S Main St. 14221 Dallas Parkway Suite 1000 City Bladen State NE Zip Code 68928 City Dallas State TX Zip Code 75254

Phone Number (314) 991-0255 Email Address jspahic@km-law.com

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

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

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

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

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

14 What is the current market value of the real property? \$35,308 15 Was the mortgage assumed? No \$ %

16 Does this conveyance divide a current parcel of land? No 17 Was transfer through a real estate agent or a title company? Yes

18 Address of Property 117 S Main St, Bladen, NE 68928 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as #6

19a No address assigned 19b Vacant land

20 Legal Description The South Half (S 1/2) of Lot Seven (7), all of Lots Eight (8), Nine (9) and Ten (10), and the North Half (N 1/2) 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

Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 35,305.04. Row 23: Was non-real property included in the purchase? No. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 35,305.04.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 3

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. Jasmina Iriskic- Authorized Representative (314) 991-0255

Register of Deed's Use Only 26 Date Deed Recorded Mo. 03 Day 13 Yr. 2018 27 Value of Stamp or Exempt Number \$ Exempt #3 28 Recording Data BW 2018, Pg 557

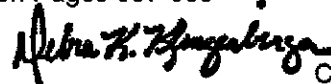
Index _____
Computer _____
Assessor _____
Carded _____

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.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-563

PAGES _____

GRANTEE MASTER NAME # Red Cloud

PARCEL # / FILING NUMBER 000104800/30410

Comm. Schools
District #2

DOC STAMPS Exempt #2

tax/lien _____

SALES FILE # 62

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 6,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-13-2018

DEED TYPE WD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS

(tax) #2
Will be exempt - school

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.

62

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

1 County Name WEBSTER - 01		2 County Number		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>13</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>03</u> Day <u>13</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roger L. & Lila J. Bohrer Street or Other Mailing Address 341 W 10th Avenue City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Red Cloud Community Schools, District #2 Street or Other Mailing Address 334 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
**633 N Webster St
 Red Cloud, NE 68970**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots 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 Total purchase price, including any liabilities assumed	\$	6,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	6,000.00

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

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

sign here

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

[Signature]
 Signature of Grantee or Authorized Representative

Attorney
 Title

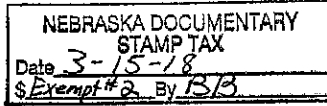
(402) 746-3613
 Phone Number

3/15/18
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>15</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ 600 Exempt # <u>2</u>	28 Recording Data BK2018, Pg563

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of March A.D., 2018, at 3:15 o'clock P. M. Recorded in Book 208 on Page 563
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded



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 13th, 2018.

Roger L. Bohrer

Lila J. Bohrer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 13th, 2018, by Roger L. Bohrer and Lila J. Bohrer, husband and wife.

Comm.

Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-564

PAGES _____

GRANTEE MASTER NAME # Red Cloud

PARCEL # / FILING NUMBER 000101500/30030

Comm. Schools
District #2

DOC STAMPS Exempt #2

tax/lien _____

SALES FILE # 63

PAGES _____

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

TAX DISTRICT 65

TOTAL SALE PRICE ~~_____~~

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-12-2018

DEED TYPE Corporation w/D

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

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

COMMENTS Gift to schools - Exempt #2 *will be*

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.

63

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

1 County Name WEBSTER - 91		2 County Number	3 Date of Sale/Transfer Mo. <u>03</u> Day <u>12</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>03</u> Day <u>12</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Catherland Auto, Inc. Street or Other Mailing Address 341 W 10th Avenue City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Red Cloud Community Schools, District #2 Street or Other Mailing Address 334 N Cherry St City Red Cloud State NE Zip Code 68970		
Phone Number		Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address		Email Address		

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

18 Address of Property

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 or Authorized Representative Phone Number

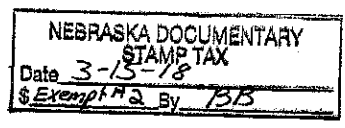
Attorney
 Signature of Grantee or Authorized Representative Title Date 3/15/18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>15</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 2</u>	28 Recording Data <u>BK2018, Pg 564</u>

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of March A.D., 2018, at 3:15 o'clock P.M. Recorded in Book 2018 on Page 564
Deb Klungenberger County Clerk
1/2.00 BB Deputy
Ind Comp Assessor Carded



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):

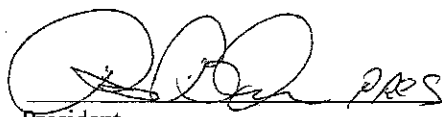
Lots Eight (8), Nine (9) and the North Half of Lot Ten (10), Block One (1), Original Town of Red Cloud, Webster County, Nebraska.

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.

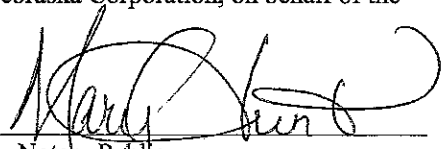


President

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 12th, 2018, by Roger L. Bohrer, President of Catherland Auto, Inc., a Nebraska Corporation, on behalf of the Corporation.

Comm 



Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-585

PAGES _____

GRANTEE MASTER NAME # Ross +

PARCEL # / FILING NUMBER 001104400/6/120

9-2-9

Courtney
Montgomery

DOC STAMPS 580.50

tax/lien _____

SALES FILE # 64

PAGES _____

NEIGHBORHOOD #

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

TAX DISTRICT 5

Grass - 129.37
Dry - 15.87
Road - 3.27 Acres
148.51

TOTAL SALE PRICE 257,500

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-15-2018

DEED TYPE JTWD

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

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

COMMENTS 148.51 Acres - Land total @ 222,355

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.

64

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 03 Day 15 Yr. 2018		Mo. 03 Day 15 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Kevin & Kandice Herrick				Grantee's Name (Buyer) 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 NE		City Superior		State NE	
Phone Number		Zip Code 68942		Phone Number		Zip Code 68978	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
 Rural Property
 Webster County, NE

18a No address assigned 18b Vacant land

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

20 Legal Description
 see attached

21 If agricultural, list total number of acres _____

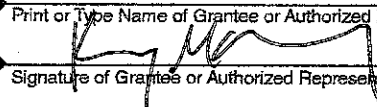
22 Total purchase price, including any liabilities assumed	22	\$ 257,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 257,500.00

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

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

sign here

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

Signature of Grantee or Authorized Representative: 

Attorney: _____ Title: _____

(402) 746-3613 Phone Number

03/15/18 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 03 Day 16 Yr. 18	\$ 580.50	Book 2018, Pg 585

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

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 } ss.
County of Webster }

Book 2018, Pg 585

Entered on the numerical index and filed for record in the Clerk's office of said county this 16th day of March A.D., 2018, at 11:30 o'clock A. M. Recorded in Book 2018 on Page 585
Deb Klingenberg County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-16-18
\$ 580.50 By [Signature]

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 15, 2018.

[Signature]
Kevin Herrick

[Signature]
Kandice R. 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.

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

[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	585	3/15/2018	Base: 91-0501		Affiliated: 91-0501		Unified: 91-0501						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001104400		64		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	9	2	00000	1	000	1120
Land		Improvements		Total		Date of Sale Property Classification Code								
222,355				222,355		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G	2.030				2,895		
	2A1						2G1							
	2A						2G	5.290				7,540		
	3A1						3G1	3.120				4,445		
	3A						3G	46.590				66,390		
	4A1						4G1							
	4A						4G	72.340				103,085		
DRYLAND	1D1						Shelterbelt/Timber							
	1D	4.820		13,040			Accretion							
	2D1						Waste							
	2D						Other							
	3D1	7.830		17,735		AG LAND TOTAL		145.240				222,355		
	3D	2.310		5,230			Roads	3.270						
	4D1						Farm Sites							
	4D	0.910		1,995			Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings					Non-AG TOTAL		3.270						

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	
(Continue on back)	

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 001104400 Owner MONTGOMERY, ROSS L. & COURTNEY C. 3022 RD E SUPERIOR, NE 68978				Legal W1/2NW1/4 & PT E1/2NW1/4 9-2-9 S-T-R: 09-02-09 Acres: 148.510				Card File 001104400 Situs 9-2-9			
County Area 1 AREA 1 Neighborhood 1 AREA 1 Location / Group 80 RURAL (RUR) District 5 GR11F1S - 65-0011 School 91-0501 91-0501 91-0501				Class Code 02-05-05-03-00-09 State GEO 4375-09-2-00000-000-1120 Cadastral 00002-00004-011A0 Book / Page 2018 / 585 Sale Date 03/15/2018 Sale Amount 257,500				Value Buildings 0 0 Improvement 0 0 Land / Lot 236,810 222,355 Total 236,810 222,355			

Permit No.	Type	Description	Date Open	Date Closed	Amount
0001	00 N/A	~2019 IF SELLS CHECK FOR GRASS TO DRY LA	01/09/2018		0

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2521	DRY	4D	COLY-HOBBS SILT LOAMS, 0-	4D	N	0.910	2,190	1,995	0			
2669	DRY	1D	HOLDREGE SILT LOAM, 1-3%	1D	N	4.820	2,705	13,040	0			
2671	DRY	3D1	HOLDREGE SILT LOAM, 3-7%	3D1	N	7.830	2,265	17,735	0			
4147	DRY	3D	HOLDREGE SOILS, 3-7% SLOP	3D	N	2.310	2,265	5,230	0			
						15.870		38,000				
2521	GRAS	4G	COLY-HOBBS SILT LOAMS, 0-	4G	N	72.080	1,425	102,715	0			
2669	GRAS	1G	HOLDREGE SILT LOAM, 1-3%	1G	N	1.550	1,425	2,210	0			
2671	GRAS	3G1	HOLDREGE SILT LOAM, 3-7%	3G1	N	3.120	1,425	4,445	0			
2675	GRAS	2G	HOLDREGE SILT LOAM, 3 TO	2G	N	5.290	1,425	7,540	0			
3553	GRAS	4G	HOBBS SILT LOAM, FREQUENT	4G	N	0.260	1,425	370	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	46.590	1,425	66,390	0			
8869	GRAS	1G	HORD SILT LOAM, 0-1% SLOP	1G	N	0.480	1,425	685	0			
						129.370		184,355				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	3.270	0	0	0			
						Land Total 148.510		222,355				

Sale Date	Book	Page	Extend	Ownership History	Amount
03/15/2018	2018	585		HERRICK, KEVIN & KANDICE R.	257,500

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	104400	5	0	0	236,810	236,810	0	236,810	3,425.36	0
2016	104400	5	0	0	220,370	220,370	0	220,370	3,125.70	0
2015	104400	5	0	0	215,620	215,620	0	215,620	2,990.28	0
2014	104400	5	0	0	153,295	153,295	0	153,295	2,494.34	0
2013	104400	5	0	0	131,005	131,005	0	131,005	2,410.20	0

<p>Parcel ID 001104400 (1659) Cadastral ID 00002-00004-011A0 PAD Class Code 02-05-05-03-00-09 State GEO 4375-09-2-00000-000-1120 Owner MONTGOMERY, ROSS L. & COURTNEY C. 3022 RD E SUPERIOR, NE 68978 Situs 9-2-9 Neighborhood 1 - AREA 1 District 5 - GR11F1S - 65-0011 Legal S-T-R: 09-02-09 W1/2NW1/4 & PT E1/2NW1/4 9-2-9</p>	<p>Primary Image</p>	<p>Sketch Image</p>																												
<p>Property Valuation</p> <table border="0"> <tr><td>Buildings</td><td>0</td></tr> <tr><td>Improvement</td><td>0</td></tr> <tr><td>Land/Lot</td><td>0</td></tr> <tr><td>Total</td><td>0</td></tr> </table>	Buildings	0	Improvement	0	Land/Lot	0	Total	0	<p>Residential Information</p> <table border="0"> <tr><td>Type</td><td></td></tr> <tr><td>Quality</td><td>.00 -</td></tr> <tr><td>Condition</td><td>.00 -</td></tr> <tr><td>Base/Total</td><td>0 / 0</td></tr> <tr><td>Area of Slab</td><td>0</td></tr> <tr><td>Area of Crawl</td><td>0</td></tr> <tr><td>Fixture/Roughin</td><td>0 / 0</td></tr> <tr><td>Bed/Bathroom</td><td>0 / 0.0</td></tr> <tr><td>Basement Area</td><td>0</td></tr> </table>	Type		Quality	.00 -	Condition	.00 -	Base/Total	0 / 0	Area of Slab	0	Area of Crawl	0	Fixture/Roughin	0 / 0	Bed/Bathroom	0 / 0.0	Basement Area	0	<p>Marshall & Swift Cost Approach (06/2013)</p> <table border="0"> <tr><td>Year/Effective Age</td><td>0/0</td></tr> </table>	Year/Effective Age	0/0
Buildings	0																													
Improvement	0																													
Land/Lot	0																													
Total	0																													
Type																														
Quality	.00 -																													
Condition	.00 -																													
Base/Total	0 / 0																													
Area of Slab	0																													
Area of Crawl	0																													
Fixture/Roughin	0 / 0																													
Bed/Bathroom	0 / 0.0																													
Basement Area	0																													
Year/Effective Age	0/0																													
<p>Review Information</p> <table border="0"> <tr><td>02/13/2006</td><td>Entered</td><td>SK</td></tr> </table>	02/13/2006	Entered	SK																											
02/13/2006	Entered	SK																												

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-595

PAGES _____

GRANTEE MASTER NAME # Jerry + Vicki Yost

PARCEL # / FILING NUMBER 3072 / 6660

original Town BH

DOC STAMPS 6.75

tax/lien _____

SALES FILE # 65

PAGES _____

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

TAX DISTRICT 195

TOTAL SALE PRICE 3,000

S11 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-11-2016

DEED TYPE Aff. for Transfer of Real Property w/o Probate

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

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

COMMENTS A S21 Form Needs filed w/ the Aff. for Transfer of Real property. - also, will be Subchanged

Real Estate Transfer Statement

65

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

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 06 Day 11 Yr. 2016		Mo. 03 Day 12 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Robin Y. May, etal				Grantee's Name (Buyer) Jerry J. & Vicki K. Yost			
Street or Other Mailing Address 210 N Liberty				Street or Other Mailing Address 2780 S Smokey Hill Rd			
City Blue Hill		State NE		City Hastings		State NE	
Phone Number (402) 756-2772		Zip Code 68930		Phone Number (402) 463-7724		Zip Code 68901	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
 610 W Lancaster
 Blue Hill, NE 68930

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
Lot Ten (10) and the West Half (W1/2) of Lot Eleven (11), Block Sixteen (16), Original Town of Blue Hill, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 3,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 3,000.00

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

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

sign here **Kory J. McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

Attorney **3/16/18**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 03 Day 16 Yr. 18	27 Value of Stamp or Exempt Number \$ 6.75	28 Recording Data Book 2018, Pg 595

State of Nebraska } ss.
County of Webster }

Book 2018, Pg 593

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16th day
of March A.D., 2018, at 11:45
o'clock A. M. Recorded in Book 2018
on Page 593-594
Deb Ningenberger County Clerk
16.00 112 Deputy
Ind Comp Assessor Carded

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

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.

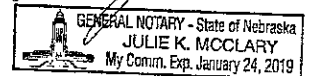
Dennis D. Van Dusen Robin Y. May
Dennis D. Van Dusen Robin Y. May
STATE OF NEBRASKA, COUNTY OF Buffalo) ss.

The foregoing instrument was acknowledged before me on March 12, 2018, 2017, by Dennis D. Van Dusen, a married person.

Comm. expires 12/24/2019

Julie K. McClary
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.



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

Comm. expires December 19, 2019

Tracy A. Donley
Notary Public



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

LINCOLN, NEBRASKA

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

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

15 05230

CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Ellen Louise Wyatt		2. SEX Female	3. DATE OF DEATH (Mo., Day, Yr.) September 7, 2015
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Torrington, Wyoming		5a. AGE - Last Birthday (Yrs.) 83	5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.
5c. UNDER 1 DAY		6. DATE OF BIRTH (Mo., Day, Yr.) November 30, 1931	
8b. FACILITY-NAME (If not Institution, give street and number) CHI Health St. Francis		8a. PLACE OF DEATH <input checked="" type="checkbox"/> HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)	
8c. CITY OR TOWN OF DEATH (Include Zip Code) Grand Island 68803		8d. COUNTY OF DEATH Hall	
9a. RESIDENCE-STATE Nebraska		9b. COUNTY Hall	
9c. CITY OR TOWN Doniphan		9d. STREET AND NUMBER 603 W 6th Street	
9e. APT. NO.		9f. ZIP CODE 68832	
9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown		10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Joe Wyatt	
11. FATHER'S NAME (First, Middle, Last, Suffix) Clarence Mentzer		12. MOTHER'S NAME (First, Middle, Maiden Surname) Lelia Genevieve Loughry	
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No		14a. INFORMANT-NAME Robin May	
		14b. RELATIONSHIP TO DECEDENT Daughter	
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE James M. McLaughlin	
		16b. LICENSE NO. 951	
		16c. DATE (Mo., Day, Yr.) September 11, 2015	
		16d. CEMETERY, CREMATORY OR OTHER LOCATION Blue Hill Cemetery	
		16e. CITY/TOWN Blue Hill	
		16f. STATE Nebraska	
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Merten-Butler Mortuary, Inc., 501 West Gage Street, PO Box 185, Blue Hill, Nebraska		17b. Zip Code 68930	
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 (Final disease or condition resulting in death) a) Pneumonia		onset to death 2 Weeks	
DUE TO, OR AS A CONSEQUENCE OF: b) Congestive Heart Failure		onset to death	
DUE TO, OR AS A CONSEQUENCE OF: c)		onset to death	
DUE TO, OR AS A CONSEQUENCE OF: d)		onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to the death but not resulting in the underlying cause given in PART I.		19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined	
		21b. IF TRANSPORTATION INJURY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)	
		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
		21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO	
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)			
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED	
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO. CITY/TOWN STATE ZIP CODE			
23a. DATE OF DEATH (Mo., Day, Yr.) September 7, 2015		24a. DATE SIGNED (Mo., Day, Yr.)	
23b. DATE SIGNED (Mo., Day, Yr.) September 10, 2015		24b. TIME OF DEATH	
23c. TIME OF DEATH 01:43 PM		24c. PRONOUNCED DEAD (Mo., Day, Yr.)	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Richard Fruehling, MD		24d. TIME PRONOUNCED DEAD	
		24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)	
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Richard Fruehling, MD, 2116 W Fairley #400, Box 9802, Grand Island, Nebraska, 68803		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO	
28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>		28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) September 10, 2015	

To be completed/verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

To be completed by: CORONER'S PHYSICIAN or COUNTY ATTORNEY ONLY

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16th day of March A.D., 2018, at 11:50 o'clock A. M. Recorded in Book 2018 on Page 595
Deb Klimgenberger County Clerk
10.00 112 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-16-18
\$ 6.75 By 112

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 P May II
James May, II

Robin Y May
Robin Y. May

Dennis D. Van Dusen
Dennis D. Van Dusen

Lois 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

Tracy A. Donley
Notary Public

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

STATE OF NEBRASKA, COUNTY OF Buffalo) ss.

The foregoing instrument was acknowledged before me on March 2018 December 12, 2017, by Dennis D. Van Dusen and Lois Van Dusen, husband and wife.

Comm. expires 1/24/2019

Julie K. McClary
Notary Public

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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-598

PAGES _____

GRANTEE MASTER NAME # Joseph +

PARCEL # / FILING NUMBER 000612400 / 172160 GR

Amy Hamburger

DOC STAMPS 36.00

tax/lien

SALES FILE # 606

PAGES _____

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

TAX DISTRICT 25

TOTAL SALE PRICE 16,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-1-2018

DEED TYPE WD

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

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

COMMENTS pd 16,000 Valued @ 11,280

Real Estate Transfer Statement

66

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>01</u> Yr. <u>2018</u>		4 Date of Deed Mo. _____ Day _____ Yr. _____	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lorraine Young Street or Other Mailing Address 145 S. Nebraska St. City Guide Rock State NE Zip Code 68942 Phone Number 402-257-2032 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph Hamburger and Amy Hamburger Street or Other Mailing Address 255 John St. City Guide Rock State NE Zip Code 68942 Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
417,380.00

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

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

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

18 Address of Property
**255 John St.
 Guide Rock NE 68942**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as #6

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 _____

22 Total purchase price, including any liabilities assumed	22	\$	16,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	16,000.00

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.

Amy Hamburger
 Print or Type Name of Grantee or Authorized Representative

Amy Hamburger
 Signature of Grantee or Authorized Representative

owner
 Title

Phone Number **03/0918**
 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>3</u> Day <u>19</u> Yr. <u>2018</u>	27 Value of Stamp or Exempt Number \$ <u>36.00</u>	28 Recording Data <u>BK2018, Pg 598</u>	

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of March A.D., 2018, at 11:50 o'clock A.M. Recorded in Book 2018 on Page 598
Deb Ringenberger County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-19-18
\$ 36.00 By BB

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 9 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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	598	3/1/2018	Base: 91-0501		Affiliated: 91-0501		Unified: 91-0501						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000612400		66		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487			00	0	40010		012	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
180		11,100		11,280		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 3			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 1,337	Floor Sq. Ft. :
Building Cost New:	Cost : 101,665	Cost :
Single Family Style: 104	Residential Condition: 15	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
PAID 16,000.00 VALUED AT 11,280	
(Continue on back)	

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000612400 Owner HAMBURGER, JOSEPH & AMY 255 JOHN ST GUIDE ROCK, NE 68942	Legal LOTS 1 THRU 3 BLK 12 GUIDE ROCK VANCES ADDITION	Card File 000612400 Situs 255 JOHN ST GUIDE ROCK, NE 68942
County Area 0 N/A Neighborhood 100 GUIDE ROCK Location / Group 40 GUIDE ROCK (GR) District 25 GR11VS - 65-0011 School 91-0501 91-0501 91-0501	Class Code 01-01-01-01-07-03 State GEO 4487-00-0-40010-012-0000 Cadastral 00002-00090-00032 Book / Page 2018 / 598 Sale Date 03/01/2018 Sale Amount 16,000	Value Buildings 17,200 Improvement 0 Land / Lot 180 Total 17,380
Current 11,100 Previous 17,200 Current 0 Previous 180 Current 11,280		

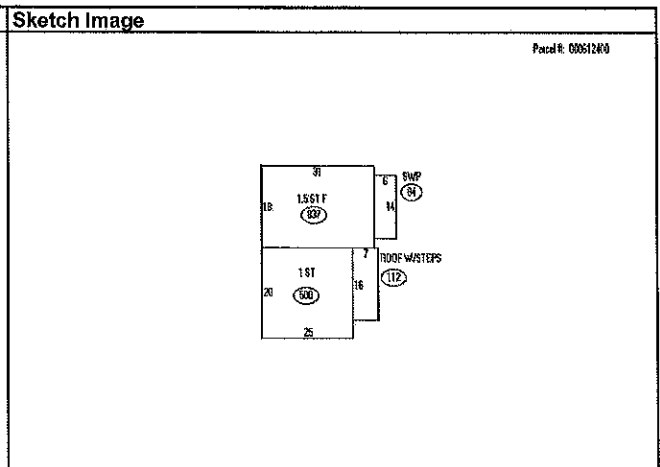
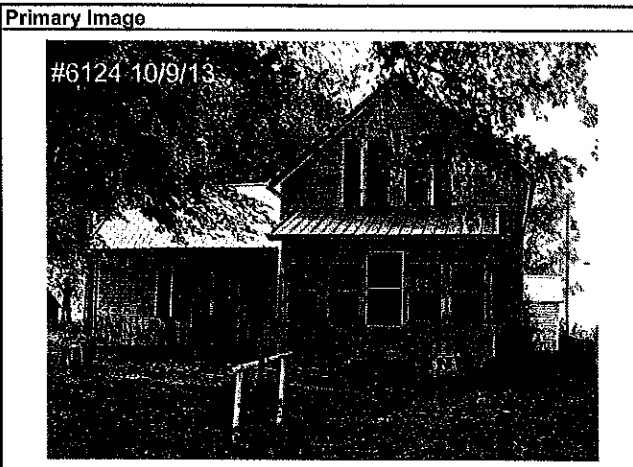
Date Added Notes
11/04/2002 CARD #: 17260 GLIDE: 64

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
4 GUIDE ROCK	02 SqFoot	22,218.000	150.000	N	15,000	0.010	0.000	180	0
					40,000	0.002			
					999,999	0.001			

Sale Date	Book	Page	Extend	Ownership History	Amount
03/01/2018	2018	598		YOUNG, LORRAINE	16,000
12/10/2017	23018	00463		YOUNG, LORRAINE	0
05/01/2009	02009	00640		DESSEL, BECKY (%)	10,000
04/09/2009	02009	00634		DESSEL, BECKY	10,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	612400	25	17,200	0	180	17,380	0	17,380	322.02	0
2016	612400	25	14,150	0	180	14,330	0	14,330	261.20	0
2015	612400	25	10,425	0	180	10,605	0	10,605	195.88	0
2014	612400	25	10,425	0	180	10,605	0	10,605	219.86	0
2013	612400	25	14,735	0	660	15,395	0	15,395	346.90	0

Parcel ID 000612400 (1165)
Cadastral ID 00002-00090-00032
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
District 25 - GR11VS - 65-0011
Legal
LOTS 1 THRU 3 BLK 12 GUIDE ROCK VANCES
ADDITION



Property Valuation

Buildings	11,100
Improvement	0
Land/Lot	0
Total	11,100

Review Information

12/07/2013	Entered	AG
10/09/2013	Inspect	TS

Residential Information

Type	Single-family Residence
Quality	3.00 - Average
Condition	1.50 - Worn Out Plus 0.5
Base/Total	1,058 / 1,337
Style	63 % - 1 1/2 Story Finished 37 % - One Story
Exterior Wall	100 % - Frame, Siding, Vinyl
Roof Cover	Galvanized Metal
Area of Slab	0
Area of Crawl	0
Fixture/Roughin	5 / 0
Bed/Bathroom	2 / 1.0
Basement Area	0

Marshall & Swift Cost Approach (06/2013)

Year/Effective Age	1900/0
--------------------	--------

Code Description	Quality	Year	Dimensions	Units	PD, FD
706 Detached Garage(SF)	3.00	0		396 sqft	0.000 % / 0.000 %
Approximate value after 97.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 150					

Code	Description	Cost Source	Size	Year In	Units	Depreciation
WST	Wood Stove	MS Residential	1	0	1	0.000 %
YDS	Yard Shed	MS Residential	120	0	120	42.000 %
SH1	SHED DIRT	MS Residential	504	0	504	42.000 %
SH1	SHED DIRT	MS Residential	234	0	234	32.000 %
FLV100	Flat Value 100	MS Residential	1	0	1	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

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-634

PAGES _____

GRANTEE MASTER NAME # Kenneth L.

PARCEL # / FILING NUMBER 001701000/666/110

3-4-10

Sheryl L. Auten

new 0017106

DOC STAMPS 2.25

tax/lien

SALES FILE # 67

PAGES _____

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

TAX DISTRICT 185

TOTAL SALE PRICE \$1.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-21-18

DEED TYPE QCD

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

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

COMMENTS Coof te d / 1.00 pd Doc Stamp 2.25

Real Estate Transfer Statement

67

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone

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

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

10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?

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

14 What is the current market value of the real property?, 15 Was the mortgage assumed?, 16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?

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

18a No address assigned, 18b Vacant land, 20 Legal Description

That part of the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section Three (3), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, lying West of Highway 281.

21 If agricultural, list total number of acres, 22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate, 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.

Matthew D. Baack, (402) 834-3300, Print or Type Name of Grantee or Authorized Representative, Phone Number, Signature of Grantee or Authorized Representative, Attorney, Title, 03-21-2018, Date

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

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)

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 001701000 Owner GOTTSCHE, JENNIFER R. 6130 N MARIAN RD HASTINGS, NE 68901-0000	Legal W1/2NW1/4 3-4-10 EXCEPT BLUE HILL RIDGE SUBDIVISION, EXCEPT TRACT CONVEYED TO STATE OF NE FOR HIGHWAY S-T-R: 03-04-10 Acres: 61.470	Card File 001701000 Situs 3-4-10 1615 ROAD AA
County Area 1 AREA 1 Neighborhood 1 AREA 1 Location / Group 80 RURAL (RUR) District 185 74F6N - 91-0074 School 91-0074 91-0074 91-0074	Class Code 02-05-05-03-00-09 State GEO 4133-03-2-00000-000-6110 Cadastral 00001-00009-00001 Book / Page 02017 / 02717 Sale Date 11/09/2017 Sale Amount 155,000	Value Previous Current Buildings 0 0 Improvement 0 0 Land / Lot 102,400 99,655 Total 102,400 99,655
Owner GOTTSCHE, JENNIFER R. 100%		

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

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
2675	DRY	2D	HOLDREGE SILT LOAM, 3 TO	2D	N	0.210	2,265	475	0			
3561	DRY	2D1	HOBBS SILT LOAM, OCCASION	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 SOILS, 3-7% SLOP	3D	N	13.550	2,265	30,690	0			
						15.160		34,685				
2521	GRAS	4G	COLY-HOBBS SILT LOAMS, 0-	4G	N	4.300	1,425	6,130	0			
2675	GRAS	2G	HOLDREGE SILT LOAM, 3 TO	2G	N	14.830	1,425	21,135	0			
3561	GRAS	2G1	HOBBS SILT LOAM, OCCASION	2G1	N	25.320	1,425	36,080	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	0.880	1,425	1,255	0			
4148	GRAS	4G1	HOLDREGE SOILS, 7-11% SLO	4G1	N	0.260	1,425	370	0			
						45.590		64,970				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	0.720	0	0	0			
						Land Total 61.470		99,655				

Sale Date	Book	Page	Extend	Ownership History	Amount
11/09/2017	02017	02717		GOTTSCHE, JENNIFER R.	155,000
09/09/2016	02016	02232		SCHEIDELER, JOHN A & ANGIE J	0
10/22/2009	02009	02068		SCHEIDELER, JOHN A & ANGIE J	67,870

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	701000	185	0	0	102,400	102,400	0	102,400	1,419.42	0
2016	701000	185	0	0	96,705	96,705	0	96,705	1,351.80	0
2015	701000	185	0	0	105,310	105,310	0	105,310	1,444.82	0
2014	701000	185	0	0	74,220	74,220	0	74,220	1,154.24	0
2013	701000	185	0	0	63,775	63,775	0	63,775	1,101.76	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 001701000 (2648) Cadastral ID 00001-00009-00001 PAD Class Code 02-05-05-03-00-09 State GEO 4133-03-2-00000-000-6110 Owner GOTTSCH, JENNIFER R. 6130 N MARIAN RD HASTINGS, NE 68901-0000 Situs 3-4-10 1615 ROAD 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 SUBDIVISION, EXCEPT TRACT CONVEYED TO STATE OF NE FOR HIGHWAY</p>	<p>Primary Image</p>	<p>Sketch Image</p>
<p>Property Valuation</p> <p>Buildings 0 Improvement 0 Land/Lot 0 Total 0</p>	<p>Residential Information</p> <p>Type Quality .00 - Condition .00 - Base/Total 0 / 0</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 0/0</p>
<p>Review Information</p> <p>02/17/2006 Entered SK</p>	<p>Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0</p>	
<p>Date Added Notes</p> <p>11/06/2017 66110 / SUBURBAN POTENTIAL - ZONING BLUE HILL JURISDICTION</p>		

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 001701006				Legal THAT PART OF THE W1/2NW1/4 3-4-10 LYING WEST OF HIGHWAY 281 S-T-R: 03-04-10 Acres: 2.140				Card File 001701006					
Owner AUTEN, KENNETH L. AND/OR SHERLYL L. CO-TRUSTEES OF THE KENNETH L. AND OR SHERYL L. AUTEN REV TRUST 15965 SOUTH MARION ROAD AYR, NE 68925								Situs 3-4-10 1615 ROAD AA					
County Area 1 AREA 1				Class Code 02-05-05-03-00-05				Value		Previous		Current	
Neighborhood 1 AREA 1				State GEO 4133-03-2-00000-000-6110				Buildings		0		0	
Location / Group 80 RURAL (RUR)				Cadastral 00001-00009-00001				Improvement		0		0	
District 185 74F6N - 91-0074				Book / Page 2018 / 634				Land / Lot		0		2,750	
School 91-0074 91-0074 91-0074				Sale Date 03/21/2018				Total		0		2,750	
Sale Amount 1													
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub	
2521	GRAS	4G	COLY-HOBBS SILT LOAMS, 0-	4G	N	0.270	1,425	385	0				
3561	GRAS	2G1	HOBBS SILT LOAM, OCCASION	2G1	N	1.660	1,425	2,365	0				
						1.930		2,750					
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	0.210	0	0	0				
						Land Total	2.140	2,750					
Sale Date	Book	Page	Extend	Ownership History								Amount	
03/21/2018	2018	634		AUTEN, KENNETH L. AND/OR SHERLYL L.								1	
11/09/2017	02017	02717		GOTTSCH, JENNIFER R.								155,000	

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-638

PAGES _____

GRANTEE MASTER NAME # Alisa J. Muhs

PARCEL # / FILING NUMBER 000618500

18530

DOC STAMPS 33.75

tax/lien

SALES FILE # 68

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 25

TOTAL SALE PRICE 15,000

511 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-28-2018

DEED TYPE WTD

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

• 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.

68

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>03</u> Day <u>28</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>03</u> Day <u>28</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Matthew & Jill Ping Street or Other Mailing Address 235 S University St City Guide Rock State NE Zip Code 68942 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Alisa J. Muhs Street or Other Mailing Address PO Box 231 City Guide Rock State NE Zip Code 68942 Phone Number Email Address			
				Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property
615 Pleasant St
Guide Rock, NE 68942

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

18a No address assigned 18b Vacant land

20 Legal Description
The 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	22	\$ 15,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 15,000.00

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

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

sign here **Kory J. McCracken** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney
 Signature of Grantee or Authorized Representative Title Date **3/28/18**

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>3</u> Day <u>28</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>33.75</u>	28 Recording Data <u>BK2018, Pg 638</u>	For Dept. Use Only
--	--	---	---------------------------

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

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 } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of March A.D., 2018, at 9:10 o'clock A. M. Recorded in Book 2018 on Page 638
Deb Klingsberger County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-28-18
\$ 33.75 By BB

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.

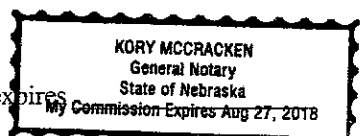
Executed March 28, 2018.

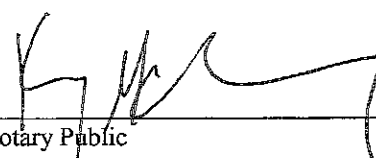

Matthew Ping


Jill 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.

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


Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	638	3/28/2018	Base: 91-0501	Affiliated: 91-0501	Unified: 91-0501								
Location ID		Sale Number		Useability & Code #		Parcel Number								
000618500		68		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487			00	0	40025		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
165		6,940		7,105		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1905	Construction Date :
Floor:	Floor Sq. Ft. : 803	Floor Sq. Ft. :
Building Cost New:	Cost : 81,515	Cost :
Single Family Style: 101	Residential Condition: 20	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
GR SALE	

(Continue on back)

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000618500 Owner MUHS, ALISA J. PO BOX 231 GUIDE ROCK, NE 68942	Legal N42 1/4' LOT 4 & S57 3/4' LOT 5 BLK 1 GUIDE ROCK ROBERTS ADDITION	Card File 000618500 Situs 615 PLEASANT ST GUIDE ROCK, NE 68942
County Area 0 N/A Neighborhood 100 GUIDE ROCK Location / Group 40 GUIDE ROCK (GR) District 25 GR11VS - 65-0011 School 91-0501 91-0501 91-0501	Class Code 01-01-01-01-07-02 State GEO 4487-00-0-40025-001-0000 Cadastral 00002-00087-00017 Book / Page 2018 / 638 Sale Date 03/28/2018 Sale Amount 15,000	Value Buildings 12,645 6,940 Improvement 0 0 Land / Lot 165 165 Total 12,810 7,105

Date Added Notes
09/25/2007 CARD # 18530 / GLIDE # 63
11/04/2002 18530

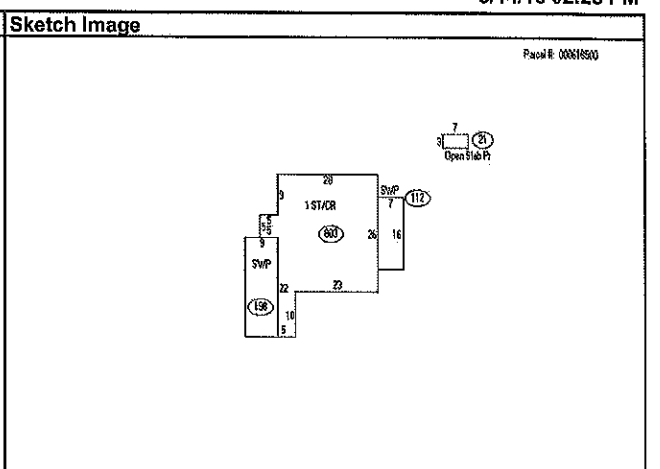
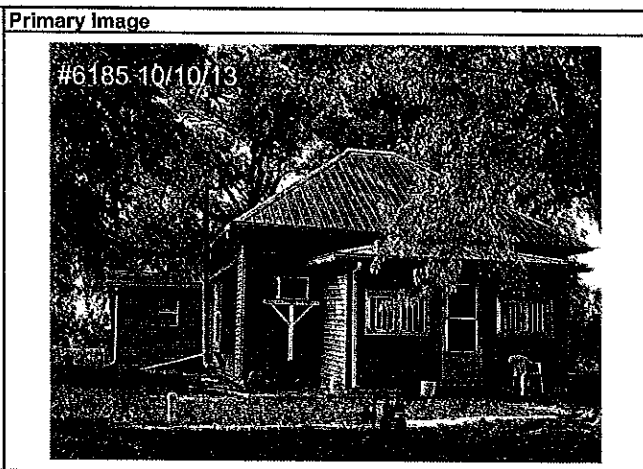
Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
4 GUIDE ROCK	02 SqFoot	16,500.000	100.000	N	15,000 40,000 999,999	0.010 0.002 0.001	0.000	165	0

Sale Date	Book	Page	Extend	Ownership History	Amount
03/28/2018	2018	638		MUHS, ALISA J.	15,000
08/04/2011	02011	01495		PING, MATTHEW	15,000
05/01/2001	02001	00899		DUFFY, RONALD P	13,000
10/01/1997	01997	01472		HUNTER, RODNEY	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	618500	25	12,645	0	165	12,810	0	12,810	237.36	0
2016	618500	25	8,570	0	165	8,735	0	8,735	159.22	0
2015	618500	25	6,290	0	165	6,455	0	6,455	119.22	0
2014	618500	25	6,290	0	165	6,455	0	6,455	133.82	0
2013	618500	25	9,695	0	595	10,290	0	10,290	231.88	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 000618500 (1219)
Cadastral ID 00002-00087-00017
PAD Class Code 01-01-01-01-07-02
State GEO 4487-00-0-40025-001-0000
Owner
MUHS, ALISA J.
PO BOX 231
GUIDE ROCK, NE 68942
Situs
615 PLEASANT ST GUIDE 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

Buildings	6,940
Improvement	0
Land/Lot	0
Total	6,940

Residential Information

Type	Single-family Residence
Quality	3.00 - Average
Condition	2.00 - Badly Worn
Base/Total	803 / 803
Style	100 % - One Story
Exterior Wall	100 % - Frame, Siding, Vinyl
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	0

Marshall & Swift Cost Approach (06/2013)

Year/Effective Age	1905/0
--------------------	--------

Review Information

12/09/2013	Entered	AG
10/10/2013	Inspect	TS

Code	Description	Cost Source	Size	Year In	Units	Depreciation
YDS	Yard Shed	MS Residential	120	0	120	42.000 %
SH1	SHED DIRT	MS Residential	200	0	200	42.000 %
SH2	SHED CONC	MS Residential	468	0	468	32.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	198	0	198	0.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	112	0	112	0.000 %
OSP	Open Slab Porch	MS Residential	21	0	21	32.000 %

Date Added Notes

09/25/2007	CARD # 18530 / GLIDE # 63
11/04/2002	18530

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-639

PAGES _____

GRANTEE MASTER NAME # William J.

PARCEL # / FILING NUMBER 13067/62995

+ Lynette A. Hofstetter

DOC STAMPS Exempt #4

tax/lien _____

SALES FILE # 69

PAGES _____

NEIGHBORHOOD #

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

TAX DISTRICT 150

TOTAL SALE PRICE 0

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-28-2018

DEED TYPE CC

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

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

COMMENTS Coventors LE - Signed off to Transfer to William & Lynette Hofstetter

Real Estate Transfer Statement

69

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

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

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone

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

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

10 Type of Transfer, 11 Was ownership transferred in full?, 12 Was real estate purchased for same use?

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

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

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

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

20 Legal Description

21 If agricultural, list total number of acres

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

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

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

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

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

EXHIBIT "A"

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

Kenneth H. Rempe and Janet Rempe, 310 E. 11th Street, Superior, NE 68978;
Marilyn R. Just Garry Just, 1030 N. 79th Street, Lincoln, NE 68505;
Teresa Arlene Bower and Garry Bower, 11161 N. 144th 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 6th 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.

Marilyn R. Just
MARILYN R. JUST

Garry Just
GARRY JUST

STATE OF Nebraska)
COUNTY OF Lancaster) ss:

The foregoing Quitclaim Deed was acknowledged before me on 3/23, 2018 by MARILYN R. JUST and GARRY JUST, wife and husband.

TRAVIS A LOVELESS
General Notary
State of Nebraska
My Commission Expires Jan 3, 2021

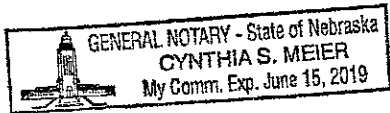
[Signature]
Notary Public

Teresa Arlene Bower
TERESA ARLENE BOWER

Jerry Bower
JERRY BOWER

STATE OF Nebraska)
COUNTY OF Lancaster) ss:

The foregoing Quitclaim Deed was acknowledged before me on March 23, 2018 by TERESA ARLENE BOWER and JERRY BOWER, wife and husband.



Cynthia Meier
Notary Public

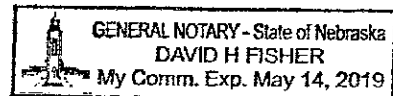
Kathryn E. Sinner
KATHRYN E. SINNER

[Signature]
GREGORY L. SINNER

STATE OF Nebraska)
COUNTY OF ADAMS) ss:

The foregoing Quitclaim Deed was acknowledged before me on March 22, 2018 by KATHRYN E. SINNER and GREGORY L. SINNER, wife and husband.

David H. Fisher
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-645-649

PAGES _____

GRANTEE MASTER NAME # Brandon L. Maendele +

PARCEL # / FILING NUMBER 001316500/63550

35-4-9

Matthew R. Hawley

DOC STAMPS 686.25

tax/lien

SALES FILE # 70

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 150

TOTAL SALE PRICE 305,000

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-29-18

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS _____

Real Estate Transfer Statement

70

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>29</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>3</u> Day <u>23</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brandon L. Maendele and Matthew R. Hawley Street or Other Mailing Address 1763 107 J St City Hastings State NE Zip Code 68501	
City	State	Zip Code	City
Phone Number	Phone Number 402-984-3906	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a	Email Address n/a	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
\$305,000

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description
 The Northwest Quarter (NW¼) of Section Thirty-Five (35), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 305,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 305,000.00

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.

Brandon Maendele
 Print or Type Name of Grantee or Authorized Representative

[Signature]
 Signature of Grantee or Authorized Representative

Grantee
 Title

402-984-3906
 Phone Number

3/29/2018
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>03</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>686.25</u>	28 Recording Data AK 2018, Pg 645-649

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 67th St
Shawnee, KS 66217
913-707-5727

State of Nebraska } ss.
County of Webster }

BOOK 2018, Pg 645

Entered on the numerical index and filed for record in the Clerk's office of said county this 30th day of March A.D., 2018, at 10:40 o'clock A. M. Recorded in Book 2018 on Page 645-649
Deb Klungenberger County Clerk
3400 Deputy
Ind Comp Assessor Carded

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

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>3-30-18</u>
\$	<u>686.25</u> By <u>Liz</u>

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} ~~Brandon~~ L. Maendele and ^{Brian} ~~Brian~~ 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 (NW¼) of Section Thirty-Five (35), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

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

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

Executed March 23rd, 2018.

Raelene Schliep
Raelene Schliep

Marvin E. Schliep
Marvin E. Schliep

Book 2018, Pg 646

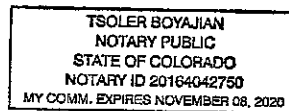
STATE OF Colorado)
COUNTY OF Douglas) ss.

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



Notary Public

My commission expires: 11/08/2020



Susan Hanson
Susan Hanson

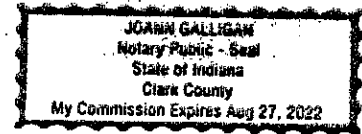
Billy G. Hanson
Billy G. Hanson

STATE OF INDIANA)
) ss.
COUNTY OF CLARK)

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

Joann Gallegan
Notary Public

My commission expires: August 27, 2022

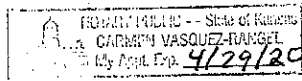


Lisa Kerner
Lisa Kerner

James C. Kerner
James C. Kerner

STATE OF Kansas)
COUNTY OF Johnson) ss.

The foregoing instrument was acknowledged before me on March 24th, 2018 by Lisa Kerner and James C. Kerner, wife and husband.



[Signature]
Notary Public

My commission expires: 4/29/20

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 19 day
of March A.D., 2018, at 11:40
o'clock A M. Recorded in Book 2018
on Page 596-597
Deb Klingenberg County Clerk
\$16.00 BB Deputy
Ind Comp Assessor Carded

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

The Northwest Quarter (NW $\frac{1}{4}$) 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 6th 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

4/19/2017

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

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

17 05012

CERTIFICATE OF DEATH

To be completed/verified by: FUNERAL DIRECTOR	1. DECEDENT'S NAME (First, Middle, Last, Suffix) Raymond George Slater Jr			2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) April 6, 2017		
	4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Clay Center, Nebraska			5a. AGE - Last Birthday (Yrs.) 93		5b. UNDER 1 YEAR MOS. DAYS		
	5c. UNDER 1 DAY HOURS MINS.			6. DATE OF BIRTH (Mo., Day, Yr.) January 31, 1924				
	7. SOCIAL SECURITY NUMBER			8a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility				
	8b. FACILITY-NAME (if not institution, give street and number) Select Specialty Hospital-Omaha (Central Campus)			<input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home				
	8c. CITY OR TOWN OF DEATH (include Zip Code) Omaha 68124			<input type="checkbox"/> DOA <input type="checkbox"/> Other (Specify)				
	8d. COUNTY OF DEATH Douglas							
	9a. RESIDENCE-STATE Nebraska		9b. COUNTY Douglas		9c. CITY OR TOWN Omaha			
	9d. STREET AND NUMBER 15352 Chalco Pointe Drive			9e. APT. NO.		9f. ZIP CODE 68138		
	9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							
	10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Betty Washburn				
	10c. Married, but separated <input checked="" type="checkbox"/> Widowed <input type="checkbox"/>							
	11. FATHER'S NAME (First, Middle, Last, Suffix) Raymond George Slater Sr			12. MOTHER'S NAME (First, Middle, Maiden Surname) Josephine Brehm				
	13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) Yes Dates Unknown			14a. INFORMANT-NAME Deanna Johnson		14b. RELATIONSHIP TO DECEDENT Daughter		
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE Caroline M. Barr		16b. LICENSE NO. 1480		16c. DATE (Mo., Day, Yr.) April 10, 2017		
16d. CEMETERY, CREMATORY OR OTHER LOCATION Clay Center Cemetery			CITY/TOWN Clay Center		STATE Nebraska			
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Livingston-Butler-Volland Funeral Home, 1225 N. Elm, Hastings, Nebraska					17b. Zip Code 68901			
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: a) Chronic Respiratory Failure						onset to death 2 Weeks		
DUE TO, OR AS A CONSEQUENCE OF: b) Pulmonary Fibrosis						onset to death		
DUE TO, OR AS A CONSEQUENCE OF: c)						onset to death		
DUE TO, OR AS A CONSEQUENCE OF: d)						onset to death		
18. PART II. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to the death but not resulting in the underlying cause given in PART I. Pneumonia						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO								
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)				
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED						
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE		ZIP CODE		
23a. DATE OF DEATH (Mo., Day, Yr.) April 6, 2017		23b. DATE SIGNED (Mo., Day, Yr.) April 18, 2017		23c. TIME OF DEATH 08:05 PM		24a. DATE SIGNED (Mo., Day, Yr.)		
24b. TIME OF DEATH		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD				
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Darren J. Splonskowski, MD		To be completed by: CHROMER'S PHYSICIAN & COUNTY ATTORNEY ONLY		24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)				
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input checked="" type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO				
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Darren J. Splonskowski, MD, 1670 S 75th Street, Omaha, Nebraska, 68124								
28a. REGISTRAR'S SIGNATURE Stanley S. Cooper, Ph.D.				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) April 18, 2017				

0078691

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of March A.D., 2018, at 8:45 o'clock A.M. Recorded in Book 2018 on Page 635
Debi Klingsenberg County Clerk
\$10.00 BB Deputy
Ind. Comp. Assessor Carded

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

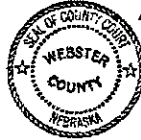
**CERTIFICATE OF COUNTY COURT PROCEEDING
INVOLVING REAL ESTATE**

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 - 9 in which proceeding the following described real estate is involved:

The North Half (N ½) and the East Half of the Southeast Quarter (E ½ SE ¼) of Section Thirty-Four (34), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

The Northwest Quarter (NW ¼) of Section Thirty-Five (35), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.



John B. Duffy
County Judge/Registrar

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 001316500 Owner MAENDELE, BRANDON L. HAWLEY, MATTHEW R. 1763 W J STREET HASTINGS, NE 68901	Legal NW1/4 35-4-9 S-T-R: 35-04-09 Acres: 160.000	Card File 001316500 Situs 35-4-9
---	--	--

County Area 1 AREA 1 Neighborhood 1 AREA 1 Location / Group 80 RURAL (RUR) District 150 71F5N - 65-0071 School 65-0071	Class Code 02-05-05-03-00-09 State GEO 4135-35-2-00000-000-3550 Cadastral 00001-00038-00017 Book / Page 2018 / 645 Ext: 649 Sale Date 03/29/2018 Sale Amount 305,000	Value Buildings Previous 0 Current 0 Improvement 0 0 Land / Lot 179,045 179,045 Total 179,045 179,045
---	---	--

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
3844	DRY	2D	GEARY SILT LOAM, 3-7% SLO	2D	N	5.000	2,265	11,325	0			
3852	DRY	4D	GEARY-HOBBS 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 SILT LOAM, 3-7% SLO	2G	N	21.000	1,425	29,925	0			
3852	GRAS	4G	GEARY-HOBBS 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	HOLDREGE SOILS, 3-7% SLOP	3G	N	25.000	1,425	35,625	0			
						83.000		118,275				
WASTE	WASTE	WASTE	WASTE	WASTE	N	55.000	180	9,900	0			
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	2.000	0	0	0			
						Land Total 160.000		179,045				

Sale Date	Book	Page	Extend	Ownership History	Amount
03/29/2018	2018	645	649	MAENDELE, BRANDON L. SLATER, RAY G -TRUSTEE -LE	305,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	316500	150	0	0	179,045	179,045	0	179,045	1,899.30	0
2016	316500	150	0	0	169,085	169,085	0	169,085	1,657.72	0
2015	316500	150	0	0	169,360	169,360	0	169,360	1,717.06	0
2014	316500	150	0	0	122,795	122,795	0	122,795	1,376.00	0
2013	316500	150	0	0	126,595	126,595	0	126,595	1,802.00	0

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-669-673

PAGES _____

GRANTEE MASTER NAME # Troy Thomas &

PARCEL # / FILING NUMBER 00131620

Ellen Thomas

New 001316201

DOC STAMPS 1102.50

tax/lien _____

SALES FILE # 71

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 175

TOTAL SALE PRICE 490,000

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 3-29-18

DEED TYPE WD

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS SPLIT w/ 131620 (parent) + 1316201

Real Estate Transfer Statement

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>29</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>3</u> Day <u>23</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Troy Thomas and Ellen Thomas	
Street or Other Mailing Address		Street or Other Mailing Address 1604 Lifesong Circle	
City	State	City	State
		Hastings	NE
Phone Number	Zip Code	Phone Number	Zip Code
		(402) 759-1269	68901
Email Address	Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
n/a	If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address		Email Address	
n/a		n/a	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?
~~\$400,000~~ **490,000**

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

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

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

18 Address of Property
Ag Land

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

18a No address assigned 18b Vacant land

20 Legal Description
The South Half of the Northwest Quarter (S½NW¼); the Southwest Quarter of the Northeast Quarter (SW¼NE¼); the East Half of the Northeast Quarter (E½NE¼); and the East Half of the Southeast Quarter (E½SE¼); 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

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 490,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 490,000.00

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.


Troy Thomas

(402) 759-1269

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here


Signature of Grantee or Authorized Representative

Grantee

3/29/2018

Title

Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>03</u> Day <u>30</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ 1102.50	28 Recording Data Book 2018, Pg 669-673

Ottawa, 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 67th St
Shawnee, KS 66217
913-707-5727

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

Stanley S. Cooper

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



DATE OF ISSUANCE

4/19/2017

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

17 05012

CERTIFICATE OF DEATH

1. DECEDENT'S-NAME (First, Middle, Last, Suffix) Raymond George Slater Jr			2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) April 6, 2017		
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Clay Center, Nebraska		5a. AGE - Last Birthday (Yrs.) 93	5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	5c. UNDER 1 DAY	6. DATE OF BIRTH (Mo., Day, Yr.) January 31, 1924		
7. SOCIAL SECURITY NUMBER			8a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> DOA <input type="checkbox"/> Other (Specify)				
8b. FACILITY-NAME (If not institution, give street and number) Select Specialty Hospital-Omaha (Central Campus)			8c. CITY OR TOWN OF DEATH (Include Zip Code) Omaha 68124				
8d. COUNTY OF DEATH Douglas			9a. RESIDENCE-STATE Nebraska				
9b. COUNTY Douglas		9c. CITY OR TOWN Omaha		9d. STREET AND NUMBER 15352 Chalco Pointe Drive		9e. APT. NO. 9f. ZIP CODE 68138	
9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input checked="" type="checkbox"/> Divorced <input type="checkbox"/> Unknown				
10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Betty Washburn			11. FATHER'S-NAME (First, Middle, Last, Suffix) Raymond George Slater Sr				
12. MOTHER'S-NAME (First, Middle, Maiden Surname) Josephine Brahm			13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) Yes Dates Unknown				
14a. INFORMANT-NAME Deanna Johnson			14b. RELATIONSHIP TO DECEDENT Daughter				
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE Caroline M. Barr		16b. LICENSE NO. 1480		16c. DATE (Mo., Day, Yr.) April 10, 2017	
16d. CEMETERY, CREMATORY OR OTHER LOCATION Clay Center Cemetery			CITY/TOWN Clay Center		STATE Nebraska		
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Livingston-Butler-Volland Funeral Home, 1225 N. Elm, Hastings, Nebraska					17b. Zip Code 68901		
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 (Final disease or condition resulting in death) a) Chronic Respiratory Failure					onset to death 2 Weeks		
DUE TO, OR AS A CONSEQUENCE OF: b) Pulmonary Fibrosis					onset to death		
DUE TO, OR AS A CONSEQUENCE OF: c)					onset to death		
DUE TO, OR AS A CONSEQUENCE OF: d)					onset to death		
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I. Pneumonia					19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO		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)					
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED					
22f. LOCATION OF INJURY - STREET & NUMBER, APT.NO.		CITY/TOWN		STATE		ZIP CODE	
23a. DATE OF DEATH (Mo., Day, Yr.) April 6, 2017		23b. DATE SIGNED (Mo., Day, Yr.) April 18, 2017		23c. TIME OF DEATH 08:05 PM		24a. DATE SIGNED (Mo., Day, Yr.)	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Darren J. Splonskowski, MD		24b. TIME OF DEATH		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD	
24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)		25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input checked="" type="checkbox"/> UNKNOWN					
25a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26. WAS CONSENT GRANTED? Not Applicable if 25a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO					
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Darren J. Splonskowski, MD, 1870 S 75th Street, Omaha, Nebraska, 68124						28a. REGISTRAR'S SIGNATURE <i>Al H. P... Ph.D.</i>	
28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) April 18, 2017							

To be completed/verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

To be completed by: CLERK, PHYSICIAN, CORONER, JURYMAN, COUNTY ATTORNEY ONLY

0078691

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 30th day
of March A.D., 20 18, at 11:00
o'clock A. M. Recorded in Book 2018
on Page 669-673
Deb Klingenberg County Clerk
34.00 hiz Deputy
Ind. Comp. Assessor Carded

Book 2018, Pg 669

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

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>3-30-18</u>
\$	<u>1102.50</u> By <u>hiz</u>

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 (S $\frac{1}{2}$ NW $\frac{1}{4}$); the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$); the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$); and the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$); 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 seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

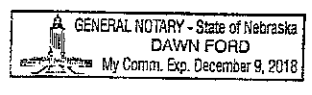
Executed March 23rd, 2018.

Deanna Johnson
Deanna Johnson

Leslie R. Johnson III
Leslie R. Johnson III

STATE OF Nebraska)
COUNTY OF Douglas) ss.

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



Dawn Ford
Notary Public

My commission expires: Dec 9, 2018

Susan Hanson
Susan Hanson

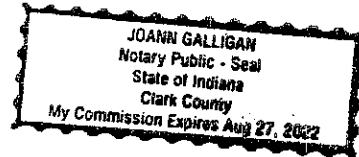
Billy G. Hanson
Billy G. Hanson

STATE OF INDIANA)
) ss.
COUNTY OF CLARK)

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

Joann Galligan
Notary Public

My commission expires: August 27, 2022

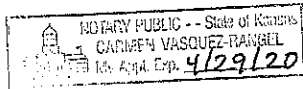


Lisa Kerner
Lisa Kerner

James C. Kerner
James C. Kerner

STATE OF Kansas)
COUNTY OF Johnson) ss.

The foregoing instrument was acknowledged before me on March 23, 2018 by Lisa Kerner and James C. Kerner, wife and husband.



[Signature]
Notary Public

My commission expires: 4/29/20

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2018	669	3/29/2018	Base: 91-0074		Affiliated: 91-0074		Unified: 91-0074				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001316201	71	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	34	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
240,195		240,195		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G	45.320			64,580				
4A1				4G1								
4A				4G	123.240			175,615				
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	168.560			240,195				
3D				Roads	2.010							
4D1				Farm Sites								
4D				Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				Non-AG TOTAL	2.010							
Assessor's Adjustment to Sale Price (+ or -):						Total Recapture Value:						
Assessor Comments and Reason for Adjustment:												
Comments from						Comments:						
SPLIT FROM PARENT PARCEL #0013162.												
(Continue on back)												

WEBSTER COUNTY
2017 Real Estate Breakdown Report

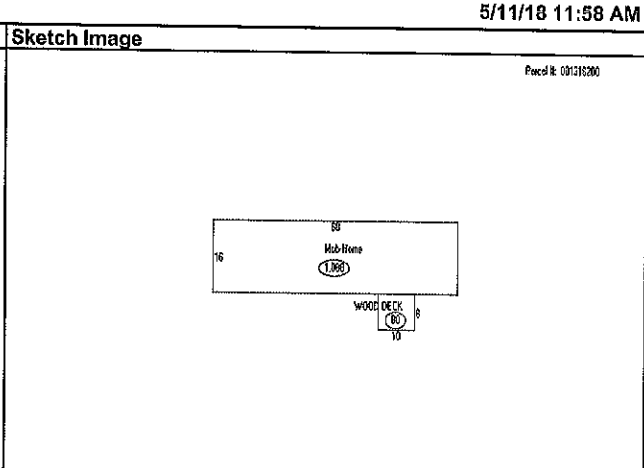
Parcel ID 001316200 Owner SLATER, RAY G -TRUSTEE -LE 15352 CHALCO POINTE DRIVE OMAHA, NE 68138-0000	Legal N1/2 & E1/2SE1/4 34-4-9 S-T-R: 34-04-09 Acres: 120.130	Card File 001316200 Situs 2241 RD V
County Area 1 AREA 1 Neighborhood 1 AREA 1 Location / Group 80 RURAL (RUR) District 175 74F5N - 91-0074 School 91-0074 91-0074 91-0074	Class Code 01-05-05-03-00-10 State GEO 4135-34-0-00000-000-3535 Cadastral 00001-00038-00015 Book / Page / Sale Date Sale Amount 0	Value Buildings Previous 2,895 Current 2,895 Improvement 8,560 8,560 Land / Lot 446,110 172,750 Total 457,565 184,205
Owner SLATER, RAY G -TRUSTEE -LE	% 100	

Date Added Notes
06/06/2013 FARM SITE - MH W/SKIRTING

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
3561	GRAS	2G1	HOBBS SILT LOAM, OCCASION	2G1	N	3.640	1,425	5,185	0			
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N	51.420	1,425	73,275	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	20.160	1,425	28,730	0			
7261	GRAS	3G	DEROIN SOILS, 3-6% SLOPES	3G	N	39.890	1,425	56,845	0			
						115.110		164,035				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	3.020	0	0	0			
BLD2	SITE	BLD2	BUILDING SITE ADDITIONAL	BLD2	N	1.000	2,950	2,950	0			
BLD1	FARM	BLD1	BUILDING SITE 1ST ACRE	BLD1	N	1.000	5,765	5,765	0			
						Land Total 120.130		172,750				

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	316200	175	2,895	8,560	446,110	457,565	0	457,565	6,364.98	0
2016	316200	175	2,895	8,560	411,280	422,735	0	422,735	5,919.76	0
2015	316200	175	13,185	19,315	389,515	422,015	0	422,015	5,800.00	0
2014	316200	175	13,310	14,545	285,940	313,795	0	313,795	4,943.76	0
2013	316200	175	21,380	7,495	289,760	318,635	0	318,635	5,526.56	0

Parcel ID 001316200 (2142)
 Cadastral ID 00001-00038-00015
 PAD Class Code 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
 District 175 - 74F5N - 91-0074
 Legal
 S-T-R: 34-04-09
 N1/2 & E1/2SE1/4 34-4-9



Property Valuation

Buildings	2,895
Improvement	8,560
Land/Lot	28,730
Total	40,185

Review Information

10/14/2014	Entered	CJ
10/08/2014	Inspect	TS

Residential Information

Type	
Quality	.00 -
Condition	.00 -
Base/Total	0 / 0
Area of Slab	0
Area of Crawl	0
Fixture/Roughin	0 / 0
Bed/Bathroom	0 / 0.0
Basement Area	0

Marshall & Swift Cost Approach (06/2013)

Year/Effective Age	0/0
--------------------	-----

Date Added Notes
06/06/2013 FARM SITE - MH W/SKIRTING

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 001316200 (2142)
 Cadastral ID 00001-00038-00015
 PAD Class Code 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
 District 175 - 74F5N - 91-0074
 Legal
 S-T-R: 34-04-09
 N1/2 & E1/2SE1/4 34-4-9

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
DTGR	Detached Garage Building Components	D	0.00	0.00	0	0				308
DTGR	Detached Garage Building Components	1	1.00	1.00	0	0	21x14x0	Concrete	Asphalt-Shingles	294
MSTR	Material Storage Shed Building Components	D	1.00	1.00	0	0	20x12x0	Dirt	Metal	240
BARN	Barn (Obsolete) Building Components	D	1.00	1.00	0	0	40x36x0	Dirt	Wood-Shingles	1,440

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID	001316200		(2142)	Owner	SLATER, RAY G -TRUSTEE -LE				Legal	N1/2 & E1/2SE1/4 34-4-9	
Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	
BARN	Barn (Obsolete) Building Components	D	2.00	2.00	0	0	31x27x0	Dirt	Asphalt-Shingles	837	
FLV10 0	Flat Value 100 Building Components	D	3.00	0.00	0	0				1	
FLV10 0	Flat Value 100 Building Components	D	3.00	0.00	0	0				1	
NV	NO VALUE BUILDING Building Components	D	3.00	0.00	0	0				1	
NV	NO VALUE BUILDING Building Components	D	3.00	0.00	0	0				1	
SH2	SHED CONC Building Components	D	1.00	1.00	0	0	32x20x0	Concrete	Metal	640	
SH1	SHED DIRT Building Components	D	1.00	1.00	0	0	18x18x0	Dirt	Metal	324	
SH2	SHED CONC Building Components	D	1.00	1.00	0	0	16x11x0	Concrete	Metal	176	
FIQN	Farm Implement Arch-rib, Quon Building Components	D	3.00	3.00	0	0	29x20x0	Concrete		580	

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID	001316200		(2142)	Owner	SLATER, RAY G -TRUSTEE -LE				Legal	N1/2 & E1/2SE1/4 34-4-9	
Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units	
MSTR	Material Storage Shed Building Components	D	1.00	1.00	0	0	28x12x0	Dirt	Metal	336	
SH1	SHED DIRT Building Components	D	1.00	1.00	0	0	22x10x0	Dirt	Metal	220	
MSTR	Material Storage Shed Building Components	D	1.00	1.00	0	0	39x17x0	Dirt	Metal	663	
FLV10 0	Flat Value 100 Building Components	D	3.00	0.00	0	0				1	
FLV10 0	Flat Value 100 Building Components	D	3.00	0.00	0	0				1	
NV	NO VALUE BUILDING Building Components	D	3.00	0.00	0	0				1	

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 001316201				Legal N1/2 & E1/2SE1/4 34-4-9 S1/2NW1/4, SW1/4NE1/4, E1/2NE1/4 & E1/2SE1/4 EXCEPT TRACTS CONVEYED TO STATE OF NE . BK27-269& BK61-67, BK61-69 S-T-R: 34-04-09 Acres: 280.860				Card File 000063536					
Owner THOMAS, TROY & ELLEN 1604 LIFESONG CIRCLE HASTINGS, NE 68901								Situs					
County Area 1 AREA 1				Class Code 02-05-05-03-00-10				Value		Previous		Current	
Neighborhood 1 AREA 1				State GEO 4135-34-0-00000-000-0000				Buildings		0		0	
Location / Group 80 RURAL (RUR)				Cadastral 00001-00038-00015				Improvement		0		0	
District 175 74F5N - 91-0074				Book / Page 2018 / 669 Ext: 673				Land / Lot		0		394,735	
School 91-0074 91-0074 91-0074				Sale Date 03/29/2018				Total		0		394,735	
Sale Amount 490,000													
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub	
2667	GRAS	1G	HOLDREGE SILT LOAM, 0-1%	1G	N	19.060	1,425	27,160	0				
2675	GRAS	2G	HOLDREGE SILT LOAM, 3 TO	2G	N	24.150	1,425	34,415	0				
3561	GRAS	2G1	HOBBS SILT LOAM, OCCASION	2G1	N	7.740	1,425	11,030	0				
3844	GRAS	2G	GEARY SILT LOAM, 3-7% SLO	2G	N	21.940	1,425	31,265	0				
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N	123.240	1,425	175,615	0				
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	33.570	1,425	47,835	0				
7261	GRAS	3G	DEROIN SOILS, 3-6% SLOPES	3G	N	45.320	1,425	64,580	0				
9999	GRAS	GWAS	WATER	GWAS - WASTE	N	3.830	740	2,835	0				
						278.850		394,735					
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	2.010	0	0	0				
						Land Total 280.860		394,735					
Sale Date	Book	Page	Extend	Ownership History				Amount					
03/29/2018	2018	669	673	THOMAS, TROY & ELLEN				490,000					