

Real Estate Transfer Statement

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

FORM
521

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

1 County Name <u>Webster</u>	2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. <u>5</u> Day <u>1</u> Yr. <u>2007</u>	4 Date of Deed Mo. <u>3</u> Day ____ Yr. <u>2007</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Franklin Miller</u> Street or Other Mailing Address <u>1000 Captain Good St.</u> City <u>Pea Ridge</u> State <u>AR</u> Zip Code <u>72751</u> Phone Number <u>479-366-5084</u> Email Address <u>NA</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Dennis E. Duffy</u> Street or Other Mailing Address <u>P.O. Box 44</u> City <u>Guide Rock</u> State <u>Ne</u> Zip Code <u>68942</u> Phone Number <u>402-257-7002</u> 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 <u>NA</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	
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> State Assessed
8 Type of Deed		(C)	
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Land Contract/Memo
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Lease	<input type="checkbox"/> Partition
	<input type="checkbox"/> Mineral	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Sheriff
		<input type="checkbox"/> Quit Claim	<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)		10 Type of Transfer	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Auction	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust
	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate
	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input checked="" type="checkbox"/> Sale
	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<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.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> Aunt or Uncle to Niece or Nephew			
<input type="checkbox"/> Family Corp., Partnership, or LLC			
<input type="checkbox"/> Self			
<input type="checkbox"/> 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?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
<u>\$ 307,980</u>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ ____ %	
16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent	
<u>2290 Hwy 136</u> <u>Guide Rock Ne 68942</u>		<u>Dennis E. Duffy</u> <u>2290 Hwy 136</u> <u>Guide Rock, Ne 68942</u>	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		
20 Legal Description			
<u>The Southeast Quarter of Section 34-2-9</u> <u>Webster County, Nebraska</u>			
21 If agricultural, list total number of acres <u>160</u>			

22 Total purchase price, including any liabilities assumed	22	\$	<u>1</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>0100</u>

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

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

sign
here

Franklin Miller Dennis E. Duffy
Print or Type Name of Grantee or Authorized Representative
Nadine B. Miller, Mother
Signature of Grantee or Authorized Representative Title

Phone Number

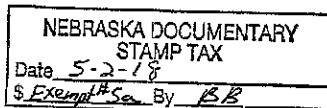
5/2/2018
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>2</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2018, Pg 924</u>	

BR2018, Pg 924

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 2 day
of May A.D., 2018, at 1:30
o'clock P.M. Recorded in Book 2018
on Page 924
Deb Klengenberger County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Franklin Miller and Nadine Miller, husband and , Grantor, whether one or more,
wife

in consideration of \$1 and real estate contract and purchase money,

....., receipt of which is hereby acknowledged, conveys to

Dennis E. Duffy, single , Grantee,

the following described real estate (as defined in Neb. Rev. Stat. 76-201) in

Webster County, Nebraska:

The Southeast Quarter of Section 34-2-9,
Webster County, Nebraska, less any portion
previously conveyed for highway purposes
along the south side thereof.

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 subject to easements, reservations, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed:.....March.....2007.....
Date

Franklin Miller
Franklin Miller

Nadine Miller
Nadine Miller

State of ~~Nebraska~~ Arkansas

County of Benton

The foregoing instrument was acknowledged before me on ...March.....2007.....
by Franklin Miller and Nadine Miller husband and wife, to me known personally
(Seal/commn expires)

STATE OF NEBRASKA

County of

Filed for record and entered in Numerical Index on

ato'clockM., and recorded in Book, Page

By:
County or Deputy County Clerk
Register of Deeds or Deputy Register of Deeds

BOOK & PAGE 2018-925

PAGES _____

GRANTEE MASTER NAME # Joseph McDole

PARCEL # /
FILING NUMBER 0001026/30120

DOC STAMPS 22.50

tax/lien

SALES FILE # 106

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 10,000

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-1-2018

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 BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INAVALE

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.

FORM
521

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>05</u> Day <u>01</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>05</u> Day <u>0</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Douglas D. and Kathleen Ockinga Street or Other Mailing Address 12 Brandt's Lakewood City Kearney State NE Zip Code 68845 Phone Number (402) 746-2747 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph J. McDole Street or Other Mailing Address 841 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2669 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 type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" 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"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <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"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input 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 type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input 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 122 E 5th Avenue Red Cloud, NE 68970				19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee			
18a <input type="checkbox"/> No address assigned				18b <input type="checkbox"/> Vacant land			

20 Legal Description

The East 52 1/2 feet of Lots One (1) and Two (2), Block Four (4), 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	\$	10,000.00
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	\$	10,000.00

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

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

Date

5-2-18

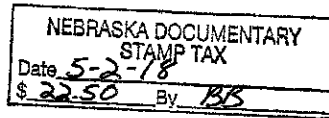
Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>5</u> Day <u>2</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>22.50</u>	28 Recording Data <u>BK2018, Pg 925</u>
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State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 2 day
of May A.D., 2018, at 3:10
o'clock P.M. Recorded in Book 2018
on Page 925
Deb Klingenhoff County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Douglas D. Ockinga and Kathleen Ockinga, husband and wife, GRANTOR, in consideration of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) received from GRANTEE, Joseph J. McDole, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The East 52½ feet of Lots One (1) and Two (2), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska.

GRANTOR covenants 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 May 1st, 2018

Kathleen Ockinga
Kathleen Ockinga

Douglas D. Ockinga
Douglas D. Ockinga

STATE OF NEBRASKA, COUNTY OF Buffalo) ss.

The foregoing instrument was acknowledged before me on May 1st, 2018, by Douglas D. Ockinga and Kathleen Ockinga, husband and wife.

Comm. expires Nov. 4, 2020

Meagan Kershner
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	925	5/1/2018	Base: 91-0002	Affiliated: 91-0002	Unified: 91-0002								
Location ID		Sale Number		Useability & Code #		Parcel Number								
000102600		106		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value					4371			00	0	10005		004	0120	
Land		Improvements		Total		Date of Sale Property Classification Code								
450		4,755		5,205		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)					A) 1	B) 03	C) 3	D) 1	E) 6	F) 1				
					Residential				Commercial					
Multiple Improvements:					Multiple Improvements :				Multiple Improvements :					
Construction Date:					Construction Date :				Construction Date : 1900					
Floor:					Floor Sq. Ft. :				Floor Sq. Ft. : 2,090					
Building Cost New:					Cost :				Cost : 56,618					
Single Family Style:					Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out				Primary: 470 Other1: Other2:					
(101) <input type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3					
(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 checked="" 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:				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low				Cost Rank: 20			Condition: 10		
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input checked="" type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input type="checkbox"/> Average				(20) <input checked="" 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:							
WD														

(Continue on back)

WEBSTER COUNTY

2017 Real Estate Breakdown Report

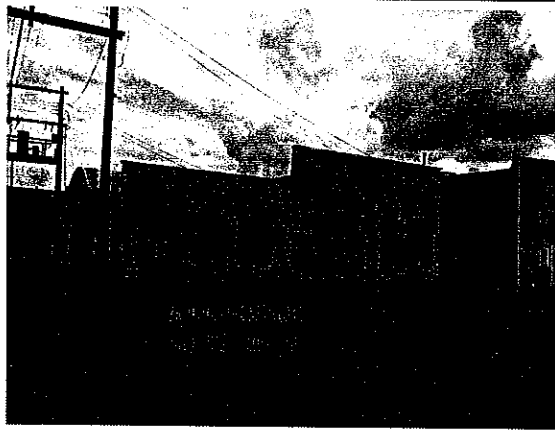
3/21/18 05:00 PM

Parcel ID 000102600			Legal EAST 52'6 LOTS 1 & 2 BLOCK 4 ORIGINAL TOWN RED CLOUD			Card File 000102600					
Owner MCDOLE, JOSEPH J. 841 N WALNUT RED CLOUD, NE 68970						Situs 122 E 5TH AVENUE ST RED CLOUD, NE 68970					
County Area	0	N/A	Class Code	01-03-03-01-06-01		Value	Previous	Current			
Neighborhood	205	RED CLOUD COMMERCIAL	State GEO	4371-00-0-10005-004-0120		Buildings	4,755	4,755			
Location / Group	60	RED CLOUD (RC)	Cadastral	00002-00102-081A0		Improvement	0	0			
District	65	2CS - 91-0002	Book / Page	2018 / 925		Land / Lot	450	450			
School	91-0002	91-0002 91-0002	Sale Date	05/01/2018		Total	5,205	5,205			
			Sale Amount	10,000							
Date Added Notes											
11/04/2002 30120											
Model		Method		Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
7 RED CLOUD COMMERCIAL		02 SqFoot		2,625.000	52.500	N	3,000	0.170	0.000	450	0
							999,999	0.144			
Sale Date	Book	Page	Extend	Ownership History							Amount
03/23/1998	01998	00488		OCKINGA, DOUG							0
				OCKINGA, DOUG							0
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2017	102600	65	4,755	0	450	5,205	0	5,205	103.10	0	
2016	102600	65	4,755	0	450	5,205	0	5,205	106.76	0	
2015	102600	65	4,415	0	450	4,865	0	4,865	109.42	0	
2014	102600	65	4,415	0	450	4,865	0	4,865	115.58	0	
2013	102600	65	4,285	0	450	4,735	0	4,735	117.46	0	

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2
RECORDCARD
5/21/18 05:00 PM

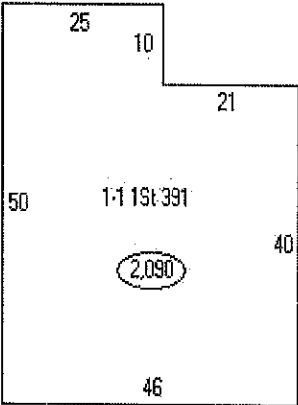
<p>Parcel ID 000102600 (4209)</p> <p>Cadastral ID 00002-00102-081A0</p> <p>PAD Class Code 01-03-03-01-06-01</p> <p>State GEO 4371-00-0-10005-004-0120</p> <p>Owner MCDOLE, JOSEPH J. 841 N WALNUT RED CLOUD, NE 68970</p> <p>Situs 122 E 5TH AVENUE ST RED CLOUD NE 68970</p> <p>Neighborhood 206 - RED CLOUD COMMERCIAL</p> <p>District 65 - 2CS - 91-0002</p> <p>Legal EAST 52'6 LOTS 1 & 2 BLOCK 4 ORIGINAL TOWN RED CLOUD</p>	 <table border="1"> <tr> <th colspan="2">Primary Image Information</th></tr> <tr> <td>Image ID</td><td>2</td></tr> <tr> <td>Image Date</td><td>04/13/2018</td></tr> <tr> <td>File Name</td><td>ConvertedPic.jpg</td></tr> <tr> <td>Description</td><td>Converted Image</td></tr> </table>	Primary Image Information		Image ID	2	Image Date	04/13/2018	File Name	ConvertedPic.jpg	Description	Converted Image	<p>Marshall & Swift Cost Approach (07/2013)</p>
Primary Image Information												
Image ID	2											
Image Date	04/13/2018											
File Name	ConvertedPic.jpg											
Description	Converted Image											
<p>Property Valuation</p> <p>Valuation Method Cost Approach</p> <p>Improvement 4,755</p> <p>Land/Lot 0</p> <p>Total 4,755 2.28/SqFt</p> <p>Review Information</p> <table border="1"> <tr> <td>03/13/2017</td><td>Entered</td><td>CJ</td></tr> <tr> <td>10/19/2016</td><td>Inspect</td><td>CJ</td></tr> </table>	03/13/2017	Entered	CJ	10/19/2016	Inspect	CJ		<p>Income Approach</p>				
03/13/2017	Entered	CJ										
10/19/2016	Inspect	CJ										

Date Added Notes
11/04/2002 30120

WEBSTER COUNTY
2017 Appraisal Sketch

Parcel ID 000102600 Owner MCDOLE, JOSEPH J. Situs 122 E 5TH AVENUE ST RED CLOUD NE 68970 Neighborhood 205 - RED CLOUD COMMERCIAL	(4209) Legal EAST 52'6 LOTS 1 & 2 BLOCK 4 ORIGINAL TOWN RED CLOUD	Cadastral ID 00002-00102-081A0 PAD Class Code 01-03-03-01-06-01 State GEO 4371-00-0-10005-004-0120
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Parcel #: 000102600



-- Denotes common wall.

Sequence	Code	Description	Base Area	Multiplier	Total Area
1	COMM	1-1 1St 391	2,090	1.00	2,090
Total Building Area			2,090		2,090

WEBSTER COUNTY

2017 Appraisal Building

Parcel ID 000102600 (4209) Cadastral ID 00002-00102-081A0 PAD Class Code 01-03-03-01-06-01 State GEO 4371-00-0-10005-004-0120 Owner MCDOLE, JOSEPH J. 841 N WALNUT RED CLOUD, NE 68970 Situs 122 E 5TH AVENUE ST RED CLOUD NE 68970 Neighborhood 205 - RED CLOUD COMMERCIAL District 65 - 2CS - 91-0002 Legal EAST 52'6 LOTS 1 & 2 BLOCK 4 ORIGINAL TOWN RED CLOUD	Building Image Information Image ID 0 Image Date File Name Description	Marshall & Swift Cost Approach Appraisal Zone 1000 Zone Description DEFAULT Manual Date (07/2013)
Building Data Building ID 1 Sequence 1 Occupancy 1 470 - Equipment (Shop) Building 100 % Occupancy 2 Occupancy 3 Total Floor Area 2,090 Average Perimeter 192 Number of Stories 1 Average Wall Height 12.00 Year Built 1900 Effective Age 99	Construction Class C - Masonry bearing walls Rank 2.00 - Average Condition 1.00 - Worn Out Exterior Wall 100 % - Concrete Block Heating/Cooling 100 % - No HVAC Roof Type Roof Cover	Basement Area 0 Basement Levels 0 Basement Finish Finish Code - 1 Finish Area - 1 0 Finish Code - 2 Finish Area - 2 0

BOOK & PAGE 2018-933

PAGES _____

GRANTEE MASTER NAME # Travis + Ashley Wulf.

PARCEL # / FILING NUMBER 000 6045 / 16,440

DOC STAMPS 27.00

tax/lien _____

SALES FILE # 107

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 12,000

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-1-18

DEED TYPE PR QED

SALE QUAL

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

LOCATION CODE

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

COMMENTS

They are Family

Real Estate Transfer Statement

FORM
521

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

107

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>05</u> Day <u>01</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>05</u> Day <u>01</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 City _____ State _____ Zip Code _____ Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Travis Wulf and Ashley Wulf Street or Other Mailing Address 455 Nebraska Street City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7138 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 NA			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt			<input type="checkbox"/> Mobile Home
8 Type of Deed					
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____					
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input checked="" 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.)			12 Was real estate purchased for same use? (If No, state the intended use.)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input 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? \$12,000			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 215 Republican Street, Guide Rock, NE 68942 625 High Street, Guide Rock, NE 68942			19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee's		
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					

20 Legal Description
Lot 5 and the North 25 feet of Lot 6, Block 12, Original Town of Guide Rock, Webster County, Nebraska, AND
Lots 3 and 4, Block 4, Talbot's Addition to Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	\$ 12,000.00
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)	\$ 12,000.00

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 *Travis Wulf* Print or Type Name of Grantee or Authorized Representative 402-257-7138
Phone Number
Travis Wulf Signature of Grantee or Authorized Representative _____ Title _____ Date _____

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>3</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>27.00</u>	28 Recording Data BK 2018, Pg 933	

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of May, A.D., 2018 at 12:10
o'clock P.M. Recorded in Book 2018
on Page 933
County Clerk
County Deputy
Assessor — Carded —

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>5/3/18</u>	By <u>AKH</u>
\$ <u>27.00</u>	

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

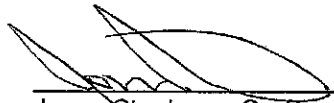
PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

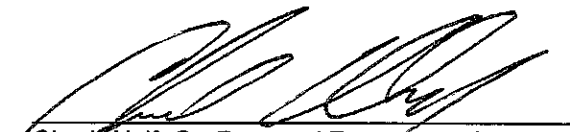
Jason Stephens and Chad Wulf, Co-Personal Representative of the Estate of Billy D. Wernecke, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, QUITCLAIM to, **TRAVIS WULF and ASHLEY WULF, husband and wife**, convey to GRANTEEES, **as joint tenants with rights of survivorship, and not as tenants in common**, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lot 5 and the North 25 feet of Lot 6, Block 12, Original Town of Guide Rock, Webster County, Nebraska, AND

Lots 3 and 4, Block 4, Talbot's Addition to Guide Rock, Webster County, Nebraska.

Executed the 1st day of May 2018

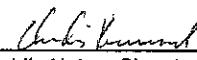

Jason Stephens, Co-Personal Representative
of the Estate of Billy D. Wernecke, Deceased


Chad Wulf, Co-Personal Representative
of the Estate of Billy D. Wernecke, Deceased

STATE OF Kansas)
COUNTY OF Morton)ss.

The foregoing instrument was acknowledged before me by Jason Stephens on this 23 day of April 2018.

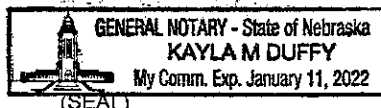


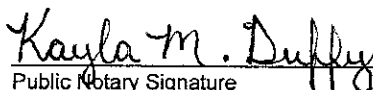

Public Notary Signature
Charlie Kohfeld
Print Name
My Commission Expires: 8/29/18

(SEAL)

STATE OF Nebraska)
COUNTY OF Nuckolls)ss.

The foregoing instrument was acknowledged before me by Chad Wulf on this 1st day of May 2018.




Public Notary Signature
Kayla Duffy
Print Name
My Commission Expires: 1-11-2022

(SEAL)

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

Name: Chad Wulf, Co-Personal Representative

Address: 2820 Road J, Guide Rock, NE 68942

Phone: _____ Email: _____

Name: Jason Stephens, Co-Personal Representative

Address: 514 Railroad, Alma, KS 67622

Phone: _____ Email: jason@almenastatebank.net

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2018	933	5/1/2018	Base: 91-0501		Affiliated: 91-0501		Unified: 91-0501					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000604500		107	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40005		012	0000	
Land	Improvements		Total		Date of Sale Property Classification Code								
250	5,140		5,390		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) 1			
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date : 1910				Construction Date :					
Floor:				Floor Sq. Ft. : 952				Floor Sq. Ft. :					
Building Cost New:				Cost : 77,935				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: 20				(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 checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input 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:						
PRQCD-2 PARCELS													

(Continue on back)

WEBSTER COUNTY

2017 Real Estate Breakdown Report

02/18 00:31 PM

Parcel ID 000604500			Legal LOT 5 & N 25' 6 BLK 12 GUIDE ROCK ORIGINAL TOWN			Card File 000604500				
Owner WULF, TRAVIS & ASHLEY 455 NEBRASKA ST GUIDE ROCK, NE 68942						Situs 215 REPUBLICAN ST GUIDE ROCK, NE 68942				
County Area	0	N/A	Class Code	01-01-01-01-07-01		Value	Previous	Current		
Neighborhood	100	GUIDE ROCK	State GEO	4487-00-0-40005-012-0000		Buildings	9,515	4,060		
Location / Group	40	GUIDE ROCK (GR)	Cadastral	00002-00091-00083		Improvement	0	0		
District	25	GR11VS - 65-0011	Book / Page	2018 / 933		Land / Lot	100	100		
School	91-0501	91-0501 91-0501	Sale Date	05/01/2018		Total	9,615	4,160		
			Sale Amount	12,000						
Date Added Notes										
11/04/2002 CARD #: 16440 GLIDE: 65										
Model	Method		Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
4 GUIDE ROCK	02 SqFoot		9,230.000	65.000	N	15,000	0.010	0.000	100	0
						40,000	0.002			
						999,999	0.001			
Sale Date	Book	Page	Extend	Ownership History					Amount	
05/01/2018	2018	933		WULF, TRAVIS & ASHLEY					12,000	
04/27/2017	02017	00862		WERNECKE, BILLY					0	
04/27/2017	02017	00862		WERNECKE, BILLY					0	
03/31/2012	02017	00861		WULF, RANDY & DEBRA					0	
01/01/2007	02007	00360		WERNECKE, BILLY D					20,000	
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	604500	25	9,515	0	100	9,615	0	9,615	178.14	0
2016	604500	25	5,620	5,720	100	5,720	5,720	0	0.00	0
2015	604500	25	2,690	2,790	100	2,790	2,790	0	0.00	0
2014	604500	25	2,690	2,790	100	2,790	2,790	0	0.00	0
2013	604500	25	5,775	6,130	355	6,130	6,130	0	0.00	0


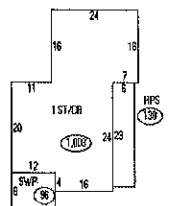
WEBSTER COUNTY

2017 Real Estate Breakdown Report

Parcel ID 000616800			Legal LOTS 3 & 4 BLK 4 GUIDE ROCK TALBOTS ADDITION			Card File 000616800 Situs 625 HIGH ST						
Owner WULF, TRAVIS & ASHLEY 455 NEBRASKA ST GUIDE ROCK, NE 68942												
County Area 0 N/A			Class Code 01-01-01-01-07-02			Value						
Neighborhood 100 GUIDE ROCK			State GEO 4487-00-0-40020-004-0000			Buildings Previous 6,570 Current 1,080						
Location / Group 40 GUIDE ROCK (GR)			Cadastral 00002-00087-00037			Improvement 0						
District 25 GR11VS - 65-0011			Book / Page 2018 / 933			Land / Lot 150						
School 91-0501 91-0501 91-0501			Sale Date 05/01/2018			Total 6,720						
			Sale Amount 12,000			1,230						
Date Added Notes												
09/25/2007 CARD # 18250 / GLIDE # 63												
11/04/2002 18250												
Model		Method		Lot Size		Frontage Spot Code		Cutoff	Value	Add (+/-)	Lot Value	Appr ID
4 GUIDE ROCK		02 SqFoot		14,000.000		100.000 N		15,000	0.010	0.000	150	0
								40,000	0.002			
								999,999	0.001			
Sale Date		Book		Page		Extend		Ownership History		Amount		
05/01/2018		2018		933				WULF, TRAVIS & ASHLEY		12,000		
04/27/2017		02017		00862				WERNECKE, BILLY		0		
03/31/2012		02017		00861				WULF, RANDY & DEBRA		0		
01/01/2007		02007		00360				WERNECKE, BILLY D		20,000		
06/29/2001		02001		01431				WERNECKE, BILLY		6,500		
								WERNECKE, BILLY		0		
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax		
2017	616800	25	6,570	0	150	6,720	0	6,720	124.50	0		
2016	616800	25	2,910	0	150	3,060	0	3,060	55.78	0		
2015	616800	25	2,305	0	150	2,455	0	2,455	45.36	0		
2014	616800	25	2,305	0	150	2,455	0	2,455	50.90	0		
2013	616800	25	8,080	0	540	8,620	0	8,620	194.26	0		


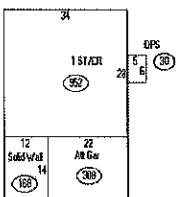
WEBSTER COUNTY

2017 Appraisal Property Record Card

Parcel ID 000616800 (1204) Cadastral ID 00002-00087-00037 PAD Class Code 01-01-01-01-07-02 State GEO 4487-00-0-40020-004-0000 Owner WULF, TRAVIS & ASHLEY 455 NEBRASKA ST GUIDE ROCK, NE 68942 Situs 625 HIGH ST Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal LOTS 3 & 4 BLK 4 GUIDE ROCK TALBOTS ADDITION	Primary Image 	Sketch Image 																												
Property Valuation Buildings 1,080 Improvement 0 Land/Lot 0 Total 1,080 Review Information 12/15/2013 Entered AG 10/29/2013 Inspect TS	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 1.00 - Worn Out Base/Total 1,008 / 1,008 Style 100 % - One Story Exterior Wall 100 % - Frame, Stucco Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 1,008 Fixture/Roughin 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1878/0																												
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Cost Source</th> <th>Size</th> <th>Year In</th> <th>Units</th> <th>Depreciation</th> </tr> </thead> <tbody> <tr> <td>SWP</td> <td>Enclosed Porch, Solid Walls</td> <td>MS Residential</td> <td>96</td> <td>0</td> <td>96</td> <td>0.000 %</td> </tr> <tr> <td>RPS</td> <td>Raised Slab Porch with Roof</td> <td>MS Residential</td> <td>138</td> <td>0</td> <td>138</td> <td>0.000 %</td> </tr> <tr> <td>YDS</td> <td>Yard Shed</td> <td>MS Residential</td> <td>120</td> <td>0</td> <td>120</td> <td>42.000 %</td> </tr> </tbody> </table>	Code	Description	Cost Source	Size	Year In	Units	Depreciation	SWP	Enclosed Porch, Solid Walls	MS Residential	96	0	96	0.000 %	RPS	Raised Slab Porch with Roof	MS Residential	138	0	138	0.000 %	YDS	Yard Shed	MS Residential	120	0	120	42.000 %		
Code	Description	Cost Source	Size	Year In	Units	Depreciation																								
SWP	Enclosed Porch, Solid Walls	MS Residential	96	0	96	0.000 %																								
RPS	Raised Slab Porch with Roof	MS Residential	138	0	138	0.000 %																								
YDS	Yard Shed	MS Residential	120	0	120	42.000 %																								
Date Added Notes 09/25/2007 CARD # 18250 / GLIDE # 63 11/04/2002 18250																														

WEBSTER COUNTY

2017 Appraisal Property Record Card

Parcel ID 000604500 Cadastral ID 00002-00091-00083 PAD Class Code 01-01-01-01-07-01 State GEO 4487-00-0-40005-012-0000 Owner WULF, TRAVIS & ASHLEY 455 NEBRASKA ST GUIDE ROCK, NE 68942 Situs 215 REPUBLICAN ST GUIDE ROCK NE 68942 Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal LOT 5 & N 25' 6 BLK 12 GUIDE ROCK ORIGINAL TOWN	(1109)	Primary Image 	Sketch Image 
--	--------	--	--

Property Valuation Buildings 4,060 Improvement 0 Land/Lot 0 Total 4,060	Residential Information Type Single-family Residence Quality 2.00 - Fair Condition 2.00 - Badly Worn Base/Total 952 / 952 Style 100 % - One Story Exterior Wall 100 % - Frame, Plywood or Hardboard Heating/Cooling 100 % - Floor Furnace Roof Cover Galvanized Metal Area of Slab 0 Area of Crawl 952 Fixture/Roughin 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1910/0
--	---	--

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	380	0	380	0.000 %
YDS	Yard Shed	MS Residential	120	0	120	42.000 %
CPGR	Carport, Gable Roof	MS Residential	308	0	308	0.000 %
RPO	Raised Slab Porch	MS Residential	30	0	30	0.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	168	0	168	0.000 %

Date Added Notes

11/04/2002 CARD #: 16440 GLIDE: 65

BOOK & PAGE 2018-934-936

PAGES _____

GRANTEE MASTER NAME # Donna J.

PARCEL # /
FILING NUMBER 000120900

35320

Strickland
Contract

DOC STAMPS Exempt 13

tax/lien

SALES FILE # 108

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 165

TOTAL SALE PRICE 23,700

S21 ADJUSTMENTS \$ 800.00

ASSESSOR ADJUSTMENTS \$ 24500

REVIEW CODE NO

SALES DATE 5-3-2018

DEED TYPE Contract

SALE QUAL

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

CODE

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

LOCATION CODE

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

COMMENTS Contract / Agreement for Sale of Real Estate

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.

108

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	
Select County & County Number				Mo. <u>5</u> Day <u>3</u> Yr. <u>2018</u>		Mo. _____ Day _____ Yr. _____	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) <u>Teresaw Denney</u>				Grantee's Name (Buyer) <u>Donna Strickland</u>			
Street or Other Mailing Address <u>209 14th Ave</u>				Street or Other Mailing Address <u>605 N Elm</u>			
City <u>Franklin NE</u>		State <u>68939</u>		City <u>Red Cloud NE</u>		State <u>68970</u>	
Phone Number <u>307-331-1953</u>				Phone Number <u>509-361-9971</u>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address <u>NA</u>				Email Address <u>NA</u>		Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input checked="" 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 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"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <u>Contract</u> <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>Contract</u>	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	
<input 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 <u>\$ No Mortgage</u> %
---	---

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 <u>605 N Elm</u> <u>Red Cloud NE</u>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <u>Donna J Strickland</u> <u>605 N Elm</u> <u>Red Cloud NE 68970</u>
---	--

20 Legal Description <u>5 12'6 Lot 10 and All lots 11 and 12</u> <u>Block 1 Smith and Moore's Addition</u> <u>Red Cloud City Webster CO NE</u>

21 If agricultural, list total number of acres _____
--

22 Total purchase price, including any liabilities assumed	22 \$ <u>24500.00</u>
--	-----------------------

23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ <u>800.00</u>
--	---------------------

24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <u>23700.00</u>
---	-----------------------

25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>13</u>

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 <u>Donna J Strickland</u>	Phone Number <u>509-361-9971</u>
Signature of Grantee or Authorized Representative <u>Donna J Strickland</u>	Date <u>05/3/18</u>

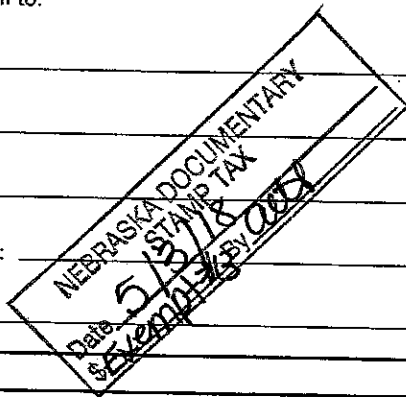
Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>3</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #13</u>	28 Recording Data <u>Bk 2018, Pg 934-936</u>

When recorded, mail to:

Name: _____

Address: _____

City/State/Zip Code: _____

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of May A.D., 20 18 at 12:21
o'clock P M. Recorded in Book 2018
on Page 934-936
Don Kingenhorst County Clerk
\$22.00 all Deputy
Ind Comp Assessor Carded

Space above this line for Recorder's use

AGREEMENT FOR SALE OF REAL ESTATE

This AGREEMENT, made and entered into this 3rd day of May, 2018
by and between Teresa J Denney
whose address is 209 14th Ave
Franklin NE 68939 the First Party, and Donna J. Strickland
whose address is 605 NE 1st
Red Cloud, NE 68970, the Second Party.

WITNESSETH: That the First Party in consideration of the covenants and agreements hereinafter set forth, agrees to sell and convey unto the Second Party, and the Second Party agrees to buy, all rights, title and interest in and to that certain parcel of Real Property situated in Webster County, State of Nebraska, and legally bound or described as follows, to wit:

South 12'6 Lot 10 and All Lots 11 and 12
Block 1 Smith and Moore's Addition
Red Cloud City, Webster County, Nebraska

Together with: (1) all buildings and improvements presently situated or hereafter placed thereon, (2) all existing leases, (3) any future leases executed thereon, and (4) all rents, issues and profits thereof, including mineral deposits of whatever nature.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

1. Purchase Price. The Second Party, in consideration of the premises, agrees to pay to the First Party, the sum of Twenty-four thousand, Five hundred DOLLARS (\$ 24,500.00), as and for the full purchase price of the premises above described.

2. Terms. The terms under which the above purchase price will be paid by the Second Party are as follows, to wit: \$3,000.00 Downpayment, Monthly payments
beginning June 7, 2018 and due on the 7th of every
month for 60 (sixty) months at an interest rate of
5% (five percent) for a monthly payment of
\$405.98 See attached Amortization Schedule
Property Sells as is No Warranty Personal Property included:
Electric Range, refrigerator, clothes washer and Dryer and pool table.

3. Manner and Place of Payments. The amount due the First Party as a deferred balance under this Agreement shall be paid by the Second Party in Lawful Money of the United States of America at:

Cash, Cashiers Check or Postal Money Order
payable to: Teresa Denney 209 14th Ave, Franklin, NE 68939,
 or at any other location that may from time to time be designated by the First Party.

4. Existing Encumbrances. The Parties agree, and the Second Party understands, that this Sale of Real Property is made subject to the following Lien(s) of Record, to wit: _____

No Liens

5. Taxes and Assessments. The Second Party agrees to pay all taxes, assessments, dues, power bills, adverse claims, encumbrances or any charges which may have, or acquire priority to, or impair the interest of the First Party secured by this Agreement. The second party shall pay all taxes for the year 2018 and thereafter

6. Insurance. (a) The Second Party agrees to insure and keep all improvements on said premises insured for the protection of the First Party in an amount not less than \$ 24,500.00/100.

(b) The Second Party further agrees to pay all premiums when becoming due on said insurance and to keep the Policies of insurance properly endorsed with the First Party as Loss Payee.

(c) The Second Party further agrees, and it being understood, that in the event of a loss, or any claims arising from a loss, each insurance company concerned shall make payment for such loss directly to the First Party, and that such loss proceeds shall, at the First Party's option, be applied to the deferred balance then due and owing under this agreement, whether fully due or not, or to the restoration of said improvements.

7. Delivery of Title. The First Party, upon receiving full payment of the deferred balance due under this Agreement, agrees to execute and deliver to the Second Party, or his(her)(their)(its) heirs or assigns, a good and sufficient deed with an abstract of title showing perfect title to said premises.

8. Breach. (a) In the event the Second Party should breach this Agreement by failing to pay when becoming due, any of the obligations described under either Clause No. 5 or Clause No. 6, the First Party may, at his(her)(their)(its) option, elect to pay the same and add such amounts paid either to: (1) the deferred balance then owing under this Agreement, or (2) the installment payment next due and owing under this Agreement. If however, the First Option is exercised by the First Party, then any such amounts paid by the First Party and added to the deferred balance owing shall separately draw interest at the rate of 5% percent per annum. If, however, the Second Option is exercised by the First Party, then any such amounts paid by the First Party shall become fully due as one and a part of the installment payment next due, or if the current installment is past due, then such payment shall be added to, and become one and a part of the current past due installment payment.

(b) In the event the Second Party should breach this Agreement by failing to pay any installment when due, and thereafter upon being served by the First Party with a "Notice of Forfeiture" according to law, such breach is not timely cured, then the First Party shall be released from all obligations in law or equity to convey said property, and said Second Party shall forfeit all rights thereto, including a forfeiture of payments made under this Agreement up to the date of forfeiture with all such payments being retained by the First Party as liquidated damages.

9. Receivership. In the event an action is brought in a Court of Law to forfeit all rights of the Second Party conferred by this Agreement, the First Party may, after initiating the forfeiture action, and if the premises is not used solely as the Second Party's place of abode or residence, make application to the Court to be appointed the receiver to take charge of said premises; to manage, carry on, protect, preserve and repair the same and receive and collect all rents, issues and profits thereof; and apply the same to the

payment of sums spent to protect, preserve and repair said property, the payment of taxes or other outstanding charges, including compensation to said receiver.

10. Attorney Fees. In the event of any breach of this Agreement by the Second Party, the First Party shall be reimbursed by the Second Party for all sums expended to either: (1) effect a cure of such breach, or (2) accomplish a forfeiture of the Agreement, including a reasonable amount for Attorney Fees.

11. Essence of Time. It is understood by the Parties that time is the essence of this Agreement, and that all of the covenants and agreements herein contained shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have executed this AGREEMENT FOR SALE OF REAL ESTATE

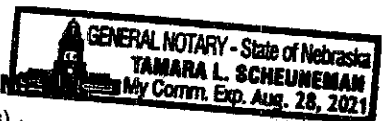
this 3rd day of May, 2018.

[Signature] First Party [Signature] Second Party

First Party Second Party

State of Nebraska)
County of Webster) ss.

ACKNOWLEDGMENT
First Party(ies)

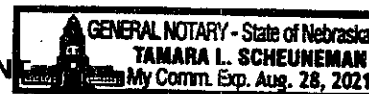


On this 3rd day of May, 2018, before me, the undersigned
Notary Public, personally appeared, Tamara L. Scheuneman, Teresa J. Denney, Donna Strickland
to me known to be the individual(s) described in and who executed the foregoing AGREEMENT FOR
SALE OF REAL ESTATE and acknowledged that he(she)(they) executed the same for the purposes
therein contained.

My Commission Expires: Aug 28, 2021 Tamara L. Scheuneman
Notary Public

State of Nebraska)
County of Webster) ss.

ACKNOWLEDGMENT
Second Party(ies)



On this 3rd day of May, 2018, before me, the undersigned
Notary Public, personally appeared, Tamara L. Scheuneman, Teresa J. Denney, Donna Strickland
to me known to be the individual(s) described in and who executed the foregoing AGREEMENT FOR
SALE OF REAL ESTATE and acknowledged that he(she)(they) executed the same for the purposes
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My Commission Expires: Aug 28, 2021 Tamara L. Scheuneman
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2018	934	5/3/2018	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000120900		108	4	4A	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		001	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
730	11,340	12,070		Status	Property Type		Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01		C) 1	D) 1	E) 6	F) 1			

		Residential				Commercial			
Multiple Improvements:		Multiple Improvements :				Multiple Improvements :			
Construction Date:		Construction Date : 1900				Construction Date :			
Floor:		Floor Sq. Ft. : 688				Floor Sq. Ft. :			
Building Cost New:		Cost : 70,375				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: 20				(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 checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out	
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input 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:
AGREEMENT FOR SALE OF REAL ESTATE-CONTRACT WITH TERESA J. DENNEY	
(Continue on back)	


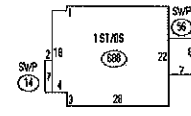
WEBSTER COUNTY

2017 Real Estate Breakdown Report

Parcel ID 000120900				Legal		Card File 000120900			
Owner STRICKLAND, DONNA J. (CONTRACT) 605 N ELM ST RED CLOUD, NE 68970				SOUTH 12'6 LOT 10 & ALL LOTS 11 & 12 BLOCK 1 SMITH & MOORE'S ADDITION RED CLOUD		Situs 605 W ELM ST			
County Area	0	N/A	Class Code		01-01-01-01-06-01	Value	Previous	Current	
Neighborhood	200	RED CLOUD	State GEO		4371-00-0-10020-001-0000	Buildings	9,230	11,340	
Location / Group	60	RED CLOUD (RC)	Cadastral		00002-00102-00041	Improvement	0	0	
District	65	2CS - 91-0002	Book / Page		2018 / 934 Ext: 936	Land / Lot	730	730	
School	91-0002	91-0002 91-0002	Sale Date		05/03/2018	Total	9,960	12,070	
			Sale Amount		24,500				
Date Added Notes									
11/04/2002 35320									
					Permit No.	Type	Description	Date Open Date Closed Amount	
					0001	00 N/A	~2004 BEEN REPORTED THAT SOMEONE IS LIVI	10/16/2003 02/10/2004 0	
Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value Appr ID	
6 RED CLOUD	02 SqFoot	8,250.000	62.500	N	25,000	0.088	0.000	730 0	
					130,680	0.007			
					999,999	0.003			
Sale Date	Book	Page	Extend	Ownership History				Amount	
05/03/2018	2018	934	936	STRICKLAND, DONNA J. (CONTRACT)				24,500	
09/05/2017	02017	02401		DENNEY, TERESA				10	
09/05/2017	02017	02401		DENNEY, TERESA				10	
09/09/2009	02009	01801		DENNEY, GREG & TERESA				15,000	
03/08/2006	02006	00640		FLESNER, GARY				0	
09/06/1997	01997	00279		FLESNER, JAMES L				0	
03/18/1997	01997	00423		ANDERSON, ROBERT LE				0	
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable Total Tax Penalty Tax	
2017	120900	65	9,230	0	730	9,960	0	9,960 197.30 0	
2016	120900	65	9,230	0	730	9,960	0	9,960 204.30 0	
2015	120900	65	10,215	0	730	10,945	0	10,945 246.18 0	
2014	120900	65	10,215	0	730	10,945	0	10,945 260.00 0	
2013	120900	65	10,880	0	730	11,610	0	11,610 288.00 0	

WEBSTER COUNTY

2017 Appraisal Property Record Card

Parcel ID 000120900 Cadastral ID 00002-00102-00041 PAD Class Code 01-01-01-01-06-01 State GEO 4371-00-0-10020-001-0000 Owner STRICKLAND, DONNA J. (CONTRACT) 605 N ELM ST RED CLOUD, NE 68970 Situs 605 N ELM ST Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal SOUTH 12'6 LOT 10 & ALL LOTS 11 & 12 BLOCK 1 SMITH & MOORE'S ADDITION RED CLOUD	(130) Primary Image 	Sketch Image 																					
Property Valuation Buildings 11,340 Improvement 0 Land/Lot 0 Total 11,340 Review Information 01/26/2017 Entered CJ 09/23/2016 Inspect CJ	Residential Information Type Single-family Residence Quality 2.00 - Fair Condition 2.00 - Badly Worn Base/Total 688 / 688 Style 100 % - One Story Exterior Wall 100 % - Frame, Stucco Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 688	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1900/0																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Quality</th> <th>Year</th> <th>Dimensions</th> <th>Units</th> <th>PD, FD</th> </tr> </thead> <tbody> <tr> <td>706</td> <td>Detached Garage(SF)</td> <td>2.00</td> <td>0</td> <td></td> <td>308 sqft</td> <td>0.000 % / 0.000 %</td> </tr> <tr> <td colspan="7">Approximate value after 88.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 345</td> </tr> </tbody> </table>			Code	Description	Quality	Year	Dimensions	Units	PD, FD	706	Detached Garage(SF)	2.00	0		308 sqft	0.000 % / 0.000 %	Approximate value after 88.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 345						
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706	Detached Garage(SF)	2.00	0		308 sqft	0.000 % / 0.000 %																	
Approximate value after 88.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 345																							
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Code	Description	Cost Source	Size	Year In	Units	Depreciation																	
SWP	Enclosed Porch, Solid Walls	MS Residential	14	0	14	0.000 %																	
SWP	Enclosed Porch, Solid Walls	MS Residential	56	0	56	0.000 %																	
Date Added Notes 11/04/2002 35320																							

BOOK & PAGE 2018-949-953

PAGES _____

GRANTEE MASTER NAME # Drew KöhmetzcherPARCEL # /
FILING NUMBER 001316200/63535

DOC STAMPS

47250

tax/lien

SALES FILE #

109

PAGES _____

NEIGHBORHOOD #

2

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT

175

TOTAL SALE PRICE

210,000

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

5-7-2018

DEED TYPE

WD

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

INVALE

RED CLOUD

ROSEMONT

RURAL

COMMENTS

Real Estate Transfer Statement

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

109

FORM
521

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>5</u> Day <u>7</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>5</u> Day <u>1</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 City State Zip Code Phone Number Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Drew Kohmetscher Street or Other Mailing Address P O Box 246 City State Zip Code Lawrence NE 68957 Phone Number (402) 469-6722 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 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"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

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

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

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

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

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

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

14 What is the current market value of the real property? \$210,000		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 previous 521 did # 1316201		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 checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No	
18 Address of Property Ag Land		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input checked="" type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land		

20 Legal Description
See Attached

21 If agricultural, list total number of acres 120+-

22 Total purchase price, including any liabilities assumed	22	\$	210,000.00
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	\$	210,000.00

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.

Drew Kohmetscher

(402) 469-6722

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here


Signature of Grantee or Authorized Representative

Grantee

5/7/2018

Title

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>05</u> Day <u>07</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ 472.50	28 Recording Data BOOK 2018, pg 949-953
--	--	---

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

A tract of land located in the North Half of the Northwest Quarter ($N\frac{1}{2}NW\frac{1}{4}$) and all of the Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$) of Section Thirty-four (34), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the North $\frac{1}{4}$ corner of said Section 34; thence $N89^{\circ}55'29''E$ (assumed bearing) on the North line of said Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$), a distance of 1325.97 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$); thence $S00^{\circ}00'17''E$ on the East line of said Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$) a distance of 1315.34 feet to the Southeast corner of said Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$); thence $S89^{\circ}57'57''W$, on the south line of said Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$) a distance of 1324.82 feet to the Southwest corner of the said Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$) and also being the Southeast corner of the said North Half of the Northwest Quarter ($N\frac{1}{2}NW\frac{1}{4}$); thence $N89^{\circ}52'29''W$, on the South line of the said North Half of the Northwest Quarter ($N\frac{1}{2}NW\frac{1}{4}$) a distance of 2580.78 feet to the East right of way line of State Highway Number 78 as recorded in Deed Book 61, Page 67; thence $N00^{\circ}02'17''W$, on said East right of way line a distance of 1319.79 feet to the North line of the said Northwest Quarter ($NW\frac{1}{4}$); thence $S89^{\circ}45'17''E$ on the said North line of the Northwest Quarter ($NW\frac{1}{4}$) a distance of 2580.41 feet to the Point of Beginning, subject to county road right of way.

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 7th day
of May A.D., 2018, at 12:30
o'clock P. M. Recorded in Book 2018
on Page 949-953
Deborah Klingenberg County Clerk
34.00 Deputy
Ind Comp Assessor Carded

Book 2018, Pg 949

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

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>5-7-18</u>
\$	<u>472.50</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 Grantee, Drew Kohmetscher, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) and all of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-four (34), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the North $\frac{1}{4}$ corner of said Section 34; thence N89°55'29"E (assumed bearing) on the North line of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$), a distance of 1325.97 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$); thence S00°00'17"E on the East line of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) a distance of 1315.34 feet to the Southeast corner of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$); thence S89°57'57"W, on the south line of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) a distance of 1324.82 feet to the Southwest corner of the said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and also being the Southeast corner of the said North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$); thence N89°52'29"W, on the South line of the said North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) a distance of 2580.78 feet to the East right of way line of State Highway Number 78 as recorded in Deed Book 61, Page 67; thence N00°02'17"W, on said East right of way line a distance of 1319.79 feet to the North line of the said Northwest Quarter (NW $\frac{1}{4}$); thence S89°45'17"E on the said North line of the Northwest Quarter (NW $\frac{1}{4}$) a distance of 2580.41 feet to the Point of Beginning, subject to county road right of way.

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

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

Executed May 1, 2018.

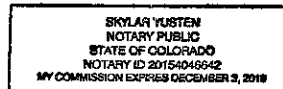
Raelene Schliep
Raelene Schliep

Marvin E. Schliep
Marvin E. Schliep

STATE OF Colorado)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on May 1, 2018 by Raelene Schliep and Marvin E. Schliep, wife and husband.

Skyler Yusten
Notary Public



Book 2018, Pg 951

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 May 2 , 2018 by Deanna Johnson and Leslie R. Johnson, III, wife and husband.

[Signature]
Notary Public



Lisa Kerner
Lisa Kerner

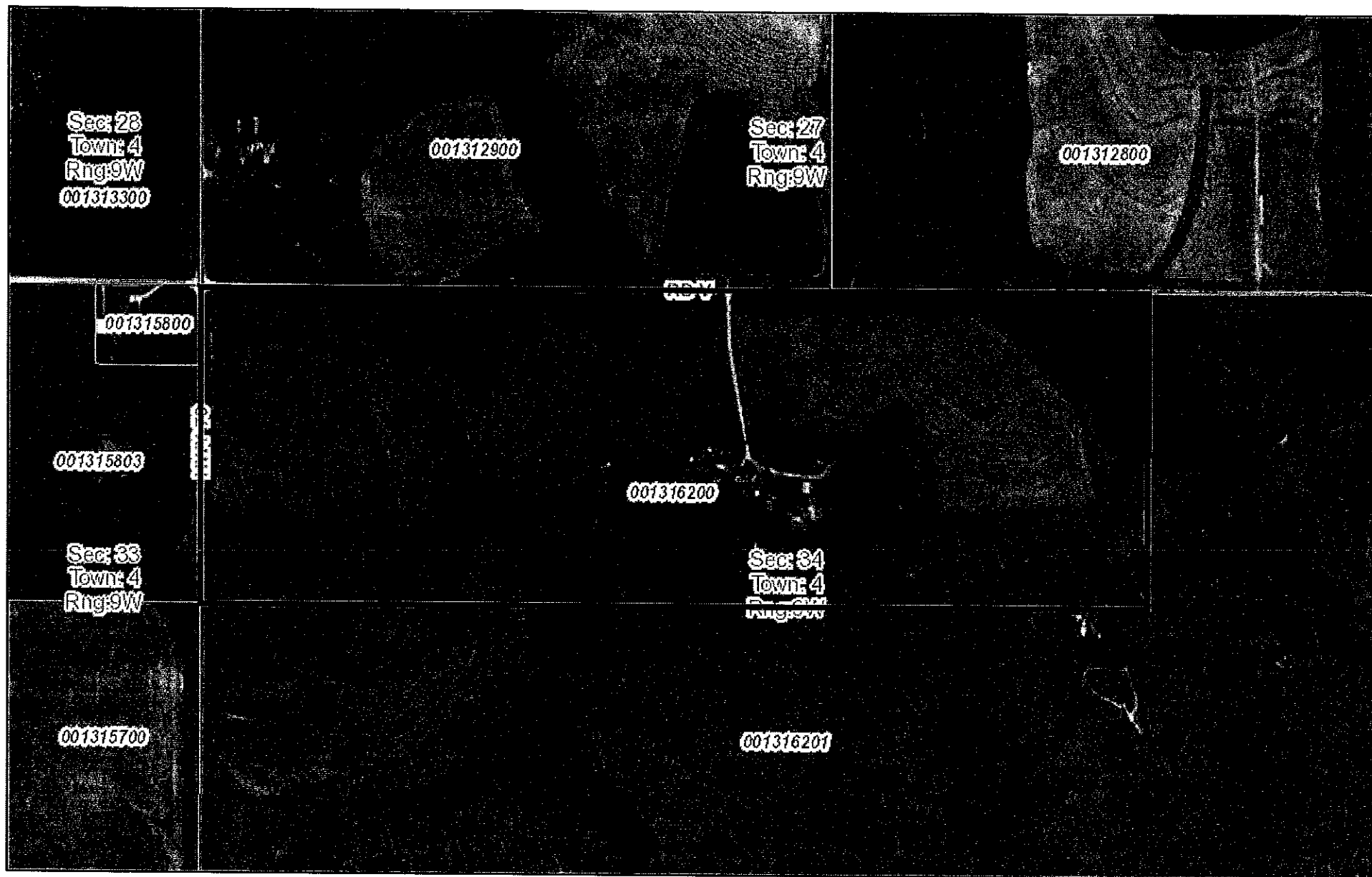
James C. Kerner
James C. Kerner

STATE OF Kansas)
COUNTY OF Johnson) ss.

The foregoing instrument was acknowledged before me on May 2nd, 2018 by Lisa Kerner and James C. Kerner, wife and husband.

Brian L. Thomas
Notary Public

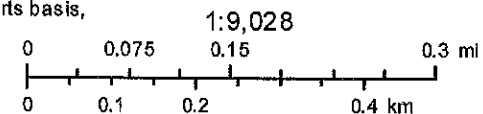




May 22, 2018

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- ☐ Town Boundary
- ☐ Roads
- Parcels**
- ☐ PID Value Assigned
- ☐ No PID Value
- ☐ Sections



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2018	949	5/7/2018	Base: 91-0074	Affiliated: 91-0074		Unified: 91-0074					
Location ID	Sale Number	Useability & Code #		Parcel Number								
001316200	109	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	34	0	00000	1	000	3535
Land	Improvements	Total		Date of Sale Property Classification Code								
172,750	11,455	184,205		Status	Property Type		Zoning	Location	City Size		Parcel Size	
	Irrigation Type:			A) 1	B) 05		C) 5	D) 3	E) 0		F) 10	
LCG	ACRES:		VALUE:	LCG	ACRES:		VALUE:					
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1			3.640				5,185	
2A				2G								
3A1				3G1								
3A				3G			60.050				85,575	
4A1				4G1								
4A				4G			51.420				73,275	
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL			115.110				164,035	
3D				Roads			3.020					
4D1				Farm Sites			2.000				8,715	
4D				Home Sites								
				Recreation								
Dwellings			2,895	Other								
Outbuildings			8,560	Non-AG TOTAL			5.020				8,715	

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

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Parcel ID 001316200			Legal N1/2NW1/4& NW1/4NE1/4 34-4-9 S-T-R: 34-04-09 Acres: 120.130			Card File 001316200		
Owner KOHMETSCHER, DREW PO BOX 246 LAWRENCE, NE 68957						Situs 2241 RD V		
County Area	1	AREA 1	Class Code	01-05-05-03-00-10		Value	Previous	Current
Neighborhood	1	AREA 1	State GEO	4135-34-0-00000-000-3535		Buildings	2,895	2,895
Location / Group	80	RURAL (RUR)	Cadastral	00001-00038-00015		Improvement	8,560	8,560
District	175	74F5N - 91-0074	Book / Page	2018 / 949 Ext: 853		Land / Lot	446,110	172,750
School	91-0074	91-0074 91-0074	Sale Date	05/07/2018		Total	457,565	184,205
			Sale Amount	210,000				

Date Added Notes


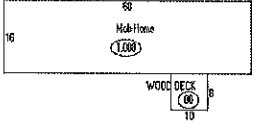
06/06/2013 FARM SITE - MH W/SKIRTING

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				

Sale Date	Book	Page	Extend	Ownership History		Land Total	120,130	172,790		
05/07/2018	2018	949	953	KOHMETSCHER, DREW SLATER, RAY G -TRUSTEE -LE					Amount	210,000
										0
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

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 KOHMETSCHER, DREW PO BOX 246 LAWRENCE, NE 68957 Situs 2241 RD V Neighborhood 1 - AREA 1 District 175 - 74F5N - 91-0074 Legal S-T-R: 34-04-09 N1/2NW1/4& NW1/4NE1/4 34-4-9	Primary Image 	Sketch Image 
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
KOHMETSCHER, DREW
PO BOX 246
LAWRENCE, NE 68957
Situs
2241 RD V
Neighborhood 1 - AREA 1
District 175 - 74F5N - 91-0074
Legal
S-T-R: 34-04-09
N1/2NW1/4& NW1/4NE1/4 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	KOHMETSCHER, DREW				Legal	N1/2NW1/4& NW1/4NE1/4 34-4-9	
Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
BARN	Barn (Obsolete)	D	2.00	2.00	0	0	31x27x0	Dirt	Asphalt-Shingles	837
	Building Components									
FLV10 0	Flat Value 100	D	3.00	0.00	0	0				1
	Building Components									
FLV10 0	Flat Value 100	D	3.00	0.00	0	0				1
	Building Components									
NV	NO VALUE BUILDING	D	3.00	0.00	0	0				1
	Building Components									
NV	NO VALUE BUILDING	D	3.00	0.00	0	0				1
	Building Components									
SH2	SHED CONC	D	1.00	1.00	0	0	32x20x0	Concrete	Metal	640
	Building Components									
SH1	SHED DIRT	D	1.00	1.00	0	0	18x18x0	Dirt	Metal	324
	Building Components									
SH2	SHED CONC	D	1.00	1.00	0	0	16x11x0	Concrete	Metal	176
	Building Components									
FIQN	Farm Implement Arch-rib, Quon	D	3.00	3.00	0	0	29x20x0	Concrete		580
	Building Components									

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 001316200		(2142)		Owner KOHMETSCHER, DREW		Legal N1/2NW1/4& NW1/4NE1/4 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

BOOK & PAGE

2018-961-963

PAGES

GRANTEE MASTER NAME #

Donald Hoffman

PARCEL # /
FILING NUMBER

000161601/

39985

001916301/352-11

69100

DOC STAMPS

Exempt #6

tax/lien

SALES FILE #

110

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

Red Cloud City Annexation

TAX DISTRICT

65

TOTAL SALE PRICE

2,000

S21 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

10-21-2016

DEED TYPE

SALE QUAL

YES	ADJUSTED	SUBCHNGD	NO	MOBILE
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

Sherriffs Deed

Real Estate Transfer Statement

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>21</u> Yr. <u>2016</u>		4 Date of Deed Mo. <u>10</u> Day <u>21</u> Yr. <u>2016</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Webster County Sheriff Street or Other Mailing Address 641 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2722 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald Hoffman Street or Other Mailing Address 541 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4524 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 type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> JOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <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 checked="" type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other							
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer					
		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) <u>Sheriff Sale</u>					
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 type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input 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				19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee			
18a <input type="checkbox"/> No address assigned				18b <input checked="" type="checkbox"/> Vacant land			

20 Legal Description

see attached

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	2,000.00
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	\$	2,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 6

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

sign
here

Signature of Grantee or Authorized Representative

Title

Attorney

Date

5/7/17

Register of Deed's Use Only

For Dept. Use Only

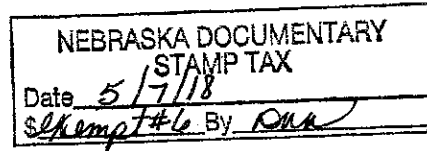
26 Date Deed Recorded Mo. <u>05</u> Day <u>07</u> Yr. <u>2018</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #6</u>	28 Recording Data <u>BW 2018, Pg 961-963</u>
--	---	---

A tract of land in Annex Lot Eleven (11) to the City of Red Cloud, Webster County, Nebraska, and in County Surveyor's Lot Thirteen (13) in the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Annex Lot Eleven (11); thence Westerly in the North line of said Lot Eleven (11) a distance of 100 feet, to the True Point of Beginning; thence Westerly in the North line of said Lot Eleven (11), a distance of 280 feet, more or less, to the Northwest Corner of said County Surveyor's Lot Thirteen (13); thence Southerly, in the West line of said Lot Thirteen (13), a distance of 175 feet; thence Easterly, parallel with the North line of said Lot Thirteen (13) a distance of 280 feet; thence Northerly, a distance of 175 feet to the point of beginning, along with an easement for ingress and egress over the North 30 feet of the East 100 feet of said Annex Lot Eleven (11).

BW 2018, Pg 961

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 7th day
of May A.D., 2018, at 2:08
o'clock PM. Recorded in Book 2018
on Page 1961-963
Debra L. Hagenberger County Clerk
22.00 0 One Deputy
Ind Comp Assessor Carded



SHERIFF'S DEED

KNOWN ALL MEN BY THESE PRESENTS,

That, whereas, In an action in the District Court of Webster County, Nebraska, wherein THE COUNTY OF WEBSTER, NEBRASKA, A Body Politic and Corporate, is Plaintiff and CLIFFORD E VOGLER, First Successor Trustee for Mycael and Robin Rose Irrevocable Trust, et.al, and other persons/entities UNKNOWN claiming any right, interest or title in A tract of land in Annex Lot Eleven (11) to the City of Red Cloud, Webster County, Nebraska and in County Surveyor's Lot Thirteen (13) in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, Described as follows: Commencing at the Northeast corner of said Annex Lot Eleven (11); thence Westerly in the North line of said Lot Eleven (11) a distance of 100 feet, to the True Point of Beginning; thence Westerly in the North line of said Lot Eleven (11) a distance of 280 feet, more or less, to the Northwest Corner of said County Surveyor's Lot Thirteen (13) thence Southerly, in the West line of said Lot Thirteen (13), a distance of 175 feet; thence Easterly, parallel with the North line of said Lot Thirteen (13) a distance of 280 feet; thence Northerly, a distance of 175 feet to the point of beginning, along with an easement for ingress and egress over the North 30 feet of east 100 feet of said Annex Lot Eleven (11) are Defendants; District Court Case No. CI16-9 and CI16-10, That Webster County, Nebraska (judgment creditor) did on or about June 20, 2016, obtain a decree finding there to be due the sum of \$33.00, plus interest thereon from the date of judgment until paid in full, plus costs of the suit;

WHEREAS, it was then and there further ordered that in default of the payment of the sum so found due that the Webster County Sheriff, should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same, and

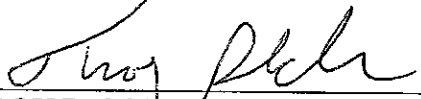
WHEREAS, default having been made therein, the Webster County Sheriff, pursuant and by virtue of said decree and order of sale to him duly directed, did on the 21st of September, 2016 in the commissioner's room, 2nd floor of the Webster County Court House in Red Cloud, Nebraska, having first given due and legal notice of the time,

date, and place of sale by publication once in each week for four (4) consecutive weeks in a newspaper published, printed and of general circulation in Webster County, Nebraska, did then and there sell said premises at public auction to Don Hoffman, hereinafter referred to as "GRANTEE" WHETHER ONE OR MORE, PROPERTY DESCRIBED AS, A tract of land in Annex Lot Eleven (11) to the City of Red Cloud, Webster County, Nebraska and in County Surveyor's Lot Thirteen (13) in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, Described as follows: Commencing at the Northeast corner of said Annex Lot Eleven (11); thence Westerly in the North line of said Lot Eleven (11) a distance of 100 feet, to the True Point of Beginning; thence Westerly in the North line of said Lot Eleven (11) a distance of 280 feet, more or less, to the Northwest Corner of said County Surveyor's Lot Thirteen (13) thence Southerly, in the West line of said Lot Thirteen (13), a distance of 175 feet; thence Easterly, parallel with the North line of said Lot Thirteen (13) a distance of 280 feet; thence Northerly, a distance of 175 feet to the point of beginning, along with an easement for ingress and egress over the North 30 feet of east 100 feet of said Annex Lot Eleven (11) for the sum of \$2,000.00, which said sale was afterwards on the 17th of October, 2016, examined and confirmed by the District Court upon the return of sale by this officer, with the Court directing this Sheriff to convey the premises to the said GRANTEE.

NOW, THEREFORE, I the said TROY R. SCHMITZ, Sheriff of the County of Webster as aforesaid, in consideration of the premises and by virtue of the powers vested in me by law and the decree of said court, do hereby Give, Grant and Convey to the said GRANTEE, his/her heirs, and/or assigns the following described real estate, to wit:

A tract of land in Annex Lot Eleven (11) to the City of Red Cloud, Webster County, Nebraska and in County Surveyor's Lot Thirteen (13) in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, Described as follows: Commencing at the Northeast corner of said Annex Lot Eleven (11); thence Westerly in the North line of said Lot Eleven (11) a distance of 100 feet, to the True Point of Beginning; thence Westerly in the North line of said Lot Eleven (11) a distance of 280 feet, more or less, to the Northwest Corner of said County Surveyor's Lot Thirteen (13) thence Southerly, in the West line of said Lot Thirteen (13), a distance of 175 feet; thence Easterly, parallel with the North line of said Lot Thirteen (13) a distance of 280 feet; thence Northerly, a distance of 175 feet to the point of beginning, along with an easement for ingress and egress over the North 30 feet of east 100 feet of said Annex Lot Eleven (11)

IN WITNESS WHEREOF, I have as Webster County, Nebraska, Sheriff, hereunto set my hand this 21 day of October, 2016.



TROY R. SCHMITZ
SHERIFF OF WEBSTER COUNTY,
NEBRASKA


STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

On this 21 day of October, 2016, before me, the undersigned, Clerk of Webster County District Court, personally appeared Troy R. Schmitz, Sheriff of Webster County, Nebraska, personally known to me as Sheriff of said County, being the same person who signed the foregoing instrument as Grantor, and acknowledged the same to be his voluntary act and deed, as Webster County Sheriff for the particular uses and purposes therein set forth.

WITNESS my hand and official seal the date and year written last above.

(seal)





Clerk of Webster County District Court

BOOK & PAGE 2018-964

PAGES _____

GRANTEE MASTER NAME # Donald G. +

PARCEL # /
FILING NUMBER 161601 + 39885

Diane A.

1916301 -

35-2-11 (69.00)

Hoffman

DOC STAMPS Exempt #SA

tax/lien

SALES FILE # 111

PAGES _____

NEIGHBORHOOD #

<u>1</u>	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	<u>4000</u>	9000	9500	
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT 605

TOTAL SALE PRICE 0

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-7-2018

DEED TYPE JTWD

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

LOCATION CODE

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

COMMENTS Created JTWD

Real Estate Transfer Statement

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

FORM
521

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>7</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>05</u> Day <u>7</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald G. & Diane A. Hoffman Street or Other Mailing Address 541 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4524 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald G. & Diane A. Hoffman Street or Other Mailing Address 541 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4524 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt			<input type="checkbox"/> Mobile Home
8 Type of Deed					
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <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"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) <u>created JT</u>			
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 type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> 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 checked="" 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			19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee		
18a <input type="checkbox"/> No address assigned			18b <input checked="" type="checkbox"/> Vacant land		

20 Legal Description

see attached

21 If agricultural, list total number of acres _____

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

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

Kory J. McCracken

(402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here

Signature of Grantee or Authorized Representative

Attorney

Date

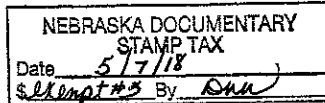
5/7/18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>05</u> Day <u>07</u> Yr. <u>2018</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5A</u>	28 Recording Data <u>Blk 2018, Pg 964</u>

A tract of land in Annex Lot Eleven (11) to the City of Red Cloud, Webster County, Nebraska, and in County Surveyor's Lot Thirteen (13) in the Southwest Quarter (SW¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Annex Lot Eleven (11); thence Westerly in the North line of said Lot Eleven (11) a distance of 100 feet, to the True Point of Beginning; thence Westerly in the North line of said Lot Eleven (11), a distance of 280 feet, more or less, to the Northwest Corner of said County Surveyor's Lot Thirteen (13); thence Southerly, in the West line of said Lot Thirteen (13), a distance of 175 feet; thence Easterly, parallel with the North line of said Lot Thirteen (13) a distance of 280 feet; thence Northerly, a distance of 175 feet to the point of beginning, along with an easement for ingress and egress over the North 30 feet of the East 100 feet of said Annex Lot Eleven (11).

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 7th day
of May A.D., 20 18 at 2:14
o'clock P.M. Recorded in Book 2018
on Page 964
Debra Klingenberg County Clerk
10.00 Don Deputy
Ind. Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

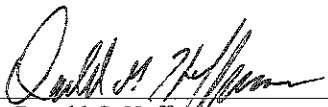
Don Hoffman a/k/a Donald G. Hoffman and Diane A. Hoffman, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Donald G. Hoffman and Diane A. Hoffman, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

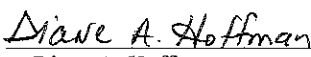
A tract of land in Annex Lot Eleven (11) to the City of Red Cloud, Webster County, Nebraska, and in County Surveyor's Lot Thirteen (13) in the Southwest Quarter (SW¹/₄) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner of said Annex Lot Eleven (11); thence Westerly in the North line of said Lot Eleven (11) a distance of 100 feet, to the True Point of Beginning; thence Westerly in the North line of said Lot Eleven (11), a distance of 280 feet, more or less, to the Northwest Corner of said County Surveyor's Lot Thirteen (13); thence Southerly, in the West line of said Lot Thirteen (13), a distance of 175 feet; thence Easterly, parallel with the North line of said Lot Thirteen (13) a distance of 280 feet; thence Northerly, a distance of 175 feet to the point of beginning, along with an easement for ingress and egress over the North 30 feet of the East 100 feet of said Annex Lot Eleven (11).

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.

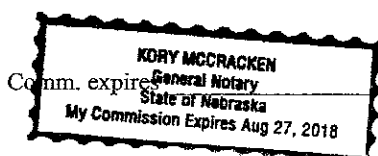
Executed May 7, 2018.

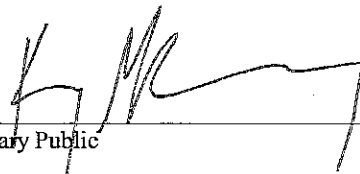

Donald G. Hoffman


Diane A. Hoffman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 7, 2018, by Donald G. Hoffman and Diane A. Hoffman, husband and wife.




Notary Public

BOOK & PAGE 2018-965

PAGES _____

GRANTEE MASTER NAME # TimothyPARCEL # /
FILING NUMBER 000/45300Kruciak &
Mary KrueciakDOC STAMPS Exempt #2

tax/lien _____

SALES FILE # 112

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					

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

RURAL RESIDENTIAL _____

 SUBURBAN _____

TAX DISTRICT

65

TOTAL SALE PRICE

\$500.00 (Value 950)

S21 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

4-26-2018

DEED TYPE

JTWD

SALE QUAL

CODE

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

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

LOCATION CODE

COMMENTS

many owns Lots Nearby

Real Estate Transfer Statement

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

FORM
521

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>26</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>04</u> Day <u>26</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Board of Public Trust Street or Other Mailing Address c/o City Clerk, 540 N Webster St 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) Timothy Kruciak & Mary Kruciak Street or Other Mailing Address 219 West B Avenue 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"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed					
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> 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)		10 Type of Transfer			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition
		<input type="checkbox"/> Satisfaction of Contract <input 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 type="checkbox"/> No					
13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> 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.)					
<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 241 West B Avenue Red Cloud, NE 68970					
19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee					
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					
20 Legal Description Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Six (6), Garber'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	\$	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	\$	500.00
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

sign
here

Signature of Grantee or Authorized Representative

Title

Attorney

Date

4/26/18

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. <u>05</u> Day <u>07</u> Yr. <u>2018</u>	27 Value of Stamp of Exempt Number \$ <u>Exempt # 2</u>	28 Recording Data <u>Bk 2018, Pg 965</u>
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Grantee—Retain a copy of this document for your records.

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000145300			Legal LOTS 13-15 BLOCK 6 GARBER'S ADDITION RED CLOUD		Card File 000145300 Situs 241 W B AVE RED CLOUD, NE 68970	
Owner KRUCIAK, MARY & TIMOTHY 219 WEST B AVENUE RED CLOUD, NE 68970						
County Area	0	N/A	Class Code	02-01-01-01-06-02	Value	Previous
Neighborhood	200	RED CLOUD	State GEO	4491-00-0-10030-006-0000	Buildings	0
Location / Group	60	RED CLOUD (RC)	Cadastral	00002-00107-00014	Improvement	0
District	65	2CS - 91-0002	Book / Page	2018 / 965	Land / Lot	940
School	91-0002	91-0002 91-0002	Sale Date	04/26/2018	Total	940
			Sale Amount	500		940

Date Added Notes
11/04/2002 38290

Permit No.	Type	Description	Date Open	Date Closed	Amount
0001	00 N/A	~2017 REMOVED BUILDINGS PER ROGER	08/11/2016	09/20/2016	0

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
6 RED CLOUD	02 SqFoot	10,650.000	75.000	N	25,000 130,680 999,999	0.088 0.007 0.003	0.000	940	0

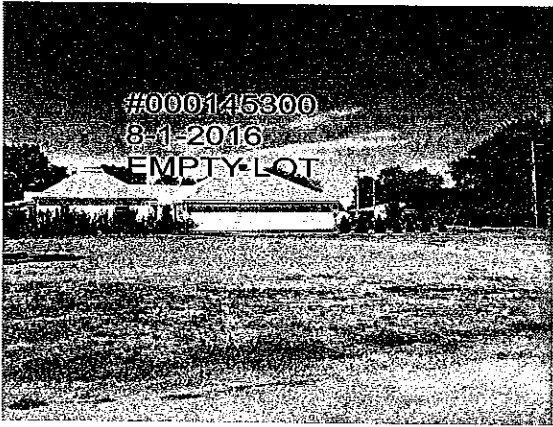
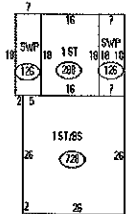
Sale Date	Book	Page	Extend	Ownership History	Amount
04/26/2018	2018	965		KRUCIAK, MARY & TIMOTHY	500
12/28/2017	02017	03203		CITY OF RED CLOUD, BOARD OF PUBLIC TRUST	0
12/28/2017	02017	03203		CITY OF RED CLOUD, BOARD OF PUBLIC TRUST	0
03/28/2016	02016	00636		BOHRER, ROGER L. & MEYER, GARY L.	2,500

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	145300	65	0	0	940	940	0	940	18.62	0
2016	145300	65	11,720	0	940	12,660	0	12,660	259.68	0
2015	145300	65	5,210	0	940	6,150	0	6,150	138.34	0
2014	145300	65	5,210	0	940	6,150	0	6,150	146.10	0
2013	145300	65	1,865	0	940	2,805	0	2,805	69.58	0

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2
RECORDCARD
5/22/18 03:31 PM

<p>Parcel ID 000145300 (361)</p> <p>Cadastral ID 00002-00107-00014</p> <p>PAD Class Code 02-01-01-01-06-02</p> <p>State GEO 4491-00-0-10030-006-0000</p> <p>Owner KRUCIAK, MARY & TIMOTHY 219 WEST B AVENUE RED CLOUD, NE 68970</p> <p>Situs 241 W B AVE RED CLOUD NE 68970</p> <p>Neighborhood 200 - RED CLOUD</p> <p>District 65 - 2CS - 91-0002</p> <p>Legal LOTS 13-15 BLOCK 6 GARBER'S ADDITION RED CLOUD</p>	<p>Primary Image</p> 	<p>Sketch Image</p> <p>Parcel #: 000145300</p> 
<p>Property Valuation</p> <p>Buildings 0</p> <p>Improvement 0</p> <p>Land/Lot 0</p> <p>Total 0</p> <p>Review Information</p> <p>09/20/2016 Entered CJ</p> <p>08/01/2016 Inspect TS</p>	<p>Residential Information</p> <p>Type</p> <p>Quality .00 -</p> <p>Condition .00 -</p> <p>Base/Total 0 / 0</p> <p>Area of Slab 0</p> <p>Area of Crawl 0</p> <p>Fixture/Roughin 0 / 0</p> <p>Bed/Bathroom 0 / 0.0</p> <p>Basement Area 0</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 0/0</p>
<p>Date Added Notes</p> <p>11/04/2002 38290</p>		

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	965	4/26/2018	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000145300		112		4 03		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10030		006	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
940				940		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input 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:				(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 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:							
JTWD OWNS PROPERTY NEARBY														

BOOK & PAGE

2018-966-967

PAGES

GRANTEE MASTER NAME #

Jeffrey D.
PoorePARCEL # /
FILING NUMBER

000337800

DOC STAMPS

96-75

tax/lien

SALES FILE #

113

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					
1000	2000	4000	9000	9500			
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			

RURAL RESIDENTIAL

SUBURBAN

TAX DISTRICT

195

TOTAL SALE PRICE

43,000

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

5-4-2018

DEED TYPE

WD

SALE QUAL

CODE

LOCATION CODE

YES	ADJUSTED	SUBCHNGD	NO	MOBILE				
1	2	3	4	5				
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT				
01H	BLA	COW	GR	INA	RC	ROS	RUR	
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL	

COMMENTS

Real Estate Transfer Statement

113

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>04</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>04</u> Day <u>28</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Byron J. Morrow, Melissa Lounsbury & Lexington Morrow Street or Other Mailing Address 411 N. 4th Ave City Kenesaw State NE Zip Code 68956 Phone Number (402) 519-0809 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeffrey D. Poore Street or Other Mailing Address 910 W. York St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-8481 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 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 <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <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	(C) <input type="checkbox"/> Mobile Home

8 Type of Deed		10 Type of Transfer		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death		<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Sheriff <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
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		11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	
				<input 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? \$43,000		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 checked="" type="checkbox"/> Yes Hastings First Choice <input type="checkbox"/> 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 Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description
New Lots 4 and 7 of Block 13, Hoover's Addition to Blue Hill, Webster County, Nebraska, as surveyed and platted on June 24, 1963.

21 If agricultural, list total number of acres _____	
22 Total purchase price, including any liabilities assumed	\$ 43,000.00
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)	\$ 43,000.00
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.

Jeffrey D. Poore

Print or Type Name of Grantee or Authorized Representative

(402) 469-8481

Phone Number

5-4-18

Date

sign here

Signature of Grantee or Authorized Representative

Title

Grantee

Register of Deed's Use Only

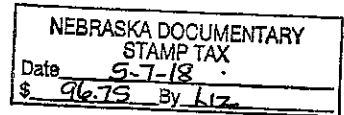
For Dept. Use Only

26 Date Deed Recorded Mo. <u>05</u> Day <u>07</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ 96.75	28 Recording Data BK 2018, Pg 966-967
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State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 7th day
of May A.D., 2018, at 3:00
o'clock P. M. Recorded in Book 2018
on Page 966-967
Deb Ringenberger County Clerk
16.00 Liz Deputy
ind Comp Assessor Carded

Book 2018, Pg 966



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

Warranty Deed

The Grantors, **BYRON J. MORROW AND HAILEY MORROW, HUSBAND AND WIFE, MELISSA LOUNSBURY AND JAMES LOUNSBURY, WIFE AND HUSBAND, AND LEXINGTON MORROW, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and convey to **JEFFREY D. POORE, A SINGLE PERSON**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Blue Hill, Webster County, Nebraska:

New Lots Four (4) and Seven (7) of Block Thirteen (13), Hoover's Addition to Blue Hill, Webster County, Nebraska, as surveyed and platted on June 24, 1963.

GRANTORS covenant with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed April 28, 2018.

Byron J. Morrow
Byron J. Morrow

Hailey Morrow
Hailey Morrow

Lexington Morrow
Lexington Morrow

Melissa Lounsbury
Melissa Lounsbury

James Lounsbury
James Lounsbury

STATE OF NEBRASKA }
COUNTY OF Adams } ss

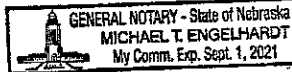
On this 28 day of April, 2018, before me personally appeared **Byron J. Morrow and Hailey Morrow, husband and wife.**



Michael Engelhardt
Notary Public
My Commission Expires:

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 30 day of April, 2018, before me personally appeared **Melissa Lounsbury and James Lounsbury, wife and husband.**



Michael Engelhardt
Notary Public
My Commission Expires:

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 28 day of April, 2018, before me personally appeared **Lexington Morrow, a single person.**



Michael Engelhardt
Notary Public
My Commission Expires:

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2018	966	5/4/2018	Base: 91-0074		Affiliated: 91-0074		Unified: 91-0074				
Location ID		Sale Number	Useability & Code #	Parcel Number								
000337800		113	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		013	9820
Land	Improvements	Total		Date of Sale Property Classification Code								
3,215	20,460	23,675		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1926	Construction Date :
Floor:	Floor Sq. Ft. : 1,000	Floor Sq. Ft. :
Building Cost New:	Cost : 85,685	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:
WD	

(Continue on back)

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Parcel ID	000337800		Legal		NEW SURVEY LOTS 4 & 7 BLOCK 13 HOOVERS ADDITION BLUE HILL		Card File		000337800	
Owner	POORE, JEFFREY D. 910 W YORK ST BLUE HILL, NE 68930						Situs		910 W YORK ST BLUE HILL, NE 68930	
County Area	0	N/A	Class Code		01-01-01-01-06-02		Value		Previous	Current
Neighborhood	300	BLUE HILL	State GEO		4133-00-0-20055-013-9820		Buildings		20,460	20,460
Location / Group	20	BLUE HILL (BH)	Cadastral		00002-00069-019B0		Improvement		0	0
District	195	74HF6N - 91-0074	Book / Page		2018 / 966 Ext: 967		Land / Lot		3,215	3,215
School	91-0074	91-0074 91-0074	Sale Date		05/04/2018		Total		23,675	23,675
			Sale Amount		43,000					
			Permit No.		Type	Description	Date Open	Date Closed	Amount	
			0001		00 N/A	~2005 GET PICTURE FOR COMPUTER	01/26/2005	03/03/2005	0	
Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID	
8 BLUE HILL	02 SqFoot	12,891.880		0.000 N	17,000	0.249	0.000	3,215	0	
					122,000	0.080				
					999,999	0.029				
Sale Date	Book	Page	Extend	Ownership History						Amount
05/04/2018	2018	966	967	POORE, JEFFREY D.						43,000
03/13/2018	2018	547	549	MORROW, BYRON J.						0
03/13/2018	2018	547	549	MORROW, BYRON J.						0
01/18/2005	02005	00139		MORROW, JAMES S						28,000
01/18/2005	02005	00139		MORROW, JAMES S						28,000
02/01/2000	02000	00206		LEMKE, MARK & CECILIA						27,000
11/20/1995	01995	01353		BUETOW, ROBERT J JR & LUELLA M						0
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	337800	195	20,460	23,675	3,215	23,675	23,675	0	0.00	0
2016	337800	195	20,460	0	3,215	23,675	0	23,675	456.42	0
2015	337800	195	15,970	0	3,215	19,185	0	19,185	364.88	0
2014	337800	195	15,970	0	3,215	19,185	0	19,185	400.04	0
2013	337800	195	19,580	0	3,215	22,795	0	22,795	512.34	0

WEBSTER COUNTY

2017 Appraisal Property Record Card

Parcel ID 000337800
 Cadastral ID 00002-00069-019B0
 PAD Class Code 01-01-01-01-06-02
 State GEO 4133-00-0-20055-013-9820

Owner

POORE, JEFFREY D.
 910 W YORK ST
 BLUE HILL, NE 68930

Situs

910 W YORK ST BLUE HILL NE 68930

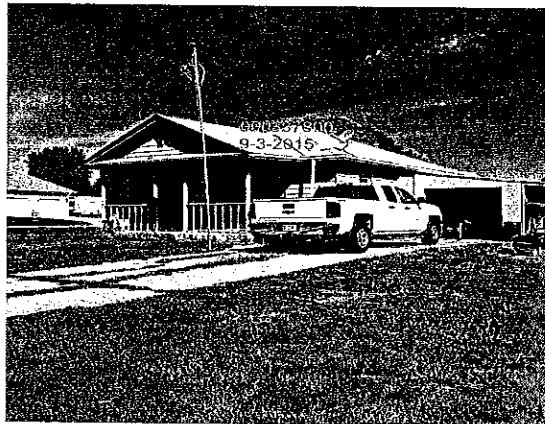
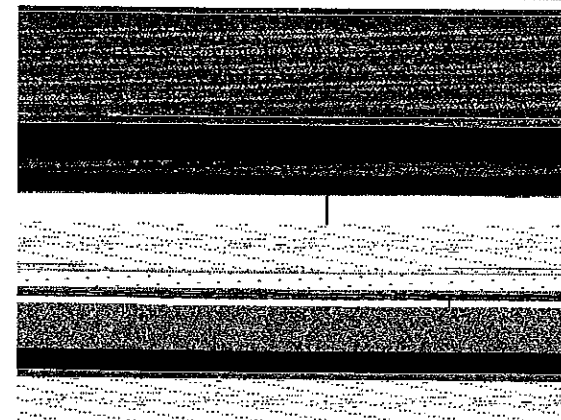
Neighborhood 300 - BLUE HILL

District 195 - 74HF6N - 91-0074

Legal

NEW SURVEY LOTS 4 & 7 BLOCK 13 HOOVERS
 ADDITION BLUE HILL

(883)

Primary Image**Sketch Image****Property Valuation**

Buildings 20,460
 Improvement 0
 Land/Lot 0
 Total 20,460

Residential Information

Type Single-family Residence
 Quality 3.00 - Average
 Condition 2.00 - Badly Worn
 Base/Total 1,000 / 1,000
 Style 100 % - One Story
 Exterior Wall 100 % - Frame, Siding, Metal
 Heating/Cooling 100 % - Warmed & Cooled Air
 Roof Cover Composition Shingle
 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 1926/0

Review Information

01/15/2016 Entered DL
 09/03/2015 Inspect TS

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	756	0	756	37.000 %
RPS	Raised Slab Porch with Roof	MS Residential	144	0	144	0.000 %
RPS	Raised Slab Porch with Roof	MS Residential	9	0	9	0.000 %

WEBSTER COUNTY

2017 Appraisal Property Record Card

Parcel ID 000337800 (883)
 Cadastral ID 00002-00069-019B0
 PAD Class Code 01-01-01-01-06-02
 State GEO 4133-00-0-20055-013-9820
 Owner
 POORE, JEFFREY D.
 910 W YORK ST
 BLUE HILL, NE 68930
 Situs
 910 W YORK ST BLUE HILL NE 68930
 Neighborhood 300 - BLUE HILL
 District 195 - 74HF6N - 91-0074
 Legal
 NEW SURVEY LOTS 4 & 7 BLOCK 13 HOOVERS
 ADDITION BLUE HILL

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
LNT0	Lean-to, Farm Utility Building Components	D	3.00	0.00	0	0				300

BOOK & PAGE 2018-979

PAGES _____

GRANTEE MASTER NAME # Doug PiercePARCEL # /
FILING NUMBER 1376 / 37240DOC STAMPS 2.25

tax/lien _____

SALES FILE # 114

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 65TOTAL SALE PRICE \$ 50.00

S21 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NOSALES DATE 9-20-2017DEED TYPE ☉ Sheriff Deed

SALE QUAL

CODE

LOCATION CODE

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

COMMENTS

Sheriff's Deed

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster	2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. ____ Day ____ Yr. ____	4 Date of Dead Mo. ____ Day ____ Yr. ____
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Webster County Sheriff Street or Other Mailing Address 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) Doug Pierce Street or Other Mailing Address 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 checked="" type="checkbox"/> No Email Address doug.pierce1951@icloud.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)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Mineral Interests-Producing
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> State Assessed
	<input type="checkbox"/> Industrial	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mobile Home
	<input type="checkbox"/> Recreational	

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

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

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

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

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

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

14 What is the current market value of the real property?
\$ 940.00

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
2

18a ☒ No address assigned 18b ☐ Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Doug Pierce
442 6th Ave
Red Cloud NE 68970

20 Legal Description
1/2 of lot 11 and all of lot 12, Block 3
LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	50	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	\$	50	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.

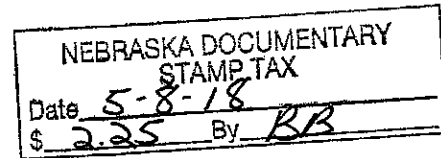
sign here **Doug Pierce**
Print or Type Name of Grantee or Authorized Representative
Doug Pierce
Signature of Grantee or Authorized Representative
Title
Phone Number **(914) 205-5600**
Date **5/68/2018**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 8 Yr. 18	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK2018, Pg 979	

BK 2018, Pg 979

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 8 day
of May A.D., 20 18, at 8:37
o'clock A M. Recorded in Book 2018
on Page 979-980
Deb Klingenberg County Clerk
\$16.00 BB Deputy
Ind Comp Assessor Carded



SHERIFF'S DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WHEREAS, in an action in the District Court of the Tenth Judicial District of the State of Nebraska, within Webster County, Nebraska, entitled: THE COUNTY OF WEBSTER, NEBRASKA, a Body Politic and Corporate, Plaintiff, vs. TAMERA S. HASEMAN, et al., Defendants; District Court Case No. CI 16-77, that Webster County, Nebraska (judgment creditor) did on or about April 10, 2017, obtain a decree finding there to be due the sum of \$1,199.29, plus interest thereon from the date of judgment until paid in full, plus costs of the suit;

WHEREAS, it was further ordered that in default of the payment of the sum so found due that the Webster County Sheriff, should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same, and

WHEREAS, default having been made therein, the Webster County Sheriff, pursuant to and by virtue of said decree and the order of sale to him duly directed, did on the 28th of June, 2017, in the Commissioners Meeting Room in the Webster County Courthouse in Red Cloud, Nebraska, having first given due and legal notice of the time, date, and place of sale by publication once in each week for four (4) consecutive weeks in a newspaper published, printed and of general circulation in Webster County, Nebraska, did then and there sell said premises at public auction to DOUG PIERCE, hereinafter referred to as "GRANTEE" whether one or more, property described as THE SOUTH HALF (S1/2) OF LOT ELEVEN (11) AND ALL OF LOT TWELVE (12), BLOCK THREE (3), LEDUC'S ADDITION TO THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, for the sum of \$50.00, which said sale was afterwards on the 11th of September, 2017, examined and confirmed by the District Court upon the return of sale by this officer, with the Court directing this Sheriff to convey the premises to the said GRANTEE.

NOW THEREFORE, I, TROY R. SCHMITZ, Sheriff of Webster County, Nebraska, GRANTOR herein, and by virtue of the powers vested in me by law and the decree of said Court, do hereby give, devise, and grant to the said GRANTEE, his/her heirs, and/or assigns the following described real estate, to-wit:

THE SOUTH HALF (S1/2) OF LOT ELEVEN (11) AND ALL OF LOT TWELVE (12),

BLOCK THREE (3), LEDUC'S ADDITION TO THE CITY OF RED CLOUD,
WEBSTER COUNTY, NEBRASKA

IN WITNESS WHEREOF, I have, as Webster County, Nebraska, Sheriff, hereunto set my
hand this 20 day of September, 2017.



TROY R. SCHMITZ
Sheriff of Webster County, Nebraska

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

On the 20th day of September, 2017, before me the undersigned, Clerk of Webster
County District Court, personally appeared Troy R. Schmitz, Sheriff of Webster County,
Nebraska, personally known to me as Sheriff of said County, being the same person who signed
the foregoing instrument as Grantor, and acknowledged the same to be his voluntary act and deed,
as Webster County Sheriff for the particular uses and purposes therein set forth.

WITNESS, my hand and official seal the date and year written last above.

(seal)





Clerk of Webster County District Court

BOOK & PAGE

2018-981-982

PAGES

GRANTEE MASTER NAME #

David L.

PARCEL # /
FILING NUMBER

002304100/72175

E1230-2-12

Harrifeld +

Eileen M. Harrifeld

DOC STAMPS

Exempt 5A

tax/lien

SALES FILE #

115

PAGES

NEIGHBORHOOD #

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
405	500	505	510	515	600	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE
615	700	705	710	800	805	1000
ROSEMONT COMMERCIAL / NO SITE	INVALE W/HOME SITE	INVALE/ NO HOME SITE	INVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL
1010	1015	1020				
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT				

1000	2000	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL

SUBURBAN

TAX DISTRICT

55

TOTAL SALE PRICE

1.00

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

4-23-2018

DEED TYPE

WD

SALE QUAL

CODE

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

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

LOCATION CODE

COMMENTS

made JWROS

Real Estate Transfer Statement

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

FORM
521

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 4 Day 23 Yr. 2018		4 Date of Deed Mo. 4 Day 23 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David Lee Harrifeld and Eileen Maureen Harrifeld, Husband &				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David L. Harrifeld and Eileen M. Harrifeld, Husband and Wife			
Street or Other Mailing Address 403 N. 3rd Ave.				Street or Other Mailing Address 403 N. 3rd Ave.			
City Hastings,		State NE		City Hastings		State NE	
Zip Code 68901		Zip Code 68901		Phone Number (402) 463-9791		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Phone Number (402) 463-9791				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		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 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"/> Bill of Sale <input type="checkbox"/> Cemetery <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)		10 Type of Transfer			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) <u>make JWROS</u>			
11 Was ownership transferred in full? (If No, explain the division.)			12 Was real estate purchased for same use? (If No, state the intended use.)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> 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 checked="" 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? \$605,170			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?			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			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property Unknown			19 Name and Address of Person to Whom the Tax Statement Should be Sent David L. Harrifeld and Eileen M. Harrifeld, Husband and Wife, JWROS 403 N. 3rd Ave. Hastings, NE 68901		
18a <input type="checkbox"/> No address assigned			18b <input type="checkbox"/> Vacant land		

20 Legal Description 1/4 interest in and to: The East Half (E 1/2) of Section Thirty (30), Township Two (2) North, Range Twelve (12), 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 \$ 1,00
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 \$ 1,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>NRS\$76-901(5)(a)</u>	

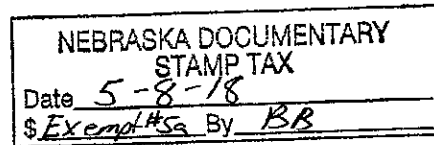
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Douglas Pauley** (402) 462-5187
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative **Theresa Pauley** Attorney
Title
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 8 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt # 50	28 Recording Data BK2018, Pg 981-982	

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 8 day
of May A.D., 2018, at 11:22
o'clock A M. Recorded in Book 2018
on Page 981-982
Deb Klingenberg County Clerk
\$16.00 BB Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

DAVID LEE HARRIFELD AND EILEEN MAUREEN HARRIFELD, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuation consideration, received from GRANTEES, David L. Harrifeld and Eileen M. Harrifeld, Husband and Wife, convey to GRANTEES as joint tenants with rights of survivorship, the following described real estate (as defined in Neb. Rev. Stat., Section 76-201):

$\frac{1}{4}$ interest in and to:
The East Half (E $\frac{1}{2}$) of Section Thirty (30), Township Two (2) North, Range Twelve (12), 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.

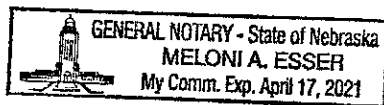
EXECUTED April 23, 2018.

David L. Harrifeld
David L. Harrifeld

Eileen M. Harrifeld
Eileen M. Harrifeld

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on the
23rd day of April, 2018, by David L. Harrifeld and Eileen
M. Harrifeld, husband and wife.



Meloni A. Esser
Notary Public

BOOK & PAGE

2018-983-984

PAGES

GRANTEE MASTER NAME #

Lisa A

PARCEL # /
FILING NUMBER

002 304100

72.175-

Miller +

Chris Harrold

1/4 Int.

DOC STAMPS

SA

tax/lien

SALES FILE #

116

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	INVALE W/HOME SITE	INVALE / NO HOME SITE	INVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

1000	2000	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT

55

TOTAL SALE PRICE

1.00

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

4-23-2018

DEED TYPE

WD

SALE QUAL

CODE

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

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

COMMENTS

Life Estate - 1/4 interest from Parent to child

Real Estate Transfer Statement

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

FORM
521

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 4 Day 23 Yr. 2018		4 Date of Deed Mo. 4 Day 23 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David Lee Harrifeld and Eileen Maureen Harrifeld, Husband & Street or Other Mailing Address 403 N. 3rd Ave. City Hastings State NE Zip Code 68901 Phone Number (402) 463-9791 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved <input 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"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <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 checked="" type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input 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 type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input checked="" 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? \$605,170			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 Unknown			19 Name and Address of Person to Whom the Tax Statement Should be Sent See attached.		
18a <input type="checkbox"/> No address assigned			18b <input type="checkbox"/> Vacant land		

20 Legal Description

1/4 interest in and to:

The East Half (E 1/2) of Section Thirty (30), Township Two (2) North, Range Twelve (12), 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	\$	1,00
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	\$	1,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number NRS\$76-901(5)(a).

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

sign
here

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Attorney

(402) 462-5187

Phone Number

Date

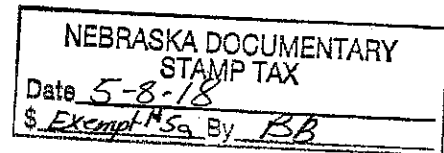
Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 5 Day 8 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2018, Pg 983-984
---	--	---

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 8 day
of May A.D., 2018, at 11:30
o'clock A M. Recorded in Book 2018
on Page 983-984
Deb Rlingenberger County Clerk
\$16.00 BB Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

DAVID LEE HARRIFELD AND EILEEN MAUREEN HARRIFELD, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuation consideration, received from GRANTEES, Lisa A. Miller, a married person, and Chris Harrifeld, a Single person, convey to GRANTEES as tenants in common, the following described real estate (as defined in Neb. Rev. Stat., Section 76-201):

$\frac{1}{4}$ interest in and to:
The East Half (E $\frac{1}{2}$) of Section Thirty (30), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

Subject to a joint life estate to David L. Harrifeld and Eileen M. Harrifeld for the full use, control, income and possession of the described property for and during the natural lives of David L. Harrifeld and Eileen M. Harrifeld.

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.

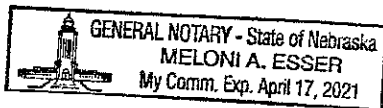
EXECUTED April 23, 2018.

David L. Harrifeld
David L. Harrifeld

Eileen M. Harrifeld
Eileen M. Harrifeld

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

23rd The foregoing instrument was acknowledged before me on the day of April, 2018, by David L. Harrifeld and Eileen M. Harrifeld, husband and wife.



Meloni A. Esser
Notary Public

BOOK & PAGE 2018 - 985

PAGES _____

GRANTEE MASTER NAME # James + Tara NymanPARCEL # /
FILING NUMBER 1374 / 37220

DOC STAMPS _____

tax/lienSALES FILE # 117

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 65TOTAL SALE PRICE \$5.00S21 ADJUSTMENTS \$ Valued @ 11,890

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NOSALES DATE 5-8-2018DEED TYPE QCD

SALE QUAL

CODE

YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
1	2	3	<u>4</u>	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT
BH	BLA	COW	GR	INA
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE

LOCATION CODE

COMMENTS pd \$5.00 Value is 11,890

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.

117

**FORM
521**

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. 05 Day 08 Yr. 2018		4 Date of Deed Mo. 05 Day 08 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles D. & Donna May S. Harlan Street or Other Mailing Address 530 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number (253) 209-7020 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James & Tara Plymale Street or Other Mailing Address 530 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other					
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)			
11 Was ownership transferred in full? (If No, explain the division.) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			12 Was real estate purchased for same use? (If No, state the intended use.) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/>					
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 <input type="checkbox"/> No <input checked="" type="checkbox"/> \$ _____ %		
16 Does this conveyance divide a current parcel of land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			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 <input type="checkbox"/> No <input checked="" type="checkbox"/>		
18 Address of Property 530 N Cherry St 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

The South Half (S1/2) of Lot Eight (8) and all of Lot Nine (9), Block Three (3), LeDuc'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	\$	5.00
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	\$	5.00

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

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Attorney

(402) 746-3613

Phone Number

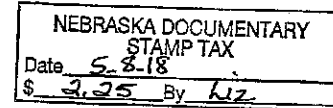
Date

5-8-18

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 05 Day 08 Yr. 18	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK 2018, Pg 985	

Book 2018, Pg 985

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 8th day
of May A.D., 2018 at 11:38
o'clock P. M. Recorded in Book 2018
on Page 985
Deb Klingenberg County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded



QUITCLAIM DEED

Charles D. Harlan and Donna May S. Harlan, husband and wife, GRANTORS, in consideration of FIVE AND NO/100 DOLLARS (\$5.00), receipt of which is hereby acknowledged, quitclaims and conveys to James Mikel Plymale and Tara Plymale, husband and wife, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Eight (8) and all of Lot Nine (9), Block Three (3), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

Executed May 8, 2018.


Charles D. Harlan

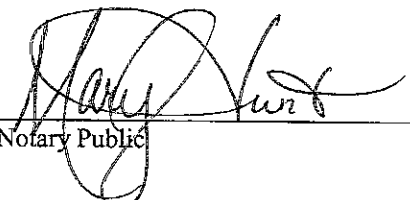

Donna May S. Harlan

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 8, 2018, by Charles D. Harlan and Donna May S. Harlan, husband and wife.

Comm. expires




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	985	5/8/2018	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000137400		117		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
940		10,950		11,890		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD {RC}				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1895				Construction Date :						
Floor:				Floor Sq. Ft. : 1,159				Floor Sq. Ft. :						
Building Cost New:				Cost : 99,565				Cost :						
Single Family Style: 104				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input 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:														
QCD PURCHASED FOR 5.00 WITH A VALUE OF 11,890														

WEBSTER COUNTY

2017 Real Estate Breakdown Report

5/24/18 05:23 PM

Parcel ID 000137400 Owner <i>mikel</i> PLYMALE, JAMES & TARA 530 N CHERRY ST RED CLOUD, NE 68970			Legal SOUTH 25' LOT 8 & ALL LOT 9 BLOCK 3 LEDUC'S ADDITION RED CLOUD			Card File 000137400 Situs 530 N CHERRY ST				
County Area	0	N/A	Class Code	01-01-01-01-06-02		Value	Previous	Current		
Neighborhood	200	RED CLOUD	State GEO	4371-00-0-10025-003-0000		Buildings	7,965	10,950		
Location / Group	60	RED CLOUD (RC)	Cadastral	00002-00100-00064		Improvement	0	0		
District	65	2CS - 91-0002	Book / Page	2018 / 985		Land / Lot	940	940		
School	91-0002	91-0002 91-0002	Sale Date	05/08/2018		Total	8,905	11,890		
			Sale Amount	5						
Date Added Notes										
11/04/2002 37220										
Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value Appr ID		
6 RED CLOUD	02 SqFoot	10,650.000	75.000	N	25,000	0.088	0.000	940 0		
					130,680	0.007				
					999,999	0.003				
Sale Date	Book	Page	Extend	Ownership History				Amount		
05/08/2018	2018	985		PLYMALE, JAMES & TARA				5		
11/04/2016	02016	02572		HARLAN, CHARLES D. & DONNA MAY S.				13,500		
11/04/2016	02016	02572		HARLAN, CHARLES D. & DONNA MAY S.				13,500		
09/28/2016	02016	02405		LAMMERS, AMBER				0		
05/20/2016	02016	01016		ROBERTS, MICHAEL & AMBER				0		
11/18/2014	02014	02392		ROBERTS, MICHAEL & AMBER				9,000		
07/27/2010	02010	01085		POLEDNA, ROBERTA & REBECCA MILLER				7,500		
06/12/2006	02006	01446		STROUD, HAROLD				11,000		
05/20/2005	02005	01068		GARRARD, SUSAN				0		
11/07/2003	02003	02601		FENN, ISAAC & PATRICIA				11,200		
10/24/2001	02001	02397		U S A RURAL DEVELOPMENT				0		
08/28/1996	01996	01281		GREEN, LORI J.				0		
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	137400	65	7,965	8,905	940	8,905	8,905	0	0.00	0
2016	137400	65	10,950	0	940	11,890	0	11,890	243.90	0
2015	137400	65	13,335	0	940	14,275	0	14,275	321.08	0
2014	137400	65	13,335	0	940	14,275	0	14,275	339.10	0
2013	137400	65	17,525	0	940	18,465	0	18,465	458.04	0

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2
RECORDCARD
5/24/18 05:23 PM

Parcel ID 000137400
Cadastral ID 00002-00100-00064
PAD Class Code 01-01-01-01-06-02
State GEO 4371-00-0-10025-003-0000

Owner
PLYMALE, JAMES & TARA
530 N CHERRY ST
RED CLOUD, NE 68970

Situs
530 N CHERRY ST
Neighborhood 200 - RED CLOUD
District 65 - 2CS - 91-0002

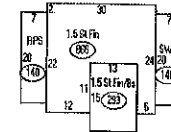
Legal
SOUTH 25' LOT 8 & ALL LOT 9 BLOCK 3
LEDUC'S ADDITION RED CLOUD

(280)

Primary Image



Sketch Image



Parcel ID: 000137400

Property Valuation

Buildings 10,950
Improvement 0
Land/Lot 0
Total 10,950

Review Information

11/28/2011 Entered SK
10/13/2011 Inspect TA

Residential Information

Type Single-family Residence
Quality 3.00 - Average
Condition 2.00 - Badly Worn
Base/Total 772 / 1,159
Style 100 % - 1 1/2 Story Finished
Exterior Wall 100 % - Frame, Siding, Vinyl
Heating/Cooling 100 % - Forced Air Furnace
Roof Cover Composition Shingle
Area of Slab 0
Area of Crawl 0
Fixture/Roughin 7 / 0
Bed/Bathroom 3 / 1.5
Basement Area 195

Marshall & Swift Cost Approach

Year/Effective Age 1895/0

(06/2013)

Code Description

RPS Raised Slab Porch with Roof
SWP Enclosed Porch, Solid Walls
RPO Raised Slab Porch

Cost Source

MS Residential
MS Residential
MS Residential

Size

140
140
4

Year In

0
0
0

Units

140
140
4

Depreciation

0.000 %
0.000 %
0.000 %

Date Added Notes

11/04/2002 37220

BOOK & PAGE 2018-1002
PARCEL # / 1270 / 3592
FILING NUMBER 1231 / 35520

PAGES

GRANTEE MASTER NAME # Dennis Wentworth

DOC STAMPS 45.00

tax/lien

SALES FILE # 118

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					

1000	2000	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

PROPERTY CLASS

RURAL RESIDENTIAL
SUBURBAN

TAX DISTRICT 65

TOTAL SALE PRICE 20,000

S21 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE NO

SALES DATE 12-12-2013

DEED TYPE QED

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 Sale Date is past our 3-year Sales

Real Estate Transfer Statement

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

FORM
521

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale Mo. <u>12</u> Day <u>12</u> Yr. <u>2013</u>		4 Date of Deed Mo. <u>12</u> Day <u>12</u> Yr. <u>2013</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Charles Norris and Debra K. Norris Street or Other Mailing Address 212 C N. Pennsylvania Ave City Harvard State MD Zip Code 21750 Telephone Number 301-992-3289				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dennis Wentworth Street or Other Mailing Address 202 J. Walnut City Red Cloud State NE Zip Code 68970 Telephone Number 402-746-4750			

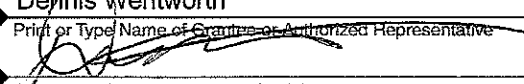
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> 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		9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)					
<input type="checkbox"/> Corrective <input type="checkbox"/> Warranty <input checked="" type="checkbox"/> Quit Claim		<input type="checkbox"/> Land Contract <input type="checkbox"/> Sheriff <input type="checkbox"/> Conservator <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Executor <input type="checkbox"/> Partition <input type="checkbox"/> Mineral <input type="checkbox"/> Trust <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)				12 Was real estate purchased for same use? (If No, state the intended use.)	
<input type="checkbox"/> Sale <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Auction <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Court Decree <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Joint Tenancy <input type="checkbox"/> Other (Explain.)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Family Corp., Partnership or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <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.)					
\$23,080		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO \$ _____ %					
16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent? (If Yes, include the name of the agent.)					
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent					
742 N Elm and Lots in Red Cloud, NE		Grantee					

20 Legal Description
 Lots Thirteen (13) and Fourteen (14), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska,
 AND
 Lots Ten (10), Eleven (11) and Twelve (13), Block Eleven (11), Smith and 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	\$	<u>2000</u>	00
		23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)		23	\$		
		24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$	<u>2000</u>	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  **Dennis Wentworth**
 Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative _____ Title _____ Grantee _____ Telephone Number 12/ /2013
 Date _____

Register of Deeds' Use Only				For Dept. Use Only	
26 Date Deed Recorded Mo. <u>05</u> Day <u>08</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>45.00</u>	28 Deed Book <u>Book 2018</u>	29 Deed Page <u>1002</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 8th day
of May A.D., 2018, at 4:00
o'clock P. M. Recorded in Book 2018
on Page 1002
Deb Klungenberger County Clerk
10.00 Liz Deputy
Ind Comp Assessor Carded

Book 2018, Pg 1002

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>5-8-18</u>
\$	<u>45.00</u> By <u>Liz</u>

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

QUITCLAIM DEED

Charles Norris and Debra K. Norris, husband and wife, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, conveys to Grantee, **Dennis Wentworth**, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13) and Fourteen (14), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska, AND

Lots Ten (10) Eleven (11) and Twelve (12), Block Eleven (11), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

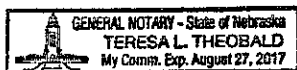
Executed: December 12, 2013.

Charles Norris
Charles Norris

Debra K. Norris
Debra K. Norris

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on December 12, 2013 by Charles Norris and Debra K. Norris, husband and wife.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1002	12/12/2013	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000123100		118		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		005	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,565		16,180		17,745		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1880				Construction Date :						
Floor:				Floor Sq. Ft. : 1,044				Floor Sq. Ft. :						
Building Cost New:				Cost : 95,125				Cost :						
Single Family Style: 101				Residential Condition: 25				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 checked="" 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:								
QCD- SALE WAS PAST OUR 3-YEAR SALES 12-12-2013														


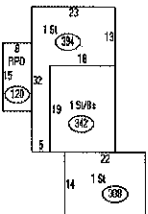
(Continue on back)

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000123100				Legal		Card File 000123100					
Owner WENTWORTH, DENNIS 202 S. WALNUT ST RED CLOUD, NE 68970				LOTS 13 & 14 BLOCK 5 SMITH & MOORE'S ADDITION RED CLOUD		Situs 742 W ELM ST					
County Area		0	N/A	Class Code 01-01-01-01-06-01		Value	Previous	Current			
Neighborhood		200	RED CLOUD	State GEO 4371-00-0-10020-005-0000		Buildings	16,180	16,180			
Location / Group		60	RED CLOUD (RC)	Cadastral 00002-00102-00011		Improvement	0	0			
District		65	2CS - 91-0002	Book / Page 2018 / 1002		Land / Lot	625	625			
School		91-0002	91-0002 91-0002	Sale Date 12/12/2013		Total	16,805	16,805			
				Sale Amount 20,000							
Date Added Notes											
11/04/2002 35520											
Model		Method		Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
6 RED CLOUD		02 SqFoot		7,100.000	50.000	N	25,000	0.088	0.000	625	0
							130,680	0.007			
							999,999	0.003			
Sale Date		Book	Page	Extend	Ownership History						Amount
12/12/2013		2018	1002		WENTWORTH, DENNIS						20,000
07/14/2008		02008	01608		NORRIS, CHARLES						14,000
					NORRIS, DEBRA K & CHARLES						0
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2017	123100	65	16,180	0	625	16,805	0	16,805	332.88	0	
2016	123100	65	20,320	0	625	20,945	0	20,945	429.62	0	
2015	123100	65	20,900	0	625	21,525	0	21,525	484.16	0	
2014	123100	65	20,900	0	625	21,525	0	21,525	511.34	0	
2013	123100	65	21,515	0	625	22,140	0	22,140	549.22	0	

WEBSTER COUNTY

2017 Appraisal Property Record Card

Parcel ID 000123100 Cadastral ID 00002-00102-00011 PAD Class Code 01-01-01-01-06-01 State GEO 4371-00-0-10020-005-0000 Owner WENTWORTH, DENNIS 202 S. WALNUT ST RED CLOUD, NE 68970 Situs 742 W ELM ST Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 13 & 14 BLOCK 5 SMITH & MOORE'S ADDITION RED CLOUD	(149) Primary Image 	Sketch Image 																										
Property Valuation Buildings 16,180 Improvement 0 Land/Lot 0 Total 16,180 Review Information 01/25/2017 Entered CJ 09/23/2016 Inspect CJ	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 2.50 - Badly Worn Plus 0.5 Base/Total 1,044 / 1,044 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Forced Air Furnace Roof Cover Galvanized Metal Area of Slab 0 Area of Crawl 0 Fixture/Roughin 6 / 0 Bed/Bathroom 2 / 1.0 Basement Area 342	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1880/0																										
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Quality</th> <th>Year</th> <th>Dimensions</th> <th>Units</th> <th>PD, FD</th> </tr> </thead> <tbody> <tr> <td>706</td> <td>Detached Garage(SF)</td> <td>2.00</td> <td>0</td> <td></td> <td>528 sqft</td> <td>0.000 % / 0.000 %</td> </tr> <tr> <td colspan="7">Approximate value after 89.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 545</td> </tr> </tbody> </table>	Code	Description	Quality	Year	Dimensions	Units	PD, FD	706	Detached Garage(SF)	2.00	0		528 sqft	0.000 % / 0.000 %	Approximate value after 89.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 545													
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<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Cost Source</th> <th>Size</th> <th>Year In</th> <th>Units</th> <th>Depreciation</th> </tr> </thead> <tbody> <tr> <td>PAVC</td> <td>Paving, Concrete 4 - 6 Inch.</td> <td>MS Residential</td> <td>261</td> <td>0</td> <td>261</td> <td>42.000 %</td> </tr> <tr> <td>YDS</td> <td>Yard Shed</td> <td>MS Residential</td> <td>80</td> <td>0</td> <td>80</td> <td>42.000 %</td> </tr> <tr> <td>SLRF</td> <td>Slab w/Roof</td> <td>MS Residential</td> <td>120</td> <td>0</td> <td>120</td> <td>0.000 %</td> </tr> </tbody> </table>	Code	Description	Cost Source	Size	Year In	Units	Depreciation	PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	261	0	261	42.000 %	YDS	Yard Shed	MS Residential	80	0	80	42.000 %	SLRF	Slab w/Roof	MS Residential	120	0	120	0.000 %
Code	Description	Cost Source	Size	Year In	Units	Depreciation																						
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	261	0	261	42.000 %																						
YDS	Yard Shed	MS Residential	80	0	80	42.000 %																						
SLRF	Slab w/Roof	MS Residential	120	0	120	0.000 %																						
Date Added 11/04/2002 Notes 35520																												

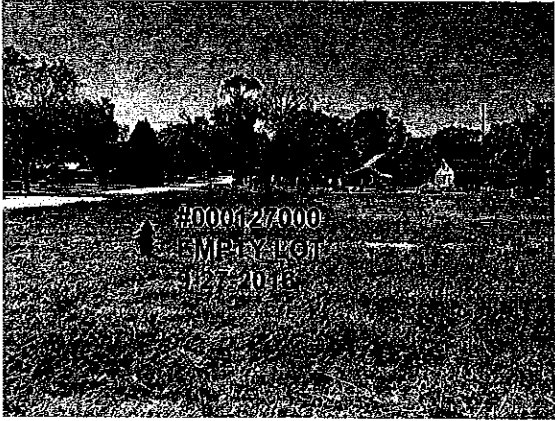
WEBSTER COUNTY

2017 Real Estate Breakdown Report

Parcel ID 000127000			Legal			Card File 000127000					
Owner WENTWORTH, DENNIS 202 S. WALNUT ST RED CLOUD, NE 68970			LOTS 10-12 BLOCK 11 SMITH & MOORE'S ADDITION RED CLOUD			Situs					
County Area	0	N/A	Class Code	02-01-01-01-06-02		Value	Previous	Current			
Neighborhood	200	RED CLOUD	State GEO	4371-00-0-10020-011-0000		Buildings	0	0			
Location / Group	60	RED CLOUD (RC)	Cadastral	00002-00099-046A0		Improvement	0	0			
District	65	2CS - 91-0002	Book / Page	2018 / 1002		Land / Lot	940	940			
School	91-0002	91-0002 91-0002	Sale Date	12/12/2013		Total	940	940			
			Sale Amount	20,000							
Date Added Notes											
11/04/2002 35920											
Model		Method		Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
6 RED CLOUD		02 SqFoot		10,650.000	75.000	N	25,000	0.088	0.000	940	0
							130,680	0.007			
							999,999	0.003			
Sale Date	Book	Page	Extend	Ownership History							Amount
12/12/2013	2018	1002		WENTWORTH, DENNIS							20,000
07/08/2011	02011	01400		NORRIS, DEBRA K							500
07/08/2011	02011	01400		NORRIS, DEBRA K							500
10/10/2005	02005	02084		THOMPSON, GARY & MARCIA							300
09/16/2002	02002	01792		TRUCKEY, ANDREW & MARY							1,100
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2017	127000	65	0	0	940	940	0	940	18.62	0	
2016	127000	65	0	0	940	940	0	940	19.28	0	
2015	127000	65	0	0	940	940	0	940	21.14	0	
2014	127000	65	0	0	940	940	0	940	22.32	0	
2013	127000	65	0	0	940	940	0	940	23.32	0	

WEBSTER COUNTY

2017 Appraisal Property Record Card

Parcel ID 000127000 Cadastral ID 00002-00099-046A0 PAD Class Code 02-01-01-01-06-02 State GEO 4371-00-0-10020-011-0000 Owner WENTWORTH, DENNIS 202 S. WALNUT ST RED CLOUD, NE 68970 Situs Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 10-12 BLOCK 11 SMITH & MOORE'S ADDITION RED CLOUD	(186) Primary Image 	Sketch Image 																																
Property Valuation <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> Review Information <table border="0"> <tr> <td>03/17/2017</td> <td>Entered</td> <td>DL</td> </tr> <tr> <td>09/27/2016</td> <td>Inspect</td> <td>TS</td> </tr> </table>	Buildings	0	Improvement	0	Land/Lot	0	Total	0	03/17/2017	Entered	DL	09/27/2016	Inspect	TS	Residential Information <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	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 0/0
Buildings	0																																	
Improvement	0																																	
Land/Lot	0																																	
Total	0																																	
03/17/2017	Entered	DL																																
09/27/2016	Inspect	TS																																
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																																	
Date Added 11/04/2002 Notes 35920																																		

BOOK & PAGE 2018-1003

PAGES _____

GRANTEE MASTER NAME # Kary + Debra WinslowPARCEL # /
FILING NUMBER 6045 / 116440DOC STAMPS 33.75

tax/lien _____

SALES FILE # 119

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 25TOTAL SALE PRICE 15,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NOSALES DATE 5-7-2018DEED TYPE JT QCD

SALE QUAL

CODE

<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	<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.

FORM
521

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	3 Date of Sale/Transfer Mo. 5 Day 7 Yr. 2018	4 Date of Deed Mo. 5 Day 7 Yr. 2018
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Louis and Ashley Wulf Street or Other Mailing Address 455 Nebraska St City Guide Rock State NE Zip Code 68942 Phone Number 402-257-7138 Email Address LouisWulf1@yahoo.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kary and Debra Winslow Street or Other Mailing Address 1975 Road H City Guide Rock State NE Zip Code 68942 Phone Number 402-257-4055 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 <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <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	(C) <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"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other			
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <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"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input checked="" 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? 41160		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 215 Republican Street Guide Rock		19 Name and Address of Person to Whom the Tax Statement Should be Sent Louis & A. Kary + Debra Winslow 1975 Road H Guide Rock, NE 68942	
18a <input type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant land	

20 Legal Description
**Lot 5 + N 25' of lot 6, Block 12
Original Town of Guide Rock, Webster County**

21 If agricultural, list total number of acres _____	22 Total purchase price, including any liabilities assumed \$ 15,000 -
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00

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

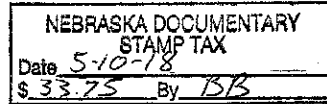
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Debra K. Winslow** Print or Type Name of Grantee or Authorized Representative
Debra K. Winslow Signature of Grantee or Authorized Representative
Title _____
Phone Number **402-257-4055**
Date **5-10-18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 10 Yr. 18	27 Value of Stamp or Exempt Number \$ 33.75	28 Recording Data BK2018, Pg 1003

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 10 day
of May A.D., 2018, at 2:25
o'clock P. M. Recorded in Book 2018
on Page 1003
Deh Klingenberger County Clerk
\$10.00 BB Deputy
Ind. Comp. Assessor Carded



JOINT TENANCY QUITCLAIM DEED

Travis Wulf and Ashley Wulf, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaims and conveys to Kary L. Winslow and Debra K. Winslow, husband and wife, as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Five (5) and the North Twenty-five feet (N25') of Lot Six (6), Block Twelve (12), Original Town of Guide Rock, Webster County, Nebraska.

Executed May 7, 2018.

Travis Wulf
Travis Wulf

Ashley Wulf
Ashley Wulf

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 7, 2018, by Travis Wulf, a married person.

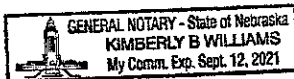
Comm. expires
 KORY MCCracken
General Notary
State of Nebraska
My Commission Expires Aug 27, 2018

[Signature]
Notary Public

STATE OF NEBRASKA, COUNTY OF Nuckolls) ss.

The foregoing instrument was acknowledged before me on May 7, 2018, by Ashley Wulf, a married person.

Comm. expires 9/12/2021



Kimberly B. Williams
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1003	5/7/2018	Base: 91-0501		Affiliated: 91-0501		Unified: 91-0501						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000604500		119		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40005		012	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
100		4,060		4,160		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) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1910				Construction Date :						
Floor:				Floor Sq. Ft. : 952				Floor Sq. Ft. :						
Building Cost New:				Cost : 77,935				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: 20				(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 checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input 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:							
JTQCD														

(Continue on back)

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Parcel ID 000604500			Legal LOT 5 & N 25' 6 BLK 12 GUIDE ROCK ORIGINAL TOWN		Card File 000604500	
Owner WINSLOW, KARY L. & DEBRA K. 1975 ROAD H GUIDE ROCK, NE 68942					Situs 215 REPUBLICAN ST GUIDE ROCK, NE 68942	
County Area	0	N/A	Class Code	01-01-01-01-07-01	Value	Previous
Neighborhood	100	GUIDE ROCK	State GEO	4487-00-0-40005-012-0000	Buildings	9,515
Location / Group	40	GUIDE ROCK (GR)	Cadastral	00002-00091-00083	Improvement	0
District	25	GR11VS - 65-0011	Book / Page	2018 / 1003	Land / Lot	100
School	91-0501	91-0501 91-0501	Sale Date	05/07/2018	Total	9,615
			Sale Amount	0		4,160

Date Added Notes

11/04/2002 CARD #: 16440 GLIDE: 65


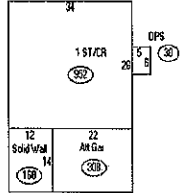
Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
4 GUIDE ROCK	02 SqFoot	9,230.000	65.000	N	15,000	0.010	0.000	100	0
					40,000	0.002			
					999,999	0.001			

Sale Date	Book	Page	Extend	Ownership History	Amount
05/07/2018	2018	1003		WINSLOW, KARY L. & DEBRA K.	15,000
05/01/2018	2018	933		WULF, TRAVIS & ASHLEY	12,000
05/01/2018	2018	933		WULF, TRAVIS & ASHLEY	12,000
04/27/2017	02017	00862		WERNECKE, BILLY	0
04/27/2017	02017	00862		WERNECKE, BILLY	0
03/31/2012	02017	00861		WULF, RANDY & DEBRA	0
01/01/2007	02007	00360		WERNECKE, BILLY D	20,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	604500	25	9,515	0	100	9,615	0	9,615	178.14	0
2016	604500	25	5,620	5,720	100	5,720	5,720	0	0.00	0
2015	604500	25	2,690	2,790	100	2,790	2,790	0	0.00	0
2014	604500	25	2,690	2,790	100	2,790	2,790	0	0.00	0
2013	604500	25	5,775	6,130	355	6,130	6,130	0	0.00	0

WEBSTER COUNTY

2017 Appraisal Property Record Card

Parcel ID 000604500 Cadastral ID 00002-00091-00083 PAD Class Code 01-01-01-01-07-01 State GEO 4487-00-0-40005-012-0000 Owner WINSLOW, KARY L. & DEBRA K. 1975 ROAD H GUIDE ROCK, NE 68942 Situs 215 REPUBLICAN ST GUIDE ROCK NE 68942 Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal LOT 5 & N 25' 6 BLK 12 GUIDE ROCK ORIGINAL TOWN	(1109)	Primary Image 	Sketch Image 
--	--------	--	--

Property Valuation			Residential Information		Marshall & Swift Cost Approach (06/2013)	
Buildings	4,060		Type	Single-family Residence	Year/Effective Age	1910/0
Improvement	0		Quality	2.00 - Fair		
Land/Lot	0		Condition	2.00 - Badly Worn		
Total	4,060		Base/Total	952 / 952		
Review Information			Style	100 % - One Story		
11/12/2013	Entered	SK	Exterior Wall	100 % - Frame, Plywood or Hardboard		
10/03/2013	Inspect	SK	Heating/Cooling	100 % - Floor Furnace		
			Roof Cover	Galvanized Metal		
			Area of Slab	0		
			Area of Crawl	952		
			Fixture/Roughin	5 / 0		
			Bed/Bathroom	2 / 1.0		
			Basement Area	0		
Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	380	0	380	0.000 %
YDS	Yard Shed	MS Residential	120	0	120	42.000 %
CPGR	Carport, Gable Roof	MS Residential	308	0	308	0.000 %
RPO	Raised Slab Porch	MS Residential	30	0	30	0.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	168	0	168	0.000 %

Date Added Notes

11/04/2002 CARD #: 16440 GLIDE: 65

BOOK & PAGE 2018-1012

PAGES _____

GRANTEE MASTER NAME # Tony C. Kral
Karla Kral 4+was JTPARCEL # /
FILING NUMBER 2401801 |
14-3-12DOC STAMPS 11.25

tax/lien _____

SALES FILE # 120

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					

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 110TOTAL SALE PRICE 5,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NOSALES DATE 5-3-2018DEED TYPE JTWD

SALE QUAL

YES	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

RH	BLA	COW	GR	INA	RC	RDS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS

1/2 interest Brothers + Sisters

Real Estate Transfer Statement

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

FORM
521

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 05 Day 03 Yr. 2018		4 Date of Deed Mo. 05 Day 03 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Todd Kral & wife, Melinda Kral Street or Other Mailing Address 456 Road T City Campbell State NE Zip Code 68932 Phone Number 402-461-6779 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tony C. Kral and Karla Kral, H&W as JT Street or Other Mailing Address 587 Road S City Bladen State NE Zip Code 68928 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.						
(A) Status		(B) Property Type			(C)	
<input type="checkbox"/> Improved <input 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"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <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"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)				
11 Was ownership transferred in full? (If No, explain the division.) <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 type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)						
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input checked="" 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? \$5,000			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 checked="" type="checkbox"/> Yes <input 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 587 Road S Bladen, NE 68928			19 Name and Address of Person to Whom the Tax Statement Should be Sent Tony C. Kral & Karla Kral 587 Road S Bladen, NE 68928			
18a <input type="checkbox"/> No address assigned			18b <input type="checkbox"/> Vacant land			

20 Legal Description
see attached

21 If agricultural, list total number of acres 4.93

22 Total purchase price, including any liabilities assumed	22	\$	5,000.00
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	\$	5,000.00

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

Signature of Grantee or Authorized Representative

Title

Phone Number

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 5 Day 15 Yr. 18	27 Value of Stamp or Exempt Number \$ 11.25	28 Recording Data BK2018, Pg 1012
--	--	--------------------------------------

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2018	1012	5/3/2018	Base: 01-0123		Affiliated: 01-0123		Unified: 01-0123				
Location ID		Sale Number	Useability & Code #	Parcel Number								
002401802		120	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	14	1	00000	1	000	2710
Land	Improvements	Total	Date of Sale Property Classification Code									
			Status	Property Type		Zoning		Location		City Size		Parcel Size
	Irrigation Type:		A) 1	B) 05		C) 5		D) 3		E) 0		F) 9
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1							
	1A				1G							
	2A1				2G1							
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste								
	2D			Other								
	3D1			AG LAND TOTAL								
	3D			Roads								
	4D1			Farm Sites								
	4D			Home Sites								
				Recreation								
	Dwellings			Other								
	Outbuildings			Non-AG TOTAL								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
JTWD1/2 INT	
(Continue on back)	

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 May A.D., 2018, at 8:30
o'clock A M. Recorded in Book 2018
on Page 1012
Neb. Kligenberger County Clerk
10.00 BB Deputy
Ind Comp Assessor Carded

BK2018, Pg 1012

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date <u>5-15-18</u>	
\$ <u>11.25</u>	By <u>BB</u>

When recording is complete return to:
Duncan, Walker, Schenker &
Daake, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

JOINT TENANCY WARRANTY DEED

TODD KRAL, and wife, Melinda Kral, Grantor, whether one or more,

in consideration of Five Thousand and no/100 --- (\$5,000.00) --- Dollars, receipt of which is hereby acknowledged, conveys to

TONY C. KRAL and KARLA KRAL, husband and wife, as joint tenants and not as tenants in common, Grantees,

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

An undivided one-half (1/2) interest in and to a tract of land located in the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Three (3), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, more particularly described as follows and assuming the North line of said NE1/4 bears S 89° 50' 53" E: Commencing at the N1/4 Corner of said Section 14; thence S 89° 50' 53" E 1401.24 feet on the Section line to the True Point of Beginning; thence S 89° 50' 53" E 357.25 feet on the Section Line to a point; thence S 00° 27' 43" W 421.65 feet to a point; thence S 28° 36' 11" W 252.47 feet to a point; thence S 89° 19' 43" W 230.30 feet to a point; thence N 00° 14' 19" W 646.95 feet to the True Point of Beginning, said tract containing 4.93 +/- acres. Subject to County Road R.O.W. and any easements of record.

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

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

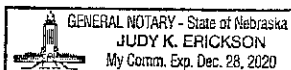
Executed: May 3, 2018.

Todd Kral
Todd Kral.

Melinda Kral
Melinda Kral.

STATE OF NEBRASKA)
Franklin COUNTY) ss.

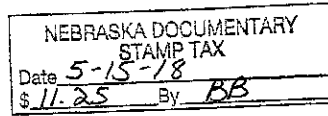
The foregoing was acknowledged before me on May 3, 2018 by Todd Kral, and wife, Melinda Kral.



Judy K. Erickson
Notary Public.

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 May A.D., 2018, at 8:30
o'clock A M. Recorded in Book 2018
on Page 1012
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded



When recording is complete return to:
Duncan, Walker, Schenker &
Daake, P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

JOINT TENANCY WARRANTY DEED

TODD KRAL, and wife, Melinda Kral, Grantor, whether one or more,

in consideration of Five Thousand and no/100 --- (\$5,000.00) --- Dollars, receipt of which is hereby
acknowledged, conveys to

TONY C. KRAL and KARLA KRAL, husband and wife, as joint tenants and not as tenants in common,
Grantees,

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

An undivided one-half (1/2) interest in and to a tract of land located in the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Three (3), North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska, more particularly described as follows and assuming the North line of said NE1/4 bears S 89° 50' 53" E: Commencing at the N1/4 Corner of said Section 14; thence S 89° 50' 53" E 1401.24 feet on the Section line to the True Point of Beginning; thence S 89° 50' 53" E 357.25 feet on the Section Line to a point; thence S 00° 27' 43" W 421.65 feet to a point; thence S 28° 36' 11" W 252.47 feet to a point; thence S 89° 19' 43" W 230.30 feet to a point; thence N 00° 14' 19" W 646.95 feet to the True Point of Beginning, said tract containing 4.93 +/- acres. Subject to County Road R.O.W. and any easements of record.

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

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

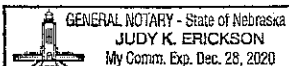
Executed: May 3, 2018.

Todd Kral
Todd Kral.

Melinda Kral
Melinda Kral.

STATE OF NEBRASKA)
Franklin) ss.
COUNTY)

The foregoing was acknowledged before me on May 3, 2018 by Todd Kral, and wife, Melinda Kral.



Judy K. Erickson
Notary Public.

BOOK & PAGE

2018 - 1035 - 1036

PAGES

GRANTEE MASTER NAME #

Timothy + Cindy

Boller

PARCEL # /
FILING NUMBER14089 / 164105
New 140890164106

21-1-10

DOC STAMPS

Exempt #17

tax/lien

SALES FILE #

121

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					

1000	2000	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT

45

TOTAL SALE PRICE

0

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

4-30-2018

DEED TYPE

JTWD

SALE QUAL

CODE

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

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

LOCATION CODE

COMMENTS

1/2 Interest Parents to child

Real Estate Transfer Statement

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

**FORM
521**

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>04</u> Day <u>30</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>04</u> Day <u>30</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sharon K. Frey, et al. Street or Other Mailing Address 3285 S Holmes Rd City Salina State KS Zip Code 67401 Phone Number (785) 820-2864 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Timothy W. & Cindy J. Boller Street or Other Mailing Address 638 Diamond Drive City Lindsborg State KS Zip Code 67456 Phone Number (785) 227-5630 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 type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____					
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> 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)		10 Type of Transfer			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death			
		<input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary			
		<input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input checked="" type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.)			12 Was real estate purchased for same use? (If No, state the intended use.)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____					
<input checked="" 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.)		
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land?			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property			19 Name and Address of Person to Whom the Tax Statement Should be Sent		
			same as Grantee		
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					
20 Legal Description					
see attached					
21 If agricultural, list total number of acres _____.					
22 Total purchase price, including any liabilities assumed 22 \$ 0.00					
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) 23 \$ 0.00					
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 0.00					
25 If this transfer is exempt from the documentary stamp tax, list the exemption number ⁷ _____.					

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

**sign
here**

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

Date

5-16-18

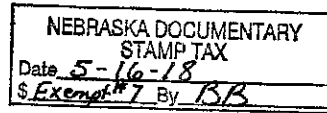
Register of Deed's Use Only**For Dept. Use Only**

26 Date Deed Recorded Mo. <u>5</u> Day <u>16</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 7</u>	28 Recording Data <u>BK2018, Pg 1035-1036</u>
---	--	--

An undivided one-half interest in a parcel of land located in the Southwest Quarter of Section Twenty-one (21), Township One (1) North, Range Ten (10) West of the Sixth p.m., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 21; Thence N89°31'00"E (assumed bearing) on the South line of said Southwest Quarter, a distance of 285.00 feet to the Point of Beginning; Thence continuing N89°31'00"E on said South line, a distance of 765.00 feet; Thence N04°48'17"E, a distance of 365.97 feet; Thence S88°37'11"W, a distance of 714.45 feet; Thence S12°57'01"W, a distance of 363.17 feet to the Point of Beginning, containing 6.08 acres, more or less, including 0.57 acres of county road right of way; AND PROVIDED that the acres herein conveyed shall be deemed a portion of the total acres to which GRANTEES are entitled now standing in common ownership with the GRANTORS.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of May A.D., 2018, at 12:50
o'clock P. M. Recorded in Book 2018
on Page 1035-1036
Deb Klinsberger County Clerk
16.00 B.B. Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

Sharon K. Frey, a single person; Angela Kay Montgomery and Scott Montgomery, wife and husband; and Kelly Joe Frey, a single person, GRANTORS, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Timothy W. Boller and Cindy J. Boller, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in a parcel of land located in the Southwest Quarter of Section Twenty-one (21), Township One (1) North, Range Ten (10) West of the Sixth p.m., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 21; Thence N89°31'00"E (assumed bearing) on the South line of said Southwest Quarter, a distance of 285.00 feet to the Point of Beginning; Thence continuing N89°31'00"E on said South line, a distance of 765.00 feet; Thence N04°48'17"E, a distance of 365.97 feet; Thence S88°37'11"W, a distance of 714.45 feet; Thence S12°57'01"W, a distance of 363.17 feet to the Point of Beginning, containing 6.08 acres, more or less, including 0.57 acres of county road right of way; AND PROVIDED that the acres herein conveyed shall be deemed a portion of the total acres to which GRANTEES are entitled now standing in common ownership with the GRANTORS.

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

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

Executed April 30, 2018

Sharon K. Frey
Sharon K. Frey

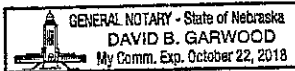
Angela Kay Montgomery
Angela Kay Montgomery

Scott Montgomery
Scott Montgomery,

Kelly Joe Frey
Kelly Joe Frey

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 30, 2018,
by Sharon K. Frey, a single person.

Comm. expires 10-22-2018

David B. Garwood
Notary Public

STATE OF WYOMING, COUNTY OF LARAMIE) ss.

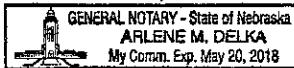
The foregoing instrument was acknowledged before me on ^{MAY 7} ~~April~~ _____, 2018,
by Angela Kay Montgomery and Scott Montgomery, husband and wife.

Comm. expires APRIL 24, 2020

Christina A. Miller
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ^{MAY} ~~April~~ 12, 2018,
by Kelly Joe Frey, a single person.

Comm. expires May 20, 2018

Arlene M. Delka
Notary Public

DRY

(GRAS)

001408900

21-1-10W

(GRAS)

001408901

(ROAD)

(ROAD)

ROAD

(ROAD)

001412000

20-1-10W

(GRAS)

DRY

(GRAS)

DRY

001

BOOK & PAGE 2018-1037-1038

PAGES _____

GRANTEE MASTER NAME # Timothy + Cindy
BollerPARCEL # /
FILING NUMBER 14089164105
New 1408901

DOC STAMPS

Exempt #7tax/lien

SALES FILE #

122

PAGES _____

NEIGHBORHOOD #

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

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT

45

TOTAL SALE PRICE

0

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

4-30-2018

DEED TYPE

STWD

SALE QUAL

CODE

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

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

COMMENTS

Yz int. Parents to child

Real Estate Transfer Statement

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

FORM
521

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>04</u> Day <u>30</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>04</u> Day <u>30</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Doris J. Boller, et al. Street or Other Mailing Address 1200 S 8th St, #304 City Beatrice State NE Zip Code 68310 Phone Number (402) 228-4427 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Timothy W. & Cindy J. Boller Street or Other Mailing Address 638 Diamond Drive City Lindsborg State KS Zip Code 67456 Phone Number (785) 227-5630 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt		<input type="checkbox"/> Mobile Home
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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer	
		<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input checked="" 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.) <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 type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input checked="" type="checkbox"/> Yes <input 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		19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

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

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

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

David B. Garwood

(402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign here

Signature of Grantee or Authorized Representative

Title

Attorney

Date

5-16-18

Register of Deed's Use Only

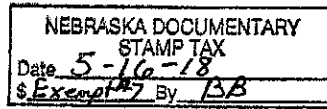
For Dept. Use Only

26 Date Deed Recorded Mo. <u>5</u> Day <u>16</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt # 7	28 Recording Data BK2018, Pg 1037-1038	
---	--	--	--

An undivided one-half interest in a parcel of land located in the Southwest Quarter of Section Twenty-one (21), Township One (1) North, Range Ten (10) West of the Sixth p.m., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 21; Thence N89°31'00"E (assumed bearing) on the South line of said Southwest Quarter, a distance of 285.00 feet to the Point of Beginning; Thence continuing N89°31'00"E on said South line, a distance of 765.00 feet; Thence N04°48'17"E, a distance of 365.97 feet; Thence S88°37'11"W, a distance of 714.45 feet; Thence S12°57'01"W, a distance of 363.17 feet to the Point of Beginning, containing 6.08 acres, more or less, including 0.57 acres of county road right of way; AND PROVIDED that the acres herein conveyed shall be deemed a portion of the total acres to which GRANTEES are entitled now standing in common ownership with the GRANTORS.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of May A.D., 20 18, at 12:55
o'clock P.M. Recorded in Book 2018
on Page 1037-1038
Deb Klengenberger County Clerk
\$16.00 BB Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

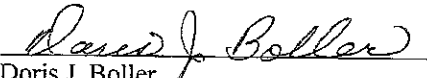
Doris J. Boller, a single person; Timothy W. Boller and Cindy J. Boller, husband and wife; and Sheryl Ann Start and Burdett Start, wife and husband, GRANTORS, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Timothy W. Boller and Cindy J. Boller, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in a parcel of land located in the Southwest Quarter of Section Twenty-one (21), Township One (1) North, Range Ten (10) West of the Sixth p.m., Webster County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 21; Thence N89°31'00"E (assumed bearing) on the South line of said Southwest Quarter, a distance of 285.00 feet to the Point of Beginning; Thence continuing N89°31'00"E on said South line, a distance of 765.00 feet; Thence N04°48'17"E, a distance of 365.97 feet; Thence S88°37'11"W, a distance of 714.45 feet; Thence S12°57'01"W, a distance of 363.17 feet to the Point of Beginning, containing 6.08 acres, more or less, including 0.57 acres of county road right of way; AND PROVIDED that the acres herein conveyed shall be deemed a portion of the total acres to which GRANTEES are entitled now standing in common ownership with the GRANTORS.

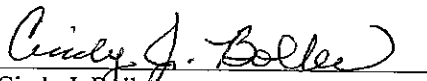
GRANTORS covenant (jointly and severally, if more than one) with the GRANTEES that GRANTORS:

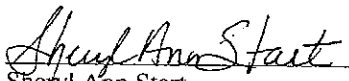
- (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all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


Executed April 30, 2018


Doris J. Boller


Timothy W. Boller

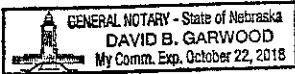

Cindy J. Boller


Sheryl Ann Start


Burdett Start

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

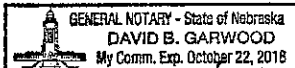
The foregoing instrument was acknowledged before me on April th 30, 2018,
by Doris J. Boller, a single person.

Comm. expires 10-22-2018

David B. Garwood
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

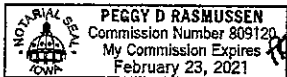
The foregoing instrument was acknowledged before me on April 30, 2018,
by Timothy W. Boller and Cindy J. Boller, husband and wife.

Comm. expires 10-22-2018

David B. Garwood
Notary Public

STATE OF IOWA, COUNTY OF Polk) ss.

The foregoing instrument was acknowledged before me on ^{May} ~~April~~ 9, 2018,
by Sheryl Ann Start and Burdett Start, wife and husband,

Comm. expires 2-23-2021

Peggy D. Rasmussen
Notary Public

BOOK & PAGE

2018-1040-1041

PAGES

GRANTEE MASTER NAME #

Figgins Construction

Co Inc.

PARCEL # /
FILING NUMBER

1376 | 37240

DOC STAMPS

tax/lien

SALES FILE #

123

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

RESIDENTIAL

2000

COMMERCIAL

4000

AGRICULTURAL

9000

EXEMPT

9500

GAME & PARKS

RURAL RESIDENTIAL

SUBURBAN

TAX DISTRICT

65

TOTAL SALE PRICE

1,000

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

5-16-18

DEED TYPE

QCD

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

RH

BLA

COW

GR

INA

RC

ROS

RUR

BLUE HILL

BLADEN

COWLES

GUIDE ROCK

INAVALE

RED CLOUD

ROSEMONT

RURAL

COMMENTS

property nearby is owned by Figgins

Real Estate Transfer Statement

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

FORM
521

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

1 County Name 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) Doug Pierce Street or Other Mailing Address City State Zip Code Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Figgins Construction Co Inc Street or Other Mailing Address 1511 Rd 1100 City Red Cloud State Ne Zip Code 68970 Phone Number 402-746-2559 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	
<input type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____			
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee			
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input 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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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"/> 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.) <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 type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input 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? 3940.00		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 545 W 5th Ave. Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Figgins Construction 1511 Rd 1100 Red Cloud Ne 68970	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			
20 Legal Description 5 1/2 lot 11 + all of Lot 12. Block 3 LeDuc's Addition to the City of Red Cloud, Webster County			
21 If agricultural, list total number of acres _____.			

22 Total purchase price, including any liabilities assumed	22 \$ 1,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 1,000.00
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 **Donna Mac Figgins** Print or Type Name of Grantee or Authorized Representative
Donna Mac Figgins Signature of Grantee or Authorized Representative
Sec/Treas. Title
402-746-2559 Phone Number
5-15-18 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 16 Yr. 18	27 Value of Stamp or Exempt Number \$ 2.25	28 Recording Data BK2018, Pg 1040-1041

Residential & Commercial Sales Worksheet

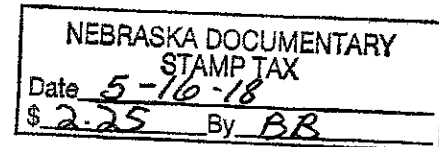
Cnty No.	Book	Page	Sale Date	School District Code								
91	2018	1040	5/16/2018	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002				
Location ID		Sale Number	Useability & Code #	Parcel Number								
000137600		123	4	GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
940		940		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :				
Construction Date:				Construction Date : 1910				Construction Date :				
Floor:				Floor Sq. Ft. : 935				Floor Sq. Ft. :				
Building Cost New:				Cost : 74,640				Cost :				
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story				(20) <input 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:						
QCD												

(Continue on back)

BK2018, Pg 1040

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of May A.D., 20 18, at 2:10
o'clock P M. Recorded in Book 2018
on Page 1040-1041
Deb Klingenberg County Clerk
*16.00 BB Deputy
Ind Comp Assessor Carded



Prepared by: Patterson Law Office, P.O. Box 513, Cambridge, Nebraska, 69022

QUIT CLAIM DEED

THIS DEED, made and entered into on this 8 day of May,
2018, by and between: Doug Pierce does hereby bargain, deed and convey to
Figgin's Construction the following described land in Webster County, Nebraska;

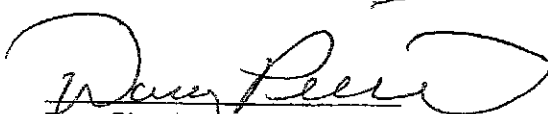
WITNESSETH: that the said Parties for and in consideration of the sum of One
Dollar and other valuable consideration paid by the said Parties, the receipt of
which is hereby acknowledged, do by these presents, **REMISE, RELEASE
AND FOREVER QUIT CLAIM** unto the said Parties, the following described
Real Estate, situated in the County of Webster and State of Nebraska, to wit:

*The South Half (S1/2) of Lot Eleven (11) and all of Lot Twelve (12), Block
Three (3), LeDuc's Addition to the City of Red Cloud, Webster County,
Nebraska;*

TO HAVE AND TO HOLD, the same, together with all rights and
appurtenances to the same belonging, unto the said Parties, and to their
successors in Trust and assigns forever. So that neither the said Parties, nor their
successors, nor any other person or persons for them or in their names or behalf,
shall or will hereafter claim or demand any right or title to the aforesaid
premises, or any part thereof, but they and every one of them shall, by these
presents, be excluded and forever barred.

BK2018, Pg 1041

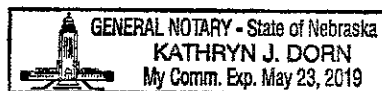
IN WITNESS WHEREOF, the said Parties have executed these presents the
day and year first above written.


Doug Pierce

STATE OF Nebraska)
COUNTY OF Franklin) ss

On the 8th day of May, 2018 before me, a Notary
Public, appeared Doug Pierce personally known to me to be the person whose
name is subscribed to the within instrument and acknowledged to me that he
executed the same in his authorized capacity, and that such was his free and
voluntary act.

WITNESS my hand and official seal.




Notary Public



WEBSTER COUNTY

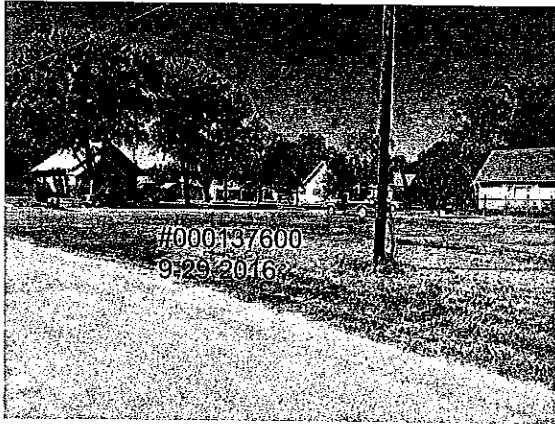
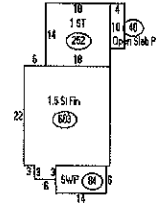
2017 Real Estate Breakdown Report

RECORDCARD

5/24/18 04:40 PM

5/24/18 04:40 PM

Parcel ID 000137600			Legal SOUTH 25' LOT 11 & ALL LOT 12 BLOCK 3 LEDUC'S ADDITION RED CLOUD			Card File 000137600 Situs 545 W 5TH AVE				
Owner FIGGINS CONSTRUCTION CO. INC 1511 RD 1100 RED CLOUD, NE 68970										
County Area	0	N/A	Class Code	02-01-01-01-06-02		Value	Previous	Current		
Neighborhood	200	RED CLOUD	State GEO	4371-00-0-10025-003-0000		Buildings	0	0		
Location / Group	80	RED CLOUD (RC)	Cadastral	00002-00100-00066		Improvement	0	0		
District	65	2CS - 91-0002	Book / Page	2018 / 1040 Ext: 1041		Land / Lot	940	940		
School	91-0002	91-0002 91-0002	Sale Date	05/16/2018		Total	940	940		
			Sale Amount	1,000						
Date Added Notes										
11/04/2002 37240										
			Permit No.	Type	Description	Date Open	Date Closed	Amount		
			0001	00 N/A	~2012 CITY CONDEMNED/HOUSE GONE	02/24/2011	05/03/2012	0		
Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value Appr ID		
6 RED CLOUD	02 SqFoot	10,650.000	75.000	N	25,000	0.088	0.000	940 0		
					130,680	0.007				
					999,999	0.003				
Sale Date	Book	Page	Extend	Ownership History				Amount		
05/16/2018	2018	1040	1041	FIGGINS CONSTRUCTION CO. INC				1,000		
09/20/2017	2018	979		PIERCE, DOUG				50		
09/20/2017	2018	979		PIERCE, DOUG				50		
03/31/1999	01999	00774		HASEMAN, TAMERA				0		
				XAYSANA, ASHLEY %				0		
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	137600	65	0	0	940	940	0	940	18.62	0
2016	137600	65	0	0	940	940	0	940	19.28	0
2015	137600	65	0	0	940	940	0	940	21.14	0
2014	137600	65	0	0	940	940	0	940	22.32	0
2013	137600	65	0	0	940	940	0	940	23.32	0

Parcel ID 000137600 Cadastral ID 00002-00100-00066 PAD Class Code 02-01-01-01-06-02 State GEO 4371-00-0-10025-003-0000 Owner FIGGINS CONSTRUCTION CO. INC 1511 RD 1100 RED CLOUD, NE 68970 Situs 545 W 5TH AVE Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal SOUTH 25' LOT 11 & ALL LOT 12 BLOCK 3 LEDUC'S ADDITION RED CLOUD			(282)	Primary Image 	Sketch Image 
Property Valuation Buildings 0 Improvement 0 Land/Lot 0 Total 0		Residential Information Type Single-family Residence Quality 3.00 - Average Condition 1.00 - Worn Out Base/Total 798 / 935 Style 27 % - One Story 73 % - 1 1/2 Story Finished Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 68 % - Wall Furnace Roof Cover Composition Shingle 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 1910/0		
Review Information 03/10/2017 Entered CJ 09/29/2016 Inspect CJ					
Code Description SWP Enclosed Porch, Solid Walls OSP Open Slab Porch	Cost Source MS Residential MS Residential	Size 84 40	Year In 0 0	Units 84 40	Depreciation 0.000 % 0.000 %
Date Added 11/04/2002 Notes 37240					

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1040	5/16/2018	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000137600		123		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
940				940		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 2					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1910	Construction Date :
Floor:		Floor Sq. Ft. : 935	Floor Sq. Ft. :
Building Cost New:		Cost : 74,640	Cost :
Single Family Style: 101		Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home		(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story		(20) <input 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 QCD	Comments:

(Continue on back)

BOOK & PAGE

2018-1042

PAGES

GRANTEE MASTER NAME #

Strobl

PARCEL # /
FILING NUMBER

1152 / 31580

DOC STAMPS

tax/lien

SALES FILE #

124

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

65

TOTAL SALE PRICE

5,000

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

5-17-2018

DEED TYPE

PR Deed

SALE QUAL

CODE

<input checked="" type="radio"/>	ADJUSTED	SUBCHNGD	NO	MOBILE
1	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

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

COMMENTS

Real Estate Transfer Statement

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
WEBSTER - 91		Mo. 5 Day 17 Yr. 2018	Mo. 5 Day 17 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Joseph J. McDole, Per Rep of Est of Jerry J McDole		Grantee's Name (Buyer) Ronald T. Strobl and Lara J. Strobl	
Street or Other Mailing Address 841 N Walnut St		Street or Other Mailing Address 428 N Chestnut St	
City Red Cloud	State NE	City Red Cloud	State NE
Zip Code 68970		Zip Code 68970	
Phone Number 402-746-4824		Phone Number 402-746-4466	
Email Address n/a		Email Address n/a	

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

8 Type of Deed	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input 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)	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"/> Yes <input checked="" type="checkbox"/> No	<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"/> 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.)	12 Was real estate purchased for same use? (If No, state the intended use.)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input 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"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	<input type="checkbox"/> Other
<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.)
\$5,000	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
218 W 4th Ave	Grantee
Red Cloud, NE 68970	

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
--	--

20 Legal Description

The West Fifty-one (51) feet of Lots One (1) and Two (2), more or less, Block Twenty-five (25), 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	\$	5,000.00
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	\$	5,000.00

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

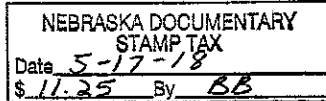
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here	Print or Type Name of Grantee or Authorized Representative	Grantee	Phone Number
	Signature of Grantee or Authorized Representative	Title	Date
	Ronald T. Strobl		402-746-4466
	Ron Strobl		5/ /2018

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 5 Day 17 Yr. 18	\$ 11.25	BK2018, Pg 1042

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 17 day
of May A.D., 2018, at 10:35
o'clock A M. Recorded in Book 2018
on Page 1042
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind Comp Assessor Carded



Return to:
Southern Title, LLC
2837 W Hwy 6 #205
Hastings, NE 68901

PERSONAL REPRESENTATIVE'S DEED

Joseph J. McDole, Personal Representative of the Estate of Jerry J. McDole, Deceased,
Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration
received from GRANTEES, Ronald T. Strobl and Lara J. Strobl, **husband and wife**,
conveys to GRANTEES, **as joint tenants and not as tenants in common**, the following
described real estate (as defined in Neb. Rev. Stat., § 76-201):

The West Fifty-one (51) feet of Lots One (1) and Two (2), more or less, Block Twenty-
five (25), Original Town of Red Cloud, Webster County, Nebraska

Subject to easements, reservations, covenants and restrictions of record;

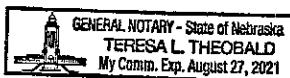
GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful
authority to convey the same.

Executed May 17, 2018.

Joseph J. McDole Personal Representative
Joseph J. McDole, Personal Representative
of the Estate of Jerry J. McDole, Deceased

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on May 17, 2016, by Joseph
J. McDole, Personal Representatives of the Estate of Jerry J. McDole, Deceased.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1042	5/17/2018	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000115200		124		1		GeoCde	TwN	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10005		025	1580		
Land		Improvements		Total		Date of Sale Property Classification Code								
435		8,495		8,930		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
						Residential				Commercial				
Multiple Improvements:						Multiple Improvements. :				Multiple Improvements. :				
Construction Date:						Construction Date :				Construction Date : 1947				
Floor:						Floor Sq. Ft. :				Floor Sq. Ft. : 2,548				
Building Cost New:						Cost :				Cost : 164,270				
Single Family Style:						Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out				Primary: 326 Other1: Other2:				
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3				
(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 checked="" 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:				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				Cost Rank: 20 Condition: 10				
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low (10) <input checked="" type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average				(20) <input checked="" 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:							
PR DEED- VALUE IS 8930.00														

(Continue on back)

WEBSTER COUNTY

2017 Real Estate Breakdown Report

3/24/18 08:52 PM

Parcel ID 000115200				Legal		Card File 000115200					
Owner STROBL, RONALD T. & LARA J. 428 N CHESTNUT ST RED CLOUD, NE 68970				WEST 51' LOTS 1 & 2 BLOCK 25 ORIGINAL TOWN RED CLOUD		Situs 218 W 4TH AVE					
County Area	0	N/A		Class Code	01-03-03-01-06-01	Value	Previous	Current			
Neighborhood	205	RED CLOUD COMMERCIAL		State GEO	4491-00-0-10005-025-1580	Buildings	8,495	8,495			
Location / Group	60	RED CLOUD (RC)		Cadastral	00002-00104-00017	Improvement	0	0			
District	65	2CS - 91-0002		Book / Page	2018 / 1042	Land / Lot	435	435			
School	91-0002	91-0002	91-0002	Sale Date	05/17/2018	Total	8,930	8,930			
				Sale Amount	5,000						
Date Added Notes											
11/04/2002 31580											
Model		Method		Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
7 RED CLOUD COMMERCIAL		02 SqFoot		2,550.000	51.000	N	3,000	0.170	0.000	435	0
							999,999	0.144			
Sale Date		Book	Page	Extend	Ownership History						Amount
05/17/2018		2018	1042		STROBL, RONALD T. & LARA J. MCDOLE, JERRY						5,000 0
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2017	115200	65	8,495	0	435	8,930	0	8,930	176.88	0	
2016	115200	65	9,395	0	435	9,830	0	9,830	201.64	0	
2015	115200	65	9,395	0	435	9,830	0	9,830	221.12	0	
2014	115200	65	9,395	0	435	9,830	0	9,830	233.52	0	
2013	115200	65	9,760	0	435	10,195	0	10,195	252.90	0	

WEBSTER COUNTY

2017 Appraisal Property Record Card

Page 2
RECORDCARD
5/24/18 06:32 PM

Parcel ID 000115200 (4249)
Cadastral ID 00002-00104-00017
PAD Class Code 01-03-03-01-06-01
State GEO 4491-00-0-10005-025-1580
Owner
STROBL, RONALD T. & LARA J.
428 N CHESTNUT ST
RED CLOUD, NE 68970
Situs
218 W 4TH AVE
Neighborhood 205 - RED CLOUD COMMERCIAL
District 65 - 2CS - 91-0002
Legal
WEST 51' LOTS 1 & 2 BLOCK 25 ORIGINAL
TOWN RED CLOUD



Primary Image Information

Image ID 2
Image Date 04/13/2018
File Name ConvertedPic.jpg
Description Converted Image

Marshall & Swift Cost Approach

(07/2013)

Property Valuation

Valuation Method Cost Approach
Improvement 8,495
Land/Lot 0
Total 8,495 3.33/SqFt

Review Information

03/17/2017 Entered CJ
09/22/2016 Inspect CJ

Date Added Notes

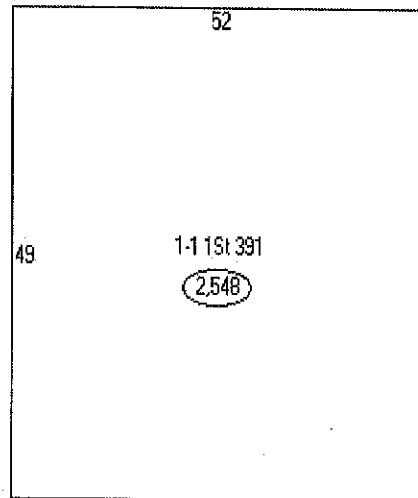
11/04/2002 31580

Income Approach

WEBSTER COUNTY
2017 Appraisal Sketch

Parcel ID	000115200	(4249)	Legal	Cadastral ID	00002-00104-00017
Owner	STROBL, RONALD T. & LARA J.		WEST 51' LOTS 1 & 2 BLOCK 25 ORIGINAL TOWN RED CLOUD	PAD Class Code	01-03-03-01-06-01
Situs	218 W 4TH AVE			State GEO	4491-00-0-10005-025-1580
Neighborhood	205 - RED CLOUD COMMERCIAL				

Parcel #: 000115200



-- Denotes common wall.

Sequence	Code	Description	Base Area	Multiplier	Total Area
1	COMM	1-1 1St 391	2,548	1.00	2,548
Total Building Area			2,548		2,548

WEBSTER COUNTY
2017 Appraisal Building

<p>Parcel ID 000115200 (4249) Cadastral ID 00002-00104-00017 PAD Class Code 01-03-03-01-06-01 State GEO 4491-00-0-10005-025-1580 Owner STROBL, RONALD T. & LARA J. 428 N CHESTNUT ST RED CLOUD, NE 68970 Situs 218 W 4TH AVE Neighborhood 205 - RED CLOUD COMMERCIAL District 65 - 2CS - 91-0002 Legal WEST 51' LOTS 1 & 2 BLOCK 25 ORIGINAL TOWN RED CLOUD</p>	<p>Building Image Information Image ID 0 Image Date File Name Description</p>	<p>Marshall & Swift Cost Approach Appraisal Zone 1000 Zone Description DEFAULT Manual Date (07/2013)</p>
<p>Building Data Building ID 1 Sequence 1 Occupancy 1 326 - Storage Garage 100 % Occupancy 2 Occupancy 3 Total Floor Area 2,548 Average Perimeter 202 Number of Stories 1 Average Wall Height 12.00 Year Built 1947 Effective Age 52</p>	<p>Construction Class C - Masonry bearing walls Rank 2.00 - Average Condition 1.00 - Worn Out Exterior Wall 100 % - Concrete Block Heating/Cooling 100 % - Space Heater Roof Type Roof Cover</p>	<p>Basement Area 0 Basement Levels 0 Basement Finish Finish Code - 1 Finish Area - 1 0 Finish Code - 2 Finish Area - 2 0</p>

BOOK & PAGE 2018-1048-1049

PAGES _____

GRANTEE MASTER NAME # Terry R. HeinrichPARCEL # /
FILING NUMBER 19103168735

DOC STAMPS

Exempt #21tax/lien

SALES FILE #

125

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

45

TOTAL SALE PRICE

0

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

5-16-2018

DEED TYPE

WD

SALE QUAL

CODE

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

LOCATION CODE

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

COMMENTS

Exempt #21

Real Estate Transfer Statement

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

FORM
521

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

1 County Name WEBSTER - 91		2 County Number []		3 Date of Sale/Transfer Mo. 5 Day 16 Yr. 2018		4 Date of Deed Mo. 5 Day 16 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) BH Farms, L.L.C. Street or Other Mailing Address 1239 N. Burlington Avenue, Suite 203 City Hastings State NE Zip Code 68901 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry R. Heinrich Street or Other Mailing Address 212 Island Drive City Don: phan State Ne Zip Code 68832 Phone Number 402-469-4078 Is the grantee a 501(c)(3) organization? [] Yes [] No If Yes, is the grantee a 509(a) foundation? [] Yes [] No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status		(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home
8 Type of Deed				
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Sheriff
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
			<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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
10 Type of Transfer				
<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death
				<input type="checkbox"/> Trustee to Beneficiary
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 type="checkbox"/> No				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input 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? 316000.		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		19 Name and Address of Person to Whom the Tax Statement Should be Sent Terry Heinrich 212 Island Drive Don: phan, Ne 68832	
18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description
SW 1/4, Section 26, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 2/3 of 160

22 Total purchase price, including any liabilities assumed	22	\$	0
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	\$	0
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 21

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.

Terry R. Heinrich

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee

Phone Number

402-469-4078

Date

5-16-18

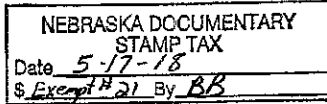
sign
here

Register of Deed's Use Only

26 Date Deed Recorded Mo. 5 Day 17 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt # 21	28 Recording Data BK2018, Pg 1048-1049	For Dept. Use Only
--	--	---	--------------------

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of May A.D., 20 18, at 2:55
o'clock P. M. Recorded in Book 2018
on Page 1048-1049
Deb Klingenberg County Clerk
3/6/00 BB Deputy
Ind Comp Assessor Carded



Return recorded document to:
Brad Moncrief, L.L.C.
1239 N. Burlington Avenue, Suite 200
Hastings, NE 68901

WARRANTY DEED

BH FARMS, L.L.C., a Nebraska Limited Liability Company, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, conveys to GRANTEE, TERRY R. HEINRICH, a single person, Grantor's interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

Southwest Quarter (SW ¼) of Section 26, Township 2 North, Range 11
West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (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 May 16, 2018.

BH FARMS, L.L.C.,
A Nebraska Limited Liability Company
BY: [Signature]
David N. Brandt, Trustee;
David N. Brandt Revocable Trust,
Member

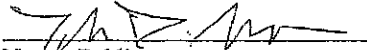
[Signature]
Brad Moncrief, Trustee;
Brad Moncrief Revocable Trust,
Member

[Signature]
Terry R. Heinrich, Member

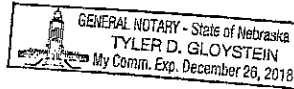
BK2018, Pg 1049

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

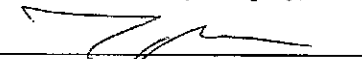
The foregoing instrument was acknowledged before me on
May 16, 2018, by David N. Brandt, Trustee; David N. Brandt Revocable
Trust, Member; BH Farms, L.L.C., a Nebraska Limited Liability Company, Grantor.


Notary Public

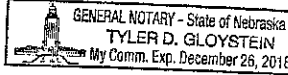
STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)



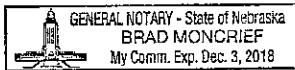
The foregoing instrument was acknowledged before me on
May 16, 2018, by Brad Moncrief, Trustee; Brad Moncrief Revocable
Trust, Member; BH Farms, L.L.C., a Nebraska Limited Liability Company, Grantor.

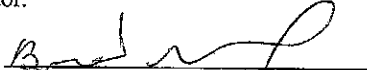

Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)



The foregoing instrument was acknowledged before me on
May 16, 2018, by Terry R. Heinrich, Member; BH Farms, L.L.C., a
Nebraska Limited Liability Company, Grantor.




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1048	5/16/2018	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001910300		125		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	26	3	00000	1	000	8735		
Land		Improvements		Total		Date of Sale Property Classification Code								
225,150				225,150		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							
	2A1						2G1							
	2A						2G	26.000				37,050		
	3A1						3G1							
	3A						3G	53.000				75,525		
	4A1						4G1							
	4A						4G	79.000				112,575		
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1					AG LAND TOTAL		158.000				225,150		
	3D						Roads	2.000						
	4D1						Farm Sites							
	4D						Home Sites							
							Recreation							
	Dwellings						Other							
	Outbuildings					Non-AG TOTAL		2.000						

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
Comments from		Comments:	
WD			

(Continue on back)

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 001910300			Legal		Card File 001910300		
Owner			SW1/4 26-2-11		Situs		
HEINRICH, TERRY R.			S-T-R: 26-02-11 Acres: 160.000		26-2-11		
212 ISLAND DRIVE							
DONIPHAN, NE 68832							
County Area	1	AREA 1	Class Code	02-05-05-03-00-09	Value	Previous	Current
Neighborhood	1	AREA 1	State GEO	4371-26-3-00000-000-8735	Buildings	0	0
Location / Group	80	RURAL (RUR)	Cadastral	00001-00098-00008	Improvement	0	0
District	45	2F2S - 91-0002	Book / Page	2018 / 1048 Ext: 1049	Land / Lot	225,150	225,150
School	91-0002	91-0002 91-0002	Sale Date	05/16/2018	Total	225,150	225,150
			Sale Amount	0			

Date Added Notes

11/04/2002 68735 / ZONING RED CLOUD JURISDICTION - PARTIAL

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	30.000	1,425	42,750	0			
2670	GRAS	2G	HOLDREGE SILT LOAM, 3-7%	2G	N	26.000	1,425	37,050	0			
3247	GRAS	4G	MEADIN LOAM, 6-30% SLOPES	4G	N	22.000	1,425	31,350	0			
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N	21.000	1,425	29,925	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	53.000	1,425	75,525	0			
4161	GRAS	4G	KIPSON SILT LOAM, 7-30% S	4G	N	6.000	1,425	8,550	0			
						158.000		225,150				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	2.000	0	0	0			
						Land Total 160.000		225,150				

Sale Date	Book	Page	Extend	Ownership History	Amount
05/16/2018	2018	1048	1049	HEINRICH, TERRY R.	0
01/09/2012	02012	00058		BH FARMS, LLC	172,000
01/20/2011	02011	00342		HEINRICH LAND & MANAGEMENT, LLC	116,480
01/29/2008	02008	00165		PORTENIER, KEITH E JR & SHARON M	51,000
01/09/2008	02008	00372		IMLER, CHAD A & MATTHEW E	148,000
03/30/2007	02007	00677		KSP, LLC	51,000
01/02/1998	01998	00018		PORTENIER, KEITH JR & SHARON	0
08/21/1997	01997	01326		PORTENIER, KEITH E & KEITH E JR 1/2 INT E	0
MONCRIEF, BRAD %					0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	910300	45	0	0	225,150	225,150	0	225,150	2,989.50	0
2016	910300	45	0	0	206,190	206,190	0	206,190	2,852.06	0
2015	910300	45	0	0	194,340	194,340	0	194,340	2,675.44	0
2014	910300	45	0	0	139,040	139,040	0	139,040	2,126.30	0
2013	910300	45	0	0	120,870	120,870	0	120,870	1,971.68	0

WEBSTER COUNTY
2017 Appraisal Property Record CardPage 2
RECORDCARD
5/24/18 07:00 PM

Parcel ID 001910300 Cadastral ID 00001-00098-00008 PAD Class Code 02-05-05-03-00-09 State GEO 4371-26-3-00000-000-8735 Owner HEINRICH, TERRY R. 212 ISLAND DRIVE DONIPHAN, NE 68832 Situs 26-2-11 Neighborhood 1 - AREA 1 District 45 - 2F2S - 91-0002 Legal S-T-R: 26-02-11 SW1/4 26-2-11		(3146)	Primary Image	Sketch Image
Property Valuation Buildings 0 Improvement 0 Land/Lot 0 Total 0 Review Information 03/07/2006 Entered SK		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 11/04/2002 Notes 68735 / ZONING RED CLOUD JURISDICTION - PARTIAL				

BOOK & PAGE

2018 - 1050
~~1048 1049~~

PAGES

GRANTEE MASTER NAME #

Brad Moncrief
Revocable
TrustPARCEL # /
FILING NUMBER

19103168735

DOC STAMPS

\$ 711.00

tax/lien

SALES FILE #

126

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					

1000	2000	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____

SUBURBAN _____

FAX DISTRICT

45

TOTAL SALE PRICE

316,000

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

5-16-2018

DEED TYPE

WD

SALE QUAL

CODE

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

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

LOCATION CODE

COMMENTS

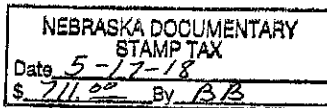
1031 Exchange

The Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township 2 North, Range
11 West of the 6th P.M., Webster County, Nebraska

BK2018, Pg 1050

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 17 day
of May A.D., 2018, at 3:00
o'clock P.M. Recorded in Book 2018
on Page 1050
Deb. Klingenberg County Clerk
\$ 10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



Return recorded document to:
Brad Moncrief, L.L.C.
1239 N. Burlington Avenue, Suite 200
Hastings, NE 68901

WARRANTY DEED

TERRY R. HEINRICH, A/K/A TERRY HEINRICH, a single person,
GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable
consideration received from GRANTEE, conveys to GRANTEE, BRAD MONCRIEF,
TRUSTEE; BRAD MONCRIEF REVOCABLE TRUST, Grantor's interest in the
following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The Southwest Quarter (SW ¼) of Section 26, Township 2 North, Range 11
West of the 6th P.M., Webster County, Nebraska.

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

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

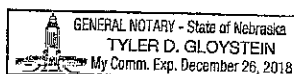
Executed May 16th, 2018.

TERRY R. HEINRICH, AKA
TERRY HEINRICH

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on
May 16th, 2018, by Terry R. Heinrich, AKA Terry Heinrich, a single
person, Grantor.

Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2018	1050	5/16/2018	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002				
Location ID		Sale Number	Useability & Code #	Parcel Number								
001910300		126	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	26	3	00000	1	000	8735
Land	Improvements	Total	Date of Sale Property Classification Code									
225,150		225,150	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									
2A1			2G1									
2A			2G	26.000	37,050							
3A1			3G1									
3A			3G	53.000	75,525							
4A1			4G1									
4A			4G	79.000	112,575							
DRYLAND 1D1			Shelterbelt/Timber									
1D			Accretion									
2D1			Waste									
2D			Other									
3D1			AG LAND TOTAL	158.000	225,150							
3D			Roads	2.000								
4D1			Farm Sites									
4D			Home Sites									
			Recreation									
Dwellings			Other									
Outbuildings			Non-AG TOTAL	2.000								

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

WEBSTER COUNTY

2017 Real Estate Breakdown Report

5/24/18 07:17 PM

Parcel ID 001910300 Owner MONCRIEF, BRAD TRUSTEE BRAD MONCRIEF REV TRUST 1239 N BURLINGTON AVENUE, SUITE 200 HASTINGS, NE 68901				Legal SW1/4 26-2-11 S-T-R: 26-02-11 Acres: 160.000				Card File 001910300 Situs 26-2-11					
County Area 1 AREA 1 Neighborhood 1 AREA 1 Location / Group 80 RURAL (RUR) District 45 2F2S - 91-0002 School 91-0002 91-0002 91-0002				Class Code 02-05-05-03-00-09 State GEO 4371-26-3-00000-000-8735 Cadastral 00001-00098-00008 Book / Page 2018 / 1050 Sale Date 05/16/2018 Sale Amount 316,000				Value Buildings Improvement Land / Lot Total Previous 0 0 225,150 225,150 Current 0 0 225,150 225,150					
Date Added Notes													
11/04/2002 68735 / ZONING RED CLOUD JURISDICTION - PARTIAL													
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		30.000	1,425	42,750	0			
2670	GRAS	2G	HOLDREGE SILT LOAM, 3-7%	2G	N		26.000	1,425	37,050	0			
3247	GRAS	4G	MEADIN LOAM, 6-30% SLOPES	4G	N		22.000	1,425	31,350	0			
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N		21.000	1,425	29,925	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N		53.000	1,425	75,525	0			
4161	GRAS	4G	KIPSON SILT LOAM, 7-30% S	4G	N		6.000	1,425	8,550	0			
							158.000		225,150				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N		2.000	0	0	0			
							Land Total 160.000		225,150				
Sale Date	Book	Page	Extend	Ownership History							Amount		
05/16/2018	2018	1050		MONCRIEF, BRAD TRUSTEE							316,000		
05/16/2018	2018	1048	1049	HEINRICH, TERRY R.							0		
05/16/2018	2018	1048	1049	HEINRICH, TERRY R.							0		
01/09/2012	02012	00058		BH FARMS, LLC							172,000		
01/20/2011	02011	00342		HEINRICH LAND & MANAGEMENT, LLC							116,480		
01/29/2008	02008	00165		PORTENIER, KEITH E JR & SHARON M							51,000		
01/09/2008	02008	00372		IMLER, CHAD A & MATTHEW E							148,000		
03/30/2007	02007	00677		KSP, LLC							51,000		
01/02/1998	01998	00018		PORTENIER, KEITH JR & SHARON							0		
08/21/1997	01997	01326		PORTENIER, KEITH E & KEITH E JR 1/2 INT E							0		
				MONCRIEF, BRAD %							0		
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax			
2017	910300	45	0	0	225,150	225,150	0	225,150	2,989.50	0			
2016	910300	45	0	0	206,190	206,190	0	206,190	2,852.06	0			
2015	910300	45	0	0	194,340	194,340	0	194,340	2,675.44	0			
2014	910300	45	0	0	139,040	139,040	0	139,040	2,126.30	0			
2013	910300	45	0	0	120,870	120,870	0	120,870	1,971.68	0			

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 001910300 (3146)</p> <p>Cadastral ID 00001-00098-00008</p> <p>PAD Class Code 02-05-05-03-00-09</p> <p>State GEO 4371-26-3-00000-000-8735</p> <p>Owner MONCRIEF, BRAD TRUSTEE BRAD MONCRIEF REV TRUST 1239 N BURLINGTON AVENUE, SUITE 200 HASTINGS, NE 68901</p> <p>Situs 26-2-11</p> <p>Neighborhood 1 - AREA 1</p> <p>District 45 - 2F2S - 91-0002</p> <p>Legal S-T-R: 26-02-11 SW1/4 26-2-11</p>	<p>Primary Image</p>	<p>Sketch Image</p>
<p>Property Valuation</p> <p>Buildings 0</p> <p>Improvement 0</p> <p>Land/Lot 0</p> <p>Total 0</p>	<p>Residential Information</p> <p>Type</p> <p>Quality .00 -</p> <p>Condition .00 -</p> <p>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>03/07/2006 Entered SK</p>	<p>Area of Slab 0</p> <p>Area of Crawl 0</p> <p>Fixture/Roughin 0 / 0</p> <p>Bed/Bathroom 0 / 0.0</p> <p>Basement Area 0</p>	
<p>Date Added Notes</p> <p>11/04/2002 68735 / ZONING RED CLOUD JURISDICTION - PARTIAL</p>		

BOOK & PAGE 2018 - 1051

PAGES _____

GRANTEE MASTER NAME #

Guadalupe
LedezmaPARCEL # /
FILING NUMBER 1524 / 38970

DOC STAMPS

225

tax/lien

SALES FILE #

127

PAGES _____

NEIGHBORHOOD #

1	200	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

1.00

S21 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

5-8-2018

DEED TYPE

W/D

SALE QUAL

CODE

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

LOCATION CODE

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

COMMENTS

Delivered @ 15,080

Real Estate Transfer Statement

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

FORM
521

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>08</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>05</u> Day <u>08</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Tammy Varela Street or Other Mailing Address 121 S Seward St 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) Guadalupe Ledezma Street or Other Mailing Address 902 S Nebraska Ave, Trailer #30 City Minden State NE Zip Code 68959 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 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"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <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"/> 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 type="checkbox"/> No _____		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input 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 121 S Seward St Red Cloud, NE 68970			19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee		
18a <input type="checkbox"/> No address assigned			18b <input type="checkbox"/> Vacant land		

20 Legal Description
Lots Six (6), Seven (7) and Eight (8), Block Two (2), Railroad Addition to the City of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	1.00
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	\$	1.00

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

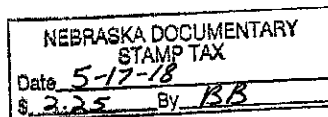
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here
 Print or Type Name of Grantee or Authorized Representative Guadalupe Ledezma Phone Number _____
 Signature of Grantee or Authorized Representative Guadalupe Ledezma Title _____ Date _____

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>17</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data <u>BR2018 Pg 1051</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 17 day
of May A.D., 20 18, at 3:10
o'clock P.M. Recorded in Book 2018
on Page 1051
Deb Klingenberg County Clerk
10.00 BB Deputy
Ind. Comp. Assessor. Carded



WARRANTY DEED

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

Lots Six (6), Seven (7) and Eight (8), Block Two (2), Railroad Addition to the City of Red Cloud, Webster County, Nebraska.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances, except 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.

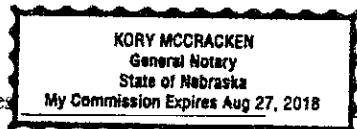
Executed May 8, 2018.

Tammy Varela
Tammy Varela

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 8, 2018, by Tammy Varela, a single person.

Comm. expires



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Parcel ID 000152400			Legal LOTS 6-8 BLOCK 2 RAILROAD ADDITION RED CLOUD			Card File 000152400		
Owner LEDEZMA, GUADALUPE 902 S NEBRASKA AVE, TRAILER #30 MINDEN, NE 68959						Situs 121 S SEWARD ST		
County Area	0	N/A	Class Code	01-01-01-01-06-02		Value	Previous	Current
Neighborhood	200	RED CLOUD	State GEO	4491-00-0-10065-002-0000		Buildings	10,120	14,155
Location / Group	60	RED CLOUD (RC)	Cadastral	00002-00110-00015		Improvement	0	0
District	65	2CS - 91-0002	Book / Page	2018 / 1051		Land / Lot	925	925
School	91-0002	91-0002 91-0002	Sale Date	05/08/2018		Total	11,045	15,080
			Sale Amount	1				


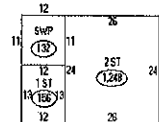
Date Added Notes

11/04/2002 38970

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
6 RED CLOUD	02 SqFoot	10,500.000	75.000	N		25,000	0.088	925	0
						130,680	0.007		
						999,999	0.003		

Sale Date	Book	Page	Extend	Ownership History	Amount
05/08/2018	2018	1051		LEDEZMA, GUADALUPE	1
07/10/2017	02017	02284		VARELA, TAMMY	1,000
07/10/2017	02017	02284		VARELA, TAMMY	1,000
05/11/2015	02015	00897		DELL, HUGH A & MELBA L	9,250
03/12/2015	02015	00591		DELL, HUGH & MELBA	14,250
12/04/1993	01998	00148		SIDLO, DUAINE & PARTHENA	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	152400	65	10,120	0	925	11,045	0	11,045	218.78	0
2016	152400	65	10,120	0	925	11,045	0	11,045	226.54	0
2015	152400	65	15,525	0	925	16,450	0	16,450	370.02	0
2014	152400	65	15,525	0	925	16,450	0	16,450	390.80	0
2013	152400	65	9,575	0	925	10,500	0	10,500	260.48	0

Parcel ID 000152400 Cadastral ID 00002-00110-00015 PAD Class Code 01-01-01-01-06-02 State GEO 4491-00-0-10065-002-0000 Owner LEDEZMA, GUADALUPE 902 S NEBRASKA AVE, TRAILER #30 MINDEN, NE 68959 Situs 121 S SEWARD ST Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 6-8 BLOCK 2 RAILROAD ADDITION RED CLOUD	(412) Primary Image	Sketch Image
		

Property Valuation Buildings 14,155 Improvement 0 Land/Lot 0 Total 14,155	Residential Information Type Single-family Residence Quality 4.00 - Good Condition 2.00 - Badly Worn Base/Total 780 / 1,404 Style 89 % - Two Story 11 % - One Story Exterior Wall 100 % - Frame, Siding, Vinyl Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 8 / 0 Bed/Bathroom 3 / 2.0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1875/0
Review Information 10/03/2011 Inspect TA Entered		

Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	2.00	0		324 sqft	0.000 % / 0.000 %
Approximate value after 90.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 70						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
WST	Wood Stove	MS Residential	1	0	1	0.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	132	0	132	0.000 %
RPO	Raised Slab Porch	MS Residential	154	0	154	0.000 %

Date Added Notes

11/04/2002 38970

BOOK & PAGE 2018-1052-1053

PAGES _____

GRANTEE MASTER NAME # BH Farm L.L.C.

PARCEL # /
FILING NUMBER 24092 / 72840
25019 / 73550
19103 / 68735

DOC STAMPS Exempt 5b

tax/lien _____

SALES FILE # 128

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					

1000	2000	4000	9000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL _____

SUBURBAN _____

TAX DISTRICT 45

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 5-16-2018

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	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Exempt 5b

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.

128

FORM
521

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 91		3 Date of Sale/Transfer Mo. 05 Day 16 Yr. 18		4 Date of Deed Mo. 05 Day 16 Yr. 18	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brad Moncrief Revocable Trust Street or Other Mailing Address 1239 N. Burlington Avenue, Suite 200 City Hastings State NE Zip Code 68901 Phone Number (402) 462-5353 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) BH Farms, L.L.C. Street or Other Mailing Address 1239 N. Burlington Avenue, Suite 204 City Hastings State NE Zip Code 68901 Phone Number - 402-462-5353 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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"/> 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.) <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 type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input 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? 904,164				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				19 Name and Address of Person to Whom the Tax Statement Should be Sent BH Farms, L.L.C. 1239 N. Burlington Avenue, Suite 204 Hastings, NE 68901			
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							

20 Legal Description
SEE ATTACHED

21 If agricultural, list total number of acres 405.02

22 Total purchase price, including any liabilities assumed	22	\$	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.)	23	\$	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

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

Under penalties of law, I declare that I have examined this 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 N. Brandt, Trustee; David N. Brandt Revocable Trust

Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Title

Member

Phone Number

Date

402-462-5353
5/16/18

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 05 Day 17 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt # 56	28 Recording Data BK2018, Pg 1052-1053
---	--	---

An undivided one-third (1/3) interest in all of Section 21, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska, EXCEPT vacated County Road running East and West between Section 21 and Section 28, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska;

An undivided one-third (1/3) interest in Lots 9 and 12 in the Northeast Quarter (NE ¼) of Section 19, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska, EXCEPT any portion of the property lying within the right of way conveyed to the Nebraska and Colorado Railroad Company by Deed recorded in Book K, Page 166, conveyed to the Chicago, Burlington & Quincy Railroad by Deed recorded in Book 8, Page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company; and

The Southwest Quarter (SW ¼) of Section 26, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

BK2018, Pg 1052

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 17 day
of May A.D., 2018, at 3:15
o'clock P.M. Recorded in Book 2018
on Page 1052-1053

Deb. Klingenberg County Clerk
5/16/00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date <u>5-17-18</u> \$ <u>Exempt \$56</u> By <u>BB</u>
--

Return recorded document to:
Brad Moncrief, L.L.C.
1239 N. Burlington Avenue, Suite 200
Hastings, NE 68901

WARRANTY DEED

BRAD MONCRIEF, TRUSTEE; BRAD MONCRIEF REVOCABLE TRUST,
GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable
consideration received from GRANTEE, conveys to GRANTEE, BH FARMS, L.L.C., a
Nebraska Limited Liability Company, Grantor's interest in the following described real
estate (as defined in Neb. Rev. Stat., § 76-201):

An undivided one-third (1/3) interest in all of Section 21, Township 3
North, Range 12 West of the 6th P.M., Webster County, Nebraska,
EXCEPT vacated County Road running East and West between Section
21 and Section 28, Township 3 North, Range 12 West of the 6th P.M.,
Webster County, Nebraska;

An undivided one-third (1/3) interest in Lots 9 and 12 in the Northeast
Quarter (NE ¼) of Section 19, Township 4 North, Range 12 West of the 6th
P.M., Webster County, Nebraska, EXCEPT any portion of the property lying
within the right of way conveyed to the Nebraska and Colorado Railroad
Company by Deed recorded in Book K, Page 166, conveyed to the Chicago,
Burlington & Quincy Railroad by Deed recorded in Book 8, Page 101, of the
records of Webster County, Nebraska, and now operated by Burlington
Northern and Santa Fe Railroad Company; and

The Southwest Quarter (SW ¼) of Section 26, Township 2 North, Range 11
West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (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 May 16, 2018.

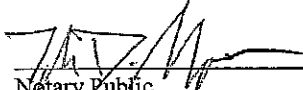
BRAD MONCRIEF REVOCABLE TRUST

BY:

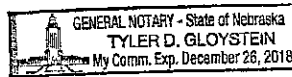
Brad Moncrief
BRAD MONCRIEF, TRUSTEE;
BRAD MONCRIEF REVOCABLE TRUST

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on
May 16, 2018, by Brad Moncrief, Trustee; Brad Moncrief Revocable
Trust, Grantor.



Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1052	5/16/2018	Base: 01-0123		Affiliated: 01-0123		Unified: 01-0123						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002409200		128		4		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4247	3	12	21	0	00000	1	000	2840
Land		Improvements		Total		Date of Sale Property Classification Code								
1,825,010		86,915		1,911,925		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G		10.990		15,660				
2A1						2G1								
2A						2G		31.960		45,545				
3A1						3G1								
3A						3G		53.000		75,525				
4A1						4G1								
4A						4G		104.530		148,960				
DRYLAND 1D1		7.000		18,935		Shelterbelt/Timber								
1D		104.190		281,835		Accretion		3.500						
2D1		60.500		147,320		Waste		16.050		2,890				
2D						Other								
3D1		1.780		4,030		AG LAND TOTAL		878.940		1,809,245				
3D		72.340		163,850		Roads		11.420						
4D1		155.870		341,355		Farm Sites		1.000		5,765				
4D		257.230		563,340		Home Sites		1.000		10,000				
						Recreation								
Dwellings				48,000		Other								
Outbuildings				38,915		Non-AG TOTAL		13.420		15,765				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
Comments from	Comments:
WD-BH FARMS LLC ALL 3 PARCELS	
(Continue on back)	

WEBSTER COUNTY

2017 Real Estate Breakdown Report

Parcel ID	002409200	Legal	ALL 21-3-12 S-T-R: 21-03-12 Acres: 637.300	Card File	002409200
Owner	BH FARMS, LLC 1239 N BURLINGTON AVENUE, SUITE 204 HASTINGS, NE 68901			Situs	1537 WRD 400
County Area	1 AREA 1	Class Code	01-05-05-03-00-10	Value	Previous Current
Neighborhood	1 AREA 1	State GEO	4247-21-0-00000-000-2840	Buildings	31,060 48,000
Location / Group	80 RURAL (RUR)	Cadastral	00001-00054-00011	Improvement	38,915 38,915
District	120 123F3S - 01-0123	Book / Page	2018 / 1052 Ext 1053	Land / Lot	1,460,565 1,460,565
School	01-0123 01-0123 01-0123	Sale Date	05/16/2018	Total	1,530,540 1,547,480
		Sale Amount	0		

Date Added

Notes

11/04/2002 AG RESIDENTIAL

Permit No.	Type	Description	Date Open	Date Closed	Amount
0002	00 N/A	~2012 PER BOB CHECK FOR REMODELING	01/24/2012	01/24/2012	0
0001	00 N/A	~2009 CORRECT ACRES TO MATCH WORKSHEET	09/04/2008	12/12/2008	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		91.600	2,190	200,605	0			
2667	DRY	1D	HOLDREGE SILT LOAM, 0-1%	1D	N		13.600	2,705	36,790	0			
2668	DRY	1D	HOLDREGE SILT LOAM, 1-3%	1D	N		74.800	2,705	202,335	0			
2669	DRY	1D	HOLDREGE SILT LOAM, 1-3%	1D	N		12.300	2,705	33,270	0			
3561	DRY	2D1	HOBBS SILT LOAM, OCCASION	2D1	N		60.500	2,435	147,320	0			
3852	DRY	4D	GEARY-HOBBS SOILS	4D	N		153.700	2,190	336,605	0			
3864	DRY	1D1	HASTINGS SILT LOAM, 0-1%	1D1	N		7.000	2,705	18,935	0			
4138	DRY	4D1	HOLDREGE SILT LOAM, 7-11%	4D1	N		20.000	2,190	43,800	0			
4147	DRY	3D	HOLDREGE SOILS, 3-7% SLOP	3D	N		71.800	2,265	162,625	0			
4148	DRY	4D1	HOLDREGE SOILS, 7-11% SLO	4D1	N		115.900	2,190	253,820	0			
								621.200	1,436,105				

2521	GRAS	4G	COLY-HOBBS SILT LOAMS, 0-	4G	N		0.100	1,425	145	0			
2668	GRAS	1G	HOLDREGE SILT LOAM, 1-3%	1G	N		6.000	1,425	8,550	0			
								6.100	8,695				

ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N		8.000	0	0	0			
BLD1	FARM	BLD1	BUILDING SITE 1ST ACRE	BLD1	N		1.000	5,765	5,765	0			
HOM1	HOME	HOM1	HOME SITE 1ST ACRE, AG RE	HOM1	N		1.000	10,000	10,000	0			
								Land Total	637.300	1,460,565			

Sale Date	Book	Page	Extend	Ownership History	Amount
05/16/2018	2018	1052		BH FARMS, LLC	0
12/04/2007	02007	02611		BH FARMS, LLC	499,200
					0
					0
					0
					0

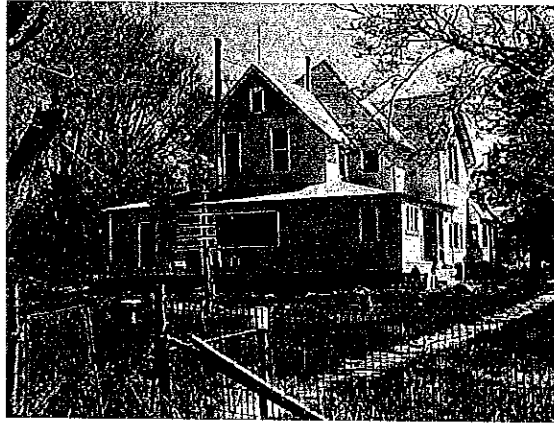
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	409200	120	31,060	38,915	1,460,565	1,530,540	0	1,530,540	13,555.66	0
2016	409200	120	31,060	38,915	1,459,830	1,529,805	0	1,529,805	13,241.84	0
2015	409200	120	33,885	38,915	1,661,265	1,734,065	0	1,734,065	15,447.66	0
2014	409200	120	33,885	38,915	1,156,150	1,228,950	0	1,228,950	14,138.80	0

WEBSTER COUNTY
2017 Real Estate Breakdown ReportPage 2
RECORDCARD
5/25/18 09:44 AM

Parcel ID 002409200			Owner BH FARMS, LLC			Legal ALL 21-3-12				
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2013	409200	310	35,955	19,450	948,005	1,003,410	0	1,003,410	14,253.08	0

WEBSTER COUNTY

2017 Appraisal Property Record Card

Parcel ID 002409200 Cadastral ID 00001-00054-00011 PAD Class Code 01-05-05-03-00-10 State GEO 4247-21-0-00000-000-2840 Owner BH FARMS, LLC 1239 N BURLINGTON AVENUE, SUITE 204 HASTINGS, NE 68901 Situs 1537 WRD 400 Neighborhood 1 - AREA 1 District 120 - 123F3S - 01-0123 Legal S-T-R: 21-03-12 ALL 21-3-12		(3966) Primary Image	Sketch Image			
						
Property Valuation Buildings 48,000 Improvement 38,915 Land/Lot 0 Total 86,915		Residential Information Type Single-family Residence Quality 4.00 - Good Condition 2.00 - Badly Worn Base/Total 1,712 / 3,065 Style 88 % - Two Story 12 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 8 / 0 Bed/Bathroom 0 / 2.0 Basement Area 760	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1900/0			
Review Information 03/07/2007 Entered SK 09/02/1992 Inspect LS						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
SWP	Enclosed Porch, Solid Walls	MS Residential	84	0	84	0.000 %
RPS	Raised Slab Porch with Roof	MS Residential	119	0	119	0.000 %
Date Added 11/04/2002 Notes AG RESIDENTIAL						

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 002409200 (3966)
Cadastral ID 00001-00054-00011
PAD Class Code 01-05-05-03-00-10
State GEO 4247-21-0-00000-000-2840
Owner
BH FARMS, LLC
1239 N BURLINGTON AVENUE, SUITE 204
HASTINGS, NE 68901
Situs
1537 WRD 400
Neighborhood 1 - AREA 1
District 120 - 123F3S - 01-0123
Legal
S-T-R: 21-03-12
ALL 21-3-12

Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
EQSH OP	Equipment Shop Building Components	D	2.00	2.00	0	0	36x24x0	Concrete	Metal	864
EQSH	Equipment Shed Building Components	D	3.00	3.00	0	0	72x54x11	Dirt	Metal	3,888
BARN	Barn (Obsolete) Building Components	D	2.00	2.00	0	0	50x48x0	Dirt		2,400

WEBSTER COUNTY

2017 Real Estate Breakdown Report

5/25/18 09:43 AM

Parcel ID 002501900				Legal LOTS 9 & 12 IN NE1/4 LESS 3.56 ACRE TRACT 19-4-12 S-T-R: 19-04-12 Acres: 95.060				Card File Situs 19-4-12				002501900			
Owner BH FARMS, LLC 1239 N BURLINGTON AVENUE, SUITE 204 HASTINGS, NE 68901															
County Area 1 AREA 1				Class Code 02-05-05-03-00-09				Value				Previous		Current	
Neighborhood 1 AREA 1				State GEO 4129-19-1-00000-000-3550				Buildings				0		0	
Location / Group 80 RURAL (RUR)				Cadastral 00001-00014-009+0				Improvement				0		0	
District 125 123F3N - 01-0123				Book / Page 2018 / 1052 Ext: 1053				Land / Lot				139,295		139,295	
School 01-0123 01-0123 01-0123				Sale Date 05/16/2018				Total				139,295		139,295	
				Sale Amount 0								139,295		139,295	
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		4.040	2,190	8,850	0					
2671	DRY	3D1	HOLDREGE SILT LOAM, 3-7%	3D1	N		1.780	2,265	4,030	0					
3553	DRY	4D	HOBBS SILT LOAM, FREQUENT	4D	N		7.890	2,190	17,280	0					
4147	DRY	3D	HOLDREGE SOILS, 3-7% SLOP	3D	N		0.540	2,265	1,225	0					
4148	DRY	4D1	HOLDREGE SOILS, 7-11% SLO	4D1	N		19.970	2,190	43,735	0					
8869	DRY	1D	HORD SILT LOAM, 0-1% SLOP	1D	N		3.490	2,705	9,440	0					
							37.710		84,560						
2675	GRAS	2G	HOLDREGE SILT LOAM, 3 TO	2G	N		5.960	1,425	8,495	0					
3553	GRAS	4G	HOBBS SILT LOAM, FREQUENT	4G	N		25.430	1,425	36,240	0					
8869	GRAS	1G	HORD SILT LOAM, 0-1% SLOP	1G	N		4.990	1,425	7,110	0					
							36.380		51,845						
WASTE	WASTE	WASTE	WASTE	WASTE	N		16.050	180	2,890	0					
LB/RIVE	ACCR	ACCR	LB/RIVE	ACCR	N		3.500	0	0	0					
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N		1.420	0	0	0					
							Land Total	95.060	139,295						
Sale Date				Book	Page	Extend	Ownership History				Amount				
05/16/2018				2018	1052	1053	BH FARMS, LLC				0				
12/28/2005				02006	00025		BH FARMS, LLC				75,000				
11/20/1999				02000	00174		SCHWARTZKOPF, GARY & DEBRA				50,000				
							MONCRIEF, BRAD %				0				
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax					
2017	501900	125	0	0	139,295	139,295	0	139,295	1,225.10	0					
2016	501900	125	0	0	134,925	134,925	0	134,925	1,160.46	0					
2015	501900	125	0	0	144,455	144,455	0	144,455	1,278.28	0					
2014	501900	125	0	0	145,790	145,790	0	145,790	1,679.86	0					
2013	501900	315	0	0	123,735	123,735	0	123,735	1,759.10	0					

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 002501900 (4021)</p> <p>Cadastral ID 00001-00014-009+0</p> <p>PAD Class Code 02-05-05-03-00-09</p> <p>State GEO 4129-19-1-00000-000-3550</p> <p>Owner BH FARMS, LLC 1239 N BURLINGTON AVENUE, SUITE 204 HASTINGS, NE 68901</p> <p>Situs 19-4-12</p> <p>Neighborhood 1 - AREA 1</p> <p>District 125 - 123F3N - 01-0123</p> <p>Legal S-T-R: 19-04-12 LOTS 9 & 12 IN NE1/4 LESS 3.56 ACRE TRACT 19-4-12</p>	<p>Primary Image</p>	<p>Sketch Image</p>
<p>Property Valuation</p> <p>Buildings 0</p> <p>Improvement 0</p> <p>Land/Lot 0</p> <p>Total 0</p> <p>Review Information</p> <p>03/13/2006 Entered SK</p>	<p>Residential Information</p> <p>Type</p> <p>Quality .00 -</p> <p>Condition .00 -</p> <p>Base/Total 0 / 0</p> <p>Area of Slab 0</p> <p>Area of Crawl 0</p> <p>Fixture/Roughin 0 / 0</p> <p>Bed/Bathroom 0 / 0.0</p> <p>Basement Area 0</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 0/0</p>

WEBSTER COUNTY

2017 Real Estate Breakdown Report

5/25/18 09:38 AM

Parcel ID 001910300			Legal SW1/4 26-2-11 S-T-R: 26-02-11 Acres: 160.000			Card File 001910300 Situs 26-2-11						
Owner BH FARMS, LLC 1239 N BURLINGTON AVENUE, SUITE 204 HASTINGS, NE 68901												
County Area 1 AREA 1			Class Code 02-05-05-03-00-09			Value						
Neighborhood 1 AREA 1			State GEO 4371-26-3-00000-000-8735			Buildings Previous Current						
Location / Group 80 RURAL (RUR)			Cadastral 00001-00098-00008			Improvement 0 0						
District 45 2F2S - 91-0002			Book / Page 2018 / 1052 Ext: 1053			Land / Lot 225,150 225,150						
School 91-0002 91-0002 91-0002			Sale Date 05/16/2018			Total 225,150 225,150						
			Sale Amount 0									
Date Added Notes												
11/04/2002 68735 / ZONING RED CLOUD JURISDICTION - PARTIAL												
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	30.000	1,425	42,750	0			
2670	GRAS	2G	HOLDREGE SILT LOAM, 3-7%	2G	N	26.000	1,425	37,050	0			
3247	GRAS	4G	MEADIN LOAM, 6-30% SLOPES	4G	N	22.000	1,425	31,350	0			
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N	21.000	1,425	29,925	0			
4147	GRAS	3G	HOLDREGE SOILS, 3-7% SLOP	3G	N	53.000	1,425	75,525	0			
4161	GRAS	4G	KIPSON SILT LOAM, 7-30% S	4G	N	6.000	1,425	8,550	0			
						158.000		225,150				
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	2.000	0	0	0			
						Land Total 160.000		225,150				
Sale Date	Book	Page	Extend	Ownership History				Amount				
05/16/2018	2018	1048	1049	HEINRICH, TERRY R.				0				
05/16/2018	2018	1052	1053	BH FARMS, LLC				0				
05/16/2018	2018	1050		MONCRIEF, BRAD TRUSTEE				316,000				
05/16/2018	2018	1050		MONCRIEF, BRAD TRUSTEE				316,000				
05/16/2018	2018	1048	1049	HEINRICH, TERRY R.				0				
01/09/2012	02012	00058		BH FARMS, LLC				172,000				
01/20/2011	02011	00342		HEINRICH LAND & MANAGEMENT, LLC				116,480				
01/29/2008	02008	00165		PORTENIER, KEITH E JR & SHARON M				51,000				
01/09/2008	02008	00372		IMLER, CHAD A & MATTHEW E				148,000				
03/30/2007	02007	00677		KSP, LLC				51,000				
01/02/1998	01998	00018		PORTENIER, KEITH JR & SHARON				0				
08/21/1997	01997	01326		PORTENIER, KEITH E & KEITH E JR 1/2 INT E				0				
				MONCRIEF, BRAD %				0				
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax		
2017	910300	45	0	0	225,150	225,150	0	225,150	2,989.50		0	
2016	910300	45	0	0	206,190	206,190	0	206,190	2,852.06		0	
2015	910300	45	0	0	194,340	194,340	0	194,340	2,675.44		0	
2014	910300	45	0	0	139,040	139,040	0	139,040	2,126.30		0	
2013	910300	45	0	0	120,870	120,870	0	120,870	1,971.68		0	

WEBSTER COUNTY

2017 Appraisal Property Record Card

Parcel ID 001910300 Cadastral ID 00001-00098-00008 PAD Class Code 02-05-05-03-00-09 State GEO 4371-26-3-00000-000-8735 Owner BH FARMS, LLC 1239 N BURLINGTON AVENUE, SUITE 204 HASTINGS, NE 68901 Situs 26-2-11 Neighborhood 1 - AREA 1 District 45 - 2F2S - 91-0002 Legal S-T-R: 26-02-11 SW1/4 26-2-11	(3146)	Primary Image	Sketch Image
Property Valuation Buildings 0 Improvement 0 Land/Lot 0 Total 0		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	
Review Information 03/07/2006 Entered SK		Marshall & Swift Cost Approach (06/2013) Year/Effective Age 0/0	

Date Added Notes

11/04/2002 68735 / ZONING RED CLOUD JURISDICTION - PARTIAL

2018-1093

PAGES

GRANTEE MASTER NAME #

James W.

PARCEL # /
FILING NUMBER

001203600/6945

NW 1/4 9-3-9

Wehrman

DOC STAMPS

PS \$ 792.00

tax/lien

SALES FILE #

129

PAGES

NEIGHBORHOOD #1

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

TAX DISTRICT

180

TOTAL SALE PRICE _____

352,000

521 ADJUSTMENTS \$

ASSESSOR ADJUSTMENTS \$

REVIEW CODE

NO

SALES DATE

5-23-2018

DEED TYPE

WD

SALE QUALITY

YES	ADJUSTED	SUBCHNGD	NO	MOBILE
1	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT
RH	BLA	COW	GR	INA
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE

LOCATION CODE

COMMENTS

Real Estate Transfer Statement

FORM
521

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

129

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 91		3 Date of Sale/Transfer Mo. 5 Day 23 Yr. 2018		4 Date of Deed Mo. 5 Day 22 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary Wilhelm Street or Other Mailing Address 2164 Road 2100 City Blue Hill State NE Zip Code 68930 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James W. Wehrman Street or Other Mailing Address 3147 Road R City Lawrence State NE Zip Code 68957 Phone Number 402-319-1779 Email Address 			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input 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"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <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)		10 Type of Transfer					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.)				12 Was real estate purchased for same use? (If No, state the intended use.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input 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.)			
\$352,000				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land?				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input checked="" type="checkbox"/> Yes Ruhter Auction & Realty <input type="checkbox"/> No			
18 Address of Property				19 Name and Address of Person to Whom the Tax Statement Should be Sent			
Ag land				Grantee			
18a <input checked="" type="checkbox"/> No address assigned				18b <input checked="" type="checkbox"/> Vacant land			

20 Legal Description
The Northwest Quarter (NW¼) of Section Nine (9), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres **160+-**

22 Total purchase price, including any liabilities assumed	22	\$	352,000.00
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	\$	352,000.00

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.

James W. Wehrman

Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Grantee

Title

Phone Number

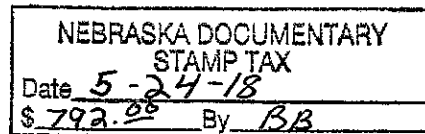
5/ /2018

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 24 Yr. 18	27 Value of Stamp or Exempt Number \$ 792.00	28 Recording Data BK2018, Pg 1093	

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 24 day
of May A.D., 2018, at 3:01
o'clock P M. Recorded in Book 2018
on Page 1093
Deb Klingenberg County Clerk
310.00 BB Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Gary Wilhelms, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, James W. Wehrman, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Nine (9), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska

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

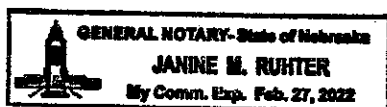
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed May 22, 2018.

Gary Wilhelms
Gary Wilhelms

STATE OF NEBRASKA)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me on May 22, 2018 by Gary Wilhelms, a single person.



Janine M. Ruhter
Notary Public

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 24 day
of May A.D., 20 18, at 3:00
o'clock P M. Recorded in Book 2018
on Page 1091-1092
Deb Klingerberger County Clerk
\$16.00 BB Deputy
Ind Comp Assessor Carded

SPACE ABOVE RESERVED FOR REGISTER OF DEEDS OFFICE RECORDING INFORMATION

RETURN TO: Southern Title, LLC
P O Box 221
Red Cloud, NE 68970

CERTIFIED DEATH CERTIFICATE

FULL & COMPLETE LEGAL DESCRIPTION – OR ATTACH LEGAL DESCRIPTION ON PAGE 2 IF
ADDITIONAL SPACE IS NEEDED:

Legal Description: The Northwest Quarter (NW¼) of Section Nine (9), Township Three (3)
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

3/15/2018
LINCOLN, NEBRASKA

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



STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH

18 03341

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Jenine Christine Wilhelms				2. SEX Female		3. DATE OF DEATH (Mo., Day, Yr.) March 11, 2018	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Casper, Wyoming				5a. AGE - Last Birthday (Yrs.) 64		5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	
7. SOCIAL SECURITY NUMBER				8a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)			
8b. FACILITY NAME (If not institution, give street and number) Mary Lanning Healthcare				8d. COUNTY OF DEATH Adams			
8c. CITY OR TOWN OF DEATH (Include Zip Code) Hastings 68901				9a. RESIDENCE-STATE Nebraska			
9b. COUNTY Webster				9c. CITY OR TOWN Blue Hill			
9d. STREET AND NUMBER 2164 Road 2100				9e. APT. NO.		9f. ZIP CODE 68930	
9g. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown				10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Gary Wilhelms			
11. FATHER'S NAME (First, Middle, Last, Suffix) Doyle Whaley				12. MOTHER'S NAME (First, Middle, Maiden Surname) Claire Cummings			
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No				14a. INFORMANT NAME Gary Wilhelms		14b. RELATIONSHIP TO DECEDENT Husband	
15. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE Not Embalmed		16b. LICENSE NO.		16c. DATE (Mo., Day, Yr.) March 13, 2018	
18d. CEMETERY, CREMATORY OR OTHER LOCATION BV Cremation Center		CITY / TOWN Hastings		STATE Nebraska			
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Livinston-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) Metastatic Uterine Cancer						onset to death 10 Years	
DUE TO, OR AS A CONSEQUENCE OF: b)						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 checked="" 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	
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)		21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO	
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.) March 11, 2018		23b. DATE SIGNED (Mo., Day, Yr.) March 13, 2018		23c. TIME OF DEATH 07:20 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) Scott Gordon, MD		24b. TIME OF DEATH		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD	
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" 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		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) Scott Gordon, MD, 715 N Joseph Ave, Hastings, Nebraska, 68901							
28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) March 14, 2018			

0266981

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 001203600				Legal NW1/4 9-3-9 S-T-R: 09-03-09 Acres: 160.000				Card File 001203600 Situs 9-3-9			
Owner WEHRMAN, JAMES W. 3147 ROAD R LAWRENCE, NE 68957											
County Area	1	AREA 1	Class Code 02-05-05-03-00-09				Value		Previous	Current	
Neighborhood	1	AREA 1	State GEO 4241-09-2-00000-000-1945				Buildings		0	0	
Location / Group	80	RURAL (RUR)	Cadastral 00001-00050-00011				Improvement		0	0	
District	180	74F5S - 91-0074	Book / Page 2018 / 1093				Land / Lot		274,380	274,380	
School	91-0074	91-0074 91-0074	Sale Date 05/23/2018				Total		274,380	274,380	
				Sale Amount 352,000							
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
2671	DRY	3D1	HOLDREGE SILT LOAM, 3-7%	3D1	N	42.000	2,265	95,130	0		
4147	DRY	3D	HOLDREGE SOILS, 3-7% SLOP	3D	N	20.000	2,265	45,300	0		
						62.000		140,430			
2670	GRAS	2G	HOLDREGE SILT LOAM, 3-7%	2G	N	37.000	1,425	52,725	0		
3852	GRAS	4G	GEARY-HOBBS SOILS	4G	N	57.000	1,425	81,225	0		
						94.000		133,950			
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	4.000	0	0	0		
						Land Total 160.000		274,380			
Sale Date	Book	Page	Extend	Ownership History				Amount			
05/23/2018	2018	1093		WEHRMAN, JAMES W. WILHELMS, GARY				352,000			
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2017	203600	180	0	0	274,380	274,380	0	274,380	3,828.14	0	
2016	203600	180	0	0	263,100	263,100	0	263,100	3,698.82	0	
2015	203600	180	0	0	276,200	276,200	0	276,200	3,812.36	0	
2014	203600	180	0	0	194,320	194,320	0	194,320	3,058.02	0	
2013	203600	180	0	0	164,910	164,910	0	164,910	2,858.30	0	

WEBSTER COUNTY

2017 Appraisal Property Record Card

Parcel ID 001203600 (1825) Cadastral ID 00001-00050-00011 PAD Class Code 02-05-05-03-00-09 State GEO 4241-09-2-00000-000-1945 Owner WEHRMAN, JAMES W. 3147 ROAD R LAWRENCE, NE 68957 Situs 9-3-9 Neighborhood 1 - AREA 1 District 180 - 74F5S - 91-0074 Legal S-T-R: 09-03-09 NW1/4 9-3-9	Primary Image	Sketch Image
Property Valuation Buildings 0 Improvement 0 Land/Lot 0 Total 0	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
Review Information 02/13/2006 Entered SK		

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2018	1093	5/23/2018	Base: 91-0074		Affiliated: 91-0074		Unified: 91-0074				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001203600	129	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4241	3	9	9	2	00000	1	000	1945
Land	Improvements	Total		Date of Sale Property Classification Code								
274,380		274,380		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								
2A1				2G1								
2A				2G	37.000	52,725						
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G	57.000	81,225						
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1	42.000	95,130		AG LAND TOTAL	156.000	274,380						
3D	20.000	45,300		Roads	4.000							
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	4.000							

Assessor's Adjustment to Sale Price (+ or -):

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

Comments from

Comments:

WD

(Continue on back)