800k & PA	15E_ <u>&amp;() 8</u>	-104	# PA	GES	<del></del>	GRANTEE MASTER NAM	EII DENNI	3 Dely
PARCEL FILING NUMB	#/ BER <u>201114</u>	1800-la	125	SE!14	34-2-9	_		
DOC STAM	es Elev	npt SA		tax/lien		 		
SALES FILE	n	5	# PAG	ES	_			
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	BLADEN RESIDENTIA
	405	500	505	510	515	600	~ 6∩S	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME 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	4900	9000	9500			<u> </u>
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L							SUBURBAN _	
TAX DISTRICT	<u>う</u>	_						
TOTAL SALE PRICE_	1.00	<i></i>						
521 ADJUSTMENTS \$	· · · · <u>· · · · · · · · · · · · · · · </u>							
SSESSOR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	5-1	-2018						
DEED TYPE	WI	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3	0,	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SAL	ENOTTO BEUSED ARA	AS LENGTH / NOT VALID FOR			
LOCATION CODE	914	BLA	cow	GR I	IBASUREMENT INA	RC	ROS	RUR
	BLUEFIILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RIMAL
COMMENTS	Evens	15A -	Date	of Su	le 3-1	-2007		

## NEBRASKA Good Life Great Service.

#### **Real Estate Transfer Statement**

105

ғокм **521** 

 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale Fransfer 4 Date of Deed 1 County Name 2 County Number Nebster Select County & County Number 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Zip Code Zip Code Is the grantee a 501(c)(3) organization? 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mineral Interests-Nonproducing Mobile Home State Assessed **M**improved Single Family Industrial Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Recreational IOLI. Commercial Distribution Land Contract/Memo Partition Sheriff Other\_ 8 Type of Deed Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ☐ Irrevocable Trust ☐ Revocable Trust 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Transfer on Death part of an IRS like-kinu & (I.R.C. § 1031 Exchange) Auction Easement ן Gift Life Estate Sale Trustee to Beneficiary Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (if No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes X Yes No. No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other . Brothers and Sisters Grandparents and Grandchild Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) # 3 0 7, 480

16 Does this conveyance divide a current parcel of land? Yes X No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes \_ Yes Address of Property

2290 Hwy 136

Guide Rock Ne 68942

The Address assigned 18b Vacant land 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Dennis E. Duffy 2190 Hwy 136 Quide Roux, Ne 68942 18a No address assigned 20 Legal Description The Southeast Quarter of Section 34-2.9 Webster County, Nebras KA 22 Total purchase price, including any liabilities assumed . . 23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 0100 50 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 Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data Day 2

BK2018, B924

State of Nebraska Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Moss A.D., 2018, at 1:30 o'clock P.M. Recorded in Book 2018 on Page 924 Och Kingenberger County Clerk 5/10.00 J.R. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	•
Date 5-2-18	
\$ Exempt#Sa By BB	_

### WARRANTY DEED

,	er and Nadin	е міттег, п	wife	Frantor, whether one o	
in consideration of \$1	l and real e	state contr	act and purch	ase money,	:
	• • • • • • • • • • • • • • • • • • • •	, rec	ceipt of which is here	eby acknowledged, con	veys to
	5	D. 66	-3	, G	rantee,
		Duffy, sin			
the following described	real estate (as dei		_		
Web	oster	County, Nebra	aska:		
	Webster Co	unty, Nebra	of Section 3 ska, less any or highway pu thereof.	portion '	
			an one) with the Gr		- 1
(1) is lawfully seise reservations, co	ed of such real est evenants and resta	ate and that it is rictions of record	free from encumbra	nces subject to easem	ents,
(2) has legal power	and lawful autho	ority to convey th	e same;		
			te against the lawfu	claims of all persons.	!
Executed:Merch	2.007		Nadine	Claims of all persons.  Miller	
Executed:Merch	2007		Nadine	miller	
Executed:Merch	Date 2007.  Miller  kansas		Nadine	miller	
Executed:March  Franklin  State of Nekraskex Ar	Date 2007.  Date 2007.  Miller kansas	in the force me	Madine Nadine	Miller Miller	
Executed: March  Franklin  State of Nebraskex Art  County of Bento  The foregoing instrum by Franklin Mille eal/commsn expire	Date  2007  Date  A Miller  kansas  ment was acknowler and Nagar	in the force me	Madine Nadine	Miller	
Executed: March Franklin State of Nebraskex Ar County of Benzo The foregoing instrum by Franklin Mille eal/commsn expire STATE OF NEBRASKA County of	n Miller kansas ment was acknowler and Nagra	Concord	Madine Nadine	Miller  2007.  fe, to me know	
Executed: March  Franklin  State of Nebraskex Art  County of Benzo  The foregoing instrum by Franklin Mille eal/comman expire  STATE OF NEBRASKA	n Miller kansas ment was acknowler and Nagra	Concord	Madine Nadine	Miller  Miller  2007.  fe, to me know  Was din  public	
Executed: March  Franklin  State of Nebraskex Ar  County of Benzo  The foregoing instrum by Franklin Mille eal/commsn expire  STATE OF NEBRASKA  County of Benzo	n Miller kansas er and Nagy	Concording to the concording t	Nadine Nadine Nadine Nadine Nation Notary	Miller  Miller  2007.  fe, to me know  Was dinc  public	n persona
Executed: March.  Franklin  State of Nebraskex Art  County of Benzo  The foregoing instrum by Franklin Mille eal/commsn expire  STATE OF NEBRASKA  County of Benzo  Filed for record and enter	n Miller kansas er and Nagy	TONCOM STATE ON THE BOOK	Nadine  Nadine  Nadine  Nation  Notary  Notary	Miller  2007. fe, to me know Public  Page	n persona

PARCE FILING NUM		226/30	120			GRANTEE MASTER NAI		<u> </u>
						<del></del>		
DOC STAI	MPS 22.	50		tax/lien				·
SALES FIL	LE #	ما	# PAG	SES		<del></del>		
NEIGHBORHOO	D # 1	100	105	200				
	AGRICULTURAL		GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	300 BLUE HILL RESIDENTIAL	305 BEUETIRL COMMERCIAL	BI.ADEN RE
	405	500	505	510	515	600	Gns	
	BLADEN COMMERCIAL	COWLES W/ HOMI SITE	E COWLES NO HOME SITE	cowles	COWLES E COMMERCIAL/NO SITE	ROSEMONT W/HOM		61 ROSEN COMMERÇI
	615	700	<b>70</b> S	710	800	805	1000	100
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO FIOME SITE	RURAL COMMERCIAL	RURAL COM
	0101	1015	1020			•		
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT_	105						_	
OTAL SALE PRICE_	10,00	<b>20</b>						
i adjustments <u>s</u>	<u> </u>							
ADJUSTMENTS <u>S</u>			<u>.</u>					
REVIEW CODE	NO							
SALES DATE	5-1-8	2018			<b>~</b> :		·	
DEED TYPE	5-1-2 U	ロ						
SALE QUAL	YES	ADJUSTED	SUBCHINGD	NO	MOBILE			
CODE		2	3	4	s			
ſ	USABILITY	AS ADJUSTED	SUBCHANGED SAL	E NOTTO BE USED ARM	VALID FOR			
	<del></del>				INA	RC	ROS	RUR
CATION CODE	BH	BLA	cow	GR	INA			



		· · · · · ·
	ent is signed and items 1-25 are accurately completed  3 Date of Sale/Transfer  4 Date of Deed	
1 County Name   2 County Number   WEBSTER - 91		y <u>0</u> Yr. 2018
	·	<u> </u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Douglas D. and Kathleen Ockinga	Joseph J. McDole	
Street or Other Mailing Address 12 Brandt's Lakewood	Street or Other Mailing Address 841 N Walnut St	
City State Zip Code Kearney NE 68845		Zip Code 68970
Phone Number (402) 746-2747	Phone Number Is the grantee a 501(c)(3) organi (402) 746-2669 If Yes, is the grantee a 509(a) for	zation? Yes No Indation? Yes No
Email Address	Email Address	ilidation: les    140
7 Property Classification Number. Check one box in categories A and B. Check C		
	B) Property Type	(C)
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
iOLi. Commercial Recreational		
	and Contract/Memo Partition Sheriff	Other
	ease Personal Rep. Trust/Trustee  lineral Quit Claim Warranty	
		ansfer on Death
part of an IRS like-kind exchange?		rustee to Beneficiary
(Miles & Not Localige)		ther (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If	<u> </u>
✓ Yes    No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	latives? (If Yes, check the appropriate box.)	
	Partnership, or LLC Self Oth	er
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse	
Ex-spouse Parents and 0	Child Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
	☐ Yes	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	
Yes V No	of the agent or title company contact.) Yes	No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
122 E 5th Avenue	same as Grantee	
Red Cloud, NE 68970		
18a No address assigned 18b Vacant land		
20 Legal Description		
The East 52 1/2 feet of Lots One (1) and Two (2), E	Block Four (4), Original Town of Red C	loud, Webster
County, Nebraska.		
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	\$ <b>22</b>	10,000,00
23 Was non-real property included in the purchase?  Yes  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)	\$ · · · · · · · · · · · <b>. · · · · · · · ·</b>	10,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemptio	n number	
Under penalties of law, I declare that I have examined this statem correct, and that I am duly authorized to sign this statement.		omplete, and
David B. Garwood		(402) 746-3613
sign Krintor Type Name of Grantee of Authorized Representative	Attorney	Phone Number
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use O	niv	For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data	. 2. 20pa 000 0mj
Mo. 5 Day 2 Yr. 18 \$ 22.50	BK2018, Pg 925	
Nebraska Department of Revenue	Authorized by Mah 5	lev Stat && 76-214 77-1327(2)

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

BK2018, Pg 925

State of Nebraska County of Webster Entered on the numericat index and filed for record in the Clerk's office of said county this day of May A.D., 20/8, at 3:/0. o'clock P.M. Recorded in Book 20/8 OP 18 Page 925 Deb Kingenhero County Clerk 10.00 Beg Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
Date 5-2-78
\$ 22-50 By 183

#### 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.

STATE OF NEBRASKA, COUNTY OF Buffalo ) ss.

The foregoing instrument was acknowledged before me on May \_\_/ 5/\_\_, 2018, by Douglas D. Ockinga and Kathleen Ockinga, husband and wife.

Comm. expires Nov. 4, 2020 Meagan Kershner

Notary Public

GENERAL NOTARY - State of Nebraska MEAGAN KERSHNER My Comm. Exp. Nov. 4, 2020

# Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page			Sale Date			<b>X</b> 349		Sc	hool Dis	trict Cod			
91	201	18	925		5,	/1/2018	Base:	1-	0002	2	Affi	liated: 9	1-0002	Uni	fied: 9	1-0002
Location	D	Sale	Number	U	seabi	lity & Code #						Parcel N	Number			
0001026	500	:	106		1		GeoCde	Tv	vn 1	Rng	Sec	t Qrt	Subdiv	Агеа	Blk	Parcel
	Da	ite of S:	ale Assessed	l Val	ue		4371				00	0	10005		004	0120
Land		Imp	rovements			Total		17 (3 .52 (2007 1) (2007 1)	Date	of S	Sale	Property	Classific	ation	Code	
	450		4,75	5		5,205	Status		Proper	ty Ty	pe	Zoning	Location	CI	ty Size	Parcel Size
Assessor Lo	cation:	RED	CLOUD (1	RC)	•		A) 1	E	3)	03		C) 3	D) 1	E)	6	F) 1
	Thursday,		ac Market G. Ask G. B. San San San			Residential			1	9 %			Commer	cial	rear (fig.	
	Mult	iple Imj	provements:	Mult	iple, In	provements.:			Mul	tiple.	Impro	vernents.:				
		Constr	uction Date:	Cons	truction	1 Date :			Con	struct	ion D	ate:	1900			
			Floor:	Floor	Sq. Ft				Floo	π Sq.	Ft.:	2	,090			
		Buildin	g Cost New:	Cost	:				Cos	t:		56	,618			
Single Family	Style:			Res	identia	ıl Condition:			Cor	nme	rcial	Оссирапо	y Code:		adina nga	5 ( 5 - 4) 5 ( 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7
(100) 🗆 Mo	bile Hom	e		(10)		Worn Out			Prir	пагу:	47	' <b>0</b> Ot	her1:		Other2:	
(101) 🗆 One	e Story			(20)		Badly Worn			Cor	nmei	rcial	Construc	tion Class:	3		
(102) 🗆 Two	o Story			(30)		Average			(1)		Fire	proof Str	actural Stee	l Fram	•	
(103) 🗆 Spli	it Level			(40) 🗆 Good			(2)	(2)  Reinforced Concrete Frame								
(104) 🗆 11/	2 Story			(50)		Very Good			(3)	玉	Ma	sonry Bea	ring Walls			
(111) 🗆 Bi-I	Level			(60)		Excellent	(4) D Wood or Steel Framed Ext. Walls									
(106) 🗆 Oth	ег							340 %	(5)		Me	tal Frame	and Walls			
Townhouse or	Duplex	Style:		Resi	dentia	l Quality:			(6)		Pol	e Frame				
(301) 🗆 One	Story			(10)		Low			Cos	t Rai	ık:	20		onditi	on: 10	<b>)</b>
(302) 🗆 Two	Story			(20)		Fair			(10)	) 🗆	Lov	Ÿ	(	10) 🗷	Worn	Out
(307) 🗆 1 1/3	2 Story			(30)		Average			(20)	) 🗷	Ave	erage	(	20) 🗆	Badly	Wom
(308) □ Spli	t Level			(40)		Good			(30)	) 🗆	Abo	ove Averag	ge (	30) 🗆	Avera	ge
(309) 🗆 21/2	2 Story			(50)		Very Good			(40)	) 🗆	Hig	h	(	40) 🗆	Good	
(304) 🗆 One	Story Dr	ıplex		(60)	<u> </u>	Excellent		- 1 3	34	4	E Vie		( )	50) 🗆	Very (	Good
(305) □ Two	Story D	uplex				<b>美沙山乡</b> 沙克等								50) 🗆	Excell	ent
Assessor's	Adjus	tment	to Sale P	rice	(+ 0)	r -) <b>:</b>		•								
Assessor Co	mments	and R	eason for A	djus	tment	*										
Comments fr				······································			-	·								
WD	L VIII							·OIII	ments							
								<del></del>								
															(Conti	nue on back)



#### **WEBSTER COUNTY**

2017 Real Estate Breakdown Report

Page 1 RECORDCARD

Parcel ID 000102600 Legal Card File 000102		
Card File   000102600	600	
County Area         0         N/A         Class Code         01-03-03-01-06-01         Value           Neighborhood         205         RED CLOUD COMMERC!         State GEO         4371-00-0-10005-004-0120         Buildings           Location / Group         60         RED CLOUD (RC)         Cadastral         00002-00102-081A0         Improvement           District         65         2CS - 91-0002         Book / Page         2018 / 925         Land / Lot           School         91-0002         91-0002         Sale Date         05/01/2018         Total           Date Added Notes         Total	Previous 4,755 0 450 5,205	4,755 0 0 0 450
11/04/2002 30120		
Model         Method         Lot Size         Frontage Spot Code         Cutoff         Value           7 RED CLOUD COMMERCIAL         02 SqFoot         2,625.000         52.500 N         3,000         0,170           999,999         0.144	Add (+/-) 0.000	Lot Value Appr ID 450 0
Sale Date Book Page Extend Ownership History		Amount
03/23/1998		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		
2016 102600 65 4,755 0 450 5,205 0 5,205		
2015 102600 65 4,415 0 450 4,865 0 4,865		
2014 102600 65 4,415 0 450 4,865 0 4,865		
2013 102600 65 4,285 0 450 4,735 0 4,735	5 117.46	0



2017 Appraisal Property Record Card

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

Parcel ID 000102600 (4209) Marshall & Swift Cost Approach (07/2013) 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 COMMERCI District 65 - 2CS - 91-0002 Legal EAST 52'6 LOTS 1 & 2 BLOCK 4 ORIGINAL TOWN RED CLOUD Primary Image Information Image ID Image Date 04/13/2018 ConvertedPic.jpg File Name Description Converted Image Property Valuation Income Approach Valuation Method Cost Approach Improvement 4.755 Land/Lot Total 4,755 2.28/SqFt Review Information 03/13/2017 Entered CJ 10/19/2016 Inspect CJ Date Added Notes 11/04/2002 30120

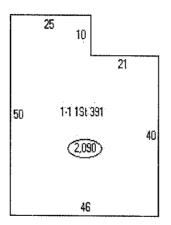


2017 Appraisal Sketch

Page 3 RECORDCARD 5/21/18 05:00 PM

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

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		1.00	
			Total Building Area	2,090		2,090



2017 Appraisal Building

Page 4 RECORDCARD 5/21/18 05:00 PM

Parcel ID	000400000				5/21/18 05:00 P
Cadastral ID		(4209)		Marshall & Swift Cost Appro-	ich
PAD Class Code	00002-00102-081A0			Appraisal Zone	1000
State GEO	01-03-03-01-06-01			Zone Description	DEFAULT
State GEO Owner	4371-00-0-10005-004-0120			Manual Date	(07/2013)
MCDOLE, JOSEPH 841 N WALNUT RED CLOUD, NE 6					,
Situs					
122 E 5TH AVENUI	ST RED CLOUD NE 68970				
Neighborhood	205 - RED CLOUD COMMERCI				
District	65 - 2CS - 91-0002				
Legal					
EAST 52'6 LOTS 1 TOWN RED CLOU	& 2 BLOCK 4 ORIGINAL )				
		Building Image Infor	mation		
	•	Image ID	0		
		Image Date			
		File Name			
		Description			
Building Data					
Building ID	1	Construction Class	C - Masonry bearing walls	Basement Area	0
Sequence	1	Rank	2.00 - Average	Basement Levels	Õ
Occupancy 1	470 - Equipment (Shop) Building 100 %		1.00 - Worn Out	Basement Finish	·
Occupancy 2		Exterior Wall	100 % - Concrete Block	Finish Code - 1	
Occupancy 3		Heating/Cooling	100 % - No HVAC	Finish Area - 1	0
Total Floor Area	2,090	Roof Type		Finish Code - 2	•
Average Perimeter	192	Roof Cover		Finish Area - 2	0
Number of Stories	1				-
Average Wall Heigi					
Year Built	1900				
Effective Age	99				

	page <u>2018</u> TLH/ 000 (A	2045/lle,	440		· · · · · · · · · · · · · · · · · · ·	GRANTEE MASTER NAM	Wulf	
DOC STAN	4rs 27.	,OO		tax/lien		<del></del>		
SA( ES FIL	E#	7	# PAGE	ES	_			
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 THILL COMMERCIAL	BLADEN RESID
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMON COMMERCIAL W
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMER
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	25				,		JOOKBAN _	
<del></del>	1200	$\sim$						
OTAL SALE PRICE	10,00	<u> </u>						
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R ADJUSTMENTS S  REVIEW CODE  SALES DATE  DEED TYPE	5-1 fr Qe		SUBCHNGD 3	NO U	MOBILE 5			
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REVIEW CODE  SALES DATE  DEED TYPE  SALE QUAL  CODE	F-1 PR Qe YES 1 USABILITY	ADJUSTED  2 AS ADJUSTED	3 SUBCHANGED SALE	GR GR	5 LENGTH / NOT VALID FOR ASUREMENT		ROS XOSEMONT	RUR RURAL



#### Real Estate Transfer Statement

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

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) I	- 1	

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

**FORM** 

· If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 2018 05 01 05 01 Day \_ Day. WEBSTER - 91 Mα 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer See Attached Travis Wulf and Ashlev Wulf Street or Other Mailing Address 455 Nebraska Street Street or Other Mailing Address City State Zip Code City Guide Rock Zip Code 68942 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address NA Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Becreational Distribution 8 Type of Deed Conservator Land Contract/Memo Sheriff Other Partition Bill of Sale Tesement Lease Trust/Trustee Corrective Personal Rep. Cemetery Mineral Quit Claim Death Certificate - Transfer on Death Warranty Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure √ Sale Auction Easement Gift Life Estate Trustee to Beneficiary Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (if No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes □ No. √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Self Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$12,000 **V** No Yes \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 215 Republican Street, Guide Rock, NE 68942 Grantee's 625 High Street, Guide Rock, NE 68942 18a No address assigned 18b 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 12.000:00 22 Total purchase price, including any liabilities assumed ..... 23 Was non-real property included in the purchase? Tyes V No (If Yes, enter dollar amount and attach itemized list.) 12.000100 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. 402-257-71*3*1 itee or Authorized Representative Phone Number sign Title Date Authorized Representative Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data 2  $\infty$ Day

Nebraska Department of Revenue

or — Carded —	Ind — Comp — Assess
OCHON Deputy	60000
KY County Clerk	MODOWINA O
SOC Noot in Book	o'ciock P M. Recor
VSD C SINI YINI	Clerk's office of said co.
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Entered on the	County of Webster   SS.

Ni Date	BRASK 5/3	A DOCUMENT	ARY
\$2	rop	By Obs	

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 GRANTEES, as joint tenants with rights of survivorship, and not as tenants in

common, the following described real est	ate (as defined in Neb. Rev. Stat. § 76-201):
Lot 5 and the North 25 feet of Lot 6, Bloc Nebraska, AND	k 12, Original Town of Guide Rock, Webster County
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	Chad Wulf, Co-Personal Representative
of the Estate of Billy D. Wernecke, Deceased	of the Estate of Billy D. Wernecke, Deceased
STATE OF Kongas )  COUNTY OF North	
The foregoing instrument was acknowledged before me by	y Jason Stephens on this 23 day of 4pc) 2018.
CHARLIE KOHFELD Notary Public - State of Kansas My Appt. Expires 8/29/18	Public Notary Signature Charlic Kohfild
(SEAL)	Print Name My Commission Expires: 8/29/18
STATE OF <u>Nebraska</u> ) COUNTY OF <u>Nuckolls</u> )ss.	·
The foregoing instrument was acknowledged before me by	Chad Wulf on this 15th day of May 2018.
	Kayla M. Duffy Public Notary Signature
GENERAL NOTARY - State of Nebraska  KAYLA M DUFFY  My Comm. Exp. January 11, 2022  (SEAL)	Kayla Duffy Print Name My Commission Expires: 1-11-2022

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

Name: Chad Wulf, Co-Per Address: 2820 Road J, Gu Phone:	•	
Name: Jason Stephens, C Address: 514 Railroad, Aln Phone:	Co-Personal Representative mena, KS 67622 Email: jason@almenastatebank	r net



## Residential & Commercial Sales Worksheet

Cnty No.	Boo	k	Page			Sale Date					S	choo	l Dis	trict Co	de				
91	201	.8	933		5	/1/2018	Base:	Base: 91-0501 Affiliated: 91-0501 Unified: 91-0501						501					
Location	ı ID	Sale Nu	mber	Ū	seabi	lity & Code #			marie que la companie de la companie			Par	cel N	Vumber					
000604	500	107	7		4	05	GeoCde	7	wn	Rng	Se	ct	Qrt :	Subdiv	1	геа	Blk		Parcel
	Dat	te of Sale	Assessed	Val	ue		4487				0	0	0	4000	5		012	0	000
Land		Improv	ements	G N		Total	4.2 (4.6)	43	Di	ate of	Sale	Pro	perty	Classif	icat	ion (	Code		345X
The second second second	250		5,140	,	V	5,390	Status		Prop	erty Ty	ре	Zoi	ning	Locati	on	Cit	y Size	Par	cel Size
Assessor Lo	ocation:	GUIDE :	ROCK (	(GR)			A) 1		B)	01		2.000	1	D) 1		E)	7	F)	1
			30 30 30 30 30 30 30 30 30 30 30 30 30 3	(), (), (), (), ()		Residentia	d .		- P		Sýr. S			Comm	erci	al			
	Multip	ple Improv	ements:	Multi	ple. In	provements :	Me to a commence	20	N	/ultiple	Impi	roveme	nts.:	ar beautiful for the	3, 5, 5, 7	company of	- granturopas , a	- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CONTRACTOR
	de la companya de la Co	Constructi	or service of a service				10			construc									
	Market 1		Floor:	Floor	Sq. Ft	. :	52		F	loor Sq.	Ft.:							•	
	· ·	Building Co	0.15 0.1	Cost		77,9	35			ost:									
Single Family		Total Science 2		Resi	dentia	d Condition: 2	<b>0</b>	98.00° 36.70°	C	omme	rcia	l Occu	ipand	y Code:	23,00				
(100) □ Mc	bile Home	:		(10)		Worn Out			P	rimary	:		Oti	herl:		(	Other2:		
(101) 🗟 On	e Story			(20)	*	Badly Worn			C	omme	гсіа	l Cons	truct	tion Clas	s:			( ) ( ) ( ) ( ) ( ) ( )	
(102) 🗆 Tw	o Story			(30)		Average				(1)	Fi	гергоо	f Str	ictural St	eel F	rame			
(103) 🗆 Spl	it Level			(40)		Good				(2)	Re	inforc	ed C	oncrete F	rame	;		,	
(104) 🗆 11/	/2 Story			(50)		Very Good				(3)	M	asonry	/ Bear	ring Wall	5				
(111) 🗆 Bi-l	Level			(60) ☐ Excellent				,	(4)	W	ood or	r Stee	l Framed	Ext.	Wall	s			
(106) 🗆 Oth	ıer		2		(成元)		fylb fil		) } }	(5)	М	etal Fr	ame a	and Walls	,				
Townhouse or	r Duplex S	tyle:	6 4 9569 4 64749568	Resi	dentia	l Quality: 20				(6) 🗆	Pc	le Fra	me						
(301) 🗆 One	e Story			(10)		Low			C	ost Ra	nk:				Cor	ditio	n:		
(302) 🗆 Two	o Story			(20)	×	Fair			(	10) 🗆	Lc	₩			(10)		Worn	Out	
(307) 🗆 1 1/	2 Story			(30)		Average			(	20) 🗆	Αι	rerage			(20)		Badly	Won	n
(308) 🗆 Spl	it Level			(40)		Good			(	30) 🗆	Αt	ove A	verag	ge	(30)		Averag	je	
(309) 🗆 21/	2 Story			(50)		Very Good			(	40) 🗆	Hi	gh			(40)		Good		
(304) 🗆 One	e Story Duj	plex		(60)		Excellent				1995 195 8		3 - 22 - 3 - 2 - 3 - 3 - 3 - 3 - 3	, inter-	ti sendu. Visi	(50)		Very C	lood	
(305) 🗆 Two	o Story Du	plex	)× 10		18 K						A. S.	Nak A			(60)		Excelle	nt	
Assessor's	Adjust	ment to	Sale Pr	ice	(+ 01	r -) <b>:</b>													
Assessor Co	mments a	and Reaso	n for Ac	ljust	ment	*													
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PRQCD-2	4 PARCI	PTD																	
			****														(Contin	ue or	ı back)



2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/21/18 06:31 PM

Parcel ID Owner WULF, TRAVIS & A 455 NEBRASKA S GUIDE ROCK, NE	T	00		Legal LOT 5 & N 25' 6 ORIGINAL TOW	BLK 12 GUIDE ROCK N	Card File 00060 Situs 215 REPUBLICAN ST GUIDE ROCK, NE 68942	4500	
County Area Neighborhood Location / Group District School	0 100 40 25 91-0501	N/A GUIDE ROCK GUIDE ROCK ( GR11VS - 65-0 91-0501	· · · · · · · · · · · · · · · · · · ·	Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	01-01-01-01-07-01 4487-00-0-40005-012-0000 00002-00091-00083 2018 / 933 05/01/2018 12,000	Value Buildings Improvement Land / Lot Total	Previous 9,515 0 100 9,615	Current 4,060 0 100 4,160
Date Added Notes 11/04/2002 CARD Model		GLIDE; 65	Meth	od Lot Si	ze Frontage Spot Code	Cutoff Value	Add (+/-) Lot V	alue Appr ID

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	p History				Amount
05/01/2018	2018	933		WULF, TR	AVIS & ASHLEY				12,000
04/27/2017	02017	00862		WERNECH	· · · · · · · · · · · · · · · · · · ·				0
04/27/2017	02017	00862		WERNECH	• • • • • • • • • • • • • • • • • • • •				Ö
03/31/2012	02017	00861			NDY & DEBRA				ŏ

04204	10007	00007	00001		WOLL, WAND GOLL					U
01/01		02007	00360		WERNECKE, BILLY D	)				20,000
Year	Statement	<u>District</u>	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	604500	25	9,515	0	100	9,615	0	9,615	178,14	n origing read
2016	604500	25	5,620	5,720	100	5,720	5,720	0	0.00	ام
2015	604500	25	2,690	2.790	100	2,790	2,790	ñ	0.00	, i
2014	604500	25	2,690	2,790	100	2,790	2,790	0	0.00	ŠĮ.
2013	604500	25	5,775	6,130	355	6,130	6,130	0		<u> </u>
			3,7,73	0,100	000	0,130	0,130	Ü	0.00	U



2017 Real Estate Breakdown Report

Page 1 RECORDCARD

					cai Estate Dieakdowii i	port					5/21/18 (	06:30 PM
Parcel ID	0006168	900		Legal		С	ard File	00061	6800			
Owner				LOTS 3 & 4 BLK 4 (	GUIDE ROCK TALBOTS	s	itus					
WULF, TRAVI	S & ASHLEY			ADDITION		1 (	325 \HIGH ST					
455 NEBRASH GUIDE ROCK												
ODIDE ROOK	1111 00042									<del> </del>		
County Area	0	N/A		Class Code	01-01-01-01-07-02		alue					
Neighborhood	-	GUIDE ROCK		State GEO	4487-00-0-40020-004-0000				Pi	revious		Current
Location / Gro		GUIDE ROCK (GR)		Cadastral	00002-00087-00037	1	uildings			6,570		1,080
District	25	GR11VS - 65-0011		Book / Page	2018 / 933	l l	nprovement and / Lot			450		450
School	91-0501		1-0501	Sale Date	05/01/2018	j	anu / Lot			150		150
1	5, 0001	5.0001	77 0001	Sale Amount	12,000	Τ-	otal			6,720		1,230
Date Added N	Votes			oute ranount	12,000			·				
09/25/2007	CARD # 18250	/ GLIDE # 63									·	
l	18250	,										
Model			Method	Lot Size	Frontage Spot Cod	e C	utoff	Value	Add (+/-)		ot Value	Appr ID
4 GUIDE ROC	K		02 SqFoot	14,000.000	100,000 N		,000	0.010	0.000		150	0
							.000	0.002	0.000			ĭ
							,999	0.001				
Sale Date	Book	Page	Extend	d Owner	ship History		<del>,</del>					Amount
05/01/2018	2018	933		WULF,	TRAVIS & ASHLEY							12,000
04/27/2017	02017	00862		WERN	ECKE, BILLY							0
03/31/2012	02017	00861		WULF,	RANDY & DEBRA							ő
01/01/2007	02007	00360		WERN	ECKE, BILLY D							20,000
06/29/2001	02001	01431		WERN	ECKE BILLY							6,500
				WERN	ECKE, BILLY							0,000
	ent District	Building	Other	Land	Total	Exempt		Taxab	le To	tal Tax	Per	naity Tax
2017 6168		6,570	0	150	6,720	0		6,72	20	124.50		0
2016 6168	-	2,910	0	150	3,060	0		3,06	30	55.78		0
2015 6168		2,305	0	150	2,455	0		2,45	55	45.36		0
2014 6168		2,305	0	150	2,455	0		2,45	55	50.90		0
2013 6168	300 25	8,080	0	540	8,620	0		8,62	20	194.26		0
1								•				-



2017 Appraisal Property Record Card

Sketch Image

Page 2 RECORDCARD 5/21/18 06:30 PM

Parcel H: 000616800

Parcel ID 000616800 (1204) Primary Image 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

Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 1.080 Type Single-family Residence Year/Effective Age 1878/0 Improvement Quality 3.00 - Average Land/Lot n Condition 1.00 - Worn Out Total 1.080 Base/Total 1.008 / 1.008 Review Information Style 100 % - One Story 12/15/2013 Entered AG **Exterior Wall** 100 % - Frame, Stucco 10/29/2013 Inspect TS Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab Area of Crawl 1,008 Fixture/Roughin 5/0 Bed/Bathroom 2/1.0 Basement Area Code Description **Cost Source** Size Year In Units Depreciation SWP Enclosed Porch, Solid Walls MS Residential 96 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



2017 Appraisal Property Record Card

Page 2 RECORDCARD 5/21/18 06:31 PM

Parcel ID 000604500 (1109) Primary Image Sketch Image Cadastral ID 00002-00091-00083 Parcel #: 000004500 PAD Class Code 01-01-01-01-07-01 State GFO 4487-00-0-40005-012-0000 Owner WULF, TRAVIS & ASHLEY 455 NEBRASKA ST GUIDE ROCK, NE 68942 Situs 1 STÆR T] (30) 215 REPUBLICAN ST GUIDE ROCK NE 68942 (552) Neiahborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal 22 40 Gar LOT 5 & N 25' 6 BLK 12 GUIDE ROCK ORIGINAL TOWN (308) (ജ) Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 4.060 Single-family Residence Туре Year/Effective Age 1910/0 Improvement Quality 0 2.00 - Fair Land/Lot Condition 0 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 SK Inspect 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 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 Ω 120 42.000 % CPGR Carport, Gable Roof MS Residential 308 O 308 0.000 % RPO Raised Slab Porch 30 MS Residential 0 30 0.000 % SWP Enclosed Porch, Solid Walls MS Residential 168 n 168 0.000 %

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

Date Added Notes

BOOK & PA	age <u>XO18</u>	-434-9	36 #PA	GES	<del></del>	GRANTEE MASTER NAM	ie i Donna	دیار
PARCEL FILING NUMB		120900		<u>35 37</u>	30		Striv	Kland
DOC STAMI	- Exem	npt 13		tax/lien		<del>_</del>	Cont	ract
SALES FILE	"	7	# PAG	es	_			
NEIGHBORHOOD	1	300	105	<u> 200</u>	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BEUE HILL COMMERCIAL	BLADEN RESIDENTI
	405	500	505	510	515	690	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SI
	615	700	70\$	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AIMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN_	
TAX DISTRICT	65							
TOTAL SALE PRICE	23,7	00						
521 ADJUSTMENTS <u>S</u>	800.	00						
SSESSOR ADJUSTMENTS \$	245	00						
REVIEW CODE	NO							
SALES DATE	5-3-2	2018						
DEED TYPE	Con	tract_						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	ī	2	3	(1)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED SALE		IS LENGTH / NOT VALIO FOR EASUREMENT			
LOCATION CODE	BLDERUCE	BLA BLADEN	COW	GR GUIDE ROCK	INA	RC RED CLOUD	ROS ROSEMONT	RUR RURAI,
COMMENTS	Cont	ract	1. 1.Agneer	net fo	r Sabe	als Rea	lestet	<u> </u>

#### **NEBRASKA** Good Life Great Service.

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

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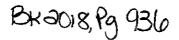
FORM 521

DEPARTMENT OF REVENUE			attachment and identity the it		
	The deed will not be recorded	unless this statemen			
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	
	Select County & County N	umber	Mo. 5_ Day 3_Yr. 2	Day Day	Yr,
5 Grantor's Name, Addr	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and	Telephone (Please Print)	
Grantor's Name (Seller)	- 10		Grantee's Name (Buyer)	15+111	.1
Street an Other Mailing Ad	<u>5au Dennea</u> Igresse Aug	4	Street or Other Mailing Address	ade rice	ME E
City	State State	Zip Code	City City	State	Zip Ogde
Phone Number	n NF 12895	Ţ	Phone Number Is the	a RE 6 grantee a 501(c)(3) organization	on? Yes No
30	<u> </u>			s, is the grantee a 509(a) founda	tion? Yes No
Email Address			Ernáil Address		
7 Property Classification	on Number. Check one box in catego	ories A and B. Check C it	property is also a mobile home.		
(A) Status			Property Type		(C)
Improved	Single Family Ind	lustrial [	Mineral interests-Nonproducing	State Assessed	Mobile Home
Unimproved		ricultural	Mineral interests-Producing	Exempt	
IOCL		creational			
			nd Contract/Memo Partition	Sheriff O	ther
<u>-</u> =	Conservator Corrective	Easement Le	<del></del>		alei
	Death Certificate - Transfer on Death	Executor Mir		Warranty	
		Distribution Forect			afer on Death
9 Was the property pure part of an IRS like-kin	d exchange?	= =			ee to Beneficiary
(I.R.C. § 1031 Exchan	- ·			· ·	r (Explain)
		<u> </u>		ourchased for same use? (If No.	, , ,
Yes Yes No	rred in full? (If No. explain the division.	·)	; Magazi	No	State the interiord doc.)
13 Was the transfer between	en relatives, or if to a trustee, are the	trustor and beneficiary rela	tives? (If Yes, check the appropriate	box.)	
🗌 Yes 🔀 No	Aunt or Uncle to Niece or Nep	nhew 🔲 Family Corp., F	Partnership, or LLC Self	Other_	
	Brothers and Sisters	Grandparents	and Grandchild Spouse		
	Ex-spouse	Parents and Ci	nild Step-pa	rent and Step-child	
14 What is the current ma	rket value of the real property?		15 Was the mortgage assumed? (	If Yes, state the amount and inte	erest rate.)
			\ \	10 Mortage	~ %
16 Does this conveyance	divide a current parcel of land?	***************************************	17 Was transfer through a real est	ate agent or a title company?	Yes, include the name
☐ Yes ✓ No			of the agent or title company co		
18 Address of Property	7.1		19 Name and Address of Person to	o Whom the Tax Statement Sho	
605	N.Em in		00000	1 6 - 1	and
	red Cloud N.			JO WICK	
18a No address assig	ned 18b Vacant land		685 NE!	11 NF 68	978
20 Legal Description /	F 1	1.00	Ned CIE	SUCH NIE 20	1 2
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Block agricultural list total	ck1 Smit	hand M	oores Addi	tion	TO NE
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	ck1 Smit	- RedCl	oorés Addi	tion Webster(	10 NE 1500 Q
22 Total purchase price	ck15mit number of acres	- RedCl	oores Addioud City	Webster(	10 NF 4500 G
22 Total purchase price 23 Was non-real proper	e, including any liabilities assume	_ RedC  d(Yes □ No (If Yes, er	oudcity	webster	10 NF 4500 Q 800 Q
22 Total purchase price 23 Was non-real proper	ck15mit number of acres	_ RedC  d(Yes □ No (If Yes, er	oudcity	Webster(	10 NE 4500 Q 800 Q
22 Total purchase price 23 Was non-real prope 24 Adjusted purchase 25 If this transfer is ex	number of acres	d	nter dollar amount and attach ite	122 \$ 22 mized list.) 23 \$ 24 \$ 2	10 NE 1500 Q 800 Q
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22 Total purchase price 23 Was non-real prope 24 Adjusted purchase 25 If this transfer is exc	number of acres	RedC	nter dollar amount and attach ite	12 \$ 22 mized list.) 23 \$ 24 \$ 24	10 NE 1500 CC 800 C 370000 piete, and
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BK2018, Pg 934

	State of Nebraska 355.
When recorded, mail to:	County of Webster \$ 32.  Entered on the numerical index and filed for record in the
Name:	Clerk's office of said county this 3 day
Address:	of MOU A.D., 20 18 at 12:20 o'clock P M. Recorded in Book 2018
C. Test A	on Page 934-936
	Och Klingen of County Clerk \$22.00 Oth Deputy
City/State/Zip Code:	IndCompAssessorCarded
	-
Daily Je	
	Space above this line for Recorder's use
AGREEMENT FOR SALE	OF REAL ESTATE
This AGREEMENT, made and entered into this 3	d day of May 2018
by and between I elega U Denne	Y
whose address is 209 14th Ave	
	First Party, and Donna J. Strickland
whose address is <u>605 NE Im</u> RedCloud, NE 68970, the Second Party.	
WITNESSETH: That the First Party in consideration a	f the covenants and agreements hereinafter set
forth, agrees to sell and convey unto the Second Party, title and interest in and to that certain parcel of Real Pr	and the Second Party agrees to buy, all rights,
County, State of Nebraska, and	legally bound or described as fall and the
South 12'6 Lot 10 and A	111 - To 11 110
Journal	11 Lo13 11 and 12
Block 1 Smith and Moore	SHadition
Red Cloud City, Webster	County, Nebraska
Together with: (1) all buildings and improvements present existing leases, (3) any future leases executed thereor including mineral deposits of whatever nature.	ntly situated or hereafter placed thereon, (2) all , and (4) all rents, issues and profits thereof,
THE PARTIES COVENANT AND AGREE AS FOLLOWS	:
1. Purchase Price. The Second Party, in considerati	on of the premises, agrees to pay to the First
211 TAG DO TOURTHOUSAI	d, Five hundred DOLLARS
y as and for the fall parch	ase price of the premises above described.
follows, to wit: \$3.000.000 \\ DOWN OF TOWN OF THE PROPERTY OF THE PROPE	price will be paid by the Second Party are as
begining June 7, 2018 and o	La La La Carta Car
month for 60 (sixty) months	at an interest rate of
570 (five percent) for a mor	thly sayment of
# 405.98 See attached Amortiz	ation Schedule
Property Sells as 15 Nowarra	nty Personal Property included:
Electrickinge, refrigerator, clothes u	asher and Dryer and pool table.
9 1992, ALPHA PUBLICATIONS OF AMERICA, INC. — P.O. BOX 12488 — TUCSON, ARIZON. All rights reserved.	A 85732-2488 FORM 09a Page 1 42 + 3
•	Page 1 OT )

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 Coshiers 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
· · ·
<u> </u>
·
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 faxes for the year 2018 and the cast of the 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 %.
(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 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.
<b>9. Receivership.</b> 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 convenants 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 A	GREEMENT FOR SALE OF REAL ESTATE
this 3rd day of May 18	Jan Strick land
First Party	Second Party
First Party	Second Party
State of <u>Nebraska</u> )  County of <u>LiebSter</u> )  ss.	GENERAL NOTARY - State of Ne YAMARA L. SCHEUNE My Comm. Exp. Aug. 28, First Party(ies)
On this 3rd day of May	, 19 18, before me, the undersigned
	nemeron, Teresa J berney
Dona Strickland	
to me known to be the individual(s) described in and who explain the sale of REAL ESTATE and acknowledged that he(she)(therein contained.	xecuted the foregoing AGREEMENT FOR they) executed the same for the purposes
My Commission Expires: Aug 88, 2021	Notary Public
State of Nebraska	GENERAL NOTARY - State  ACKNOWLEDGMEN  TAMARA L. SCH  My Comm. Exp. Au
County of Webster )ss.	Second Party(ies)
On this 3rd day of May	, 19 18, before me, the undersigned
Notary Public, personally appeared, Tamara L. Sche	werran. Torcea J Derney,
to me known to be the individual(s) described in and who ex SALE OF REAL ESTATE and acknowledged that he(she)(the therein contained.	xecuted the foregoing AGREEMENT FOR ney) executed the same for the purposes
My Commission Expires: Aug 28. 2021	mara & Internan Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok 🚃	Page	· 1	S	ale Date	<b>支撑</b> 数		School District Code										
91	20	18	934		5/	3/2018	Base: 9	91-0	002 Affiliated: 91-0002 Unified: 91-							1-00	02		
Location ID Sale Number					Useability & Code #						Parcel Number								
000120900 108				4	4A	GeoCde Twr		Rng	Se	ct. Qrt	Subdiv	A	геа	Blk Par		rcel			
	. D	ate of S	ale Assessed	l Value			4371			00 0		1002	0 001		00	00			
Land		Imp	provements			Total	1215	T.M.	Date of	Sale	Property	Classil	icati	on C	ode				
	730	,	11,340	)		12,070	Status	Pı	Property Type Zoning Location City Size Parce							l Size			
Assessor Lo	cation:	RED	CLOUD (I	C)			A) 1	B)	01	3.30	C) 1	D) <b>1</b>		E)	6	F)	1		
				10.27% 10.27%	名量	Residentia				Signal Signal		Comm	ercia	ıl 🦼					
	Mult	tiple Im	provements:	Multi	ple. Imp	provements.:			Multiple.	Impr	ovements.:								
		C 76 C 1885. A.	uction Date:		ruction		00		Construc	tion E	Date:								
			Floor:	Floor	Sq. Ft.	: 6	88		Floor Sq.	Ft. :									
	64.44	Buildin	ig Cost New:	Cost :		70,3	75		Cost:										
Single Family	West from a	Acres de la Cartana		Resi	dentia	Condition: 2	0		Comme	rcial	Оссирапо	cy Code:	W. 42.4 6.6.27						
(100) 🗆 Mol	bile Horr	ıe		(10)		Worn Out			Primary	:	Ot	herl:		C	ther2:				
(101) 🗷 One	Story			(20) 🗷 Badly Worn					Commercial Construction Class:										
(102) 🗆 Two	Story			(30) □ Average					(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spli	it Level			(40) □ Good					(2)   Reinforced Concrete Frame										
(104) 🗆 1 1/2	2 Story			(50) 🗆 Very Good					(3)   Masonry Bearing Walls										
(111) 🗆 Bi-I	Level			(60)   Excellent					(4) Uood or Steel Framed Ext. Walls										
(106) 🗆 Oth	er									(5)									
Townhouse or	Duplex	Style:	水水下等水头。 产生的产品的	Resi	dentia	Quality: 20	拉斯特色	1436	(6) D	Po	le Frame								
(301) 🗆 One	Story			(10)		Low			Cost Ra	nk:			Con	ditio	n:	kiykiyos Saya	garanti akti ili da Lagranti		
(302) 🗆 Two	Story			(20)	*	Fair			(10)	Lo	W		(10)		Worn	Out			
(307) 🗆 1 1/2	2 Story			(30)		Average			(20)	Av	rerage		(20)		Badly	Wom			
(308) 🗆 Spli	t Level			(40)		Good			(30)	Ab	ove Avera	ge	(30)		Averag	ge			
(309) 🗆 21/2	2 Story			(50)		Very Good			(40)	Hiş	gh		(40)		Good				
(304) 🗆 One	Story D	uplex		(60)		Excellent			Alleria (1) Britista				(50)		Very (	Good			
(305) 🗆 Two	Story D	uplex							TOTAL PART	ite y	hg Allendaria		(60)		Excelle	ent			
Assessor's	Adjus	stment	to Sale P	rice	(+ or	·-):													
Assessor Co	mments	s and R	leason for A	djust	ment:														
								<b>.</b>											
Comments fi		7D G7	ים ער אוד.	2ΔT.	Ron.	ATE-CONTRA			rents:	т.	DENIN	RV							
AGKEEME	214 I P	OK DA	TH OF KI	-CT		ALE CONTR	TOT HT	<u> </u>			· PHIM								
		,													(Conti	nue on 1	back)		



2017 Real Estate Breakdown Report

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					ai Lotate Die			•					5/22/18 0	9:51 AM
Parcel ID Owner STRICKLAND, DO 605 N ELM ST RED CLOUD, NE	•			Legal SOUTH 12'6 LOT 10 BLOCK 1 SMITH & I CLOUD	0 & ALL LOTS 11 MOORE'S ADDIT	& 12 ION RED	)		Card File Situs 605 \N ELM ST		120900			
County Area Neighborhood Location / Group District School  Date Added Notes		N/A RED CLOUD RED CLOUD (RC) 2CS - 91-0002 91-0002	91-0002	State GEO Cadastral Book / Page Sale Date	01-01-01-01-06-0 4371-00-0-10020 00002-00102-000 2018 / 934 Ext: 9: 05/03/2018 24,500	-001-000 041	0		Value Buildings Improvement Land / Lot Total			9,230 0 730 9,960	-	Current 11,340 0 730 12,070
11/04/2002 35320	U				ln-		T	D				D / DI		
<del></del>					000	rmit No. 01	00 N/A		LION EEN REPORTEI OMEONE IS LIV	D	Date Open 10/16/2003	02/10/2004	<u> </u>	Amount 0
Model			Method	Lot Size	Frontag	e Spot (	ode		Cutoff	Value	Add (-	+/-) L	ot Value	Appr ID
6 RED CLOUD			02 SqFoot	8,250.000	62.50	0 N		1:	25,000 30,680 99,999	0.088 0.007 0.003	0.0	000	730	0
Sale Date	Book	Page	Extend	Owner	ship History				39,000	0.003			· · · · ·	Amount
05/03/2018 09/05/2017 09/05/2017 09/09/2009 03/08/2006 09/06/1997 03/18/1997	2018 02017 02017 02009 02006 01997 01997	934 02401 02401 01801 00640 00279 00423	936	STRICE DENNE DENNE DENNE FLESN FLESN	KLAND, DONNA . EY, TERESA EY, TERESA EY, GREG & TERI ER, GARY ER,JAMES L RSON,ROBERT L	ESA E	,							24,500 10 10 15,000 0 0
Year Statement I		Building	Other	Land		Tota		Exempt			able	Total Tax	Pei	nalty Tax
2017   120900   120900   2015   120900   2014   120900   2013   120900	65 65 65 65 65	9,230 9,230 10,215 10,215 10,880	0 0 0 0	730 730 730 730 730 730		9,96 9,96 10,94 10,94 11,61	0 5 5	0 0 0 0 0		9 10 10	9,960 9,960 9,945 9,945 1,610	197.30 204.30 246.18 260.00 288.00		0 0 0 0



2017 Appraisal Property Record Card

Page 2 RECORDCARD 5/22/18 09:48 AM

Parcel ID 000120900 (130) Primary Image Sketch Image Cadastral ID 00002-00102-00041 Pacel 8: 000120900 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 FLM 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 Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 11,340 Type Single-family Residence Year/Effective Age 1900/0 improvement Quality 2.00 - Fair Land/Lot 0 Condition 2.00 - Badly Worn Total 11,340 Base/Total 688 / 688 Review Information Style 100 % - One Story 01/26/2017 CJ Exterior Wall Entered 100 % - Frame, Stucco 09/23/2016 CJ Inspect 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 Code Description Quality Year Dimensions Units PD. FD 706 Detached Garage(SF) 2.00 308 saft 0.000 % / 0.000 % Approximate value after 88.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 345 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

PARCE		-949-93 6200/633		GES	<del></del>	GRANTEE MASTER NAN	TEH DYEU	)Kohmet.
FILING NUM	BCR <u>CO  31  </u>	6200/ 633	535	<del></del>				
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	//	D9	_			<del>_</del>		
SALES FILI VEIGHBORHOOD			# PAG	ES				
CEGIBORIOOE		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE INLL COMMERCIAL	DLADEN RESIDENTIAI
	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	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITI
	615	700	705	710	800	80\$	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					
OPERTY CLASS	1000	2000	4000	9000	9500	<u> </u>		·····
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RUBAL RESIDENTIAL_	
Ĺ	175						SUBURBAN _	
TAX DISTRICT	1/3							
L SALE PRICE	<u>210,</u>	000						
DJUSTMENTS S								
JUSTMENTS <u>S</u>								
VIEW CODE	NO							
SALES DATE	5-7	-2018 JD						
DEED TYPE	u	UD	<u></u>					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	5			
	USABILITY	AS ADJUSTED S	UBCHANGED SALE		IS LENGTH / NOT VALID FOR EASUREMENT			
			· · · · · · · · · · · · · · · · · · ·					
ON CUDE	B)4	BLA	cow	GR	INA	RC	ROS	RUR

### NEBRASKA

#### Real Estate Transfer Statement

**FORM** 

 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. DEBARTMENT OF SEVENIE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Yr. 2018 \_Yr. \_2018 Day \_\_7 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer' Drew Kohmetscher See attached Street or Other Mailing Address Street or Other Mailing Address P O Box 246 City City Lawrence State Zip Code Zip Code NE 68957 Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes √ No No (402) 469-6722 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing ☐ Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective l Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death Auction Life Estate Easement Gift √ Sale Trustee to Beneficiary Exchange Yes ✓ No Court Decree Partition **Grantor Trust** Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$210,000 ✓ No 16 Doer this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name , res 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a / No address assigned 18b 🗸 Vacant land 20 Legal Description See Attached 120+-21 If agricultural, list total number of acres\_ 22 Total purchase price, including any liabilities assumed ...... 210.000.00 22 23 Was non-real property included in the purchase? 🔲 Yes 🔽 No (If Yes, enter dollar amount and attach itemized list.) 23 210,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Drew Kohmetscher (402) 469-6722 Print or Type Name of Graptee or Authorized Representative Phone Number Grantee 5/ /2018 Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded 28 Recording Data Mo. DS Day 07

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

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

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

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

A tract of land located in the North Half of the Northwest Quarter (N½NW½) and all of the Northwest Quarter of the Northeast Quarter (NW4NE4) 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 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 (NW1/4NE1/4), a distance of 1325.97 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4); thence S00°00'17"E on the East line of said Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) a distance of 1315.34 feet to the Southeast corner of said Northwest Quarter of the Northeast Ouarter (NW1/4NE1/4); thence S89°57'57"W, on the south line of said Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) a distance of 1324.82 feet to the Southwest corner of the said Northwest Ouarter of the Northeast Ouarter (NW1/4NE1/4) and also being the Southeast corner of the said North Half of the Northwest Quarter (N½NW¼); thence N89°52'29"W, on the South line of the said North Half of the Northwest Quarter (N½NW¼) 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 (NW1/4); thence S89°45'17"E on the said North line of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) 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

Book 2018, Pg949

numerical index and filed for record in the Clerk's office of said county this 7th day of 10 A D., 20 18 at 12:30 o'clock A M. Recorded in Book 2018 on Page 749-753 County Clerk 3400 A Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-7-18
\$ 473.50 By Ltz

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

#### WARRANTY DEED

Raelene Schliep and Marvin E. Schliep, wife and husband; Deanna Johnson and Leslie R. Johnson III, wife and husband; Susan Hanson and Billy G. Hanson, wife and husband; and Lisa Kerner and James C. Kerner, wife and husband; Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from 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 (N½NW¼) and all of the Northwest Quarter of the Northeast Quarter (NW1/NE1/4) 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 1/2 corner of said Section 34; thence N89°55'29"E (assumed bearing) on the North line of said Northwest Quarter of the Northeast Quarter (NW½NE½), a distance of 1325.97 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW1/NE1/2); thence S00°00'17"E on the East line of said Northwest Quarter of the Northeast Quarter (NW%NE%) a distance of 1315.34 feet to the Southeast corner of said Northwest Quarter of the Northeast Quarter (NW1/NE1/2); thence S89°57'57"W, on the south line of said Northwest Quarter of the Northeast Quarter (NW%NE%) a distance of 1324.82 feet to the Southwest corner of the said Northwest Quarter of the Northeast Quarter (NW1/NE1/4) and also being the Southeast corner of the said North Half of the Northwest Quarter (N½NW½); thence N89°52'29"W, on the South line of the said North Half of the Northwest Quarter (N½NW¾) 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 (NW1/4); thence S89°45'17"E on the said North line of the Northwest Quarter (NW1/4) a distance of 2580.41 feet to the Point of Beginning, subject to county road

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 VCCV \ ,2018.

Raelene Schlien

Marvin E. Schliep

STATE OF Colorado )
county of Douglas )

The foregoing instrument was acknowledged before me on May  $^{\dagger}$  , 2018 by Raelene Schliep and Marvin E. Schliep, wife and husband.

Notary (ublic

SKYLAR YUSTEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154046642
MY COMMISSION EXPRES DECEMBER 3, 2018

Deanna Johnson Johnson

Leslie R. Johnson, III

STATE OF NEW OCHE

COUNTY OF DOUGLAS ) SE

The foregoing instrument was acknowledged before me on May  ${\cal Q}_{-}$  , 2018 by Deanna Johnson and Leslie R. Johnson, III, wife and husband.

GENERAL NOTARY - State of Nebraska SIRREN HIRZ My Comm. Exp. March 14, 2021

## Book 2018, Pg 953

Lisa Kerner James C. Kerner

James C. Kerner

STATE OF Kawas )

COUNTY OF Johnson )

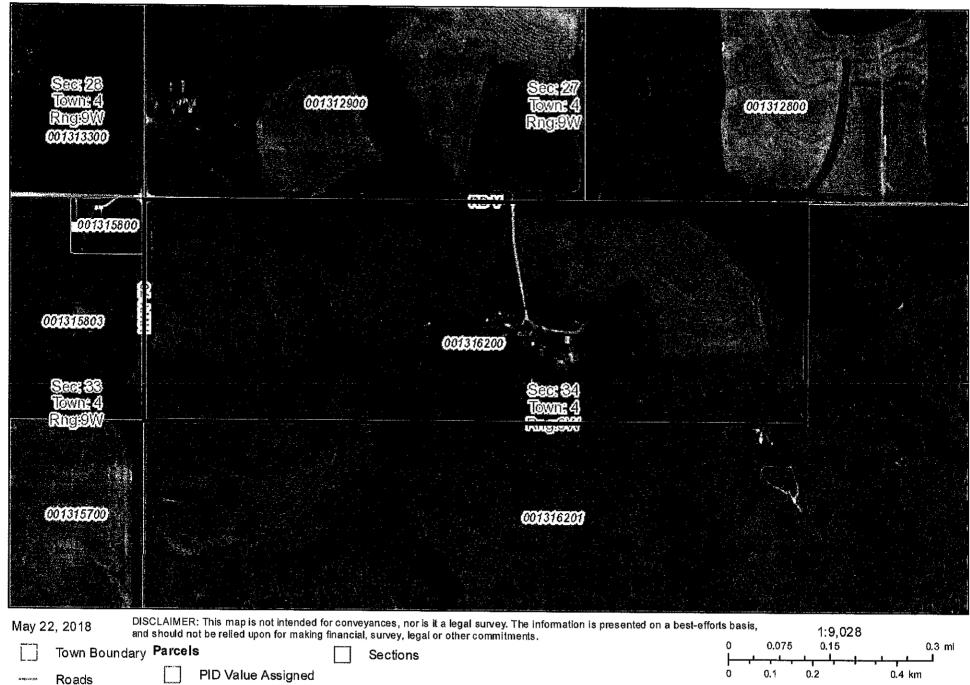
SS.

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

Notary Public

NOTARY PUBLIC -- State of Kansas BRIAN L. THOMAS My Appt. Exp. 6-/3-/8





No PID Value

### Agricultural Land Sales Worksheet

Cnty No.	Boo	k	Page	Sal	e Date				S	chool Di	strict Code	· d St		
91	201	.8	949	5/7	/2018	Base: S	91-00	74	Aff	iliated: 9	1-0074	Uni	fied: 9	1-0074
Location ID		Sale	Number	Useability	& Code#					Parcel	Number			
001316200	)	-	109	1		GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Агеа	Blk	Parcel
	Da	te of S	ale Assessed	Value		4135	4	9	3.	4 0	00000	1	000	3535
Land		Imp	rovements	1	otal		D	ate of	Sale	Propert	y Classific	ation (	Code	
172,7	50		11,455		184,205	Status	Pro	perty Ty	ре	Zoning	Location	CI	y Size	Parcel Siz
		Irrigati	ion Type:			A) 1	B)	05	·	c) 5	D) 3	E)	0	F) 10
LCG	16.00	.4	ACRES:	VA	LUE:		LCG			ACI	RES:	170	VAL	UE:
	IA1		• •			GR	LASSLA	ND 1	Gl	<del> </del>				
	1A						·		1G					
	2A1							20	G1		3.640			5,185
	2A							2	2G					
,	3A1							30	G1					
	3A.							-	3G	$\epsilon$	0.050			85,575
	4A1							40	<b>31</b>					
	4A							2	4G	5	1.420			73,275
DRYLAND	1D1					<u> </u>	Shelterb	elt/Timł	ет					_
	1D							Accreti	on					
	2D1							Was	· · · [ · ·					
	2D							Oth					-	<b>-</b>
	3D1					AG L	AND '		+	11	5.110		1	64,035
	3D						<del>-</del>	Roa	_		3.020	<u>. 141.</u>		
	4D1 4D							arm Sit			2.000		<del></del> ,	8,715
Transconduction	4リ							ome Sit						
		The state of the s			2,895		- F	Recreation	$\dashv$					
Dwell Outbuild					8,560	Nor	ı-AG T	Oth FOTA			5.020			8,715
			15 - 1 + 7 + 1		3,200	1101	r-AG.	LUIA	رد		J.020			0,713

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



2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/22/18 02:05 PM

Parcel I	n	001316200						•					JIZZI 10 UZ.UU
Owner	U	001310200		Le	gai Wasii wa wa a a a a a a a a a a a a a a a a				Card File	0013	16200		
	TSCHER. (	שרעע			1/2NW1/4& NW1/4				Situs				
PO BOX		JKEVV		ا ا	T-R: 34-04-09 A	Cres: 120.130			2241 RD V				
LAWRE	NCE, NE 6	8957					_						
	· · · · · · · · · · · · · · · · · · ·												
County			NREA 1	Cla	ass Code	01-05-05-03-00-	10		Value			Previous	Curr
Neighbo		1 /	AREA 1	Sta	ate GEO	4135-34-0-0000	0-000-3535		Buildings			2,895	2,6
	n / Group	1 08	RURAL (RUR)	Ca	dastral	00001-00038-00	015		Improvemen	nt		8,560	8,9
District		175 7	74F5N - 91-0074	Во	ok / Page	2018 / 949 Ext: 8	353		Land / Lot			446,110	172,
School		91-0074	91-0074 91-0			05/07/2018							
				Sa	le Amount	210,000			Total			457,565	184,
	ded Notes												
06/06/20			W/SKIRTING										
Soil	Use		/LVG Soil Descrip		LVG Descript	ion	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market S
3561	GRAS	2G1	HOBBS SIL' OCCASION		2G1		N	3.640	1,425	5,185	0		
3852	GRAS	4G	GEARY-HO	BBS SOILS	4G		N	51, <del>4</del> 20	1,425	73,275	0		
4147	GRAS	3G	HOLDREGE SLOP	E SOILS, 3-7%	3G		N	20.160	1,425	28,730	ő		
7261	GRAS	3G	DEROIN SC	DILS, 3-6% SLOPE	S 3G		N	39.890	1,425	56,845	0		
								115.110		164,035			
ROAD	ROAD	RO.	LD COUNTY RO	OAD	ROAD		N	3.020	0	0	0		
BLD2	SITE	BLD		SITE ADDITIONAL	BLD2		N	1.000	2,950	2,950	0		· · · · · · · · · · · · · · · · · · ·
BLD1	FARM	BLD	1 BUILDING S	SITE 1ST ACRE	BLD1		N	1.000	5,765	5,765	0		
<u> </u>							Land To	tal 120.130		172,750			
Sale Dat		Book	Page	Extend		ship History							Amo
05/07/20		2018	949	953		ETSCHER, DRE R, RAY G -TRUS						•	210,0
	tatement [		Building	Other	Land		Total	Exempl		Taxal	ole	Total Tax	Penalty <sup>-</sup>
2017	316200	175	2,895	8,560	446,110		457,565	0		457,5	65	6,364.98	
2016	316200	175	2,895	8,560	411,280		422,735	0	1	422,7		5,919.76	
2015	316200	175	13,185	19,315	389,515		422,015	0	1	422,0		5,800.00	
2014	316200	175	13,310	14,5 <b>4</b> 5	285,940		313,795	0	1	313,7		4,943.76	
2013	316200	175	21,380	7,495	289,760		318,635	Ö	)	318,6		5,526.56	



2017 Appraisal Property Record Card

Page 2 RECORDCARD 5/22/18 02:05 PM

Parcel ID 001316200 (2142) Primary Image Sketch Image Cadastral ID 00001-00038-00015 Pacel R: 001316200 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 Mobilione (1000) 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 Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 2,895 Type Year/Effective Age 0/0 Improvement 8.560 Quality .00 -Land/Lot 28,730 Condition .00 -Total 40.185 Base/Total 0/0 Review Information Area of Slab 10/14/2014 Entered CJ Area of Crawl 0 10/08/2014 Inspect TS Fixture/Roughin 0/0 Bed/Bathroom 0/0.0 Basement Area 0

Date Added Notes

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



2017 Appraisal Property Record Card

Page 3 RECORDCARD 5/22/18 02:05 PM

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	Tiooi	Roomig	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
	· · · · · · · · · · · · · · · · · · ·								



2017 Appraisal Property Record Card

Page 4
RECORDCARD

Parcel I	D 001316200	(2142) Owner KOHMETSCHER, DREW Legal N1/2NW1/4& NW1/4NE1/4 34-4							
	Description	Class	Qual Cond	Year F	ff Age Dimensions	Floor	Roofing	Total Units	
	Barn (Obsolete)	D	2.00 2.00	0	0 31x27x0	Dirt		837	
	Duilding O						Asphalt- Shingles	301	
	Building Components								
	Flat Value 100	D	3.00 0.00	0	0			· ····································	
0	Pullalina Communication							·	
	Building Components								
FLV10	Flat Value 100	D	3.00 0.00	0	0			1	
,	Building Components								
	banding 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						,,,,,	0.0	
SH1	SHED DIRT	D	1.00 1.00	0	0 18x18x0	Dirt	Metal	324	
	Building Components			_		Dit.	Wota	024	
SH2	SHED CONC	D	1.00 1.00	0	0 16x11x0	Concrete	Metal	470	***
	Building Components	•••	1.00	v	O TOXTIAO	Concrete	ivietai	176	
FIQN	Farm Implement Arch-rib, Quon	D	3.00 3.00	0	0 29x20x0	Concrete		E90	
•	Building Components	-	0.00 0.00	•	0 2382080	Concrete		580	
								en e	



2017 Appraisal Property Record Card

Page 5
RECORDCARD

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	ID 001316200		(214	2) Owi	ner	KOHMETSCHER, DREV	N		Legal	N1/2NW1/4& NW1/4NE1/4 34-4-9	0,22,10 02,00 , 11
	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		1.00	1.00	0	0 39x17x0	Dirt	Metal		663	
FLV10 0	Flat Value 100 Building Components	Đ	3.00	0.00	0	0				· · · · · · · · · · · · · · · · · · ·	
FLV10 0	Flat Value 100 Building Components	D	3.00	0.00	0	0			· · · · · · · · · · · · · · · · · · ·	<del>1</del>	
NV	NO VALUE BUILDING Building Components	D	3.00	0.00	0	0				1	
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воок & Рлс	<u> </u>	-1017	<u>(05</u> 11 P)	AGES	<del></del>	GRANTEE MASTER NAM	ien Dona	ld Herry
PARCEL# FILING NUMBE	/	61601	<del></del>	3998	5	_		
	00191	6301/3	3521-11	69100	)			
DOC STAMPS	Exem	et #6		tax/lien		<del></del>		
SALES FILE #	110		# PAG	SES		_		
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	BI.ADEN RESIDENTIA
	405	500	505	510	515	603	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SHI
	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 SIOME SITE	RURAL COMMERCIAL	
	1010	1015	1020					
cı	RASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	AGRICULTURAL AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	65	/					SUBURBAN	
10TAL SALE PRICE	2,00	0						
521 ADJUSTMENTS S								
SOR ADJUSTMENTS S								
RÉVIEW CODE	NO							
SALES DATE	10-2	4-2016	7					
DEED TYPE								
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	ī	2	3	<b>(</b>	5			
U	5ABILITY	AS ADJUSTED S	UBCHANGED SALE		ALID FOR			
LOCATION CODE	вн	DLA	cow	GR ME	INA	RC	ROS	RUR
BLI	JEHILL	BLADEN	COWLES G	JUIDE ROCK I	NAVALE (	)	DSEMONT	RURAI.

## Nebraska Department of REVENUE

Form No. 96-269-2008 2-2016 Rev. Supe

sedes 96-269-2008 Rev. 7-2014

### **Real Estate Transfer Statement**

110

FORM **521** 

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

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 10 Day 21 2016 Mo. 10 Day 21 WEBSTER - 91 Yr 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald Hoffman Grantor's Name (Seller) Webster County Sheriff Street or Other Mailing Address Street or Other Mailing Address 641 N Cedar St 541 N Jefferson St Red Cloud State NE Zip Code 68970 Zip Code State NE Red Cloud 68970 Is the grantee a 501(c)(3) organization? Phone Number (402) 746-2722 Phone Number (402) 746-4524 Yes √ No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) [mproved Single Family ☐ Industrial Mineral Interests-Nonproducing State Assessed Mobile Home √ Unimproved Multi-Family √ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational Distribution 8 Type of Deed Conservator Land Contract/Memo Partition √ Sheriff Other Personal Rep. Trust/Trustee ☐ Bill of Sale Corrective Easement Lease Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Sale Auction ☐ Easement □Gift ☐Life Estate (I.R.C. § 1031 Exchange) Trustee to Beneficiary ⊓ Yes ✓ No Court Decree Exchange Satisfaction of Contract Other (Explain) Sheriff Sale Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use √ Yes No √ Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Aunt or Uncie to Niece or Nephew Family Corp., Partnership, or LLC Other ☐ Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V N₀ \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes. Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of agres 22 2.000:00 0.0023 Was non-real property included in the purchase? 🗌 Yes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 2,000100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 6Under 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 Mame of Graptee or Authorized Representative Phone Number sign Attorney Title Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data 07 Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 (SW½) 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).

BW2018, Pg 961

State of Nebraska 3ss.

County of Webster J

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day of 100 A.D., 2018, at 2:08 or clock 0 M. Recorded in Book 2018 on Page 961-963

Deba & Luarberser County Clerk 22.00

Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY

STAMP TAX

Date 5/7/18

SUrempt 46 By Cour

### 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 21<sup>st</sup> of September, 2016 in the commissioner's room, 2<sup>nd</sup> 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, herenafter 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)

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IN WITNESS WHEREOF, I have hand this day of October,	as Webster County, Nebraska, Sheriff, hereunto set my 2016.
	TROY R. SCHMITZ SHERIFF OF WEBSTER COUNTY, NEBRASKA
STATE OF NEBRASKA	)
COUNTY OF WEBSTER	) ss. )
0.4: 0.1.1. 00.1	2016 1 2

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)

(Col)

Clerk of Webster County District Court

DOOK S	PAGE 2018	- 964	# РА	GES	<del></del>	GRANTEE MASTER NAM	aeu Dona	11 6.1
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	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	<u> </u>	RURAL RESIDENTIAL	
Ĺ	<del>-</del>						SUBURBAN	
TAX DISTRICT	C05							
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521 ADJUSTMENTS \$								
ASSESSOR ADJUSTMENTS S								
RÉVIEW CODE	NO							
SALES DATE	<u>5-</u> -	7-2018						
DEED TYPE	7ر	7-2018 WD						
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LOCATION CODE	вн	BLA	cow		ASUREMENT INA	RC	ROS	RUR
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COMMENTS	Create	1 STL	UD		-			



### **Real Estate Transfer Statement**

**FORM** 

• To be filed with the Register of Deeds. • Read instructions on reverse side · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer County Name 2 County Number 4 Date of Deed <sub>Mo.</sub>\_ 05 2018 05 WEBSTER - 91 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seiler Grantee's Name (Buyer) Donald G. & Diane A. Hoffman Donald G. & Diane A. Hoffman Street or Other Mailing Add 541 N Jefferson St et or Other Mailing Address Street or Other Mailing Address 541 N Jefferson St City Red Cloud Red Cloud State Zip Code State NE Zip Code 68970 68970 Phone Number (402) 746-4524 Phone Number (402) 746-4524 Is the grantee a 501(c)(3) organization? Yes √ No If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Mineral Interests-Nonproducing Mobile Home ☐ Improved Single Family Industrial State Assessed ✓ Unimproved ✓ Agricuitural Multi-Family Mineral Interests-Producing Exempt ☐ (OLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other\_ Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Quit Claim ✓ Warranty Executor 9 Was the property purchased as 10 Type of Transfer Irrevocable Trust Revocable Trust Distribution. Foreclosure Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate ☐ Sale Trustee to Beneficiary Yes Court Decree Texchange Grantor Trust Partition Satisfaction of Contract Other (Explain) created JT **√** No 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes Νφ √ Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild √ Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No \$ \_ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee 18a No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 00!000,00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 Attorney Title Grantee or Authorized Representative

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

26 Date Deed Recorded

For Dept. Use Only

28 Recording Data

Blud018, Pg 964

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

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 (SW½) 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 3ss. County of Webster.

Entered on the numerical index and filed for record in the Clerk's office of said county this 7 day Man A.D., 20 18 at 2:14 -M. Recorded in Book 20 CADAS & County Clerk
WWW Deputy Como Assessor Carded

NEBRASKA DOCUMENTARY

### 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 Ouarter (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

Diane A. Hoffman

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May \_\_/\_\_, 2018, by Donald

G. Hoffman and Diane A. Hoffman, husband and wife.

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

800K & F	) PAGE_ <u>2018</u>	-965		GES		GRANTEE MASTER NAA	nen Timmy	lu
PARCE Filing NUM		5300	_			_	<u></u>	iak +
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	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE I REL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO LIOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	70\$	710	800	805	1000	1005
i	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					
PROPÉRTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
TAX DISTRICT	450	0.00(1	Jalue 95	50)		·		
OR ADJUSTMENTS \$								
REVIEW CODE	NO							
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DEED TYPE	7ل7	WD						
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	BLUE HILL	BLADEN	COWLES G	UIDE ROCK	INAVALE	RED CLOUD R	OSEMONT	RURAI,
COMMENTS D	nary E	owns L	ots r	\earbi	1			
	() "		:		1			

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

**FORM 521** 

The deed will not be recorded unless this statement is signed and items 1-25 are accura	tely completed	1					
·							
WEBSTER - 91 Mo. <u>04</u> Day <u>26</u> Yr, <u>2018</u>	Mo04 Da	ay <u>26</u> Yr. <u>2018</u>					
	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller)  Board of Public Trust  Grantoe's Name (Buyer)  Timothy Kruciak & Mary Kruci	ak						
Street or Other Mailing Address c/o City Clerk, 540 N Webster St  Street or Other Mailing Address 219 West B Avenue	<u>ar</u>						
City Red Cloud NE State City Red Cloud	State NE	Zip Code					
Phone Number   Phone Number   Is the grantee	a 501(c)(3) organi						
Email Address Email Address	rantee a 509(a) fo	indation? Yes 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)					
☐ Improved     ☑ Single Family     ☐ Industrial     ☐ Mineral Interests-Nonproducing       ☑ Unimproved     ☐ Multi-Family     ☐ Agricultural     ☐ Mineral Interests-Producing       ☐ IOLL     ☐ Commercial     ☐ Recreational	State Assessed Exempt	Mobile Home					
	Sheriff [	Other					
	Trust/Trustee Warranty						
9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable T	=	ransfer on Death					
(I.R.C. § 1031 Exchange)	of Contract   C	rustee to Beneficiary					
11 Was ownership transferred in fuil? (If No, explain the division.)  Yes No Ye							
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	Ott	er					
Brothers and Sisters Grandparents and Grandchild Spouse	_						
Ex-spouse Parents and Child Step-parent and S	Step-child						
14 What is the current market value of the real property?  15 Was the mortgage assumed? (If Yes, sta		interest rate.)					
Tes Ves V No \$		%					
	Yes	? (II fes, include the name					
18 Address of Property 19 Name and Address of Person to Whom t	ne Tax Statement	Should be Sent					
241 West B Avenue Red Cloud, NE 68970 same as Grantee							
18a No address assigned 18b Vacant land							
20 Legal Description							
Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Six (6), Garber's Addi Webster County, Nebraska.	tion to Red	l Cloud,					
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?	i.) <b>23</b> \$	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 correct, and that I am duly authorized to sign this statement.  Kory J. McCracken	and belief, true, c	omplete, and (402) 746-3613					
Print or Type Name of Chantel or Authorized Representative		Phone Number					
sign Attorney		4/26/18					
here Signature of Grafitee or Authorized Representative		Date /					
Register of Deed's Use Only  26 Date Deed Recorded   27 Value of Stamp of Exempt Number   28 Recording Data		For Dept. Use Only					
26 Date Deed Recorded  Mo. 05 Day 07 Yr. 208 \$ Ullnut # 2 Bh2018 Pa 965							
Nebraska Department of Revenue Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014	Authorized by Neb. I	Rev. Stat. §§ 76-214, 77-1327(2)					



2017 Real Estate Breakdown Report

Page 1 RECORDCARD

				#2011 100	al Estate Dieakdowit N	rehour			5/22/18 03:31 PM
Parcel ID Owner KRUCIAK, MAI 219 WEST B A RED CLOUD, I	VFNUF			Legal LOTS 13-15 BLOCK CLOUD	6 GARBER'S ADDITION RED	Sit 24		145300	
County Area Neighborhood Location / Gro District School	up 60 65 91-0002	N/A RED CLOUD RED CLOUD (RC) 2CS - 91-0002 91-0002	91-0002	State GEO Cadastral Book / Page Sale Date	02-01-01-01-06-02 4491-00-0-10030-006-0000 00002-00107-00014 2018 / 965 04/26/2018	lmı	ildings provement nd / Lot	Previou 94	0 0 0 0 0 940
Date Added N									
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		·			Permit No. Tyr			Date Open Date Clos	ed Amount
					0001 001	PER ROGE	OVED BUILDINGS 0 R	08/11/2016 09/20/201	6 0
Model			Method	Lot Size	Frontage Spot Code	Cu	off Value	Add (+/-)	Lot Value Appr ID
6 RED CLOUD			02 SqFoot	10,650.000	75.000 N	25,0 130,0 999.1	580 0.007	0.000	940 0
Sale Date	Book	Page	Extend	Owners	hip History	000,	0.505		Amount
04/26/2018	2018	965			AK, MARY & TIMOTHY				500
12/28/2017	02017	03203		CITY O	FRED CLOUD, BOARD OF P	UBLIC TRUST			000
12/28/2017	02017	03203		CITY O	FRED CLOUD, BOARD OF P	UBLIC TRUST			0
03/28/2016	02016	00636	<del></del>		R, ROGER L. & MEYER, GAR				2,500
Year Stateme		Building	Other	Land	Total	Exempt	Taxa	ible Total Tax	
2017 1453		0	0	940	940	0		940 18.62	
2016 1453		11,720	Ō	940	12,660	0	12,	660 259.68	3 0
2015 1453		5,210	0	940	6,150	0	6,	150 138.34	1 0
2014 1453		5,210	0	940	6,150	0	6,	150 146.10	) 0
2013 1453	00 65	1,865	0	940	2,805	0	2,	805 69.58	3 0
1									



2017 Appraisal Property Record Card

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

Parcel ID 000145300 (361) Primary Image Sketch Image Cadastral ID 00002-00107-00014 Page##: 000145300 PAD Class Code 02-01-01-01-06-02 State GFO 4491-00-0-10030-006-0000 Owner KRUCIAK, MARY & TIMOTHY 219 WEST B AVENUE RED CLOUD, NE 68970 #1000001/2152000 Situs 241 W B AVE RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD 157,95 **(721)** District 65 - 2CS - 91-0002 Legal LOTS 13-15 BLOCK 6 GARBER'S ADDITION RED CLOUD **Property Valuation** Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 0 Type Year/Effective Age 0/0 Improvement n Quality .00 -Land/Lot n Condition .00 -Total O Base/Total 0/0 Review Information Area of Slab 09/20/2016 Entered CJ Area of Crawl 08/01/2016 Inspect TS Fixture/Roughin 0/0 Bed/Bathroom 0/0.0

0

Basement Area

Date Added Notes

11/04/2002 38290

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	70 X	Ti jak	Sale	Date					S	chool ]	Dis	trict Co	de		de jakor	
91	20	18	965		4	/26,	/2018	Base:	91	-000	02	Aff	iliated.	9:	1-000	2	Uni	fied: 9:	1-0002
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Land		Imp	rovements			To	tal			Da	te of	Sale	Prope	rty	Classif	ication Code			
	940						940	Status		Prop	erty Ty	ре	Zoni	ng	Locati	on	Cit	y Size	Parcel Size
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(101) 🗆 One		(20)		Bad	ly Worn			Ċ	Primary: Other1: Other2:  Commercial Construction Class:										
(102) 🗆 Two	Story			(30) □ Average						(	(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Split	Level			(40) □ Good						(	(2)    Reinforced Concrete Frame								
(104) 🗆 1 1/2	Story			(50)		Ver	y Good			(	(3)   Masonry Bearing Walls								
(111) 🗆 Bi-Le	evel			(60) □ Excellent						(-	(4)  Wood or Steel Framed Ext. Walls								
(106) 🗆 Othe	T									(	(5)								
Townhouse or	Duplex	Style:	1,000	Resi	denti	al Qu	ality:	and the Control		(	6 🗆	Po	le Fram	e					
(301) 🗆 One	Story			(10)		Low	7			Co	ost Ra	nk:		Ġ.		Соп	ditio	n:	
(302) 🗆 Two	Story			(20)		Fair				(1	.0) 🗆	Lo	w			(10)		Worn (	Out
(307) 🗆 1 1/2	Story			(30)		Ave	rage			(2	(0)	Av	етаде			(20)		Badly '	Worn
(308) 🗆 Split	Level			(40)		Goo	đ			(3	0) 🗆	Αb	ove Av	егад	ţе	(30)		Averag	е
(309) 🗆 2 1/2	Story			(50)		Very	Good Good			(4	0) 🗆	Hig	gh			(40)		Good	
(304) □ One	Story D	uplex		(60)		Exc	ellent			11 45 1 m 14					side e	(50)		Very C	bood
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DOC STAI	mps 96-	75		tax/lier	1	·	-	
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NEIGHBORHOO	D #	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROC COMMERCI				RLUE HILL COMMERCIAL	BLADEN RESIDE
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	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HO	OME INAVALE COMMERCI	AMBOY VILLAG	EW/ AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAI. COMMERC
	1010	1015	1020					
j	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	:	RURAL RESIDENTIAL_	
TAX DISTRICT	195					<b>,</b>	SUBURBAN _	
101AL SALE PRICE_	43.00	<b>5</b> 0						
521 ADJUSTMENTS S				<del></del>				
ESSOR ADJUSTMENTS <u>S</u>				_				
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LOCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
		1	1	J.	I	,		

## Nebraska Department of REVENUE

### **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 re-	corded unless this staten	nent is signed and it	tems 1-25 are accu	rately complet	ed.
1 County Name	2 County Nu	ımber	3 Date of Sale/Tra		4 Date of Deed	
[	WEBSTER - 91			y <u>04</u> Yr. 2018		Day 28 Yr. 2018
Grantor's Name, Add	ress, and Telephone (Please I	Print)		, Address, and Teleph	none (Please Pri	nt)
Byron J. Morrow.	, Melissa Lounsbury &	Lexington Morrow	Grantee's Name (E Jeffrey D. Po			
Street or Other Mailing A 411 N. 4th Ave			Street or Other Ma 910 W. York	iling Address St.		
<sup>City</sup> Kenesaw	State NE	Zip Code 6895	City 6 Blue Hill		State NE	Zip Code 68930
Phone Number (402) 519-0809			Phone Number (402) 469-84		e a 501(c)(3) org	anization? Yes ✓ N
Email Address n/a			Email Address	O I IT Yes, is the	grantee a 509(a)	foundation? Yes N
	on Number. Check one box in	categories A and B. Check	n/a	mohilo home		,
(A) Status			(B) Property Type	mobile notile.		(0)
✓ Improved	✓ Single Family	Industrial	Mineral Interests-	Nonproducing	State Asses	(C) sed Mobile Home
Unimproved	Multi-Family	Agricultural	Mineral Interests-		Exempt	
loll	Commercial	Recreational	_			
8 Type of Deed	Conservator	Distribution	Land Contract/Memo	Partition	Sheriff	Other
= =	Corrective		Lease [	Personal Rep.	Trust/Trustee	
<del></del>	Death Certificate - Transfer on	<u></u>	Minera! [	Quit Claim	Warranty	
9 Was the property pure part of an IRS like-kin	chased as 10 Type of Trand exchange?		eclosure Irrevocab		Trust	Transfer on Death
(I.R.C. § 1031 Exchan	ige)Auction	Easement Gift	느			Trustee to Beneficiary
	Court DeCourt De erred in full? (If No, explain the d		ntor Trust Partition		n of Contract	Other (Explain) (If No, state the intended use.
Yes No				Yes No	eu ioi same use?	(If No, state the intended use.
13 Was the transfer between	en relatives, or if to a trustee, a	re the trustor and beneficiary re	elatives? (If Yes, check	the appropriate box.)		
Yes _✓No	Aunt or Uncle to Niece		, Partnership, or LLC	Self	<u> </u>	Other
	Brothers and Sisters	<b>=</b>	s and Grandchild	Spouse		
44 147 - 45 - 45	Ex-spouse	Parents and		Step-parent and	•	
\$43,000	rket value of the real property?			ge assumed? (If Yes, st	tate the amount a	nd interest rate.)
	divide a current parcel of land?		, -	∐ No \$		
Yes No			of the agent or ti	ough a real estate ager tle company contact.)	nt or a title compa	ny? (If Yes, include the name
18 Address of Property				ess of Person to Whom		
910 W. York S	t., Blue Hill, NE 6	8930	Grantee		and row oracorner	a chould be delle
18a 🔲 No address assig	nod deb 🗆 Varrational					
20 Legal Description	ned 18b Vacant land					
• '	17 (DL 140 L					
New Lots 4 and	d 7 of Block 13, Ho	pover's Addition to	Blue Hill, We	bster County,	, Nebraska	a, as surveyed
and platted on	June 24, 1963.					
21 If agricultural, list total n	umber of acres	·				
22 Total purchase price	e, including any liabilities ass	sumed		<del>_</del>	22  \$	43,000,00
	rty included in the purchase		enter deller emerch e		- la	+0,000,00
					\$	10.000.00
	orice paid for real estate (line				24	43,000,00
25 If this transfer is exe	mpt from the documentary	stamp tax, list the exemption	n number	<u> </u>		
correct, and	penalties of law, I declare that I am duly authorized to sign	at I have examined this statem n this statement.	ent and that it is, to the	best of my knowledge	and belief, true,	complete, and
L Jeffrey L	D. Poore					(402) 469-8481
sign Print or Type	Name of Grantee or Authorize	d Representative				Phone Number
	1/2			Grantee		5-4-18
here signature of	Grantee or Authorized Represe	entative	Title			Date
5 Date Deed Recorded		Register of Deed's Use O				For Dept. Use Only
Mo. OS Day O7	v. 18   \$ 01_	np or Exempt Number	28 Recording Data	0 04 04		
braska Department of Revenue	10	. 12	PRIOPOIR L	966-96		
	v. Supersedes 96-269-2008 Rev. 7-20	014	-	ノ	Authorized by Neb	. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this The day of May A.D., 2018, at 3:00 o'clock P. M. Recorded in Book 2018 on Page 140-9407

Deb Tirge berge County Clerk 10.00 hiz Deputy ind Comp Assessor Carded

Book 2018, Pg 966

NERRASKA DOGULERATARIA
NEBRASKA DOCUMENTARY
STAMP TAX
Date5-7-18".
Dais
\$ 96.75 0.1

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:

Lexington Morrow

 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.

Franks ADRIL 78	
Executed + DR11 28 , 20 18 .	•
Della	Mulis M. Linder
Byron J. Morrow	Halley Morrow Melissa Counsbury
Thile Mana	Affle
Molissa Lounsbury Halley Morrow	James Louasbury
	· ·

STATE OF NEBRASKA COUNTY OF Adams	ss
On this <u>Q S</u> day of <u>Appli</u> Morrow and Hailey Morrow, husband	20/5, before me personally appeared Byron J.
GENERAL NOTARY - State of Nebraska MICHAEL T. ENGELHAROT My Comm. Exp. Sept. 1, 2021	Motary Public My Commission Expires:
STATE OF NEBRASKA COUNTY OF <u>Adams</u>	ss
On this <u>30</u> day of <u>April</u> Lounsbury and James Lounsbury, w	, 20 /8, before me personally appeared Melissa
GENERAL NOTARY - State of Nebraska MICHAEL T. ENGELHARDT My Comm. Exp. Sept. 1, 2021	Notary Public My Commission Expires:
STATE OF NEBRASKA COUNTY OF Alams	ss
On this. <u>28</u> day of <u>Apri/</u> Lexington Morrow, a single person.	, 20/8 before me personally appeared
GENERAL NOTARY - State of Nebraska MICHAEL T. ENGELHARDT My Comm. Eq. Sept. 1, 2021	Notary Public My Commission Expires:

# Residential & Commercial Sales Worksheet

Cnty No. Book Pag				Sale Date						ogija Vojeka		S	chool D	istr	ict Code			
91	20	18	966		5	/4,	/2018	Base:	91.	-007	74	Aff	iliated:	91	-0074	Uni	fied: 9	1-0074
Location	ID	Sale	Number	Ų	seab	ility	& Code #	1	25 MG 23 MG			244 254	Parcel	Nu	ımber			
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	D:	ate of S	ale Assessed	Val	ue	1 yel (1) 1 Wals		4133			· · · ·	0		-	20055	Sec. Sec. 4	013	9820
Land		Imp	provements			T	otal			Da	te of S	Sale	Proper	ty (	Classific	ation	Code	
3,	,215		20,460	,	11.	<del></del>	23,675	Status		Prop	erty Ty	ре	Zoning		Location	Cı	ty Size	Parcel Size
Assessor Loc	cation:	BLUE	HILL (B	H)				A) 1	$\top$	B)	01		C) 1		D) 1	E)	6	F) 2
							Residential		9 4 347 35 34 3	7-10°S		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		(	Commerc	cial		
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			espektion of Kilder of the		Sq. F		1,0	00		_	oor Sq.							
	Ingan	Buildin	der The Charleston	Cost		-	85,68	85			ost :							
Single Family	Style:	101		Resi	denti	al C	ondition: 20	0	17.3	C	ommei	rcial	Occupar	псу	Code:	St	(Mg/3/2)	
(100) 🗆 Mob		(10)		W	om Out				imary:			)the			Other2:			
(101) 🗷 One	Story			(20) Ed Badly Worn					Co	Commercial Construction Class:								
(102) 🗆 Two	Story			(30) □ Average					(	(1) ☐ Fireproof Structural Steel Frame								
(103) □ Split	t Level			(40)		Go	ood			C	2) 🗆	Re	inforced (	Con	icrete Fran	ne		
(104) 🗆 11/2	2 Story			(50)		Ver	ry Good			(	3) 🗖	Ma	вопгу Ве	arin	ıg Walls		· · · · · · · · · · · · · · · · · · ·	
(111) 🗆 Bi-Le	evel,			(60)		Exc	cellent			(4	4) 🗆	Wo	ood or Ste	eel F	ramed Ex	xt. Wal	ls	
(106) □ Othe			ž						ngg) ji Kristo	(	5) 🗆	Me	tal Frame	anc	d Walls			
Townhouse or	Duplex	Style:		Resi	dentia	al Qı	uality: 30			(6	6) 🗆	Pol	e Frame					
(301) 🗆 One	Story			(10)		Lov	w			Co	ost Rar	ık:			C	onditio	n:	
(302) 🗆 Two		····		(20)		Fair	r			(1	0) 🏻	Lov	W		(1	0) 🛘	Worn (	Out
(307) 🗆 1 1/2				(30)		Ave	erage			(2	0) 🗆	Av	erage		(2	.0) 🗆	Badly V	Wom
(308) □ Split				(40)		Goo				(3	0) 🏻	Ab	ove Aven	age	(3	0) 🗆	Averag	je
(309) 🗆 2 1/2				(50)			ry Good			(4	0) 🗆	Hig	h		(4	0) 🗆	Good	
(304) 🗆 One S		<del>.</del>		(60)		Exc	cellent	7 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2						X V	(5	0) 🗆	Very G	lood
(305) 🗆 Two	Story Dr	uplex				No.	and a second			李素					(6	0) 🗆	Excelle	nt
Assessor's					<u> </u>		:											
Assessor Con	nments	and Re	ason for Ad	just	ment	t:												······
Comments fro														••••••••••••••••••••••••••••••••••••••				
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2017 Real Estate Breakdown Report

Page 1 RECORDCARD

Daniel ID		^^^				sai Estate D	- calcact	·······································	· · ·					5/22/18 (	4:55 PM
Parcel ID Owner POORE, JE 910 W YOR BLUE HILL,	EFFREY D. RK ST		00		Legai NEW SURVEY LOT ADDITION BLUE HI	S 4 & 7 BLOCK	( 13 HOOV	ÆRS	<b>Sit</b> u 910	d File us ) W YORK ( UE HILL, NI	ST	337800			
County Are Neighborho Location / G District School	ood 30 Group 20 19	00	N/A BLUE HILL BLUE HILL (BH) 74HF6N - 91-0074 91-0074	91-0074	State GEO Cadastral Book / Page Sale Date	01-01-01-01-01 4133-00-0-200 00002-00069-0 2018 / 966 Ext 05/04/2018 43,000	55-013-98 019B0 : 967		lmp	Idings provement ad / Lot			Previous 20,460 0 3,215 23,675		Current 20,460 0 3,215 23,675
							Permit No.		Description			Date Open	Date Closed		Amount
<u></u>							0001	00 N/A	~2005 GET COMPUTER	PICTURE F }	OR	01/26/2005	03/03/2005		0
Model 8 BLUE HILI				Method	Lot Size	Front	age Spot	Code	Cut	off	Value	Add (	+/-) L	ot Value	Appr ID
Sale Date				02 SqFoot	12,891.880		000 N		17,0 122,0 999,9	000	0.249 0.080 0.029	0.0	000	3,215	0
05/04/2018		ook	Page	Extend		ship History									Amount
03/13/2018		018	966	967		E, JEFFREY D.									43,000
03/13/2018		018 018	547 547	549		OW, BYRON J.									0
01/18/2005		2005	00139	549		OW, BYRON J.									0
01/18/2005		2005	00139			OW, JAMES S									28,000
02/01/2000	-	2000	00139			OW, JAMES S									28,000
11/20/1995		1995	01353			MARK & CEC									27,000
Year State			Building	Other	Land	W,ROBERT J			<b>F</b>						0
		195	20,460	23,675	3,215		Tot 23,67		Exempt		Tax	able	Total Tax	Per	alty Tax
1		195	20,460	20,070	3,215		23,67		23,675			0	0.00		0
2015 33	37800	195	15,970	Ö	3,215		19,18		0			1,675 1,195	456.42		0
2014 33	37800	195	15,970	Ö	3,215		19,18		0			),185 1485	364.88		0
2013 33	37800	195	19,580	Ŏ	3,215		22,79		0			),185 2,795	400.04		0
			•		-,		£1.,1 c		0		22	., 1 80	512.34		0



2017 Appraisal Property Record Card

(883) Primary Image

Page 2 RECORDCARD 5/22/18 04:55 PM

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

Code

PAVC

RP\$

RPS

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

Description

Paving, Concrete 4 - 6 Inch.

Raised Slab Porch with Roof

Raised Slab Porch with Roof

Sketch Image A Committee of the Comm

Buildings	20.	460	
Improvement	·	0	
Land/Lot		0	
Total	20,	460	
Review Informat		·	
01/15/2016	Entered	DL	
09/03/2015	Inspect	TS	

		The second of th	TO 100 CO
Residential Informa	ation		
Туре	Single-fam	ily Residence	
Quality	3.00 - Avei	age	
Condition	2.00 - Bad	y Worn	
Base/Total	1,000 / 1,0	00	
Style	100 % - Or	ne Story	
Exterior Wall	100 % - Fr	ame, Siding, Metal	
Heating/Cooling		armed & Cooled Air	
Roof Cover	Composition	n Shingle	
Area of Slab	0	_	
Area of Crawl	0		
Fixture/Roughin	5/0		
Bed/Bathroom	2 / 1.0		
Basement Area	0		
Cost Source	Size	Year In	
MS Residential	756	0	

144

9

MS Residential

MS Residential

	and the second s		
Marshall & Swift Cost	Approach		(06/201
Year/Effective Age		1926/0	
Units	Depreciation		
756	37.000 %		
144	0.000 %		

0.000 %

9



2017 Appraisal Property Record Card

Page 3
RECORDCARD

Parcel	ID	000337800		(883)					erty Recor	<u> </u>		 5/22/18 04	1:55 PN
Cadast	ral ID	00002-00069-019B0		(883)	1							 	
PAD CI	ass Code	01-01-01-01-06-02											
State G	ΈO	4133-00-0-20055-013-9820											
Owner											• .		
POOR	E, JEFFREY YORK ST HILL, NE 68	ſD.											
910 W	YORK ST	2020											
Situs	TILL, INE 68	593U											
910 1/	VORK ST D	BLUE HILL NE 68930											
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District	Olitood	195 - 74HF6N - 91-0074											
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PARC FILING NUM	EL#/ MBCR /2	76 /37	20			GRANTEE MASTER NA	······································	7
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	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
Property Class	1000 RESIDENTIAL	2000	4000 AGRICULTURAL	9000	9500		RUBAL RESIDENTIAL	
			AGAICOCTORAL	EXEMPT	GAME & PARKS		SUBURBAN	
TAX DISTRICT	65						_	
TOTAL SALE PRICE	\$ 50.	00						
21 ADJUSTMENTS \$			-					
R ADJUSTMENTS S			· · · · · · · · · · · · · · · · · · ·					
REVIEW CODE	NO				·			
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DEED TYPE	<b>9</b> 2	0:2017 Sheriff	Deed					
SALE QUAL	YES		SUBCHNGD	(NO)	MOBILE			
CODE	1	2	3		5			
	USABILITY ,				į			
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### NEBRASKA-

Good Life. Great Service, DEPARTMENT OF REVENUE

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

FORM **521** 

	is signed and items 1-25 are accurately completed.			
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed			
Webster   Select County & County Number	Mo Day Yr Day Yr			
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seiler) Webster County Show of	Grantee's Name (Buyer)			
Street or Other Mailing Address	Street or Other Mailing Address			
City O / State / Zip Code	City State Zip Code			
Phone Number  Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes No			
Email Address	Loug Pierce 195/@ jeloud coul			
7 Property Classification Number. Check one box in categories A and B. Check C if	<u> </u>			
(A) Status (B) Improved Single Family Industrial	Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home			
Unimproved Multi-Family Agricultural [	Mineral Interests-Producing  State Assessed  Mobile Home  Exempt			
8 Type of Deed Conservator Distribution Lar	d Contract/Memo Partition Sheriff Other			
Bill of Sale Corrective Easement Lea				
9 Was the property purchased as 10 Type of Transfer Distribution Forecl				
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Auction  Easement  Gift  Yes  No  Court Decree  Exchange	Life Estate Sale Trustee to Beneficiary			
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)			
Yes No	Yes No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela				
	artnership, or LLC Self Other			
Brothers and Sisters Grandparents a  Ex-spouse Parents and Cr				
14 What is the current market value of the teal property?	Id Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
$\mathcal{U} \circ \mathcal{U} \circ \mathcal{U} \circ \mathcal{U} \circ \mathcal{U}$				
\$ 790.00				
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			
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.)			
<del></del>	of the agent or title company contact.) Yes			
Yes No	of the agent or title company contact.) Yes No.  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Doug Pierc			
Yes No	of the agent or title company contact.) Yes No.  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Doug Pierc			
Yes No  18 Address of Property  18a No address assigned 18b Vacant land  20 Legal Description	of the agent or title company contact.) Yes No.  19 Name and Address of Person to Whom the Tax Statement Should be Sent  19 Name and Address of Person to Whom the Tax Statement Should be Sent  19 Name and Address of Person to Whom the Tax Statement Should be Sent  19 Name and Address of Person to Whom the Tax Statement Should be Sent  19 Name and Address of Person to Whom the Tax Statement Should be Sent  19 Name and Address of Person to Whom the Tax Statement Should be Sent  19 Name and Address of Person to Whom the Tax Statement Should be Sent  19 Name and Address of Person to Whom the Tax Statement Should be Sent  19 Name and Address of Person to Whom the Tax Statement Should be Sent  19 Name and Address of Person to Whom the Tax Statement Should be Sent			
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Yes   No     18 Address of Property     18a   No address assigned   18b   Vacant land     20 Legal Description     5 \langle 2	of the agent or title company contact.) Yes			
Yes	of the agent or title company contact.)  Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Doug Previous VE 68970  Jack 3  2d Cloud, Webster County Nebraska  2e \$50 000  The dollar amount and attach itemized list.)  2a \$50 000  The dollar amount and attach itemized list.)  2a \$50 000  The dollar amount and attach itemized list.)  2a \$50 000  The dollar amount and attach itemized list. So			
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Yes   No	of the agent or title company contact.) Yes No  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Doug Previous VE 68970  Jack 3  2d Cloud, Webster County, Nebraska  2er dollar amount and attach itemized list.)  23  24  29  20  20  20  20  20  20  20  20  20			
Yes   No     18 Address of Property     18a	of the agent or title company contact.) Yes			

BK2018, 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 8:3 o'clock A.M. Recorded in Book 2018 on Page 9.79-980

Deb Klingenberger County Clerk \$16.00

BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-8-78
\$\_2.25\_By\_BB

### 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),

BK2018, Pg 980

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

IN WITNESS WHE hand this 20 day of Scok	REOF, I have, as Webs ぬをくり、2017.	ter County, Nebraska, Sheriff, hereunto set my TROY R. SCHMITZ Sheriff of Webster County, Nebraska
STATE OF NEBRASKA	)	
COUNTY OF WEBSTER	) ss. )	

On the <u>Jordan of Leptanler</u>, 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

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NEIGHBORHOOD	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	GOS	eto
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4900	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	
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FAX DISTRICT	<u>55</u>	<u> </u>	- <b>-</b> 3					
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**FORM** 

Real Estate Transfer Statement

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

The deed will not be recorded unless this statemen	t is signed and items 1-25 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed					
WEBSTER - 91	Mo. 4 Day 23 Yr. 2018 Mo. 4 Day 23 Yr. 2018					
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)					
David Lee Harrifeld and Eileen Maureen Harrifeld, Husband  Street or Other Mailing Address	Grantee's Name (Buyer) David L. Harrifeld and Eileen M. Harrifeld, Husband and Wife Street or Other Mailing Address					
403 N. 3rd Ave.  City State Zip Code	403 N. 3rd Ave.					
Hastings, NE 68901	City State Zip Code Hastings NE 68901					
Phone Number (402) 463-9791	Phone Number   Is the grantee a 501(c)(3) organization?   Yes					
Email Address	Email Address					
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.					
	Property Type (C)					
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home					
✓ Unimproved	Mineral Interests-Producing Exempt					
OLL Commercial Recreational  Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other					
Bill of Sale Corrective Easement Lea						
Cemetery Death Certificate - Transfer on Death Executor Mir	neral Quit Claim Warranty					
9 Was the property purchased as part of an IRS like-kind exchange?						
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary					
Yes V No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract V Other (Explain) make JWROS  12 Was real estate purchased for same use? (If No, state the intended use.)					
✓ Yes    No	Yes					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela						
	eartnership, or LLC Self Other					
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ci						
14 What is the current market value of the real property?	illd Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
\$605,170	Yes No \$					
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name					
Yes No	of the agent or title company contact.) Yes					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
Unknown	David L. Harrifeld and Eileen M. Harrifeld, Husband and Wife, JWROS 403 N. 3rd Ave.					
18a  No address assigned 18b  Vacant land	Hastings, NE 68901					
20 Legal Description						
1/4 interest in and to: The East Half (E 1/2) of Section Thirty (30), Township Two (2) North, Nebraska.	Range Twelve (12), West of the 6th P.M., Webster County,					
21 If agricultural, list total number of acres						
	\$					
22 Total purchase price, including any liabilities assumed						
23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) 23						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number_NRS§76-901(5)(a)					
correct, and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and belief, true, complete, and					
Douatas Pauley	(402) 462-5187					
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number  Attorney  5-4-18					
- The will the	Title Date					
Register of Deed's Use On	y For Dept. Use Only					
5 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data					
Mo. 5 Day 8 Yr. 18 \$ Exempt # Sa	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

Ob Klingenberger County Clerk \$16.00 BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-8-18
\$Exempt #5a By BB

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):

\*\* interest in and to:
The East Half (E ½) of Section Thirty (30), Township Two (2)
North, Range Twelve (12), West of the 6<sup>th</sup> 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

BK2018, Pg 982

	against	the	lawful	claims	of	all	persons.
EXECUTED	Apr	il	23	_, 201	8.		

Bavid L. Harrifeld

Beleen M. Harrifeld

Eileen M. Harrifeld

STATE OF NEBRASKA )
COUNTY OF ADAMS )

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



Meloni A. ESSIR Notary Public

BOOK &	PAGE 2018	-983-9	.84 "	PAGES		GRANTEE MASTER NA	MEN LISA.	. A
PARCI FILING NUM	EL#/ MBER OOZ	304100	<del></del>	7217	<u>3-</u>	GRANTEE MASTER NA	Mille	r +
					, , , , , , , , , , , , , , , , , , ,		Chris	
DOC STAI	мrs <u>5А</u>			tax/lien		<del>-</del>	1/4 II	nt.
SALES FIL	tE#	116	# РД	AGES	<del></del>			
NEIGHBORHOO	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUETHLL COMMERCIAL	BLADEN RESIDER
	405	500	505	510	\$15	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOMI SITE	E COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	GIS	700	705	710	800	805	1000	7005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOMI SITE	É INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	ЕХЕМРТ	CAME & PARKS		Suburban	
TAX DISTRICT_	<u>55</u>							
101AL SALE PRICE_	1.0	$\infty$						
521 ADJUSTMENTS S								
ESSOR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	4-23	0-2018 D						
DEED TYPE	$\omega$	D						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	<b>Q</b>	5			
	USABILITY .	AS ADJUSTED S	ubchanged salf		VALID FOR			
LOCATION CODE	R14	BLA	cow	GR ME	INA	RC	ROS	RUR
	BLUEFIILL	BLADEN	COWLES	GUIDE ROCK	INAVALE I	RED CTOND B	OSEMONT	RURAL
/	to 50	tate -	1/4 5010	vect for	of Paran	+ + ~ ~ / /	11	

### Real Estate Transfer Statement

**FORM** 

Good Life, Great Service.	•To be filed with the Register of Deeds. • Read instructions on reverse side.								
DEPARTMENT OF REVENUE		i attachment and identity the item.							
1 County Name	2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
	WEBSTER - 91		y 23 Yr. 2018						
<u>l.                                    </u>	ss, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
David Lee Harrifel									
_403 N. 3rd Ave.									
Hastings	NE 68901								
(402) 463-9791		If Yes, is the grantee a 509(a) for							
Email Address		Email Address							
<del></del>									
Unimproved	Single Family   Industrial	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home						
_ =			Other						
	eath Certificate - Transfer on Death								
		☑ Life Estate Sale ☐ T	rustee to Beneficiary						
11 Was ownership transfer		12 Was real estate purchased for same use? (If							
The dead will not be recorded unless this statement is signed and flemen 125 are accurately completed.    County Name									
		_	er						
		<u>=</u>							
44.00									
	et value of the real property?		interest rate.)						
<u>'</u>	vide a current parcel of land?	17 Was transfer through a real estate agent or a title company	? (If Yes, include the name						
, ,			Should be Sent						
_	_	See attached.							
	ed 18b Vacant land								
1/4 interest in and to The East Half (E 1/2 Nebraska.	) of Section Thirty (30), Township Two (2) North	, Range Twelve (12), West of the 6th P.M., Webst	er County,						
	,	22  \$	1.00						
•		\$							
		\$	1,00						
25 If this transfer is exer	npt 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 stateme	nt and that it is, to the best of my knowledge and belief, true, or	omplete, and						
Print or Prop	Name of Graditee or Authorized Dispracting the In	<u>euj</u>							
sign (	ALL STUDIO	Attorney	54-18						
here Signature 6	Grafited or Authorized Representative	Title	Date						
	Register of Deed's Use Or	nly	For Dept. Use Only						

28 Recording Data

27 Value of Stamp of Exempt Number

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 8 day of May A.D., 20/8, at 11:30 o'clock A.M. Recorded in Book 20/8 on Page 983-984

Deb Klingenberger County Clerk \$16.00 BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-8-/8
\$ Exempl MSq. By BB

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 <u>Marned</u> person, and Chris Harrifeld, a <u>Single</u> person, convey to GRANTEES as tenants in common, the following described real estate (as defined in Neb. Rev. Stat., Section 76-201):

interest in and to:
The East Half (E ½) of Section Thirty (30), Township Two (2)
North, Range Twelve (12), West of the 6<sup>th</sup> 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  ${\tt GRANTEES}$  that  ${\tt GRANTORS}$ :

(1) are lawfully seized of such real estate and that it

(2)	is free from encumbrances; 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	

David L. Harrifeld

Cleve M. Namfelf
Eileen M. Harrifeld

STATE OF NEBRASKA )
COUNTY OF ADAMS )

GENERAL NOTARY - State of Nebraska MELONI A. ESSER My Comm. Exp. April 17, 2021 Meloni A. Esser Notary Public

BOOK &	PAGE 2018	- 985	#Р	'AGES		GRANTEE MASTER NA	ME " \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	<u> </u>
PARC FILING NUI	CEL#/ MBCR 1374	137220	<u>)                                    </u>				with a state of the state of th	4 101.0
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SALES FI	iru //	1	#PA					
NEIGHBORHOO				GES				
14E STIBE MICC	1	100	105	200	205	300	305	400
	AGRICULTURA	L GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE		COWLES TE COMMERCIAL/NO SITE	ROSEMONT W/HOM SITE	E ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	3005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	
	1010	1015	1020					
	GRASS GREEN / GOLS COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT		•			
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 CAME & PARKS	,	RURAL RESIDENTIAL	
Į			····	<del></del>			SUBURBAN _	
TAX DISTRICT_	<u>les</u>							
TOTAL SALE PRICE	# 4	5.00						
SOLADJUSTMENTS \$	Value	el @ //	,890					
SSESSOR ADJUSTMENTS <u>\$</u>			···					
REVIEW CODE	NO							
SALES DATE	5-8	-2018	<del></del>					
DEED TYPE	<u>Q</u>							
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	I	z	3	O	s			
	USABILITY	AS ADJUSTED S	UBCHANGED SALE	NOTTO BE USED ARM	AS LENGTH / NOT VALID FOR LEASUREMENT			
LOCATION CODE	BH	BLA	COW COWLES C	GR	INA	RC RC	ROS	RUR
	BLUETHLL	BLADEN		GUIDE ROCK		RED CLOUD	ROSEMONT	RURAL
COMMENTS	D496	5.00 1)	du i	5 11.8	90			

#### **Real Estate Transfer Statement**

117

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 unle	ss this statemen	it is signed and items 1-25 are accurate	ely completed.	
1 County Name	2 County Number	<del></del>		Date of Deed	2010
-	WEBSTER - 91		Mo. 05 Day 08 Yr. 2018		08 yr. 2018
5 Grantor's Name, Addre Grantor's Name (Seller)	ss, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone Grantee's Name (Buyer)	e (Please Print)	
Charles D. & Donr			James & Tara Plymale		
Street or Other Mailing Add 530 N Cherry St			Street or Other Mailing Address 530 N Cherry St		
City Red Cloud	State NE	Zip Code 68970	City Red Cloud	State NE	Zip Code 68970
Phone Number (253) 209-7020				.501(c)(3) organiza intee a 509(a) found	
Email Address			Email Address	intee a 303(a) louin	dation: les   140
7 Property Classification	n Number, Check one box in categories A	A and B. Check C if	f property is also a mobile home.		
(A) Status			Property Type		(C)
✓ Improved ☐ Unimproved ☐ IOLL	✓ Single Family       ☐ !ndustrial         ☐ Multi-Family       ☐ Agricultur         ☐ Commercial       ☐ Recreation	ral [	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Exempt	Mobile Home
	<u> </u>		nd Contract/Memo Partition Si	neriff	Other
Bill of Sale C	orrective E	Easement Lea	ase Personal Rep.	ust/Trustee /arranty	Ouros
9 Was the property purch		tribution Forecle			nsfer on Death
part of an IRS like-kind (I.R.C. § 1031 Exchange	exchange?	sement Gift	Life Estate Sale	=	stee to Beneficiary
Yes V No	Court Decree Exc	change Granto	or Trust Partition Satisfaction of		er (Explain)
11 Was ownership transferr  ✓ Yes ☐ No _	ed in full? (If No, explain the division.)		12 Was real estate purchased f	or same use? (If No	o, state the intended use.)
13 Was the transfer betwee	n relatives, or if to a trustee, are the trustor	and beneficiary rela-	tives? (If Yes, check the appropriate box.)		
Yes✓No	Aunt or Uncle to Niece or Nephew	= ' '	artnership, or LLC Self	☐ Other	·
	Brothers and Sisters	Grandparents a	= :		
14 What is the current mark	Ex-spouse tet value of the real property?	Parents and Ch	nild Step-parent and St 15 Was the mortgage assumed? (If Yes, state	•	tornet mto )
14 What is the content mark	et value of the teal property:		Yes V No S	: the amount and in	%
16 Does this conveyance di	vide a current parcel of land?		17 Was transfer through a real estate agent of the agent or title company contact.)		(If Yes, include the name
18 Address of Property	<del></del>		19 Name and Address of Person to Whom the	Tax Statement Sh	ould be Sent
530 N Cherry St Red Cloud, NE 6897	0		same as Grantee		
18a No address assign	ed 18b 🗌 Vacant land				
20 Legal Description					
	(S1/2) of Lot Eight (8) an County, Nebraska.	nd all of Lot I	Nine (9), Block Three (3), Le	eDuc's Add	ition to Red
21 If agricultural, list total nu	mber of acres				
22 Total purchase price,	including any liabilities assumed		••••	22 \$	5,00
23 Was non-real propert	ty included in the purchase? 🔲 Yes	✓ No (If Yes, en	eter dollar amount and attach itemized list.	Committee of the Commit	0,00
24 Adjusted purchase pr	rice paid for real estate (line 22 minus	line 23)		24 S	5 00
25 If this transfer is exer	npt from the documentary stamp tax,	list the exemption	number		
correct, and t	penalties of law, I declare that I have exa hat I am duly authorized to sign this statem Garwood		nt and that it is, to the best of my knowledge a	nd belief, true, con	nplete, and (402) 746-3613
Print or Type	Name of Grantee of Authorized Représent	ative			Phone Number
sign Ja	W/ Xelwood		Attorney		5-8-18
here Signature of	Grantee of Authorized Representative		Title		Date
		TDeed's Use On	- <del> </del>		For Dept. Use Only
26 Date Deed Recorded  Mo. DS Day 08	Yr. 18 27 Value of Stamp or Exemp	t Number	28 Recording Data  PK 2018 Po 985		
Nebraska Department of Revenue			<u> </u>	Authorized by Neb. Rev	. Stat. §§ 76-214, 77-1327(2)
1 O.H.( NO. 30-203-2000 2-2016 Rev	z. Supersedes 96-269-2008 Rev. 7-2014 Grantee — Ret	tain a copy of thi	is document for your records.		

Book 2018, 19 985

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this the day of May A.D., 20 18, at 11.38 o'clock A.M. Recorded in Book 2018 on Page 985

Deb Klimen berger County Clerk 10.00 Liz Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 5.8.18 \$ 3.35 By LUZ

#### **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  $(S^{1/2})$  of Lot Eight (8) and all of Lot Nine (9), Block Three (3), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

Executed May \_ \$\infty\$, 2018.

Charles D. Harlan

Donna May S. Harlan

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

Comm.

A SENERAL NOTARY-State of Nebraska
DLIPS MARTY HUNT
My Comm. Exp. May 12, 2018

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

Phone/Fax: (402) 746-3613 DAVE:F:\WP\800\HARLANPL.QCD 5/3/18

Page 1 of 1 Pages

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	ings II Jan II		Sale	Date	Adjess va Santan				S	chool Di	strict Co	de	40.5		are references.
91	20:	18	985		5	/8/	2018	Base:	91	-000	2	Aff	iliated: 9	1-000	2 L	Inif	ied: 9	1-0002
Location	ID	Sale	Number	U	seab	ility &	& Code #			i fanyls is Georgia			Parcel	Number	, <sup>(1)</sup>	y i		egan et fotte George
0001374	00		117		4			GeoCde	Т	wn	Rng	Se	ct Qrt	Subdiv	Ar	ea	Blk	Parcel
	D:	ite of S	ale Assessed	Val	ue			4371				0		1002	5		003	0000
Land		Imp	rovements	Total			en en light (so village) so restat (source)	, 17 K 13 K	Dat	e of S	Sale	ale Property Classific			<del></del>			
A STATE OF THE STA	940	·	10,950	5	*14,51+44	<u> </u>	11,890	Status		Prope	SA MENT	7,00	Zoning	Locat	vita i	1750 1861 - 1	y Size	Parcel Size
Assessor Loc		RED	·					A) 1	62		01	μv	© 1	D) ]	7. × .		6	F) 2
	wigh Si			Argel Ag		·	Residentia						ovije Pil	Comm			ikokur-	-, 2
	Muit	iple Imr	provements:	Mult	inle Ir	mprove	3 NO. 1 NO. 4	<u>च्या तथा करता स्था</u>	) surve	Min	ltiple	Tenne	overnents.:			<u> </u>	1-1,10,10	Auge Militing
	1944	05 5 45 5	The state of the second sector		<del>.</del>	n Date		95			nstruct							
	- ×	e, Parkastan Markastan	or you things have again		Sq. F		1,1	59			or Sq.							
		Buildin		Cost			99,5	65		Cos		10						
Single Family			10- 1 Table 13			al Cor	dition: 2	N. N		-		rcial	Occupan	cv Code:	3,3434			
(100) □ Mob				(10)			n Out				mary:			ther1:	<u>`</u>		other2:	<u> </u>
(101) 🗆 One	Story			(20)	*	Badl	y Worn	···-		-			Construc		s:		soft of t	N. 24
(102) 🗆 Two	Story			(30)		Avei				(1			eproof Str		4			<u> </u>
(103) 🗆 Split	Level			(40)		Good	 1			(2)			inforced C				-	
(104) 🖼 11/2	2 Story			(50)		Very	Good			(3)	) 🗆	Ma	sonry Bea	ring Wal	s			
(111) □ Bi-La	evel			(60)		Exce	llent			(4)			ood or Ste			Vall	s	
(106) 🗆 Othe	ı				4.					(5)	) 🗆	Me	tal Frame	and Wall	s			
Townhouse or	Duplex	Style:		Resi	denti	al Qua	lity: 30			(6)	) 🗆	Pol	le Frame					
(301) 🗆 One	Story			(10)		Low				Cos	t Rai	ık:			Cond	itio	n;	
(302) 🗆 Two	Story			(20)		Fair				(10		Lo			(10)		Worn (	Dut
(307) 🗆 1 1/2	Story			(30)	æ	Aver	age			(20	) 🗆	Av	erage		(20)		Badly '	Wom
(308) 🗆 Split	Level			(40)		Good	l			(30	) 🗆	Ab	ove Avera	ge	(30)		Averag	e
(309) 🗆 2 1/2	Story			(50)		Very	Good			(40	) 🗆	Hig	;h		(40)		Good	
(304) □ One:	Story Du	ıplex		(60)		Exce	llent			(14, 13) 23, 280	144				(50)		Very G	ood
(305) 🗆 Two	Story D	ıplex			19.145 (18.14)	, Val						92			(60)		Excelle	nt
Assessor's	Adjus	tment	to Sale Pr	ice	(+ o:	r -):	***************************************											
Assessor Con	nments	and Re	ason for Ac	ljust	men	t:				<u> </u>			•					
	,																	
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Comments fro		D BOI	) E 00 W	'T 27 7 1		773 7 1	OF 1		om	ments	<u>:</u>							
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							78144											ue on back)



2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/24/18 05:23 PM

Parcel ID Owner PLYMALE, JAMES 530 N CHERRY S RED CLOUD, NE	Т	00		Legal SOUTH 25' LOT 8 & LEDUC'S ADDITIO	k ALL LOT 9 BL N RED CLOUD	OCK 3	Card File Situs 530 \N CHER	0001374 RRY ST	400		05:23 PW
County Area Neighborhood Location / Group District School  Date Added Note 11/04/2002 3722		N/A RED CLOUD RED CLOUD (RC) 2CS - 91-0002 91-0002	91-0002	Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	01-01-01-01-06 4371-00-0-100: 00002-00100-0 2018 / 985 05/08/2018 5	25-003-0000	Value Buildings Improvement Land / Lot Total		Previou 7,96 94 8,90	65 0 10	Current 10,950 940 11,890
Model 3722	U		Method	L-4-Ci							
6 RED CLOUD			02 SqFoot	Lot Size 10,650.000		age Spot Code 000 N	Cutoff 25,000 130,680 999,999	0.088 0.007 0.003	Add (+/-) 0.000	Lot Value 940	
Sale Date	Book	Page	Extend		ship History		300,000	0.000			Amount
05/08/2018 11/04/2016	2018	985			ALE, JAMES & T						F
11/04/2016 11/04/2016	02016	02572		HARLA	N, CHARLES D	). & DONNA MAY S.					13,500
09/28/2016	02016 02016	02572				). & DONNA MAY S.					13,500
05/20/2016	02016	02405 01016			ERS, AMBER						C
11/18/2014	02016	02392			RTS, MICHAEL						C
07/27/2010	02014	01085			RTS, MICHAEL						9,000
06/12/2006	02006	01446				& REBECCA MILLER					7,500
05/20/2005	02005	01068			JD, HAROLD ARD, SUSAN						11,000
11/07/2003	02003	02601			ISAAC & PATR	ICIA					0
10/24/2001	02001	02397			RURAL DEVELO						11,200
08/28/1996	01996	01281			N,LORI J.	Dt. IAIT IAI					0
Year Statement		Building	Other	Land	.,	Total	Exempt	Taxable	Total Tax	, 5-	0 nalfu <b>T</b> -:
2017 137400	65	7,965	8,905	940		8,905	8,905	0			nalty Tax
2016 137400	65	10,950	0	940		11,890	0	11,890			r
2015 137400	65	13,335	0	940		14,275	Ö	14,275			r
2014 137400	65 65	13,335 17,525	0	940		14,275	Ö	14,275			0
2013 137400			Ω	940							



2017 Appraisal Property Record Card

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

Parcel ID 000137400 (280) Primary Image Sketch Image Cadastral ID 00002-00100-00064 PAD Class Code 01-01-01-01-06-02 Percei II: 000137400 State GFO 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 Property Valuation Residential Information Marshall & Swift Cost Approach Buildings 10.950 (06/2013) Type Single-family Residence Year/Effective Age Improvement 1895/0 0 Quality 3.00 - Average Land/Lot 0 Condition 2.00 - Badly Worn Total 10.950 Base/Total 772 / 1.159 Review Information Style 100 % - 1 1/2 Story Finished 11/28/2011 Entered SK Exterior Wall 100 % - Frame, Siding, Vinyl 10/13/2011 Inspect TΑ Heating/Cooling 100 % - Forced Air Furnace Roof Cover Composition Shingle Area of Slab **Area of Crawl** 0 Fixture/Roughin 7/0 Bed/Bathroom 3 / 1.5 Basement Area 195 Code Description **Cost Source** Size Year In Units RPS Depreciation Raised Slab Porch with Roof MS Residential 140 O 140 SWP Enclosed Porch, Solid Walls 0.000 % MS Residential 140 0 140 RPO Raised Slab Porch 0.000 % MS Residential 4 0 Date Added Notes 4 0.000 % 11/04/2002 37220

BOOK & I	2019	8-1002						~
PARCE FILING NUM	1970	3592	# PA	GES	<del></del>	GRANTEE MASTER NAM	nen Dernis	s Martin
TIENO NOI	TOUR   LOGI	, 90080				<del>_</del>		
DOC STAN	Mrs 45	6.00		tax/lien				
SALES FIL	118	2	# PAG			<del></del>		
NEIGHBORHOOL								
NEIGHBORHOOL	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUEINIL COMMERCIAL	DLADEN RESIDENTI
	405	500	\$05	51,0	S15	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SME	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SEL
	615	700	705	710	800	80\$	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000	9000	9500		RURAL RESIDENTIAL	
	Nasayan IV.	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		SUGURBAN	
FAX DISTRICT_	65							
TOTAL SALE PRICE_	<u> 26,6</u>	9 <del>0</del> 0						
\$21 ADJUSTMENTS S								
NSSESSOR ADJUSTMENTS S								
REVIEW CODE	NO							
SALES DATE	12-12	2-2013						
DEED TYPE	<u> </u>	_D_						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3		5			
	USABILITY	AS ADJUSTED S	UBCHANGED SALE!		LENGTH / NOT /ALID FOR ASUREMENT			
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUEHILL	BLADEN					DSEMONT	RURAL
COMMENTS	Sale	Date	is Pa	est do	ur 3	3-year	Sales	



#### **Real Estate Transfer Statement**

118

FORM

 To be filed with the Register of Deeds. 521 Read instructions on reverse side. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2 County Number 3 Date of Sale 4 Date of Deed County Name Day 12 yr 2013 Mo. 12 Mo. 12 Day /\_\_\_ 2013 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Charles Norris and Debra K. Norris **Dennis Wentworth** Street or Other Mailing Address Street or Other Mailing Address Zio Code Zip Code City NE Red Cloud 68970 Telephone Number Telephone Number 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home (B) Property Type (C) (A) Status **I**Improved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Industrial Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031Exchange) 8 Type of Deed Corrective Land Contract Personal Rep. Bill of Sale Joint Tenancy Warranty Sheriff Executor Mineral Cemetery Other Transfer on Death ✓ Quit Claim Conservator Partition Trust Yes No 10 Type of Transfer **√** Gift Revocable Trust Court Decree Satisfaction of Contract Joint Tenancy Sale Foreclosure Auction Exchange Life Estate Irrevocable Trust Partition Transfer on Death Other (Explain.) 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) **✓** YES **✓** YES NO 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Brothers and Sisters Family Corp., Partnership or LLC YES **√** NO ☐ Spouse Parents and Child Grandparents and Grandchild Step-parent and Step-child Aunt or Uncle to Niece or Nephew 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ NO \$ 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent? (If Yes, include the name of the agent.) V NO **V** NO ☐ YES 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 742 N Elm Grantee and Lots in Red Cloud, NE 20 Legal Description Lots Thirteen (13) and Fourteen (14), Block Five (5), Smith and Moore's Addition to Red Cloud, Webster Count, Nebraska, 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 *222*0 20!00 22 Total purchase price, including any liabilities assumed 22 23 Was nonreal property included in the purchase? 🔲 YES 📝 NO (If Yes, enter amount and attach itemized list.) . . 23 00i00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and

here

correct. and that I am duly authorized to sign this statement. Definis Wentworth ielephone Number Grantee

nature of Grantee or Authorized Representative Date Register of Deeds' Use Only For Dept. Use Only 28 Deed Book 29 Deed Page

BOOK 2018

Title

26 Date Deed Recorded 27 Value of Stamp or Exempt Number Mo. <u>DS</u> Day <u>O8</u> 49.00

1000 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327

12/

/2013

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this Standard
of May A.D., 2018 at 4-00
o'clock P. M. Recorded in Book 2018
on Page 1000
Deb Kluppenberger County Clerk
10.00 Leo Deputy
ind Comp\_Assessor\_Carded\_

Book 2018, Pg 1002

	OCUMENTARY
Date 5-8-18	IP TAX
\$ 45.00 B	y Liz

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: Accorder 12, 2013.

Charles Norris

Charles Norris

Debra K. Norris

STATE OF NEBRASKA )
) ss.
COUNTY OF WEBSTER )

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

A GENERAL NOTARY - State of Nebraska
TERESA L. THEOBALD
My Comm. Exp. August 27, 2017

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		3 ( ) ) 	Säle Date		Art (Vert).			Sc	hool Dis	strict Cod	e			
91	20:	18	1002		12	/12/2013	Base: 9	91-0	0002 Affiliated: 91-0002 Unified: 91-0002								
Location	<b>ID</b>	Sale	Number	U	seab	lity & Code#			Parcel Number								
0001231	.00	1	.18		4		GeoCde	Twn	R	ng	Sec	t Qrt	Subdiv	Area	Blk	Parcel	
	Da	ite of Sa	le Assessed	Val	ue		4371		00 0			10020		005	0000		
Land		Imp	rovements	S Total Date of Sale Property Classific				ation Code									
1,	,565		16,180	)		17,745	Status	Pı	ropert	у Туј	pe	Zoning	Locatio	ı C	ty Size	Parcel Size	
Assessor Lo	cation:	RED (	CLOUD (F	RC)			A) 1	B)	0	1		C) 1	D) 1	E)	6	F) 1	
	Sales Julyan		en de la companya de La companya de la co			Residential			244		Maria Maria		Comme	cial	Aleks isk		
	Mult	iple Imp	rovements:	Multi	ple. Ir	nprovements.:			Multi	ple.	Impro	vements.:					
		Constru	ction Date:	Cons	tructio	n Date: 18	80		Cons	tructi	ion D	ate :					
			Floor:	Floor	Sq. F	1,0	44		Floor	Sq.	Ft.:						
		Building	Cost New:	Cost		95,1	25		Cost	:							
Single Family	Style:	101	Sympletic Jack Skip	Resi	denti	al Condition: 2	<b>5</b> 14 4 6	distriction Call Case	Com	mei	cial	Occupan	cy Code:			fighas.	
(100) 🗆 Mol	bile Hom	e		(10)		Worn Out			Prim	ary:		O	ther1:		Other2:		
(101) 🗷 One	Story			(20)	×	Badly Worn			Com	mei	cial	Construc	tion Class:	i per			
(102) 🗆 Two	Story			(30)	Æ	Average			(1)		Fire	proof Str	uctural Ste	l Fram	e		
(103) 🗆 Split	t Level			(40)		Good			(2)		Rei	nforced C	oncrete Fra	me			
(104) 🗆 11/2	2 Story			(50)		Very Good			(3)		Ma	sonry Bea	ring Walls			•	
(111) 🗆 Bi-L	.evel			(60)		Excellent			(4)		Wo	od or Ste	el Framed I	Ext. Wa	lls		
(106) 🗆 Oth	er							4 4 4	(5)		Ме	tal Frame	and Walls				
Townhouse or	Duplex	Style:		Resi	denti	al Quality: 30		જો જાહેર પૂર્વજી	(6)		Pol	e Frame					
(301) 🗆 One	Story			(10)		Low			Cost	Rar	ık:			Conditi	on:		
(302) 🏻 Two	Story			(20)		Fair			(10)		Lov	v		10) E	Worn	Out	
(307) 🗆 1 1/3	2 Story			(30)	茇	Average			(20)		Ave	rage		20) 🗆	Badly	Wom	
(308) 🗆 Split	t Level			(40)		Good			(30)		Abo	ove Avera	ge (	30) □	Avera	ge	
(309) 🗆 21/2	2 Story			(50)		Very Good			(40)		Hig	h	(	40) 🗀	Good		
(304) 🗆 One	Story D	прјех		(60)		Excellent			监格		34J)		(	50)	Very (	Good	
(305) 🗆 Two	Story D	uplex		A 34									ernar (	60) 🗆	Excell	ent	
Assessor's	Adjus	tment	to Sale Pı	rice	(+ o	r -):											
Assessor Co	mments	and Re	ason for A	djust	men	:											
0								· · · · · ·	-					<del> </del>			
Comments fr		C DAC	्या ∩ाउ २	_ VE	כדגי	SALES 12-1		omm	ents:	-							
ACD- DW	۲۷۶ ندید	D EME	A OUR 3	, — <u>t</u> E	icit.	<u> </u>	. <u>~</u> - <u>~</u> U 1 .										
								<del></del>									
															(Conti	nue on back)	



2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/24/18 05-43 PM

				201710	bai Estate Bi caltaewii ita	choit			5/24/18 05:43 PM
Parcel ID Owner WENTWORTH, D 202 S. WALNUT RED CLOUD, NE	ST	00		Legal LOTS 13 & 14 BLO ADDITION RED CL	CK 5 SMITH & MOORE'S OUD	Card File Situs 742 \N ELM S	0001231 T	00	
County Area Neighborhood Location / Group District School	0 200 60 65 91-0002	N/A RED CLOUD RED CLOUD (RC) 2CS - 91-0002 91-0002	91-0002	Class Code State GEO Cadastral Book / Page Sale Date Sale Amount	01-01-01-01-06-01 4371-00-0-10020-005-0000 00002-00102-00011 2018 / 1002 12/12/2013 20,000	Value Buildings Improvement Land / Lot Total		Previous 16,180 0 625 16,805	Current 16,180 625 16,805
Date Added Not	<del></del>								
11/04/2002 355	20								
Model			Method	Lot Size	Frontage Spot Code	Cutoff	Value	Add (+/-) L	ot Value Appr ID
6 RED CLOUD			02 SqFoot	7,100.000	50.000 N	25,000 130,680 999,999	0.088 0.007 0.003	0.000	625 (
Sale Date	Book	Page	Extend	l Owner	ship History				Amoun
12/12/2013 07/14/2008	2018 02008	1002 01608		NORR	WORTH, DENNIS IS, CHARLES IS, DEBRA K & CHARLES		"		20,000 14,000
Year Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017 123100		16,180	0	625	16,805	0	16,805	332.88	(
2016 123100		20,320	0	625	20,945	0	20,945	429.62	(
2015 123100		20,900	0	625	21,525	0	21,525	484.16	(
2014 123100		20,900	0	625	21,525	0	21,525	511.34	(
2013 123100	65	21,5 <b>1</b> 5	0	625	22,140	0	22,140	549.22	(



2017 Appraisal Property Record Card

Page 2 RECORDCARD

5/24/18 05:43 PM Parcel ID 000123100 (149) Primary Image Sketch Image Cadastral ID 00002-00102-00011 Proced 8: 000123100 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 \N ELM ST Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 13 & 14 BLOCK 5 SMITH & MOORE'S ADDITION RED CLOUD Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 16.180 Type Single-family Residence Year/Effective Age 1880/0 Improvement 0 Quality 3.00 - Average Land/Lot n Condition 2.50 - Badly Worn Plus 0.5 Total 16.180 Base/Total 1.044 / 1.044 Review Information Style 100 % - One Story 01/25/2017 Entered CJ Exterior Wall 100 % - Frame, Siding, Wood 09/23/2016 CJ Inspect 100 % - Forced Air Furnace Heating/Cooling Roof Cover Galvanized Metal Area of Slab 0 Area of Crawl 0 Fixture/Roughin 6/0 Bed/Bathroom 2/1.0 Basement Area 342 Code Description Year Dimensions Quality Units PD, FD 706 Detached Garage(SF) 2.00 528 saft 0.000 % / 0.000 % Approximate value after 89.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 545

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 Add	ed Notes					0.000 //	<del></del>

11/04/2002 35520



#### **WEBSTER COUNTY**

2017 Real Estate Breakdown Report

Page 1 RECORDCARD

				2017 RE	eai Estate Breakdown R	eport			5/24/18 05:47 PM
ALNUT ST	NNIS ľ	00		LOTS 10-12 BLOCK		Card File Situs	0001270	000	
rea hood / Group	0 200 60 65 91-0002	N/A RED CLOUD RED CLOUD (RC) 2CS - 91-0002 91-0002	91-0002	State GEO Cadastral Book / Page Sale Date	4371-00-0-10020-011-0000 00002-00099-046A0 2018 / 1002 12/12/2013	Value Buildings Improvemen Land / Lot Total		Previous 0 0 940 940	Current 0 0 940
						,			
2 30820	,		Mathod	Lot Sizo	Frontago Snot Codo	Cistoff	Malue	A-3-17-13	-4 V-I A 1D
OUD			02 SqFoot	10,650.000	75.000 N	25,000 130,680	0.088 0.007	0.000	ot Value Appr ID 940 0
	Book	Page	Extend	Owner	ship History	500,000	0.000		Amount
3 1 1 5 2	2018 02011 02011 02005 02002	1002 01400 01400 02084 01792		WENTY NORRI NORRI THOMI	WORTH, DENNIS S, DEBRA K S, DEBRA K PSON, GARY & MARCIA				20,000 500 500 300 1,100
		Building	Other	Land	Total	Exempt			Penalty Tax
127000 127000 127000	65 65 65	0 0 0 · 0	0 0 0	940 940 940	940 940 940	0 0 0	940 940 940	19.28 21.14 22.32	0 0 0 0
	ALNUT S' UD, NE ( rea nood) Group  Group  3 1 1 1 5 2 1 1 2 7 0 0 0 1 2 7 0 0 0 1 2 7 0 0 0 1 2 7 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 1 2 7 0 0 0 0 0 1 2 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	PRTH, DENNIS ALNUT ST UD, NE 68970  rea 0 0 60 65 91-0002  red Notes 2 35920  OUD  Book 3 2018 1 02011 1 02011 1 02011 1 02011 1 02011 1 02011 1 1 1	ALNUT ST UD, NE 68970  rea 0 N/A nood 200 RED CLOUD Group 60 RED CLOUD (RC) 65 2CS - 91-0002 91-0002 91-0002  red Notes 2 35920  OUD  Book Page 3 2018 1002 1 02011 01400 1 02011 01400 1 02011 01400 5 02005 02084 2 02002 01792 tement District Building 127000 65 0 127000 65 0 127000 65 0 127000 65 0 127000 65 0 127000 65 0	PRTH, DENNIS ALNUT ST UD, NE 68970  Tea 0 N/A Prood 200 RED CLOUD (Group 60 RED CLOUD (RC) 65 2CS - 91-0002 91-0002 91-0002 91-0002 91-0002  Total Notes 2 35920  Method OUD 02 SqFoot  Method 02 SqFoot	Description	Class Code   October   Cadastral   October   October	Comparison   Com	Legal	Legal   LOTS 10-12 BLOCK 11 SMITH & MOORE'S   Situs   Card File   000127000



2017 Appraisal Property Record Card

Page 2 RECORDCARD 5/24/18 05:47 PM

Parcel ID 000127000 (186) Primary Image Sketch Image 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 £10000 244000 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 10-12 BLOCK 11 SMITH & MOORE'S ADDITION RED CLOUD Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 0 Type Year/Effective Age 0/0 Improvement 0 Quality - 00. Land/Lot Condition 0 .00 -Total 0 Base/Total 0/0 Review Information Area of Slab 0 03/17/2017 DL Entered Area of Crawl n 09/27/2016 Inspect TS Fixture/Roughin 0/0

0/0.0

0

Bed/Bathroom

Basement Area

Date Added Notes

11/04/2002 35920

PARCEL		5 June		AGES	<del></del>	GRANTEE MASTER NAM	Nary+	DEPLA W
filing NUMB	EER QUAL	5 / 16440	<u>)                                    </u>			<del></del>		
DOC STAMI	· <u>33</u>	.75		tax/lien				
SALES FILE	"	9	#РД	GES	<del>_</del>			
NEIGHBORHOOD	1	<u>(00)</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	DLADEN RESIDENTIAI
	405	500	505	51.0	515	600	ens	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES  COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMON'I COMMERCIAL W/SIII
	GIS	700	70\$	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		BURN BESIDENT	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	ЕХЕМРТ	GAME & PARKS		RURAL RESIDENTIAL	
FAX DISTRICT	25						SUBURBAN	
AL SALE PRICE	15,0	200						
ADJUSTMENTS S								
DIUSTMENTS S								
REVIEW CODE	NO							
SALES DATE	5-7	-2018	<del></del>					
DEED TYPE	JT 8	RCD						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	2	2	3	4	5			
	USABILITY	AS ADJUSTED S	ubchanged sale		S LENGTH / NOT VALID FOR EASUREMENT			
TION CODE	ин	BLA	cow	GR_	INA	RC	ROS	RUR
1 .	INEHILL	BLADEN	COWLES	GUIDE ROCK	INAVACE	RED CLOUD R	DSEMONT	RURAL

### Good Life Great Service.

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

	deed will not be recorded unless this	statement	is signed and items 1-25 are	accurately completed.	
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	
Webster_	Select County & County Number		Mo. 5_ Day _ <b>7_</b> Yr. 2		Z_Yr. 2018
5 Grantor's Name, Address, a	nd Telephone (Please Print)		6 Grantee's Name, Address, and T	Telephone (Please Print)	
Grantor's Name (Seller)	shler boulf		Grantee's Name (Buyer) Karu and Dehr	ra Winslaw	
Street or Other Mailing Address	· · · · · · · · · · · · · · · · · · ·		Street or Other Mailing Address		
455 Achraska	State Zi	ip Code	1975 Road H	State	Zip Code
Courde Rock	ر الله الله الله الله الله الله الله الل	942	Guide Rock	NE	108942
Phone Number 409-257-7138			Phone Number Is the	e grantee a 501 (c)(3) organization, is the grantee a 509(a) foundation	on? Yes No ation? Yes No
Email Address			Email Address		
Travis Louis 100	MOO-COV  hober. Check one box in categories A and B.	Check C if	property is also a mobile home.		
(A) Status			Property Type		(C)
	Single Family Industrial	Í	Mineral Interests-Nonproducing	State Assessed	Mobile Home
	Multi-Family Agricultural	Ī	Mineral Interests-Producing	Exempt	
	Commercial Recreational				
8 Type of Deed Conse		<u></u>	d Contract/Memo Partition		Other
Bill of Sale Correc		=		pTrust/Trustee Warrantv	
	Certificate – Transfer on Death Executor  as 10 Type of Transfer Distribution	- Lance			sfer on Death
Was the property purchased part of an IRS like-kind exch     IRS C \$ 1001 Firehands	lange? Auction Easement	<u>—</u>	Life Estate Sale		tee to Beneficiary
(I.R.C. § 1031 Exchange) Yes No	Court Decree Exchange	=			r (Explain)
11 Was ownership transferred in	full? (If No, explain the division.)			urchased for same use? (If No.	state the intended use.)
Yes No				No	-
	atives, or if to a trustee, are the trustor and ber				
Yes No	=	^ .	artnership, or LLC Self  and Grandchild Spouse	Other	adar from till 4-tt
L F		arents and Ch	<del></del>	rent and Step-child	
14 What is the current market va			15 Was the mortgage assumed? (I	· ·	erest rate.)
	1/\c0		Yes No \$_		%
16 Done this communicate divide	1100				
16 Does ins conveyance divide	a current parcel of land?		17 Was transfer through a real esta	ate agent or a title company? (I	
Yes No	a current parcel of land?		of the agent or title company co	ontact.) Yes	No
Yes No		reet	of the agent or title company co	ontact.) Yes	ould be Sent
Yes No	15 Republican Str	reet	of the agent or title company co	ontact.) Yes	ould be Sent
Yes No  18 Address of Property 2		reet	of the agent or title company co	ontact.) yes o Whom the Tax Statement Sho Kary + Debr 1975 Road	a Winslow  H
Yes No  18 Address of Property  2  18a No address assigned	15 Republican Str Guide Rock 18b □ Vacant land		of the agent or title company co	ontact.) yes o Whom the Tax Statement Sho Kary + Debr 1975 Road	awinslow  H  NE
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Yes No  18 Address of Property 2  18a No address assigned  20 Legal Description  Lof 5 + N 2  Original Tow.  21 If agricultural, list total number	15 Republican Str Guide Rock 186 Vacant land 5' of lot 6, Block on of Guide Rock, lard acres	IZ Websi	of the agent or title company co	ontact.) Yes o Whom the Tax Statement Sho Kary + Debr 1975 Road Guide Rock	JNO Suld be Sent  a Winslow  H  NE  68942
Yes No  18 Address of Property 2  18a No address assigned  20 Legal Description  Lof 5 + N 2  Original Tow.  21 If agricultural, list total number	15 Republican Str Guide Rock 186 Vacant land 5' of lot 6, Block of n of Guide Rock,	IZ Websi	of the agent or title company co	ontact.) 1 Yes o Whom the Tax Statement Sho Kary + Debr 1975 Road	awinslow  H  NE
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Yes No  18 Address of Property  20  18a No address assigned  20 Legal Description  Lof 5 + N a  Original Towa  21 If agricultural, list total number  22 Total purchase price, inc  23 Was non-real property in  24 Adjusted purchase price  25 If this transfer is exempt	Strong Republican Strong Rock	/ D Webs/ wo (If Yes, er 3)	of the agent or title company co	ontact.) Yes  of Whom the Tax Statement Sho  Kary + Debr  1975 Road  Guide Rock	JNO  Sould be Sent  A Winslow  H  NE  68942  15.000  0100
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Yes No  18 Address of Property  18a No address assigned  20 Legal Description  Lof 5 + N 2  Original Town  21 If agricultural, list total number  22 Total purchase price, inc  23 Was non-real property in  24 Adjusted purchase price  25 If this transfer is exempt  Under pen  correct, and that  Print or Type Na  Sign	Strong Republican Strong Rock  Strong Rock  Strong Rock  Strong Rock  Strong Rock  Strong Rock	/ D Webs/ wo (If Yes, er 3)	of the agent or title company co	ontact.) Yes  of Whom the Tax Statement Sho  Kary + Debr  1975 Road  Guide Rock	JNO  Sould be Sent  A Winslow  H  NE  68942  15.000  0100
Yes No  18 Address of Property  20  18a No address assigned  20 Legal Description  Lof 5 + N 2  Original Town  21 If agricultural, list total number  22 Total purchase price, inc  23 Was non-real property in  24 Adjusted purchase price  25 If this transfer is exempt  Under pen correct, and that	Republican Str Guide Rock  18b Vacant land  5' of lot 6, Block  of Guide Rock,  er of acres  luding any liabilities assumed  cluded in the purchase? Yes No paid for real estate (line 22 minus line 25  from the documentary stamp tax, list the alties of law, I declare that I have examined I am duly authorized to sign this statement.  The of Grantee or Authorized Representative  H. Dinslow  me of Grantee or Authorized Representative	Webs I Webs I  No (If Yes, er  3)	of the agent or title company co	ontact.) Yes  of Whom the Tax Statement Sho  Kary + Debr  1975 Road  Guide Rock	JNo suld be Sent a Winslow H NE 18942  15,000  1000  Iplete, and 402-257-4053 Phone Number 5-10-18 Date
18a No address assigned 20 Legal Description  Lot 5 + N a Original Towa 21 If agricultural, list total number 22 Total purchase price, ince 23 Was non-real property ince 24 Adjusted purchase price 25 If this transfer is exempt Under pencorrect, and that Sign here Signature of Grand	Republican Str Guide Rock  18b Vacant land  5' of lot 6, Block  of Guide Rock,  ar of acres  Juding any liabilities assumed  Liuding any liabilities assumed  paid for real estate (line 22 minus line 25 from the documentary stamp tax, list the alties of law, I declare that I have examined I am duly authorized to sign this statement.  The of Grantee or Authorized Representative  Register of Deep	/ Dels / Wels / No (If Yes, er 3)	of the agent or title company co	ontact.) Yes  of Whom the Tax Statement Sho  Kary + Debr  1975 Road  Guide Rock	JNO Solid be Sent  A Winslow  H  NE  68942  15,000  1000  Iplete, and
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BK2018, Pg 1003

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of 100 A.D., 20 18, at 2.25 o'clock 100 M. Recorded in Book 2018 on Page 100 S. Deb Khirgenheurer County Clerk S10.00 B.Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-10-18
\$ 3 \$ .75 By 15/5

#### 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.

(12), Original Town of Guide Rock, Wooder County, Problema.
Executed May
Travis Wulf  Ashley Wulf
STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.
The foregoing instrument was acknowledged before me on May, 2018, by Travis Wulf, a married person.
KORY MCCRACKEN Seneral Notary State of Nebraska Comm. exp res My Commission Expires Aug 27, 2018 Notary Public
STATE OF NEBRASKA, COUNTY OF Nuckolls ) ss.
The foregoing instrument was acknowledged before me on May, 2018, by Ashley Wulf, a married person.
Comm. expires 9/12/2021 Kumberly & Welliams  SENERAL NOTARY-State of Nebrasika KRIMBERLY B WILLIAMS  Notary Public

My Comm. Exp. Sept. 12, 2021

## Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		715. G 745. G	Sale Date					Scho	ol Dis	trict Cod	e		
91	20	18	1003		5,	/7/2018	Base:	91-0	0501 Affiliated: 91-0501 Unified: 91-							1-0501
Location	ID	Sale	Number	Ù	seabi	lity & Code#	Parcel Number									
0006045	500		119		1		GeoCde	Tw)	n Rn	g	Sect	Qrt	Subdiv	Area	Blk	Parcel
	D	ate of S	ale Assessed	Val	ue		4487				00	0	40005		012	0000
Land		Imp	rovements			Total	r of they g		Date o	f Sa	le Pro	perty	Classifi	cation	Code	
	100	Section 1	4,060	)	100	4,160	Status	P	roperty	Type	$\overline{z}$	oning	Locatio	n Ci	y Size	Parcel Size
Assessor Lo		GUID	E ROCK (		)		A) 1	В			0)	1	D) 1	E)	<del>7::</del> 7	F) 1
	16 (4.5 / 146 5 / 182 - 10			1975 1975 1985		Residential	Barraya Sangara		A207 1 3	e e ja	neingena. Seingena	-0	Comme	rcial		
2001	Mul	tiple Im	provements:	Mult	iple. Im	provements.:	s a participal services		Multip	le. Im	proven	nents.:				
		405 x 811, 211,	4-3-104-5-104-5			Date: 19:	10				Date :					
		Control of the contro	Carl Last Studies Francisco		Sq. Ft	0.1	52		Floor	Sg. Ft.	. :					
		Buildin	g Cost New:	Cost		77,9	35		Cost:							
Single Family						l Condition: 20	) , , , , ,		Comi	nerci	al Occ	cupan	cý Code:		ran ing Kanalagan	
(100) □ Mo				(10)		Worn Out			Prima				herl:		Other2:	
(101) 🗷 One				(20)		Badly Worn			Com	nerci	al Cor	nstruc	tion Class	2.V.3	of property	
(102)   Tw				<del></del>		Average			(1)		Firepro	oof Str	uctural Ste	el Frame	;	
(103) 🗆 Spl						Good			(2)		Reinfo	rced C	oncrete Fr	ame		
(104) 🗆 11/				(50)		Very Good			(3)		Mason	ry Bea	ring Walls			
(111) 🗆 Bi-l				(60)		Excellent			(4)				el Framed	Ext. Wa	ls	
(106) □ Oth	ner		:	N/S			original se	ing in the state of the state o	(5)		Metal I	Frame	and Walls			
Townhouse of	r Duplex	Style:	# 105.5 The Park of the Park o	Resi	dentia	l Quality: 20			(6)		Pole Fi	rame				
(301) 🗆 One				(10)		Low			Cost	Rank				Conditi	on:	隐制 机合
(302) 🗆 Tw	о Stоту			(20)	×	Fair			(10)		Low			(10)	Worn	Out
(307) 🗆 1 1/	2 Story			(30)		Average			(20)		Averag	ge		(20)	Badly	Wom
(308) 🗆 Spl	it Level			(40)		Good			(30)		Above	Avera	ge	(30)	Avera	ge
(309) 🗆 21/	2 Story			(50)		Very Good			(40)		High			(40)	Good	<b></b>
(304) 🗆 One	e Story D	uplex		(60)		Excellent								(50)	Very	Good
(305) 🗆 Tw	o Story I	Juplex							\$184.51 \$1876.5	15 S	A	/ (v. 0)		(60)	Excell	ent
Assessor's	Adju	stment	to Sale Pr	ice	(+ o	r -):										
Assessor Co	mment	s and R	eason for A	djus	tment											
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~								<u> </u>				<u>,</u>				,
Comments 1	rom							_omi	nents:							
JTQCD									<u>-</u>							
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															(Cont	inue on back)



#### **WEBSTER COUNTY**

2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/23/18 02:26 PM

Parcel ID   000904500						on Estate Breakdenti					0/23/10	102:26 PW
Neighborhood   100   GUIDE ROCK   GIR   Cadastral   00002-00091-00083   Improvement   0   100   10005   1000	Owner WINSLOW, KA 1975 ROAD H	(ARY L. & DEBF			LOT 5 & N 25' 6 BLK	( 12 GUIDE ROCK		Situs 215 REPU	JBLICAN ST	00		
Neighborhood   100   GUIDE ROCK   State GEO   4487-00-04005-012-0000   Hunprovement   00   GUIDE ROCK   GR   100	County Area	0	N/A		Class Code	01-01-01-01-07-01		Value		Prev	rious	Current
Cadastral   Count   Croup   40   GUIDE ROCK (GR)   Cadastral   Guode-100083   Cadastral   Cadastral   Guode-100083   Cadastral   Cadastral   Guode-100083   Cadastral   Cada	Neighborhood	d 100	GUIDE ROCK	į.	State GEO	4487-00-0-40005-012-0000			<b>:</b>			4,060
District   25   GR11VS - 65-0011   91-0501	Location / Gro	oup 40	GUIDE ROCK (GR)	ı	Cadastral	00002-00091-00083		_			•	0
Sale   Date   Added   Notes   Note   Note	District	25	GR11VS - 65-0011		Book / Page	2018 / 1003		•			100	100
Date   Added   Notes     Notes   Not	School	91-0501	91-0501	91-0501	Sale Date	05/07/2018				<del></del>		
11/04/2002   CARD #: 16440 GLIDE: 65   Model					Sale Amount	0		Total		Ę	<b>3,61</b> 5	4,160
Method   Lot Size   Frontage Spot Code   Cutoff   Value   Add (+/-)   Lot V												
A GUIDE ROCK		CARD #: 16440	GLIDE: 65									
A GUIDE ROCK	***************************************			Method	Lot Size	Frontage Spot Co	de	Cutoff	Value	Add (+/-)	Lot Value	e ApprID
Sale Date   Book   Page   Extend   Ownership History	4 GUIDE ROC	K		02 SqFoot	9,230.000	65.000 N		15,000	0.010	0.000	10	
Sale Date   Book   Page   Extend   Ownership History     05/07/2018   2018   1003   WINSLOW, KARY L. & DEBRA K.     05/01/2018   2018   933   WULF, TRAVIS & ASHLEY     05/01/2017   02017   00862   WERNECKE, BILLY     04/27/2017   02017   00862   WERNECKE, BILLY     04/27/2017   02017   00861   WULF, RANDY & DEBRA     01/01/2007   02007   00360   WERNECKE, BILLY     07/01/2007   02007   00360   WERNECKE, BILLY     07/01/2007   02007   00360   WERNECKE, BILLY     08/01/01/2007   02007   0360   WERNECKE, BILLY     08/01/01/01/2007   02007   0360   WERNECKE, BILLY     08/01/01/2007   02007   0360   WERNECKE, BILL								40,000	0.002			
D5/07/2018   2018   1003   WINSLOW, KARY L. & DEBRA K.     D5/01/2018   2018   933   WULF, TRAVIS & ASHLEY     D5/01/2018   2018   933   WULF, TRAVIS & ASHLEY     D4/27/2017   02017   00862   WERNECKE, BILLY     D4/27/2017   02017   00862   WERNECKE, BILLY     D3/31/2012   02017   00861   WULF, RANDY & DEBRA     D1/01/2007   02007   00360   WERNECKE, BILLY D     Vear   Statement District   Building   Other   Land   Total   Exempt   Taxable   Total Tax     D17							9	99,999	0.001			
05/01/2018   2018   933   WULF, TRAVIS & ASHLEY     05/01/2018   2018   933   WULF, TRAVIS & ASHLEY     04/27/2017   02017   00862   WERNECKE, BILLY     04/27/2017   02017   00862   WERNECKE, BILLY     03/31/2012   02017   00861   WULF, RANDY & DEBRA     01/01/2007   02007   00360   WERNECKE, BILLY D				Extend								Amount
05/01/2018         2018         933         WULF, TRAVIS & ASHLEY           04/27/2017         02017         00862         WERNECKE, BILLY           04/27/2017         02017         00862         WERNECKE, BILLY           03/31/2012         02017         00861         WULF, RANDY & DEBRA           01/01/2007         02007         00360         WERNECKE, BILLY D           Year         Statement District         Building         Other         Land         Total         Exempt         Taxable         Total Tax           2017         604500         25         9,515         0         100         9,615         0         9,615         178.14           2016         604500         25         5,620         5,720         100         5,720         5,720         0         0.00           2015         604500         25         2,690         2,790         100         2,790         2,790         0         0.00           2014         604500         25         2,690         2,790         100         2,790         2,790         0         0.00	1											15,000
04/27/2017         02017         00862         WERNECKE, BILLY           04/27/2017         02017         00862         WERNECKE, BILLY           03/31/2012         02017         00861         WULF, RANDY & DEBRA           01/01/2007         02007         00360         WERNECKE, BILLY D           Year         Statement District         Building         Other         Land         Total         Exempt         Taxable         Total Tax           2017         604500         25         9,515         0         100         9,615         0         9,615         178.14           2016         604500         25         5,620         5,720         100         5,720         5,720         0         0.00           2015         604500         25         2,690         2,790         100         2,790         2,790         0         0.00           2014         604500         25         2,690         2,790         100         2,790         2,790         0         0.00	1											12,000
04/27/2017         02017         00862         WERNECKE, BILLY           03/31/2012         02017         00861         WULF, RANDY & DEBRA           01/01/2007         02007         00360         WERNECKE, BILLY D           Year         Statement District         Building         Other         Land         Total         Exempt         Taxable         Total Tax           2017         604500         25         9,515         0         100         9,615         0         9,615         178,14           2016         604500         25         5,620         5,720         100         5,720         5,720         0         0.00           2015         604500         25         2,690         2,790         100         2,790         2,790         0         0.00           2014         604500         25         2,690         2,790         100         2,790         2,790         0         0.00	1											12,000
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01/01/2007         02007         00360         WERNECKE, BILLY D           Year         Statement District         Building         Other         Land         Total         Exempt         Taxable         Total Tax           2017         604500         25         9,515         0         100         9,615         0         9,615         178,14           2016         604500         25         5,620         5,720         100         5,720         5,720         0         0.00           2015         604500         25         2,690         2,790         100         2,790         2,790         0         0.00           2014         604500         25         2,690         2,790         100         2,790         2,790         0         0.00						•						0
Year         Statement District         Building         Other         Land         Total         Exempt         Taxable         Total Tax           2017         604500         25         9,515         0         100         9,615         0         9,615         178.14           2016         604500         25         5,620         5,720         100         5,720         5,720         0         0.00           2015         604500         25         2,690         2,790         100         2,790         2,790         0         0.00           2014         604500         25         2,690         2,790         100         2,790         2,790         0         0.00												0
2017         604500         25         9,515         0         100         9,615         0         9,615         178.14           2016         604500         25         5,620         5,720         100         5,720         5,720         0         0.00           2015         604500         25         2,690         2,790         100         2,790         2,790         0         0.00           2014         604500         25         2,690         2,790         100         2,790         2,790         0         0.00					<del> </del>							20,000
2016     604500     25     5,620     5,720     100     5,720     5,720     0     0.00       2015     604500     25     2,690     2,790     100     2,790     2,790     0     0.00       2014     604500     25     2,690     2,790     100     2,790     2,790     0     0.00       2014     604500     25     2,690     2,790     100     2,790     2,790     0     0.00												enalty Tax
2015 604500 25 2,690 2,790 100 2,790 2,790 0 0.00 2014 604500 25 2,690 2,790 100 2,790 2,790 0 0.00			•	<del>-</del>			~		9,615			0
2014 604500 25 2,690 2,790 100 2,790 0 0.00									0			0
2,100	1		· ·	·		•			0			0
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	2013 604	500 25	5,775	6,130	355	6,130	6,130		0		0.00	0



2017 Appraisal Property Record Card

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Parcel ID 000604500 (1109) Primary Image Sketch Image Cadastral ID 00002-00091-00083 Parcel # 000604500 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, NF 68942 Situs 1 ST/CR ঘু(জ) 215 REPUBLICAN ST GUIDE ROCK NE 68942 (932) Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal 22 Alt Gas LOT 5 & N 25' 6 BLK 12 GUIDE ROCK (3B) (189) ORIGINAL TOWN PARGE Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 4,060 Type Single-family Residence Year/Effective Age 1910/0 Improvement Quality 2.00 - Fair 0 Land/Lot Condition n 2.00 - Badly Worn Total 4.060 Base/Total 952 / 952 Review Information Style 100 % - One Story 11/12/2013 Entered SK 100 % - Frame, Plywood or Hardboard Exterior Wall 10/03/2013 SK Inspect 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 Code Description Cost Source Size Year In Units Depreciation PAVC Paving, Concrete 4 - 6 Inch. MS Residential 380 Ó 380 0.000 % YDS Yard Shed MS Residential 120 0 120 42.000 % CPGR Carport, Gable Roof 308 MS Residential 308 0 0.000 % RPO Raised Slab Porch MS Residential 30 0 30 0.000 % ISWP Enclosed Porch, Solid Walls MS Residential 168 0 168 0.000 % Date Added Notes

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

2401 14-3  11-06  120  120  130  130  14-3  150  14-3  150  150  150  150  150  150  150  15	- 100 GUIDE ROCK RESIDENTIAL  500 COWLES W/ HOME SITE  700 INAVALE W/HOME SITE  1015 SAND GREEN / GOLF COURSE	105 GUIDE ROCK COMMERCIAL SOS	200  RED CLOUD  RESIDENTIAL  510  COWLES  COMMERCIAL W/ SITE	205  RED CLOUD COMMERCIAL  515  COWLES COMMERCIAL/NO SITE 800	300  BLUE HILL RESIDENTIAL  600  ROSEMONT W/HOME SITE  805  AMBOY VILLAGE/ NO HOME SITE	305  BLUE HIRL  COMMERCIAL  GOS  ROSEMONT / NO HOME SITE	JOD BLADEN RESIDENT GIO ROSEMONI COMMERCIAL W/SI JODS
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### NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

**Real Estate Transfer Statement** 

To be filed with the Register of Deeds.

Read instructions on reverse side.

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

120

FORM **521** 

part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  Auction  Easement  Gil	Staden   NE   6892
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 State NE 6893  Phone Number NE 6893  Phone Number Single Family Industrial Address  (A) Status Improved Multi-Family Agricultural Recreational  8 Type of Deed Conservator Distribution Bill of Sale Corrective Easement Easement Comparts of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	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 State NE 6892  Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes If Yes, is the grantee a 509(a) foundation? Yes If Yes If Yes, is the grantee a 509(a) foundation? Yes If Yes If Yes, is the grantee a 509(a) foundation? Yes If Yes If Yes, is the grantee a 509(a) foundation? Yes If Yes If Yes, is the grantee a 509(a) foundation? Yes If Yes If Yes, is the grantee a 509(a) foundation? Yes If Yes If Yes, is the grantee a 509(a) foundation? Yes If Yes If Yes, is the grantee a 509(a) foundation? Yes If Yes If Yes, is the grantee a 509(a) foundation? Yes If
Grantor's Name (Seller) Todd Kral & wife, Melinda Kral Street or Other Mailing Address 456 Road T City State NE 6893 Phone Number	Grantee's Name (Buyer) Tony C. Kral and Karla Kral, H&W as JT  Street or Other Mailing Address 587 Road S  32 Bladen  Phone Number  Is the grantee a 501 (c) (3) organization?  If Yes, is the grantee a 509 (a) foundation?  Email Address  C If property is also a mobile home.  (B) Property Type  Mineral Interests-Nonproducing  Mineral Interests-Producing  Exampt  Land Contract/Memo  Partition  Sheriff  Other  Lease  Personal Rep.  Warranty
Todd Kral & wife, Melinda Kral  Street or Other Mailing Address 456 Road T  City State NE State 6893  Phone Number NE 6893  Phone Number Number Check one box in categories A and B. Check  (A) Status Inproved Single Family Industrial Address    Improved Multi-Family Agricultural Recreational   IOLL Commercial Recreational   Sill of Sale Corrective Easement Death Executor     Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Tony C. Kral and Karla Kral, H&W as JT  Street or Other Mailing Address 587 Road S  32 Bladen NE 6892  Phone Number Is the grantee a 501(c)(3) organization? Yes In Property is also a mobile home.  (C) if property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt  Land Contract/Memo Partition Sheriff Other  Lease Personal Rep. Trust/Trustee  Mineral Quit Claim Warranty
Street or Other Mailing Address 456 Road T  City State NE 6893  Phone Number Number Number Number State NE 6893  Froperty Classification Number. Check one box in categories A and B. Check  (A) Status Inproved Single Family Industrial Agricultural Agricultural Agricultural Recreational  8 Type of Deed Conservator Distribution Sill of Sale Corrective Easement Easement Separat of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Street or Other Mailing Address 587 Road S  City State NE 6892  Phone Number Is the grantee a 501 (c) (3) organization? Yes If Yes, is the grantee a 509 (a) foundation? Yes If Yes, is the grantee a 509 (a) foundation? Yes If Yes, is the grantee a 509 (a) foundation? Yes If Yes, is the grantee a 509 (a) foundation? Yes If Yes, is the grantee a 509 (a) foundation? Yes If Yes, is the grantee a 509 (a) foundation? Yes If Yes, is the grantee a 509 (a) foundation? Yes If Yes, is the grantee a 509 (a) foundation? Yes If Y
City Campbell NE 6893 Phone Number Check one box in categories A and B. Check  (A) Status    Improved   Single Family   Industrial     Unimproved   Multi-Family   Agricultural     IOLL   Commercial   Recreational     8 Type of Deed   Conservator   Distribution     Bill of Sale   Corrective   Easement     Cemetery   Death Certificate - Transfer on Death   Executor     9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	City   State   NE   Zip Code   6892     Phone Number   Is the grantee a 501(c)(3) organization?   Yes   V   NE   NE     Email Address   Email Address   C C if property is also a mobile home.   (C)     Mineral Interests-Nonproducing   State Assessed   Mobile Home   Mineral Interests-Producing   Exempt     Lease   Personal Rep.   Trust/Trustee   Mineral   Quit Claim   Warranty
Campbell Phone Number Phone Num	Bladen   NE   6892     Phone Number   Is the grantee a 501(c)(3) organization?   Yes   In the grantee a 509(a) foundation?   Yes   In the grantee a 509(
Final Address  7 Property Classification Number. Check one box in categories A and B. Check  (A) Status    Improved	If Yes, is the grantee a 509(a) foundation?   Yes   N
7 Property Classification Number. Check one box in categories A and B. Check  (A) Status    Improved	Email Address  C C if property is also a mobile home.  (B) Property Type  Mineral Interests-Nonproducing  Mineral Interests-Producing  Exempt  Land Contract/Memo Partition Sheriff Other  Lease Personal Rep. Trust/Trustee  Mineral Quit Claim W Warranty
Improved	(B) Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Hom Mineral Interests-Producing Exempt  Land Contract/Memo Partition Sheriff Other  Lease Personal Rep. Trust/Trustee  Mineral Quit Claim ✓ Warranty
Improved	(B) Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Hom Mineral Interests-Producing Exempt  Land Contract/Memo Partition Sheriff Other  Lease Personal Rep. Trust/Trustee  Mineral Quit Claim ✓ Warranty
Improved	Mineral Interests-Nonproducing       State Assessed       Mobile Horn         Mineral Interests-Producing       Exempt         Land Contract/Memo       Partition       Sheriff       Other         Lease       Personal Rep.       Trust/Trustee         Mineral       Quit Claim       Warranty
Multi-Family   Agricultural     IOLL	Mineral Interests-Producing
IOLL	Land Contract/Memo Partition Sheriff Other  Lease Personal Rep. Trust/Trustee  Mineral Quit Claim Warranty
8 Type of Deed Conservator Distribution Sale Corrective Easement Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	Lease Personal Rep. Trust/Trustee  Mineral Quit Claim Warranty
Cemetery Death Certificate - Transfer on Death Executor  9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  10 Type of Transfer Distribution Fo	Lease Personal Rep. Trust/Trustee  Mineral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  10 Type of Transfer  Distribution  Fo	
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Easement Gill	preciosure Irrevocable Trust Revocable Trust Transfer on Death
(LR.C. § 1031 Exchange)	
Yes V No Court Decree Exchange Gr	ift Life Estate Sale Trustee to Beneficiary
	rantor Trust Partition Satisfaction of Contract Other (Explain)
1 Was ownership transferred in full? (If No, explain the division.)  V Yes No	12 Was eal estate purchased for same use? (If No, state the intended use
3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary	
	p., Partnership, or LLC Self Other
	nts and Grandchild Spouse
Ex-spouse Parents and	
What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$5,000	☐Yes ☑ No \$%
Does his conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
✓ Yes	of the agent or title company contact.)
3 Address of Property 587 Road S	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Bladen, NE 68928	Tony C. Kral & Karla Kral
	587 Road S Bladen, NE 68928
3a No address assigned 18b Vacant land  Legal Description	Diadell, NE 00320
see attached	
see attached	
If agricultural, list total number of acres 4.93	
Total purchase price, including any liabilities assumed	5,000,00
	\$
3 Was non-real property included in the purchase? Tyes Ve No (If Yes,	s, enter dollar amount and attach itemized list.)
4 Adjusted purchase price paid for real estate (line 22 minus line 23)	
5 If this transfer is exempt from the documentary stamp tax, list the exempti	
Under penalties of law, I declare that I have examined this stater	ment 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.	The second of the second of the second secon
Print or Type Norm of School	JUS-925-0
Print or Type Name of Grantee or Authorized Representative	Phone Number S / O. A. C
JOHN COMPAN	TITUINEY 3/7/JUIS
1ere Signature of Grantee of Authorized Representative	Title / Date
Register of Deed's Use	Only For Dept. Use Only
Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 5 Day 15 Yr. 18 \$ 11. 25	BK2018, Pg 1012
raska Department of Revenue n No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2

### Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	Sa	le Date				Sch	ool Dis	trict Code		3.1			
91	20:	18	1012	5/3	/2018	Base: (	1-01	.23	Affilia	ated: 0	1-0123	Unif	řed: 0:	1-01	.23	
Location I	<b>D</b>	Sale	Number	Useabilit	y & Code #	Parcel Number										
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Land	14.7	Imp	rovements	1	l'otal		D	ate of	Sale P	ropert	y Classific	tion (	Code			
						Status	Pro	perty Ty	pe	Zoning	Location	Cit	y Size	Parce	el Size	
		Irrigat	ion Type:			A) 1	B)	05	(	) 5	D) 3	E)	0	F)	9	
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Assessor's	Adjus	tment	to Sale Pri	ce (+ or -	·):			Total	Reca	pture	Value:					

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

BK2018, Pg 1012

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of May A.D., 20/8, at 3:30 o'clock A.M. Recorded in Book 20/8 on Page 10/2

Deb Klingenheiser County Clerk 510.00 B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 5 - 15 - 18 \$ 11- 25 By BB

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 (½) interest in and to a tract of land located in the Northeast Quarter (NE¼) of Section Fourteen (14), Township Three (3), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska, more particularly described as follows and assuming the North line of said NE¼ bears S 89° 50′ 53″ E: Commencing at the N¼ 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:

- 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: $7000$	2018.
Toda Wal	Melinda Kral
Todd Kral.	Melinda Kral.
	•
STATE OF NEBRASKA )	
faankling county) ss.	
Egan Kliro COUNTY)	
<b>777</b>	m. 9
The foregoing was acknowledged before	e me on
wife, Melinda Kral.	· i
	Notary Public.
A GENERAL NOTARY - State of Nebraska	Notary Public
JUDY K. ERICKSON	regary i nome.
My Comm. Exp. Dec. 28, 2020	

BK2018, Pg 1012

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Cierk's office of said county this 1.5 day of May A.D., 2018, at 3:30 o'clock A.M. Recorded in Book 2018 on Page 10.00 B.B. Deputy Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-15-18
\$ 11. 2.5 By BB

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

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- (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.
I	Executed: May 3 , 2018.  Tadd Kral Melinda Kral
7	Todd Kral. Melinga Kral.
5	STATE OF NEBRASKA )
É	Ganklin COUNTY) ss.
,	The foregoing was acknowledged before me on
	Que K. Enckson
	GENERAL NOTARY - State of Nebraska Notary Public.  JUDY K. ERICKSON

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SALES FIL	en_ 12	/	# PAG	SES				
NEIGHBORHOOD	) n				<del></del>			<del></del>
	AGRICULTURAL	100 GUIDE ROCK	105 GUIDE ROCK	200 RED CLOUD	205	300	305	400
		RESIDENTIAL	COMMERCIAL	RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUETIILL COMMERCIAL	BLADEN RESIDEN
	405	\$00	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOM SITE	E ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/S
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIA	Ł RURAI, COMMCRCI.
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
L_	45						SUBURBAN	
TAX DISTRICT		<b>-</b>						
TOTAL SALE PRICE		<u> </u>						
21 ADJUSTMENTS S								
OR ADJUSTMENTS S	<del></del>		· · · · · · · · · · · · · · · · · · ·					
REVIEW CODE	NO	_						
SALES DATE	4-30	3-2018						
DEED TYPE	JTU	$\mathcal{A}_{\mathcal{C}}$						
SALE QUAL	YES	ADJUSTED	SUBCHINGD	(NO)	MOBILE			
CODE		2	3		5			
				NOT TO BE USED ARMS	İ			
					ASUREMENT			<del></del>
OCATION CODE	BIH	ni a	COW	GR	INA I	RC I	ROS	R182 1
	BLUE HILL	BLA BLADEN	COWLES C	GR SUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RURAL RURAL

## Nebraska Department of REVENUE

### **Real Estate Transfer Statement**

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

121

FORM **521** 

. <u>-</u>	The deed	will not be red	corded unless th	nis statemer			curately complete	d.	
1 County Name		2 County Nu	mber	 7	3 Date of Sale/Tra		4 Date of Deed		
	WEBSTER - 91				Mo. 04 Day 30 Yr. 2018 Mo. 04 Day 30 Yr. 2018  6 Grantee's Name, Address, and Telephone (Please Print)				
5 Grantor's Name, Ad		phone (Please I	Print)	**	6 Grantee's Name (E		ephone (Please Print	)	
Sharon K. Frey	Grantor's Name (Seller) Sharon K. Frey, etal.					& Cindy J. <u>Bol</u>	ler		
Street or Other Mailing 3285 S Holmes	g Address S Rd				Street or Other Ma 638 Diamond	ailing Address d Drive			
City Salina		State KS		Zip Code 67401	City Lindsborg	<u> </u>	State KS	Zip Code 67456	
Phone Number (785) 820-2864	ļ				Phone Number (785) 227-56	Is the gra 30 If Yes, is	antee a 501(c)(3) orga the grantee a 509(a) f		
Email Address					Email Address	-	, ,		
7 Property Classific	ation Number. C	heck one box ir	n categories A and	B. Check C	f property is also a	mobile home.			
(A) Status			-	(B	) Property Type			(C)	
Improved	Single Fr	amily	Industrial		Mineral Interests	-Nonproducing	State Assess	ed Mobile Home	
✓ Unimproved	Multi-Far	•	Agricultural	[	Mineral Interests	-Producing	Exempt		
∐ IOLL	Commer	cial	Recreational					<u> </u>	
8 Type of Deed [	Conservator Corrective		☐ Distrib	=	nd Contract/Memo ase	Partition Personal Rep.	Sheriff Trust/Trustee	Other	
Cemetery	=	ate – Transfer on	=	=	ase neral	Quit Claim	✓ Warranty		
9 Was the property p part of an IRS like-	ourchased as	10 Type of Tra	nsfer Distributi	on Forec	losure Inrevocat	ole Trust Revoca	able Trust	Transfer on Death	
part of an IRS like- (I.R.C. § 1031 Exct	kind exchange?   nange)	Auction	Easemer	nt Gift	Life Esta	ite 🔲 Sale		Trustee to Beneficiary	
	No	Court De		e 🔲 Grant	or Trust 🗸 Partition			Other (Explain)	
11 Was ownership tran	isferred in full? (If No	No, explain the	division.)			Vas real estate purch ☑ Yes ☐ No _	nased for same use? (	If No, state the intended use.)	
13 Was the transfer be	tween relatives, o	r if to a trustee,	are the trustor and b	peneficiary rela	atives? (If Yes, check	the appropriate box	c)		
✓ Yes 🔲	=	or Uncle to Niece	. =	- '	Partnership, or LLC	Self		Other	
	=	ers and Sisters	=	•	and Grandchild	Spouse	and Ohan abild		
14 What is the current i	Ex-spe			Parents and C			and Step-child s, state the amount ar	ad interpet rate \	
14 What is the current	market value of t	ie real property:			Yes	W No S	s, state the amount at	nu mierest rate.)	
16 Does this conveyand		nt parcel of land?	,		17 Was transfer th		· · · · · · · · · · · · · · · · · · ·	ny? (If Yes, include the name	
✓ Yes ☐  18 Address of Property	No .								
To Fladious of Flaporty					19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee				
🗔		<b></b>							
18a ✓ No address as	ssigned 18b	Vacant lan	d —		·			····	
20 Legal Description									
see attached	d								
21 If agricultural, list tot	al number of acre	es	·						
OO Total mountains and		II - I- III					\$	0,00	
22 Total purchase p		•	_	NI- (3536			22	0,00	
23 Was non-real pro				, ,	nter dollar amount	and attach itemize	ed list.)   <b>23</b>   \$	0100	
24 Adjusted purchas	se price paid for	r real estate (li	ne 22 minus line	23)	7	• • • • • • • • • • • • • • • •	22%	0,00	
25 If this transfer is	<u>'</u> ,					no boot of my long.	edge and belief, true,	complete and	
			gn tkjs statement.	u mis stateme	ni and that it is, to th	ie best of my know	edge and beller, true,	complete, and	
	B. Garwoo			/				(402) 746-3613	
sian	type Name of Sir	aritee of Author	red Representative			Attorney		Phone Number	
here Signatur	re of Grantee or	Kethorized Repre	sentative		Title	, acomoy			
			Register of De	ed's Üse.Or	nlv			For Dept. Use Only	
26 Date Deed Recorder	d _	27 Value of Sta	amp or Exempt Nun	~	28 Recording Data			. c. zopa oco omy	
Mo. 5 Day 1	16 Yr. 18	\$ Exe	mot#7		BRZO	18, Pa, 103	35-1036		
Nebraska Department of Re			<del>-y</del>			<del></del>		D. Rev. Stat. §§ 76-214, 77-1327(2)	

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.

BK2018, Pg 1035

State of Nebraska County of Webster Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of Mon A.D., 2018, at 2:50 o'clock P M. Recorded in Book 2018 on Page 1035-1036

Och Klingenberger County Clerk 7 100 B Deputy ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date\_5-46-18
\$ Exempt 7 By 1318

#### 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 <u>SO</u>, 2018

Sharon K. Frey

Lique Ray Montgome

Scott Montgomery,

Kelly Joe Frey

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.
The foregoing instrument was acknowledged before me on April <u>30</u> , 2018, by Sharon K. Frey, a single person.
Comm. expires 10-33-36/8  SENERAL NOTARY - Shate of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2018  Comm. expires 10-33-36/8  My Comm. expires 10-33-36/8
Notary Public  STATE OF WYOMING, COUNTY OF LARANIE ) ss.
The foregoing instrument was acknowledged before me on April, 2018, by Angela Kay Montgomery and Scott Montgomery, husband and wife.
COUNTY OF STATE OF ST
STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.
The foregoing instrument was acknowledged before me on April 1/2, 2018, by Kelly Joe Frey, a single person.
Comm. expires May 20, 2018 Whene Malka  Agencia May 20, 2018  Notary Public  ARLENE M. DELKA  My Comm. Exp. May 20, 2018



BOOK &	PAGE <u>2016 -</u>	1037-103	38 ""	ages	_ <del>_</del>	GRANTEE MASTER NA	Timoth MEN_BO	y + cindy ller
PARCE FILING NUM <b>N</b> C	1111	164105		<del></del>	· · · · · · · · · · · · · · · · · · ·	<del></del>		
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NEIGHBORHOO	0 #	100	105	200	205	300	205	
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	305 BEUETIR L COMMERCIAL	AOD BLADEN RESIDENTI/
	405	soo	505	510	515	600	GAS	010
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOM SITE	E ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIA	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		RUBAL RESIDENTIAL	
TAX DISTRICT_	45				,I		SUBURBAN _	
TOTAL SALE PRICE_	<u> </u>	<del></del>						
521 ADJUSTMENTS S								
ASSESSOR ADJUSTMENTS S								
REVIEW CODE	NO							
SALES DATE	4-3	30-2018	<b>'</b>					
DEED TYPE	57	<u>a</u>						
SALE QUAL	YES	AD/USTED	SUBCHNGD	(NO)	MOBILE			
2006	I	2	3		5			
	USABILITY	AS ADJUSTED S	SUBCHANGED SALE		LENGTH / NOT //LID FOR ASUREMENT			
LOCATION CUDE	ян	BLA	cow	GR	INA	RC	ROS	RUR
	BLUERILL	BLADEN	COWLES	GUIDE ROCK	NAVALE	RED CTOND I	ROSEMONY	ПІЗКАІ,
COMMENTS	z int	Pane	nts to	child				·

# Real Estate Transfer Statement

FORM

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo. 04 Day \_ WEBSTER - 91 Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Timothy W. & Cindy J. Boller Grantor's Name (Seller) Doris J. Boller, étal. Street or Other Mailing Address 1200 S 8th St, #304 Street or Other Mailing Address 638 Diamond Drive City Beatrice Zip Code 68310 Zip Code 67456 State City Lindsbora Phone Number (785) 227-5630 Is the grantee a 501(c)(3) organization? Yes √No Phone Number (402) 228-4427 If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family ✓ Unimproved Agricultural Mineral Interests-Producing Exempt Multi-Family IOLL Recreational Commercial Land Contract/Memo 8 Type of Deed Distribution Sheriff Other Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Mineral Mineral Quit Claim √ Warranty Cemetery Death Certificate - Transfer on Death Executor Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Easement Auction Gift Life Estate Trustee to Beneficiary Grantor Trust | Partition Yes ✓ No Satisfaction of Contract Other (Explain) Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes ☐ No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Other √ Yes Aunt or Uncle to Niece or Nephew Brothers and Sisters Grandparents and Grandchild Spouse ✓ Parents and Child Ex-spouse Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No Yes \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes\_ √ Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee 18a V No address assigned 18b Vacant land 20 Legal Description see attached 21 If agricultural, list total number of acres 0!00 0.00 23 Was non-real property included in the purchase? Yes Vo (if Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\frac{7}{2}$ 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. David B. Garwood (402) 746-3613 Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only

26 Date Deed Recorded

28 Recording Data

27 Value of Stamp or Exempt Number

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.

Entered on the numerical index and filed for record in the Clerk's office of said county this <u>I/6</u> day of <u>Mey</u> A.D., 20 <u>/8</u>, at <u>12.55</u> or 'ciock <u>P</u> M. Recorded in Book <u>2/1/8</u> on Page <u>1037-1038</u>

<u>Deb Klingenberger</u> County Clerk <u>5/6.00</u>

BB Deputy

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5 - 16 - 18
\$ Exempt 7 By B

### 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 J. Boller

Timothy W. Boller

Cindy J. Roller,

Burdett Start

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.	<u>u</u>
The foregoing instrument was acknowledged before me on April <u>30</u> , 2 by Doris J. Boller, a single person.	018,
Comm. expires 10-32-9018  Comm. Exp. October 22, 2018  Comm. expires 10-32-9018  Notary Public	nd (
STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.	
The foregoing instrument was acknowledged before me on April, 20 by Timothy W. Boller and Cindy J. Boller, husband and wife.	018,
GENERAL NOTARY - State of Nebreska DAVID B. GARWOOD My Comm. Exp. Dctober 22, 2018  Comm. expires  Notary Public	nd
STATE OF IOWA, COUNTY OF POIK ) ss.	
	)18,
Sheryl Ann Start and Burdett Start, wife and husband,  PEGGY D RASMUSSEN Commission Number 809129 My Commission Expires February 23, 2021  Comm. expires  2-23-2021  Notary Public	

		1040-10	<u>4)</u>	AGES		GRANTEE MASTER NAM	Figgins  MEN_COIT	construction
FILING NUM	1857 1376	<u>04615  </u>				<del></del>		
DOC STAN	APS		<del></del>	tax/lien				
SALES FIL	en/C	<del>2</del> 3	# PAG	es	_			
NEIGHBORHOOE	) # 1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAI
	405	500	505	510	515	600	GOS	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO JIOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAI COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 9000	9500 Came & Parks		RURAL RESIDENTIAL	
							SUBURBAN	
TAX DISTRICT	le5							
TOTAL SALE PRICE	1,000	>	<del></del>					
521 ADJUSTMENTS \$								
ESSOR ADJUSTMENTS S								
RÉVIEW CODE	NO							
SALES DATE	5-	16-18						
DEED TYPE	Q C	<u>a</u>						
SALE QUAL	YES	ADJUSTED	SUBCHNGO	NO	MOBILE			
CODE	1	2	3		5			
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LOCATION CUDE	BH	BLA	cow	GR ME/	INA	RC .	ROS	RUR
į	BLUETIML	BLADEN	1	1		- 1	DSEMONT	RIJRAL
COMMENTS	Droper	Ay N	earbi	uis	Done	ed be	Figgir	2

## NEBRASKA Good Life, Great Service

# 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. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name Webster Select County & County Number Day \_ Yr. 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Street or Other Mailing Address City State Zip Code is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number No Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family Industriai Mineral Interests-Nonproducing State Assessed Mobile Home Improved Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt TOLL Commercial Becreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Trust/Trustee Corrective Easement Lease Personal Rep. Executor Mineral Warrantv Cemetery Death Certificate - Transfer on Death Ouit Claim Was the property purchased as 10 Type of Transfer ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) Auction Life Estate X Sale Trustee to Beneficiary Easement Ŋ No Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) X Yes □ No. ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) X No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent figgins Construction
1511 Rd 1100
Red Cloud Ne 48970 18 Address of Property 545 W 5 th Ave.
Red Cloud, NE 68970 18b Vacant land 18a No address assigned SY2 lot 11 + all of 12. Black 3 LeDucs Addition to the City of Red Cloud, webster County 21 If agricultural, list total number of acres 22 23 Was non-real property included in the purchase? Tyes No (If Yes, enter dollar amount and attach itemized list.) 23 00100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . . . . . . . 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Dono: Was Figgins

Print or Type Name of Grantee or Authorized Representative Su/treas. Signature of Grantee or Authorized Rep For Dept. Use Only Register of Deed's Use Only

26 Date Deed Recorded

27 Value of Stamp or Exempt Number

BK2018 Pg 1040-1041

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

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page			Sale Date		Ř.			S	chool Dis	trict Coc	le	pod Section			. 14.
91	2018	1040		5/	16/2018	Base:	91-	000	2	Aff	iliated: 9	1-0002	: U	nifi	ed: 9:	L-00	02
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		ruction Date:	Const	ruction	Date: 19	10	*********		struct								
		Control Michigan	Floor	Sq. Ft	.: 9	35		Floo	or Sq.	Ft.:					·		
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(103) 🗆 Split	t Level		(40)		Good			(2)	) 🗆	Re	inforced C	oncrete Fr	ame				
(104) 🗆 1 1/2	2 Story		(50)	П	Very Good			(3)	) 🗆	Ma	аѕопгу Веа	ring Walls					
(111) 🗆 Bi-L	evel		(60)		Excellent			(4)	) 🗆	W	ood or Ste	el Framed	Ext. W	/alls	;		
(106) 🗆 Othe	er							(5)	) 🗆	Μŧ	etal Frame	and Walls					
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NEBRASKA DOCUMENTARY
STAMP JAX
Date 5 - 16 - 18
\$ 2 - 25 By BB

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 Moy 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.

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

Doug Pierce

STATE OF Nebraska

COUNTY OF Frankly

On the 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.

GENERAL NOTARY - State of Nebraska
KATHRYN J. DORN
My Comm. Exp. May 23, 2019

Notary Public



2017 Real Estate Breakdown Report

Page 1 RECORDCARD

				2017100	ai LState i	Dieakuu	wii izeboi	11					5/24/18	04:40 PM
Parcel ID Owner FIGGINS CON 1511 RD 1100 RED CLOUD,				Legal SOUTH 25' LOT 11 LEDUC'S ADDITION	& ALL LOT 12 RED CLOUI	2 BLOCK 3			Card File Situs 545 \W 5TH A		0137600			
County Area Neighborhood Location / Gro District School  Date Added N 11/04/2002 3	up 60 65 91-0002	N/A RED CLOUD RED CLOUD (RC) 2CS - 91-0002 91-0002	91-0002	State GEO Cadastral Book / Page Sale Date	02-01-01-01-01-04371-00-0-10 00002-00100 2018 / 1040 E 05/16/2018 1,000	025-003-0 -00066	000		Value Buildings Improvement Land / Lot Total			Previous 0 0 940 940		Current 0 0 940 940
11/04/2002 3	7240			····		Permit N	. T.m.	December						
						0001	00 N/A	Descrip ~2012 C CONDE		GONE	Date Open 02/24/2011	Date Closed 05/03/2012		Amount 0
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2017 Appraisal Property Record Card

Page 2 RECORDCARD 5/24/18 04:40 PM

Parcel ID 000137600 (282) Primary Image Sketch Image Cadastral ID 00002-00100-00066 Percel #- 000137600 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 1500 District 65 - 2CS - 91-0002 Legal SOUTH 25' LOT 11 & ALL LOT 12 BLOCK 3 LEDUC'S ADDITION RED CLOUD Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 0 Type Single-family Residence Year/Effective Age 1910/0 Improvement 0 Quality 3.00 - Average Land/Lot O Condition 1.00 - Worn Out Total n Base/Total 798 / 935 Review Information Style 27 % - One Story 03/10/2017 Entered CJ 73 % - 1 1/2 Story Finished 09/29/2016 Inspect CJ Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 68 % - Wall Furnace Roof Cover Composition Shinale Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5/0 Bed/Bathroom 0/1.0 **Basement Area** Code Description Cost Source Size Year In Units Depreciation SWP Enclosed Porch, Solid Walls MS Residential 84 0 84 0.000 % OSP Open Slab Porch MS Residential 40 0 40 0.000 % Date Added Notes 11/04/2002 37240

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale Date					Sch	ool Dis	strict Co	le 👙		Harida
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(100) 🗆 Mo	bile Hom	e		(10)	E	Worn Out			Prim				ther1:		Other2:	
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(304) 🗆 One	Story Di	ıplex		(60)		Excellent					J. J.			(50) E	J Very (	300d
(305) 🗆 Two	Story D	uplex												(60) E	1 Excell	ent
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NEIGHBORHOOD	1	100	105	200	205	300	305	40
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FAX DISTRICT	<del>~</del>	B & 2						
TOTAL SALE PRICE		1000		•				
521 ADJUSTMENTS S			<del></del>					
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REVIEW CODE	NO							
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SALE QUAL	(VES)	ADJUSTED	SUBCHNGD	МО	MOBILE			
CODE		2	3	4	5			
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	Ì			Ī	Ĩ	1		
LOCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR

# Good Life. Great Service.

DEPARTMENT OF REVENUE

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

FORM

	The deed	will not be rec	orded unless thi	s statemer	it is signed and ite				
1 County Name		2 County Nur			3 Date of Sale/Trans		4 Date of Deed	y 17 Yr. 201	8
[·····		STER - 91	X			Yr. 2018	Mo. 5 Day	Y 1 Yr. 201	
5 Grantor's Name, Ad Grantor's Name (Selie		phone (Please P	rint)		6 Grantee's Name, Grantee's Name (Bu	Address, and Teleph	none (Please Print)	····	
Joseph J. McDo	ole, Per Rep	of Est of Je	rry J McDole		Ronald T. Str	obl and Lara J.	Strobl		
Street or Other Mailing 841 N Walnut S	Address t				Street or Other Mail 428 N Chestn	ling Address ut St			
City Red Cloud		State NE	Z	Zip Code 68970	Red Cloud		State NE		8970
Phone Number	487	4		4	Phone Number	is the grant If Yes, is the	ee a 501(c)(3) organiz e grantee a 509(a) fou		✓ No ✓ No
Email Address n/a					Email Address				
7 Property Classifica	ation Number, C	Check one box in	categories A and E	3. Check C i		nobìle home.			
(A) Status					) Property Type			(C)	
	Single F	amily	Industrial		Mineral Interests-N	Nonproducing	State Assessed	Mobile	e Home
Unimproved	Multi-Fa	ımily	Agricultural		Mineral Interests-F	Producing	Exempt	1	
☐ IOLL	✓ Comme	rcial	Recreational		<u>-</u>	<u> </u>		<u></u>	
8 Type of Deed Bill of Sale	Conservator Corrective		Distribut Easeme	=	nd Contract/Memo	Partition Personal Rep.	Sheriff Trust/Trustee	Other	
Cemetery	<u></u>	ate – Transfer on I	=		neral	Quit Claim	Warranty		
9 Was the property p part of an IRS like-	urchased as	10 Type of Tran	sfer Distribution	n  Forecl	osureirrevocabl	e Trust Revocable	e Trust Tr	ansfer on Death	
(I.R.C. § 1031 Exch	ange)	Auction	Easement	: Gift	Life Estate		=	ustee to Benefician	у
Yes		Court De		Granto	or Trust Partition			ther (Explain)	
11 Was ownership tran	No	r No, explain the o	ivision.)			Yes No	ed for same use? (If I	vo, state the intend	ed use.)
13 Was the transfer bei	tween relatives, o	or if to a trustee, a	re the trustor and be	eneficiary rela	tives? (If Yes, check t	he appropriate box.)			
Yes vi	No Aunt	or Uncle to Niece	or Nephew 🔲 Fa	amily Corp., F	artnership, or LLC	Self	Oth	er	
	Broth	ers and Sisters		•	and Grandchild	Spouse			
		ouse	∐ Pa	arents and Ch		Step-parent and	·		
14 What is the current i	narket value of t	he real property?					state the amount and	interest rate.)	
\$5,000 16 Does this conveyand	oe divide e currei	nt narnal of land?				✓ No \$	ent or a title company?	(If Vec. include the	%
Yes 🗹		in parcer or land.			of the agent or ti	tle company contact.)	Yes Southern	Title, LLC	☐ No
18 Address of Property					19 Name and Addre	ess of Person to Whom	n the Tax Statement S	hould be Sent	
218 W 4th Ave	00070				Grantee				
Red Cloud, NE									
18a No address as	signed 18b	Vacant land	l						· · · · · · · · · · · · · · · · · · ·
20 Legal Description The West Fif	ty one (51	() foot of I	oto Ono (1)	and Tw	o (2) moro o	rloss Plack	Twonty five	(25) Origin	aal
The West Fif					o (2), more c	ii less, diock	. I wellty-live	(25), Origin	iai
Town of Red	Ciouu, vv	ensier Co	unty, ivebras	SKa					
21 If agricultural, list tota	al number of acre	es							
			,				1		1
22 Total purchase pr	rice, including a	any liabilities as	sumed				22	5,000	00
23 Was non-real pro	perty included	in the purchase	e? 🗌 Yes 🕡 N	lo (If Yes, er	nter dollar amount a	nd attach itemized	, <del>-</del>		<u> </u>
24 Adjusted purchas	e price paid fo	ır real estate (lir	e 22 minus line 2	3)			24	5,000	00
25 If this transfer is	exempt from th	e documentary	stamp tax, list the	exemption	number				
		f law, I declare the y authorized to sign		this statemer	nt and that it is, to the	best of my knowledg	ge and belief, true, co	mplete, and	
► RC	mald		trob				4	( <u>Q</u> - 7 46 Phone Number	4460
sign Print or	Type Name of G	antee or Authorize	ed Representative			<u> </u>	•		
Cimpotus	37 2	1001	an bath a		T:11.	Grantee		- 5/ /201	K
here ' Signatur	e or Grantee of A	Authorized Répres	ernauve		Title			Date	
			Register of Dee					For Dept. Use	Only
26 Date Deed Recorded	7 10	1	mp or Exempt Numb	per	28 Recording Data	20 10.	<b>/</b> 2		
Mo. <u>3</u> Day <u>/</u>	/ Yr. / O_	\$ 11-2	<u>メン</u>		レアメルクス	8, Pg 104	' み	5 25.75.24.	1007/01

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 Klingenberger County Clerk \$10.00 BB Deputy Ind\_Comp\_Assessor\_Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-17-18
\$ //- 25 By BB

Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hasting, 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 <u>May 17</u>, 2018.

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

STATE OF NEBRASKA ) )ss.

COUNTY OF WEBSTER

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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No. Bo	ook	Page	40 j. 4 Vs. 40 s.	Sale	Date Date				lai <sub>n 19</sub> 20 kul 20ja 1951 (	S	hool Di	strict Coo	le				
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D	ate of Sa	ile Assessed	Value			4491				0.0	0	10005		7	025	1	580
Land	Imp	rovements		T	otal		01.	Da	rte of S	Sale	Propert	y Classifi	cation	ı Co	de	******* *****	
435		8,495			8,930	Status		Prop	erty Ty	pe	Zoning	Locatio	on (	ity S	Size	Par	cel Size
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Mul	tiple Imp	rovements:	Multiple.	Improv	rements.:			M	fultiple.	Impre	overnents.:					·	
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	Buildin	28.1.2.48.1.1.1.1	Cost:						ost :		164	1,270					
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(100)  Mobile Hon	ne		(10)		om Out				rimary:			therl:		Otl	her2:		
(101)  One Story			(20)	Ba	dly Worn			C	omme	rcial	Construc	tion Class	: 3	454	i ya e	jî.	ita.
(102)  Two Story			(30)	Av	erage				(1) <b></b>	Fire	eproof Str	uctural Ste	el Fran	ne			
(103) □ Split Level			(40) □	Go	od				(2) 🗆	Rei	inforced C	Concrete Fi	ame				
(104) 🗆 1 1/2 Story			(50)	<b>V</b> e	ry Good			(	(3) 🗷	Ma	sonry Bea	aring Walls					
(111) 🗆 Bi-Level			(60)	Ex	cellent				(4)	Wo	ood or Ste	el Framed	Ext. W	alls			
(106) 🗆 Other			7-17- <u>1</u>	Ų.			20	(	(5) 🗆	Me	tal Frame	and Walls					
Townhouse or Duplex	Style:	V.74 (24)	Resident	ial Q	uality:	V. Valsk		(	(6) 🗆	Pol	le Frame						
(301) 🗆 One Story			(10)	Lo	w			C	ost Ra	nk:	20		Condi	tion:	10		45 V
(302)   Two Story			(20)	Fai	Γ			(	10) 🗆	Lo	W		(10) I	* V	Worn (	Out	
(307) 🗆 1 1/2 Story			(30)	Av	егаде			C	20) 🗷	Av	erage		(20)	⊐ E	Badly V	Vorr	1
(308) 🗆 Split Level			(40)	Go	od			(	30) 🏻	Ab	ove Avera	ge	(30) I	⊐ #	Averag	e	
(309) 🗆 2 1/2 Story			(50)	Ve	ry Good			(4	40) 🗆	Hig	,h		(40) [	] (	Good		
(304) 🗆 One Story D	Ouplex		(60) 🗆	Exc	cellent				ŞÇÎ.	1500			(50) I	J 1	/ery G	ood	
(305) 🗆 Two Story I	Duplex		ALL THE				ŶŢ.	9 40					(60) [	J	Excelle	nt	
Assessor's Adjus	stment	to Sale Pr	ice (+	or -)	:												
Assessor Comment	s and Re	eason for Ac	ljustme	nt:													
Comments from	<del></del>	7 0000				•	on	ımer	ıts:								
PR DEED- VA	TOR I	5 8930.0	U							_							
		<del> </del>															
														,	(Contin	ue on	back)



2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/24/18 06:32 PM

999,999

0.144

B 115			<del>_</del>					 			0/2-7/10	OU.UL I II
Parcel ID Owner STROBL, RONALD 428 N CHESTNUT RED CLOUD, NE	ST			Lega WES TOW		& 2 BLC D	OCK 25 ORIGINAL	Card File Situs 218 \W 4TH	0001 <sup>2</sup> AVE	15200		
County Area Neighborhood Location / Group District School	0 205 60 65 91-0002	N/A RED CLOUD CC RED CLOUD (R 2CS - 91-0002 91-0002		State Cada Book Sale	s Code GEO stral (/Page Date Amount	4491-0		Value Buildings Improvemen Land / Lot Total	ť	P -	revious 8,495 0 435 8,930	Curren 8,49 43 8,93
Date Added Notes								 				
11/04/2002 3158	<u> </u>											
Model		·	Meth	od	Lot Size		Frontage Spot Code	 Cutoff	Value	Add (+/-)	Lot Value	Appr II
7 RED CLOUD CO	MMERCIAI	-	02 Sc	γFoot	2,550.000		51.000 N	 3,000	0.170	0.000	435	

Sale D		Book	Page	Extend	Ownership Hist	tory				Amount
05/17/:	2018	2018	1042		STROBL, RONA	ALD T. & LARA J.				5,000
					MCDOLE, JERF	₹Y				0
	Statement I	<u> District</u>	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	Ō	9,830	221.12	Õ
2014	115200	65	9,395	0	435	9,830	ō	9,830	233.52	0
2013	115200	65	9,760	0	435	10,195	Ö	10,195	252.90	0



2017 Appraisal Property Record Card

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

Parcel ID 000115200 (4249) Marshall & Swift Cost Approach (07/2013) 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 COMMERCI District 65 - 2CS - 91-0002 Legal WEST 51' LOTS 1 & 2 BLOCK 25 ORIGINAL TOWN RED CLOUD Primary Image Information Image ID Image Date 04/13/2018 File Name ConvertedPic.ipg Description Converted Image Property Valuation Income Approach Valuation Method Cost Approach Improvement 8.495 Land/Lot 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



2017 Appraisal Sketch

Page 3 RECORDCARD 5/24/18 06:32 PM

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

Parcel #: 000115200

52 49 1-1 1St 391 (2,548)

-- Denotes common wall.

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



2017 Appraisal Building

Page 4 RECORDCARD 5/24/18 06:32 PM

	000445000	( ( - ( - )			 	5/24/18 06:32 PM
Parcei ID Cadastral ID	000115200	(4249)			 Marshall & Swift Cost Appro	ach
PAD Class Code	00002-00104-00017				Appraisal Zone	1000
State GEO	01-03-03-01-06-01				Zone Description	DEFAULT
1	4491-00-0-10005-025-1580				Manual Date	(07/2013)
Owner						• ,
STROBL, RONALD 428 N CHESTNUT RED CLOUD, NE 6	ST					
Situs	50510					
218 \W 4TH AVE						
Neighborhood	205 - RED CLOUD COMMERCI	ļ				
District	65 - 2CS - 91-0002					
Legal	05-203-91-0002					
	& 2 BLOCK 25 ORIGINAL					
TOWN RED CLOUE	D DECOR 20 ORIGINAL					
	_					
		Building	lmage Infor	mation	 1	
		Image ID		0	 1	
		Image Da			İ	
		File Name	-			
		Descripti	on			
Building Data						
Building ID	1		tion Class	C - Masonry bearing walls	 Basement Area	0
Sequence	1	Rank		2.00 - Average	Basement Levels	Õ
Occupancy 1	326 - Storage Garage 100 %	Condition		1.00 - Worn Out	Basement Finish	-
Occupancy 2		Exterior \		100 % - Concrete Block	Finish Code - 1	
Occupancy 3		Heating/C		100 % - Space Heater	Finish Area - 1	0
Total Floor Area	2,548	Roof Typ			Finish Code - 2	•
Average Perimeter	202	Roof Cov	er er		Finish Area - 2	0
Number of Stories						-
Average Wall Heigh						
Year Built	1947					
Effective Age	52	l			I	

		· 1048 · 10	HPA	AGES	<del></del>	GRANTEE MASTER NAN	new Terry K	. Heior
PARCEL	BCR_ 1910	3   6873	5					
DOC STAM	irs Even	pt #21	<del></del>	tax/lien		<del>_</del>		
SALES FILE	<u> </u>	5	# PAG	SES	<del>-</del>			
NEIGHBORHOOD	1 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 HR L COMMERCIAL	BLADEN RESIDEN
	405	500	505	510	515	600	60\$	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCTAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	amboy village/ no Home site	RURAL COMMERCIAL	RURAI, COMMERCI
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4090	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	CAME & PARKS			
FAX DISTRICT_	45						SUBURBAN _	
NOTAL SALE PRICE		<del>-</del>						
21 ADJUSTMENTS \$			<del></del>					
DR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	<i>5-16-</i> WT	-2018						
DEED TYPE	WI							
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	э	0	5			
	USABILITY	AS ADJUSTED 5	SUBCHANGED SALE	ENOTTO BE USED ARM	VALID FOR			
CATION CUIDE	BH	BLA	cow	GR	EASUREMENT INA	RC	ROS	RUR
	BLUE FALL	BLADEN	cowtes	GUIDE ROCK	INAVALE	NED CLOUD	ROSEMONT	RURAL
<b></b>	G <sub>Y</sub>	enst +	121					

Good Life. Great Service

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENUE · If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 5 Dav 16 Yr. 2018 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) BH Farms, L.L.C Terry R. Heinrich Street or Other Mailing Address 1239 N. Burlington Avenue, Suite 203 Street or Other Mailing Address Zip Code Hastings 68901 Phone Number is the grantee a 501(c)(3) organization? 402-469 If Yes, is the grantee a 509(a) foundation? Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt JOLL Commercia Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Ren Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Quit Claim ✓ Warranty Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Transfer on Death Gift ✓ Sale Easement Life Estate Trustee to Beneficiary Yes √ No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes Mo ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) llood ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Terry Heinrich 212 Island Drive Doniphan, Ne 68832 18a No address assigned 18b Vacant land 20 Legal Description SW 1/4, Section 26, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska. 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . . . . 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 sign Grantee Title Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number BK2018, Pg 1048-1049

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this / 7 day
of May A.D., 20/8 at 2:55
o'clock P. M. Recorded in Book 20/6
on Page 10-48-70-49
Deb Klimperberger County Clerk
4/6-00 BB Deputy

\_Assessor\_\_\_\_Carded\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5 - 17 - 18
\$ Except B 21 By BB

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

Comp\_

#### 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  $\frac{1}{2}$ ) of Section 26, Township 2 North, Range 11 West of the  $6^{th}$  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 / 6 ,2018

BH FARMS, L.L.C.,

A Nebraska Limited Liability Company

BY:

David N. Brandt, Trustee; David N. Brandt Revocable Trust,

Member

Brad Moncrief, Trustee; Brad Moncrief Revocable Trust.

Member

Terry R. Heinrich, Member

STATE OF NEBRASKA	) )ss.
COUNTY OF ADAMS	)
Muy 14, 2018	nent was acknowledged before me on , by David N. Brandt, Trustee; David N. Brandt RevocableL.C., a Nebraska Limited Liability Company, Grantor.  Notary Public
STATE OF NEBRASKA	GENERAL NOTARY - State of Nebraska TYLER D. GLOYSTEIN
COUNTY OF ADAMS	My Comm. Exp. December 26, 2018
My 16 - 2018,	Notary Public  SENERAL NOTARY - State of Nebraska  TYLER D. GLOYSTEIN  My Comm. Exp. December 26, 2018  ) ss.
The foregoing instrum	Bul

# Agricultural Land Sales Worksheet

Cnty No. Bo	le Date					chool Di	strict Cod	<b>e</b>		a de desire				
91 20	18	1048	5/1	6/2018	Base:	91-00	02	Αf	iliated: 9	1-0002	Unit	ied: 9	1-0002	
Location ID	Sale I	Vumber	Useabilit	y & Code #					Parcel	Number	nderga. Sprija.			
001910300	1:	25	4		GeoCde	Twn	Rng	S	ect Qrt	Subdiv	Area	Blk	Parcel	
D	ate of Sal	le Assessed `	4371	2	11	2	6 3	00000	1	000	8735			
Land	Impr	ovements		Cotal		D	ate of	Sal	ale Property Classification Code					
225,150				225,150	Status Property Type		рe	Zoning Loc		ation City Size		Parcel Size		
	Irrigatio	и Туре:			A) 2 B) 05				c) 5	D) 3	E)	0	F) 9	
LCG	AC	CRES:	VA	LUE:		LCG			AC)	RES:	15. Y-0.34	VAL	U <b>E:</b>	
IRRIGATED 1A	_				GR	ASSLA	ND 10	G1		· · · · · · · · · · · · · · · · · · ·			<del></del>	
1 <i>A</i>	1						1	lG						
2A1	t						20	31						
2.A	1						2	2G		26.000			37,050	
3A1	-						30	<b>31</b>		_				
3A							3	iG		3.000		ı	75,525	
4AI	[						40	31						
4A	\ <u> </u>						4	G		9.000		1:	12,575	
DRYLAND 1D1					S	helterbe	lt/Timb	er						
1D	<del></del>		··- 4				Accretic	on						
2D1							Was	_						
2D	<del>                                      </del>						Oth	_						
3D1	<del></del>				AG L	AND T		-	15	8.000	*		25,150	
3D							Road	-		2.000				
4D1	<del>                                     </del>						arm Site	+						
4D							me Site							
						R	ecreatio	٠.						
Dwellings Outbuildings					Non	-AG T	Othe	-		2.000				
	Para de la seguina.				1101	-AG J	OIA			2.000		· .		

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



# **WEBSTER COUNTY**

2017 Real Estate Breakdown Report

Page 1 RECORDCARD

		303301301111110.03			2017	Keai Estate B	reakdown Repo	rt				5	/24/18 07:00 PM
<b>212 ISLA</b>	H, TERRY ND DRIVE AN, NE 68	<b>-</b>		Leg SW S-1	V1/4 26-2-11	Acres: 160.000			Card File Situs 26-2-11	0019	10300		
County A Neighbor Location District School	rhood / Group	45 2F2S 91-0002 9		Sta Cad Bod Sal	iss Code ite GEO dastral ok / Page e Date e Amount	02-05-05-03-06 4371-26-3-000 00001-00098-0 2018 / 1048 Ex 05/16/2018	00-000-8735 00008		Value Buildings Improvement Land / Lot			Previous 0 0 225,150 225,150	Current 0 0 225,150 225,150
	led Notes												
11/04/200			CLOUD JURISDICTION										
<b>Soil</b> 2521	Use GRAS	LCG/LV6			LVG Descri	iption	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
2670	GRAS	4G 2G	COLY-HOBBS : HOLDREGE SI				N	30.000	1,425	42,750	0		
3247	GRAS	4G	MEADIN LOAM SLOPES		4G		N N	26.000 22.000	1,425 1,425	37,050 31,350	0		
3852	GRAS	4G	GEARY-HOBBS	SOILS	4G		N	21.000	1,425	29,925	0		
4147	GRAS	3G	HOLDREGE SO SLOP	OILS, 3-7%	3G		N	53.000	1,425	75,525	Ō		
4161	GRAS	4G	KIPSON SILT L	OAM, 7-30% S	4G		N	6.000	1,425	8,550	0		
								158.000	··	225,150		,	
ROAD	ROAD	ROAD	COUNTY ROAL		ROAD			2.000	0	0	0		
Sale Date		BI	D	F-41			Land Total	160.000		225,150			
05/16/201		<b>Book</b> 2018	Page 1048	Extend 1049		nership History NRICH, TERRY R	······································						Amount
01/09/201		02012	00058	1049		NRICH, TERRYR FARMS, LLC	•						470.000
01/20/201		02011	00342				ANAGEMENT. LLC						172,000 116,480
01/29/200		02008	00165				E JR & SHARON M						51,000
01/09/200	08	02008	00372			ER, CHAD A & MA							148,000
03/30/200		02007	00677		KSP	P, LLC							51,000
01/02/199		01998	00018			RTENIER,KEITH J							C
08/21/199	97	01997	01326		POF MOI	RTENIER,KEITH E NCRIEF, BRAD %	E & KEITH E JR 1/2 II	NT E					0
	atement I		Building	Other	Land	,	Total	Exemp	ot	Taxal	ble	Total Tax	Penalty Tax
2017	910300	45	0	0	225,150		225,150		0	225,1		2,989.50	C
2016	910300	45	0	0	206,190		206,190		0	206,1		2,852.06	Ċ
2015	910300	45	0	0	194,340		194,340		0	194,3		2,675.44	
2014	910300	45	0	0	139,040		139,040		0	139,0		2,126.30	C
2013	910300	45	0 .	0	120,870		120,870		0	120,8	370	1,971.68	0



2017 Appraisal Property Record Card

Page 2 RECORDCARD

Parcel ID	001910300	(04.00 In-t	5/24/18 07:00 PN
Cadastral ID	00001-00098-00008	(3146) Primary Image	Sketch Image
PAD Class Code			
	02-05-05-03-00-09		
State GEO	4371-26-3-00000-000-8735		
Owner			
HEINRICH, TERRY 212 ISLAND DRIVE	<u> </u>		
DONIPHAN, NE 68	8832		
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			
Property Valuation		Residential Information	Marshall & Swift Cost Approach (06/2013
Buildings	0	Type	Year/Effective Age 0/0
Improvement	0	Quality .00 -	0/0
Land/Lot	0	Condition .00 -	
Total	0	Base/Total 0 / 0	
Review Information		Area of Slab 0	
03/07/2006	Entered SK	Area of Crawl 0	
		Fixture/Roughin 0 / 0	
		Bed/Bathroom 0 / 0.0	
		Basement Area 0	
Date Added Notes			
11/04/2002 68735	/ ZONING RED CLOUD JURISDICTION	- PARTIAL	

	CPAGE 2018 -	#050 1648 104	<del>la</del>	II PAGES		GRANTEE MASTER NAM	REVOCO	oncrief John USI
PARC FILING NU	EEL#/ МВСК_ 1910З	168735	<u>.</u>					
DOC STA	MPS # 7/1.	00		tax/lien	<u>, , , , , , , , , , , , , , , , , , , </u>			
. SALES F	DLE R	26	41	PAGES	· 			
neighborhod	20 11	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIA		RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUETIILL COMMERCIAL	BLADEN RESIDENTIAI
	405	500	S05	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOR SITE		COWLES TE COMMERCIAL / N. SITE	ROSEMONT W/HOME O SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITI
	615	700	70\$	710	800	805	1000	2005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOM SITE	ME 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	AGRICULTURAL	9000	9500		RURAL RESIDENTIAL	
į	RESIDENTIAL	COMMERCIAL	ACKICULTURAL	EXEMPT	GAME & PARKS		SUBURBAN _	
TAX DISTRICT_	45							
TOTAL SALE PRICE_	316,	000						
521 ADJUSTMENTS <u>\$</u>								
assessor adjustments <u>s</u>								
REVIEW CODE	NO							
SALES DATE	5-16	0-2018	<b>&gt;</b>					
DEED TYPE	WI	>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE		2	3	4	s			
	USABILITY	AS ADJUSTED S	SUBCHANGED SA	LE NOTTO BE USED ARM	AS LENGTH / NOT VALID FOR IEASUREMENT			
LOCATION CODE	RH	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD RO	PSEMONT (	RURAL
COMMENTS	031 8	xchae	nae.		- L			j
COMMENTS			U					· · · · ·

The Southwest Quarter (SW ½) of Section 26, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska

State of Nebraska 3ss. County of Webster J 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 1050 Tingenberger County Clerk BB Deputy 910.00 \_Assessor\_\_\_Carded\_\_

NEBRASKA DOCUMENTARY

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

Comp

Ind

person, Grantor.

#### 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 1/4) 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 2018. TEKRY R. HEINRICH, AKA TERRY HEINRICH STATE F NEBRASKA )ss. COUNTY OF ADAMS The foregoing instrument was acknowledged before me on \_, 2018, by Terry R. Heinrich, AKA Terry Heinrich, a single

GENERAL NOTARY - State of Nebrasica TYLER D. GLOYSTEIN My Comm. Exp. December 26, 2018

# Agricultural Land Sales Worksheet

Cnty No.	Cnty No. Book Page Sale Date							School District Code								
91	20:	18	1050	5/1	6/2018	Base: 9	1-00	02	2 Affiliated: 91-0002 Unified: 91-0002							
Location	$\mathbf{D}$	Sale	Number	Useabilit	y & Code #	Parcel Number										
0019103	00	3	L26	1		GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Агеа	Blk	Parcel		
	D	ate of S	ale Assessed	Value		4371	2	11	2	6 3	00000	1	000	8735		
Land		Imp	rovements		<b>Fotal</b>		, D	ate of	Sale	Property	Classific	ation (	Code			
225	,150				225,150	Status	Proj	erty Ty	рe	Zoning	Location	ı Cit	y Size	Parcel Size		
o og stand. Bogginger		Irrigati	on Type:			A) 2	B)	05		ෆ 5	D) 3	E)	0	F) 9		
LCG		A	CRES:	VA	LUE:	Gray San Art San San Jawa San Mary	LCG		rt ple 1946e	ACR	ES:		VAL	UE:		
IRRIGATE	D IAI					GR	ASSLA	ND 10	GI							
	1.A							]	IG							
	2A1							20	Gl							
	2A							2	2G	2	6.000			37,050		
	3A1							30	G1							
	3A							3	3G	5	3.000			75,525		
	4A1							40	31							
	4A							4	lG	7	9.000		1.	12,575		
DRYLAND	) IDI					S	helterbe	lt/Timb	er							
	1D						<u></u>	Accretic	on							
	2D1							Was	ste							
	2D							Oth								
	3D1					AG L	AND T	TOTA	$\mathbb{L}$		8.000		2	25,150		
	3D							Roa			2.000	-A195				
	4D1							ann Sit	-+	<del></del>			<del></del>			
	4D	105000000000000000000000000000000000000			a de la companya de			ome Sit								
							R	ecreation	on							
	wellings	Comment of the						Oth				***************************************				
Outb	uildings					Non	-AG T	OIA	T		2.000					
Assessor's	Adjus	tment	to Sale Pri	ce (+ or	-):	·	1	otal	Rec	capture	Value:					
Assessor Co	mments	and Re	ason for Adj	ustment:												
								-								
Comments fi	rom					C	ommei	ıts:								
WD																
													-			
													(Centin	nue on back)		



2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/24/18 07:17 PM

Parcel ID		00191030	20				<del></del>								0/24/18 U7:17 PM
Parcel ID Owner		00191030	JU			Lega					Card File	0019	10300		
		TOLIOTES	_			SW1	1/4 26-2-11	A 400 000			Situs				
	r, BRAD	TRUSTEE REV TRUS	<u>-</u>			5-1-	R: 26-02-11	Acres: 160.000			26-2-11				
1239 N BI	IBI INGT	UN VALUE	JE, SUITE	200							1				
HASTING	S. NE. 68	3901	JE, 3011E	200											
County Ar	ea	1	AREA 1			Class	s Code	02-05-05-03-0	0.00		Value				
Neighborh		1	AREA 1			E	GEO	4371-26-3-000						Previous	Curren
Location /		80	RURAL (F	SHE/			stral	00001-00098-0			Buildings			0	(
District		45	2F2S - 91			1	≀/ Page	2018 / 1050	00000		Improvemen	ıt		0	(
School		91-0002	91-000		91-0002		Date	05/16/2018			Land / Lot			225,150	225,150
		0.0002	0, 00,	<b>02</b>	01 0002	1	Amount	316,000			Total			225,150	225,150
Date Adde	d Notes	 S				Quie	Amount	310,000							
11/04/2002			RED CLO	IID IIIR	SDICTION - PAI	PTIAI					· · · · · · · · · · · · · · · · · · ·				
Soil	Use		G/LVG		scription	VIIV.L	LVG Descr	intion	Spot Code	A ====	ValualAana	A			** * * * * * * * * * * * * * * * * * * *
2521	GRAS				HOBBS SILT LO	AMS 0-	4G	ιραστι	N Spot Code	Acres	Value/Acre	Assessed	Sub		Market Sub
2670	GRAS	20			REGE SILT LOAI				N N	30.000	1,425	42,750	0		
3247	GRAS	40			N LOAM, 6-30%		4G		N N	26.000	1,425	37,050	0		
	510.00	70	•	SLOPE			40		IN.	22.000	1,425	31,350	0		
3852	GRAS	40	ì		 /-HOBBS SOILS	i	4G		N	21.000	1,425	29,925	0		
4147	GRAS	3G			REGE SOILS, 3-		3G		N N	53,000	1,425	29,925 75,525	0		
				SLOP	•				11	33.000	1,425	70,020	U		
4161	GRAS	<b>4</b> G	<b>;</b>	KIPSO	N SILT LOAM, 7	-30% S	4G		N	6.000	1,425	8,550	0		
											.,		·		
										158.000		225,150			
ROAD	ROAD	RC	DAD	COUN	TY ROAD		ROAD		N	2.000	0	0	0		
									Land Total	160,000		225,150			
Sale Date		Book		Page	Ext	end	Owi	nership History							Amoun
05/16/2018		2018		1050			MOI	NCRIEF, BRAD TE	RUSTEE				·		316,000
05/16/2018		2018		1048	104	9		NRICH, TERRY R							010,000
05/16/2018		2018		1048	104	9	HEI	NRICH, TERRY R	•						Č
01/09/2012		02012		00058				FARMS, LLC							172,000
01/20/2011	l	02011		00342				· · · · · · · · · · · · · · · · · · ·	ANAGEMENT, LLC		•				116,480
01/29/2008	3	02008		00165			POF	RTENIER KEITH	E JR & SHARON M						51,000
01/09/2008	3	02008		00372			IML	ER, CHAD A & MA	ATTHEW F						148,000
03/30/2007	7	02007		00677				2. LLC	1 · · · · · · · · · · · · · · · · · · ·						
01/02/1998	3	01998		00018				, LLO RTENIER,KEITH J	R & SHARON						51,000
08/21/1997	7	01997		01326			POF	RTENIER KEITH E	: & KEITH E JR 1/2 I	NT E					
		-,						NCRIEF, BRAD %		141 L					Ĺ
Year Stat	tement l	District	Bui	ilding	Othe	r	Land		Total	Exemp	<b>t</b>	Taxal	Jo.	Total Tax	Day-14-7-
	910300	45		0		)	225,150		225,150		)	225,1		Total Tax	Penalty Tax
	910300	45		0		, )	206,190		206,190		)			2,989.50	Ĺ
	910300	45		ũ		, 1	194,340		194,340		) )	206,1		2,852.06	ĺ
	910300	45		0		5	139,040		139,040		)	194,3		2,675.44	[
	910300	45		Ô		j j	120,870		•		)	139,0		2,126.30	(
		,,,		U	'		120,070		120,870	,	J	120,8	70	1,971.68	C



2017 Appraisal Property Record Card

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5 115			· · · · · · · · · · · · · · · · · · ·		3/24/16 U7:17 PIV
Parcel ID	001910300	(3146)	Primary Image	Sketch Image	
Cadastral ID	00001-00098-00008				
PAD Class Code	02-05-05-03-00-09				
State GEO	4371-26-3-00000-000-8735				
Owner					
HASTINGS, NE 6	FREV TRUST FON AVENUE, SUITE 200				
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					
Property Valuation	n		Residential Information	Marshall & Swift Cost Approach	(06)2042
Buildings	0		Туре	Year/Effective Age	(06/2013 0/0
Improvement	0		Quality .00 -	Todir Lifeotive Age	0/0
Land/Lot	0		Condition .00 -		
Total	0		Base/Total 0 / 0		
<b>Review Informatio</b>	on .		Area of Slab 0		
03/07/2006	Entered SK		Area of Crawl 0		
			Fixture/Roughin 0 / 0		
			Bed/Bathroom 0 / 0.0		
			Basement Area 0		
Date Added Note	s				
4.415.415.55					

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

300k &	PAGE 2018 -	1051	# P,	AGES		GRANTEE MASTER NAI	Guada	lupe
PARC FILING NUM	MBCR 1504	138970	<u> </u>					
<b>DOC STA</b>		15		tax/lien				
SALES FI	1E#	'27 	# PAG	SES	_	<del></del>		
néigh <b>borho</b> o	DD #	700	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	REUE HILL	BLADEN RESIOCNT
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/SO
	615	700	705	710	800	. BOS	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 CAME & PARKS		RURAL RESIDENTIAL	
							SUQURBAN _	
FAX DISTRICT_	65							
TOTAL SALE PRICE_	/	.00						
521 ADJUSTMENTS \$								
ASSESSOR ADJUSTMENTS <u>S</u>			<del></del>					
REVIEW CODE	NO							
SALES DATE	5-8-	2018						
DEED TYPE	w	D						
SALE QUAL	YES	DETEULDA	SUBCHNGD	NO NO	MOBILE			
CODE	I USABILITY	2 AS ADJUSTED 5	3 UBCHANGED SALE		S LENGTH / NOT /AUD FOR ASUREMENT			
LOCATION CUBE	BLUE HILL UH	BLADEN	COMFER COM	GR	INA	RC RC RED CLOUD R	ROS OSEMONT	RUR RURAL
COMMENTS	)elue d	Q 15,	<b>⊘</b> 80					





Real Estate Transfer Statement

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

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

	The deed w	ill not be reco	rded unless th	is statemen	t is signed and i	items 1-25 are accu	rately completed.	
1 County Name	WEBST	2 County Numb ER - 91	per		3 Date of Sale/Tra Mo. 05 Da	ansfer ay 08 <sub>Yr.</sub> 2018	4 Date of Deed Mo. 05 Da	y 08 Yr. 2018
5 Grantor's Name, Addres	ss, and Teleph	none (Please Pri	nt)	4	6 Grantee's Name	e, Address, and Telep	hone (Please Print)	
Grantor's Name (Seller) Tammy Varela					Grantee's Name ( Guadalupe l	Ledezma		
Street or Other Mailing Add 121 S Seward St	ress				Street or Other Ma 902 S Nebra	ailing Address aska Ave, Trailei	r #30	
City Red Cloud		State NE		Zip Code <b>68970</b>	City Minden		State <b>N</b> E	Zip Code 68959
Phone Number					Phone Number		tee a 501(c)(3) organiz e grantee a 509(a) fou	
Email Address					Email Address	11. 100, 10 a	9.4	
7 Property Classification	Number. Che	eck one box in c	ategories A and	B. Check C if	property is also a	ı mobile home.		
(A) Status				(B)	Property Type			(C)
✓ Improved	Single Farr	nily [	Industrial		Mineral Interests	s-Nonproducing	State Assessed	Mobile Home
Unimproved [	Multi-Famil Commercia	· =	Agricultural Recreational		Mineral Interests	s-Producing	Exempt	
8 Type of Deed Co	onservator		Distribu	ition Lar	d Contract/Memo	Partition [	Sheriff	Other
	orrective eath Certificate	e – Transfer on De	Easeme	=		Personal Rep. Quit Claim	Trust/Trustee ✓ Warranty	
9 Was the property purchapart of an IRS like-kind of (I.R.C. § 1031 Exchange Yes  No	exchange? [	O Type of Trans Auction Court Decre o, explain the div	Easemen	t 🗏 Gift	Life Esta	Satisfaction	Tron of Contract O	ansfer on Death ustee to Beneficiary ther (Explain) No, state the intended use.)
Yes No_						V Yes		
13 Was the transfer between Yes No	Aunt or	Uncle to Niece of and Sisters	r Nephew	amily Corp., P	artnership, or LLC .nd Grandchild	k the appropriate box.)  Self Spouse Step-parent ar	Oth	er
14 What is the current market					15 Was the mortg	age assumed? (If Yes,	•	interest rate.)
40 D#-!-					Yes	✓ No \$		%
16 Does this conveyance div	nde a current p	parcel of land?			of the agent or	rough a real estate ag title company contact.	ent or a title company:  Yes	? (If Yes, include the name
18 Address of Property					19 Name and Add	lress of Person to Who	m the Tax Statement S	Should be Sent
121 S Seward St Red Cloud, NE 68970	o				same as G	rantee		
18a No address assigne	ed <b>18b</b> [	Vacant land						
20 Legal Description								<del> </del>
Lots Six (6), Se Webster County	, ,	•	(8), Block	Two (2),	Railroad A	ddition to the	City of Red (	Cloud,
21 If agricultural, list total nur	mber of acres							
22 Total purchase price,	including an	y liabilities assı	umed				22	1,00
23 Was non-real propert	y included in	the purchase?	Yes 🔽	Vo (If Yes, en	ter dollar amount	and attach itemized	list.) 23	0,00
24 Adjusted purchase pr	ice paid for r	real estate (line	22 minus line 2	23)			24	1 00
25 If this transfer is exem								
correct, and the	nat I am duly a	uthorized to sign	this statement.	this statemen	t and that it is, to the	he best of my knowled	ige and belief, true, co	omplete, and
Print or Type	Name of Gran	itee or Authorized	Representative					Phone Number
sign	<i>LUPE</i> Grantee or Aut	18de7h	ntative		Title			Date
	~ <del></del>	F	Register of Dec	ed's Use On	ly			For Dept. Use Only
26 Date Deed Recorded		27 Value of Stam	p or Exempt Num	ber	28 Recording Data			
Mo. 5 Day 17	Yr. <u>18</u>	<u>\$ 2.2</u>	5		BKZOIB	Hg1051	Authorized by Main 1	Chat PE 76 014 77 1007/0\

BK2018,Pg 1051

State of Nebraska SS.
County of Webster SS.
Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of May A.D., 20 /8 at 3:/0 o'clock P.M. Recorded in Book 20:8 on Page (05)
Octob Klingardegar County Clerk 10.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-17-18
\$ 3.25 By BB

#### 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.

ranning varou

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 3, 2018, by Tammy Varela, a single person.

Comm. expires

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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Boo	ok	Page			Sale Date		9/39			Sch	ool Dis	trict Cod	e		
91	201	18	1051		5	/8/2018	Base:	1-0	0002	A	Affili	ated: 9	1-0002	Uni	fied: 9	1-0002
Location	ı ID	Sale	Number	U	seabi	lity & Code#					I	Parcel I	Number		je istalika Kasawa	
000152	400	1	L27		4		GeoCde	Tw	n R	ng	Sect	Qrt	Subdiv	Area	Blk	Parcel
	Da	te of S	ale Assessec	l Val	ue		4491				00	0	10065		002	0000
Lanc	i	Imp	rovements	in.		Total		Date of Sale Property Classification Coo								
	925		14,15	15,080			Status	Status Property Ty		у Тур	e	Zoning	Locatio	n Ci	ty Size	Parcel Size
Assessor Le	ocation:	RED (	CLOUD (1	RC)			A) 1	В	) (	1	C	) 1	D) 1	E)	6	F) 2
						Residential							Comme	rcial	48.00	
	Mult	iple Imp	rovements:	Mult	iple. Im	provements.:			Mult	iple. In	пргоу	ements.:				
		Constr	uction Date:	Cons	truction	1 Date : 18'	75		Cons	muctic	n Dat	e :				
			Floor:	Floor	Sq. Ft	.: 1,40	04		Floor	Sq. F	t.:					
		Buildin	g Cost New:	Cost	:	134,5	00		Cost	:				•		
Single Family	y Style:	102		Resi	dentia	d Condition: 20	),	V.S.	Con	unero	cial O	ccupan	cy Code:			
(100) 🗆 Mo	obile Home	е		(10)		Wom Out			Prim	агу:		Ot	herl:		Other2:	
(101) 🗆 On	e Story			(20)	*	Badly Worn			Con	merc	cial C	onstruc	tion Class:			
(102) 🗷 Tw	o Story			(30)		Average			(1)		Firep	roof Str	uctural Stee	el Frame	;	
(103) 🗆 Spi	lit Level			(40)		Good			(2)		Rein	forced C	oncrete Fra	me		
(104) 🗆 11	/2 Story			(50)		Very Good			(3)		Masc	onry Bea	ring Walls			
(111) 🗆 Bi-	Level			(60)		Excellent			(4)		Woo	d or Stee	l Framed I	ext. Wa	ls	
(106) 🗆 Ott	ner		'								Meta	l Frame	and Walls			
Townhouse o	r Duplex :	Style:		Resi	dentia	l Quality: 40		2.5	(6)		Pole	Frame				
(301) 🗆 On	e Story			(10)		Low			Cost	Ran	k:	n fragiliza fr Displace fo		Conditi	on:	
(302) 🗆 Tw	o Story			(20)		Fair			(10)		Low		(	10) 🗆	Worn	Out
(307) 🗆 1 1/	/2 Story			(30)		Average			(20)		Avera	age	(	20) 🗆	Badly	Wom
(308) 🗆 Spl	it Level			(40)	*	Good			(30)  Above Average (30)  Average						ge	
(309) 🗆 21/	/2 Story			(50)		Very Good			(40)		High		(	40) 🗆	Good	
(304) 🗆 One	e Story Du	ıplex		(60)		Excellent			ring.				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	50) 🗆	Very C	ood
(305) 🗆 Two	o Story Dt	ıplex											e	60) 🗆	Excelle	ent
Assessor's	s Adjust	tment	to Sale Pi	rice	(+ oı	r -):										
Assessor Co	omments	and Re	eason for A	djust	ment	•										
													·-			
	***															
Comments f		7 T TTT	OF 15 (					omn	nents:							
אט צט .	1.00 V	ALUE	OF 15,0	100												
			·-··												(Contin	rue on back)
						<u> </u>			,							



2017 Real Estate Breakdown Report

Page 1 RECORDCARD

T				2011 14	ai Estate Dreakgov	an Kehot	t .				5/24/18	06:46 PM
Parcel ID Owner LEDEZMA, GI 902 S NEBRA MINDEN, NE	SKA AVE, TR			Legal LOTS 6-8 BLOCK 2 CLOUD	RAILROAD ADDITION R	ED	Card F Situs 121 V	File 00	00152400			<u> </u>
County Area Neighborhood Location / Gro District School		N/A RED CLOUD RED CLOUD (RC 2CS - 91-0002 2 91-0002	91-0002	State GEO Cadastral Book / Page Sale Date	01-01-01-01-06-02 4491-00-0-10065-002-00 00002-00110-00015 2018 / 1051 05/08/2018	00	Value Buildii Impro Land / Total	vement		Previous 10,120 0 925		Current 14,155 0 925
Date Added I	Notes			Sale Amount	1		Total			11,045		15,080
	38970											
			·		Permit No	Type	Description	<del></del>	Date Open	Date Closed		• .
					0001	00 N/A	~2009 VINYL C	N ALL SIDES	12/17/2008	03/09/2009	1	Amount
Model			Method	Lot Size	Frontage Spot		Cutoff	Value			ot Value	Appe ID
6 RED CLOUD	)		02 SqFoot	10,500.000	75.000 N		25,000 130,680 999,999	0.088 0.007 0.003	0.0	000	925	0
Sale Date	Book	Page	Extend	Owners	ship History		000,000	0.000	,			<del></del>
05/08/2018	2018	1051			MA, GUADALUPE							Amount
07/10/2017	02017	02284			A, TAMMY							1 000
07/10/2017	02017	02284			A, TAMMY							1,000
05/11/2015	02015	00897			TUGH A & MELBA L							1,000 9,250
03/12/2015	02015	00591		DELL, H	HUGH & MELBA							
12/04/1993	01998	00148		SIDLO,	DUAINE & PARTHENA							14,250
Year Statem		Building	Other	Land	Tot	al	Exempt	Ta	xable	Total Tax	Por	ualty Tax
2017 1524		10,120	0	925	11,04	15	0		1,045	218.78	Per	taily IdX
2016 1524		10,120	0	925	11,04	15	Ó		1,045	226.54		0
2015 1524		15,525	0	925	16,4	50	Ó		6,450	370.02		0
2014 1524		15, <b>5</b> 25	0	925	16,4		0		6,450	390.80		0
2013 1524	400 65	9,575	0	925	10,50		0		0,500	260.48		0



2017 Appraisal Property Record Card

Page 2 RECORDCARD 5/24/18 06:46 PM

Parcel ID 000152400 (412) Primary Image Sketch Image 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 Property Valuation Residential Information Marshall & Swift Cost Approach (06/2013) Buildings 14.155 Type Single-family Residence Year/Effective Age 1875/0 Improvement 0 Quality 4.00 - Good Land/Lot O Condition 2.00 - Badly Worn Total 14.155 Base/Total 780 / 1,404 Review Information 89 % - Two Story Style 10/03/2011 Inspect TA Entered 11 % - One Story Exterior Wall 100 % - Frame, Siding, Vinvl Roof Cover Composition Shingle Area of Slab 0 Area of Crawl n Fixture/Roughin 8/0 Bed/Bathroom 3/2.0 Basement Area Code Description Quality Year Dimensions Units PD. FD 706 Detached Garage(SF) 2.00 324 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 n 0.000 % SWP Enclosed Porch, Solid Walls MS Residential 132 n 132 0.000 % **RPO** Raised Slab Porch MS Residential 154 Û 154 0.000 % Date Added Notes 11/04/2002 38970

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	COMMENTS	exen							<del> </del>

# Good Life. Great Service.

### **Real Estate Transfer Statement**

**FORM** 

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

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer  Me Day 16 Yr. 18 A Date of Deed  Mc Day 16 Yr. 18
WEBSTER - 91	Mos Day 11.2
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)
Brad Moncrief Revocable Trust	BH Farms, L.L.C.
Street or Other Mailing Address 1239 N. Burlington Avenue, Suite 200	Street or Other Mailing Address 1239 N. Burlington Avenue, Suite 204
City State Zip Code Hastings NE 68901	City State Zip Code Hastings NE 68901
Phone Number	Phone Number, Is the grantee a 501(c)(3) organization? Yes V No
(402) 462-5353	- Y 0 2 55 If Yes, is the grantee a 509(a) foundation? Yes No Ernail Address
Email Address	Email Address
7 Property Classification Number, Check one box in categories A and B. Check C	if property is also a mobile home.
	) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
multi-Family Agricultural	Mineral Interests-Producing Exempt
OT 10LL Commercial Recreational	and Contract Charities Charities Charities Cothon
	nd Contract/Memo Partition Sheriff Other ase Personal Rep. Trust/Trustee
	neral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange?	fosure   Irrevocable Trust   Revocable Trust   Transfer on Death
part of an IRS like-kind exchange? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)  ✓ Yes No
Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	Partnership, or LLC Self Otherand Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
SAU LU	Yes No \$%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	BH Farms, L.L.C.
	1239 N. Burlington Avenue, Suite 204
18a 🗾 No address assigned 18b 🔝 Vacant land	Hastings, NE 68901
20 Legal Description	
SEE ATTACHED	
21 If acricultural, list total number of acres 405.	
2) Il agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
	\$
23 Was non-real property included in the purchase? Yes \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	nter dollar amount and attach itemized list.) 23 23 2
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 $\mathcal{S}\mathcal{B}$
Under penalties of law, I declare that I have examined this stateme	nt and that it is, to the best of my knowledge and belief, true, complete, and
correct, and that I am duly authorized to sign this statement.  David N. Brandt, Trustee; David N. Brandt Revecable	o Trust Himas Bellwery Vac - 48257
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign m	Member Alle 5/16/10
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Or	No For Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 5 Day 17 Yr. 18 \$ Exempt # 56	BK2018, Pa 1052-1053

An undivided one-third (1/3) interest in all of Section 21, Township 3 North, Range 12 West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska;

An undivided one-third (1/3) interest in Lots 9 and 12 in the Northeast Quarter (NE ½) of Section 19, Township 4 North, Range 12 West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska.

BK2018,Pg 1052

State of Nebraska Ss. County of Webster

numerical index and filed for record in the Clerk's office of said county this 17 day of May A.D., 20 18, at 3:15 o'clock P. M. Recorded in Book 20/8 on Page 1055-1053

Deb Klingenber oc County Clerk 5/6.00 BB Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date\_5-/7-18 \$ Exempt#56 By BB

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 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska;

An undivided one-third (1/3) interest in Lots 9 and 12 in the Northeast Quarter (NE ½) of Section 19, Township 4 North, Range 12 West of the 6<sup>th</sup> 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 ½) of Section 26, Township 2 North, Range 11 West of the 6<sup>th</sup> 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 Lay 16, 2018.

BRAD MONCRIEF REVOÇABLE TRUST

BY:

BRAD MONCRIEF, TRUSTEE;

BRAD MONCRIEF REVOCABLE TRUST

BK2018,Pg 1053

STATE OF NEBRASKA	)
COUNTY OF ADAMS	)ss. )
	ment was acknowledged before me on 8, by Brad Moncrief, Trustee; Brad Moncrief Revocable Netary Public
	A GENERAL NOTARY - State of Nebraska TYLER D. GLOYSTEIN My Comm. Exp. Decamber 26, 2018

# Agricultural Land Sales Worksheet

91	20	18	1052	5/1	6/2018	Base: (	01-01	23	Affi	liate	ed: 0:	1-0	123	3 Unified: 01-0123				
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1,825	010		86,915	1,	911,925	Status	Pro	perty Ty	пре	Z	oning	Lo	cation	Cit	y Size	Parcel Siz		
		Irrigat	ion Type:	<u>                                     </u>	<u>.</u>	A) 1	B)	05	• Dam	<b>C</b> )	5	D)	3	E)	0	F) 10		
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					48,000		ŀ	Recreati	一十									
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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)



2017 Real Estate Breakdown Bonort

Page 1 RECORDCARD

[B					2	2017 Real Estate	Breakdo	wn Rep	ort					RECORDCAR
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BH FARN	AS LLC			1	ALL 21-3-1:	2	_			Situs	00	2409200		
1239 N B	URLING*	TON AVENUE, S	SUITE 204	Ι,	5-1-R: 21-Q	03-12 Acres: 637.300	)			1537 \RD 4	400			
HASTING	S, NE 6	8901	- C112 E04											
County A	rea	1 ARE	-Δ 1											
Neighbor		1 ARE			lass Code					Value			Previous	Currer
Location			RAL (RUR)	· ·	itate GEO adastral	4247-21-0-00	J000-000-28	340		Buildings			31,060	48,00
District	-	120 123	F3S - 01-0123		look / Page	00001-00054				Improveme	nt		38,915	38,91
School					ale Date	9 2018 / 1052 E 05/16/2018	EXt: 1053			Land / Lot			1,460,565	1,460,56
Doto Add				-	ale Amour					Total			1,530,540	1,547,48
Date Add 11/04/200		s RESIDENTIAL												
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2521	DRY	4D		BBS SILT LOAMS,	0- 4D	escription	Spot N	Code		Value/Acre	Assesse			Market Sul
2667	DRY	1D	HOLDRE	GE SILT LOAM, 0-1	% 1D		N		91.600	2,190	200,60	_		
2668	DRY	1D	HOLDRE	GE SILT LOAM, 1-3	% 1D		N		13.600 74.800	2,705	36,79	_		
2669	DRY	1D	HOLDRE	GE SILT LOAM, 1-3	% 1D		N		12.300	2,705	202,33			
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4147	DRY	3D	11% HOLDREG SLOP	GE SOILS, 3-7%	3D		N		71.800	2,265	162,62	_		
4148	DRY	4D1		GE SOILS, 7-11%	4D1		N		115.900	2,190	253,820			
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										1,720	- 0,000	- 0		
ROAD	ROAD	ROAD	COUNTY		ROAD				6.100		8,695	<b>.</b>		
BLD1	FARM	BLD1		SITE 1ST ACRE		****	N		8.000		0	0		
HOM1	HOME	HOM1			BLD1		N		1.000	5,765	5,765	0		
	I IOWIL	TOWN	HOME SI	E 1ST ACRE, AG F	RE HOM1	en en en en en en en en en en en en en e	N		1.000	10,000	10,000	0		
Sale Date		Book	Page	Extend		O	<u>La</u>	nd Total	637.300		1,460,565	;	***********	
05/16/2018		2018	1052	LAteria	·	Ownership History BH FARMS, LLC								Amount
12/04/2007		02007	02611			BH FARMS, LLC MONCRIEF, BRAD -T	TRUSTEE							0 499,200
Year Stat 2017 ∠			Building	Other	L	and	Tot	al	Exempt		Taxa	hlo	Total Tax	0
	109200 109200	120	31,060	38,915	1,460,		1,530,54		0		1,530,		Total Tax	Penalty Tax
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		120	33,885 33,885	38,915 38,915	1,661, 1,156,		1,734,06		ō		1,734,		15,241.64 15,447.66	0
2014 4	109200													



2017 Real Estate Breakdown Report

Page 2 RECORDCARD 5/25/18 09:44 AM

Parce				0	wner BH FARMS, L	LC	Legal	ALL 21-3-12	3	9/25/18 U9:44 AW
Year 2013	Statement I 409200	310	<b>Building</b> 35,955	Other 19,450	<b>Land</b> 948,005	Total 1,003,410	Exempt 0	Taxable 1,003,410	Total Tax 14,253.08	Penalty Tax



2017 Appraisal Property Record Card

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Parcel ID Cadastral ID 002409200

00001-00054-00011 01-05-05-03-00-10

PAD Class Code State GEO

4247-21-0-00000-000-2840

Owner

BH FARMS, LLC 1239 N BURLINGTON AVENUE, SUITE 204 HASTINGS, NE 68901

Situs

1537 \RD 400

Neighborhood District

1 - AREA 1 120 - 123F3S - 01-0123

Legal

Code

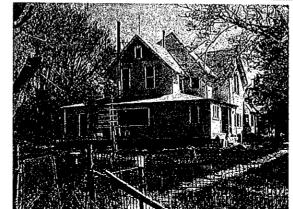
SWP

RPS

S-T-R: 21-03-12 ALL 21-3-12

Property Valuation

(3966) Primary Image



Sketch Image

oporty valuati	OII		
Buildings	48,	000	
Improvement	38,	915	
Land/Lot		0	
Total	86,	915	
Review Informat	ion		
03/07/2007	Entered	SK	
09/02/1992	Inspect	LS	
	·		

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

Size

84

119

Year In

۵

0

Area of Slab Area of Crawl 0 Fixture/Roughin 8/0 Bed/Bathroom 0/2.0 Basement Area 760

**Cost Source** 

MS Residential

MS Residential

	(00:2	
Year/Effective Age	1900/0	

Depreciation

0.000 %

0.000 %

Marshall & Swift Cost Approach

Units

84

119

Date Adde	d Notes
11/04/2002	AG RESIDENTIAL

Description

Enclosed Porch, Solid Walls

Raised Slab Porch with Roof



Page 4 RECORDCARD

2017 Appraisal Property Record Card 5/25/18 09:44 AM 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 \RD 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 Equipment Shop OP 2.00 2.00 0 36x24x0 Concrete Metal 864 **Building Components** EQSH Equipment Shed D 3.00 3.00 0 72x54x11 Dirt Metal 3,888 **Building Components** BARN Barn (Obsolete) 2.00 2.00 0 0 50x48x0 Dirt 2,400 **Building Components** 



2017 Real Estate Breakdown Report

Page 1 RECORDCARD 5/25/18 09:43 AM

	·			2017 [	eai Estate Di	reakdown Rep	ort				1	7/25/18 09:43 AM
	002501900			OTS 9 & 12 IN NE		CRE		Card File Situs	0025	01900		### 10 08:43 AW
BURLINGTO	ON AVENUE, SU 901	JITE 204	1 1	RACT 19-4-12				19-4-12				
rea	1 ARE/	<b>A</b> 1	C	lass Code	02-05-05-02-00	00						
rhood												Current
/ Group	80 RUR	AL (RUR)	Ca	adastral					<b>*</b>			0
				ook / Page	2018 / 1052 Ext	t: 1053			IL.		_	430.005
	01-0123 0	1-0123 01-0123	1		05/16/2018							139,295
llee	LCCAV	2 Call Daniel de			0			Total			139,295	139,295
				LVG Descript	ion	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
	· <del>-</del>					• •		2,190	8,850	0		
DRY	4D									0		
		FREQUENT		ער		N	7.890	2,190	17,280	0		
		SLOP		3D		N	0.540	2,265	1,225	0		:
		SLO		4D1		N	19.970	2,190	43,735	0		
DRY	1D	HORD SILT LOA	M, 0-1% SLC	P 1D		N	3.490	2,705	9,440	0		
							37.710		84,560			
		HOLDREGE SIL	T LOAM, 3 TO	D 2G		N	5.960	1 425	8 405	Λ		
	-	FREQUENT	•	4G		N	25.430	1,425	36,240	0		
GRAS	1G	HORD SILT LOA	M, 0-1% SLC	P 1G		N	4.990	1,425	7,110	0		
							36.380		51,845			
WASTE	WASTE	WASTE		\WA QTE		K1	16.050	180	2.890			
ACCR	ACCR	LB/RIVE		ACCD				0	0	0		
ROAD	ROAD	COUNTY ROAD		DOAD			1.420	0	0	0		
	Bask						95.060	*	139,295			
												Amount
			7053		,							0
_		00174		SCHW	ARTZKOPF,GAF	RY & DEBRA						75,000 50,000
atement D	istrict	Building	Other		RIEF, BRAD %	Total	Fi					0
501900	125	0	0									Penalty Tax
501900	125	0	Õ	134,925		•						0
		0	0	144,455			0					0
		0	0	145,790		145,790	0		, -		,	0
501900	315	0	0	123,735		123,735	ō		•		1,759.10	0
	GS, NE 68 Area rhood / Group  Use DRY DRY DRY DRY DRY DRY DRY DRY ACCR ROAD  8 5 9  atement D 501900	MS, LLC BURLINGTON AVENUE, SU GS, NE 68901  Area 1 AREA Inhood 1 AREA I 125 123F 01-0123 0  Use LCG/LVG DRY 4D DRY 3D1 DRY 4D DRY 3D1 DRY 4D DRY 1D  GRAS 2G GRAS 4G GRAS 1G  WASTE WASTE  ACCR ACCR ROAD ROAD  Book 8 2018 5 02006 9 02000  atement District 501900 125 501900 125 501900 125 501900 125 501900 125 501900 125 501900 125	MS, LLC BURLINGTON AVENUE, SUITE 204 GS, NE 68901  Area 1 AREA 1 Inhood 1 Inhood	MS, LLC BURLINGTON AVENUE, SUITE 204  Area 1 AREA 1  rhood 1 AREA 1  / Group 80 RURAL (RUR)  125 123F3N - 01-0123  01-0123 01-0123  01-0123 01-0123  DRY 4D COLY-HOBBS SILT LOAMS, DRY 3D1 HOLDREGE SILT LOAM, FREQUENT  DRY 4D HOBBS SILT LOAM, FREQUENT  DRY 4D HOLDREGE SOILS, 3-7%  SLOP  DRY 4D1 HOLDREGE SOILS, 7-11%  SLOP  DRY 4D1 HORD SILT LOAM, 0-1% SLO  DRY 1D HORD SILT LOAM, 0-1% SLO  GRAS 2G HOLDREGE SOILS, 7-11%  GRAS 1G HOBBS SILT LOAM, 0-1% SLO  WASTE WASTE WASTE  ACCR ACCR LB/RIVE  ROAD ROAD COUNTY ROAD  DESCRIPTION OF THE PROPERTY ROAD  DRY DISTRICT ON OUT TO THE PROPERTY ROAD  DRY BOOK Page Extend  8 2018 1052 1053  6 02006 00025  9 02000 00174  DETERMINENT BUILDING OTHER  SID  TO THE PROPERTY ROAD  DETERMINENT BUILDING OTHER  STORY OF THE PROPERTY ROAD  DRY DISTRICT BUILDING OTHER  TO THE PROPERTY ROAD  DRY BOOK Page Extend  TO THE PROPERTY ROAD  DRY DISTRICT BUILDING OTHER  TO THE PROPERTY ROAD  DRY DRY DRY DRY DRY DRY DRY DRY DRY DRY	MS, LLC   LOTS 9 & 12 IN NE	MS, LLC   SURLINGTON AVENUE, SUITE 204   ST. R. 19-04-12   Acres: 95.060   MS, LLC   SURLINGTON AVENUE, SUITE 204   ST. R. 19-04-12   Acres: 95.060   MS, NE 88901   Sa, NE 88901   Sa, NE 88901   Class Code   02-05-05-03-00   Mrood   1	MS, LLC   LC   LC   S 9 & 12 IN NE1/4 LESS 3.56 ACRE   TRACT 19-4-12   Acres: 95.060	MS, LLC  AURILINGTON AVENUE, SUITE 204  AREA 1  TRACT 19-4-12  SS, NE 68901  AREA 1  Book / Page  DRY 4D  COLY-HOBBS SILT LOAMS, 0-4  BOOK / Page  DRY 4D  COLY-HOBBS SILT LOAMS, 0-4  AREA 1  AREA 1  AREA 1  AREA 1  AREA 1  Cadastral  D0001-00014-009+0  Book / Page  Book / Page  DRY 4D  AREA 1  AREA 1  AREA 1  AREA 1  Cadastral  D0001-00014-009+0  Book / Page  Book / Page  DRY 4D  AREA 1  AREA 1  AREA 1  Cadastral  D0001-00014-009+0  Book / Page  AREA / Page  Book / Page  AREA / Page  Book / Page				



2017 Appraisal Property Record Card

Page 2 RECORDCARD 5/25/18 09:43 AM

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



2017 Real Estate Breakdown Report

Page 1 RECORDCARD

Parcel ID	)	00191030	٦			real Estate Die	and of the pe	<i>31 &amp;</i>				!	5/25/18 09:38 AM
Owner	•	001810300	v		Legal				Card File	0019	10300		
BH FARM	MS LLC				SW1/4 26-2-11 S-T-R: 26-02-11	Apren: 180 000			Situs				
1239 N E	BURLINGT	ON AVENU	E, SUITE 204		0-1-R. 20-02-11	Acres: 160,000			26-2-11				
HASTING	GS, NE 68	8901	±, ∪011∟ ∠04						1				
_			······································		·								
County A		1	AREA 1		Class Code	02-05-05-03-00-0	19		Value			5	
Nelghbor			AREA 1		State GEO	4371-26-3-00000	· -		Buildings			Previous	Current
Location	/ Group	80	RURAL (RUR)		Cadastral	00001-00098-006						0	0
District			2F2S - 91-0002		Book / Page	2018 / 1052 Ext:			Improvemen	ι		0	0
School		91-0002	91-0002 91		Sale Date	05/16/2018	1000		Land / Lot			225,150	225,150
			_		Sale Amount	0			Total			225,150	225,150
	led Notes						<del></del>						220,100
11/04/200	2 6873	5 / ZONING	RED CLOUD JURISD	ICTION - PARTIA	AL ·		<del></del>						
Soil	Use		S/LVG Soll Descr		LVG Descrip	otion	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	- W
2521	GRAS	4G		BBS SILT LOAM	S, 0- 4G		N	30.000	1,425	42,750	<u> </u>	ividi ReuAcre	Market Sub
2670	GRAS	2G	HOLDREG	E SILT LOAM, 3	-7% 2G		N	26.000	1,425	37,050	0		
3247	GRAS	4G		OAM, 6-30%	4G		N	22.000	1,425				
2050	0040	. –	SLOPES				••	22.000	1,420	31,350	0		
3852	GRAS	4G		OBBS SOILS	4G		N	21.000	1,425	29,925	0		
4147	GRAS	3G	HOLDREG	E SOILS, 3-7%	3G		N ·	53.000	1,425	75,525	0		
4161	GRAS	40	SLOP					00.000	1,720	10,020	U		
4101	GRAS	4G	KIPSON S	LT LOAM, 7-30%	6S 4G		N	6.000	1,425	8,550	0		
									,		·		
								158.000		225,150			
ROAD	ROAD	RO/	ND COUNTY F	ROAD	ROAD		N	2.000	0	0			
							**************************************						
Sale Date		Book	Page	Extend	Owne	ership History	Land Total	160.000	· · · · · · · · · · · · · · · · · · ·	225,150			
05/16/201		2018	1048	1049		RICH, TERRY R.							Amount
05/16/201		2018	1052	1053		ARMS, LLC							0
05/16/201	8	2018	1050			CRIEF, BRAD TRU:	STEE						0
05/16/201	8	2018	1050		MON	CRIEF, BRAD TRU	OTEE CTEE						316,000
05/16/201	8	2018	1048	1049	HEINI	RICH, TERRY R.	SIEE						316,000
01/09/201	2	02012	00058	.0 10		ARMS, LLC							0
01/20/201		02011	00342				A OF MENTER 1 1 C						172,000
01/29/200		02008	00165		חבוואו פרסים	RICH LAND & MAN	AGEMENT, LLC						116,480
01/09/200		02008	00372		FUKI	ENIER, KEITH E JI	K & SHARON M						51,000
03/30/200	7	02007	00677		IIVILEI	R, CHAD A & MATT	HEW E						148,000
01/02/199		01998	00017		KSP,								51,000
08/21/199	_	01997	01326		PORI	ENIER,KEITH JR 8	SHARON						ol
	-		01020		PURI	ENIER,KEITH E &	KEITH E JR 1/2 IN	VT E					0
Year Sta	tement D	District	Building	Other	Land	CRIEF, BRAD %	7-4-1						0
	910300	45	0	0	225,150		Total	Exempt		Taxab		Total Tax	Penalty Tax
2016	910300	45	ő	0	206,190		225,150	0		225,1		2,989.50	0
	910300	45	ŏ	0	194,340		206,190	0		206,19		2,852.06	0
	910300	45	ŏ	0			194,340	0		194,34		2,675.44	0
	910300	45	0	0	139,040		139,040	0		139,04		2,126.30	ol
			v	U	120,870		120,870	0		120,87	70	1,971.68	ol
													1



2017 Appraisal Property Record Card

Page 2 RECORDCARD

Parcel ID	004040200			5/25/18 09:38 AM
Cadastral ID	001910300	(3146)	Primary Image Sketc	ch Image
PAD Class Code	00001-00098-00008			
	02-05-05-03-00-09			
State GEO	4371-26-3-00000-000-8735			
Owner				
BH FARMS, LLC	FON MYTHUE OLUME OF			
HASTINGS, NE 6	TON AVENUE, SUITE 204			
Situs	0001			
26-2-11				
Neighborhood	1 - AREA 1			
District	45 - 2F2S - 91-0002			
Legal	40 - 2020 - 91-0002			
S-T-R: 26-02-11				
SW1/4 26-2-11				
- / /				
Property Valuation	1		Residential Information Marsh	L-11.0.0 18.0
Buildings	0		- ITIQ 01	hall & Swift Cost Approach (06/2013
Improvement	0		Quality .00 -	Effective Age 0/0
Land/Lot	0		Condition .00 -	
Total	0		Base/Total 0 / 0	
Review Informatio	n		Area of Slab 0	
03/07/2006	Entered SK		Area of Crawl 0	
			Fixture/Roughin 0 / 0	
•				
Date Added Notes	S		Basement Area 0	
	7 / ZONING RED CLOUD JURISDICT	ION - PARTI		

		'- 1893 03600/(		NW 14	9-3-9	GRANTEE MASTER NAI	wen <u>Jame</u> Wehr	s W. man
doc sta	MP5 4 792	.00		tax/lien				
SALES FI	LE #	29	# PAG	es				•
NEIGHBORHOC	00 #	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE INLL RESIDENTIAL	RLUE HILL COMMERCIAL	BLADEN RESIDE
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SM	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/
	GIS	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME	inavale/ no home site	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAI, COMMERC
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL_	
TAX DISTRICT	180						SUDURBAN _	
TOTAL SALE PRICE_	352,0	000						
521 ADJUSTMENTS S								
OR ADJUSTMENTS <u>\$</u>								
REVIEW CODE	NO							
SALES DATE	5-8	13-20 l	8					
DEED TYPE	WI	23-201						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	по	MOBILE			
CODE	<u> </u>	2	3	4	5			
	USABILITY	AS ADJUSTED S	UBCHANGED SALE N		LENGTH / NOT /AUD FOR ASUREMENT			
		······································		MIS	ASUREIVIENT	<del></del> -		
OCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR

Real Estate Transfer Statement

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

The deed will not be recorded unless this at the		L
1 County Name 2 County Number	ement is signed and items 1-25 are accurately completed.	
WEBSTER - 91	3 Date of Sale/Transfer 4 Date of Deed	A
5 Grantor's Name, Address, and Telephone (Please Print)		<u> 22 yr. 2018</u>
Grantor's Name (Seiler)	6 Grantee's Name, Address, and Telephone (Please Print)	
Gary Wilhelms	Grantee's Name (Buyer)  James W. Wehrman	
Street or Other Mailing Address 2164 Road 2100	Street or Other Mailing Address	<del></del>
City State Zin Code	3/47 Rosa R	
Blue Hill NE 689	30 Lawrence NE	Zip Code 68957
Phone Number	Phone Number is the grantee a 501(c)(3) organize	ation? Yes JNn
Email Address	462-519- /179 If Yes, is the grantee a 509(a) four	ndation? Yes V No
n/a		
7 Property Classification Number. Check one box in categories A and B. Chec		
(A) Status	(B) Property Type	(C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural	Mineral Interests-Nonproducing State Assessed	Mobile Home
The state of the s	Mineral Interests-Producing Exempt	<u> </u>
A Total Control		
8 Type of Deed Conservator Distribution  Bill of Sale Corrective Description	<del>-</del>	Other
The state of the s	Lease Personal Rep. Trust/Trustee	
	Mineral Quit Claim V Warranty	
part of art the fixe-kind exchanger		ansfer on Death
	· · · · · · · · · · · · · · · · · · ·	ustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	irantor Trust Partition Satisfaction of Contract Ot	her (Explain)
✓ Yes	12 Was real estate purchased for same use? (if N	lo, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary	/ relatives? (If Vas. check the appropriate box )	
Yes No Aunt or Uncle to Niece or Nephew Family Cor	rp., Partnership, or LLC Self Othe	he.
	ents and Grandchild Spouse	
Ex-spouse Parents an	<b>—</b> ;	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	ntaraet rato )
\$352,000	Yes V No \$	•
16 Does this conveyance divide a current percel of land?	17 Was fransfer through a real astate agent are title as an a	/If Yes include the name
∐ Yes ✓ No	of the agent or title company contact.) Yes Ruhter Au	ction & Relty No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	rould be Sent
Ag land	Grantee	
18a ✓ No address assigned 18b ✓ Vacant land		
20 Legal Description		
The Northwest Quarter (NW1/4) of Section Nine (9)	). Township Three (3) North Range Nine	(9) Most of
the 6th P.M., Webster County, Nebraska	,, , , , , , , , , , , , , , , , , , ,	, (a) Mest Of
If agricultural, list total number of acres		
22 Total numbers seize installer Estitu	I IS	<del></del>
22 Total purchase price, including any liabilities assumed	· L=-	352,000¦00
23 Was non-real property included in the purchase? 🔲 Yes 🛛 📝 No (If Yes	S. enter dollar amount and attach itemized list \ 22	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		352,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exempt	tion number	
Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.	ment and that it is, to the best of my knowledge and belief, true, cor	nplete, and
James W. Wehrman		. ,
Print or Bone Name of Control of a 1. th - d - d D		Bhons Wt -
sign white Williams Williams of Grantes of Authorized Representative	Grantee	Phone Number
nere Signature of Grantee or Authorized Representative	Title	5/ /2018
1010		Date
Register of Deed's Use 5 Date Deed Recorded 27 Value of Stamp or Exempt Number		For Dept. Use Only
Mo. 5 Day 24 Yr. 18 \$ 790 00	28 Recording Data	
MO. Day 37 Yr. 10 9 192. Draska Department of Revenue	BK2018, 891093	
on Ma 98.269.2009 a 2017 Day Commercian Da against a maria	Authorized by Neb. Re	v. Stat. 88 76-214, 77-1327(2)

BK2018, Pg 1093

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of May A.D., 2018, at 3:01 o'clock P. M. Recorded in Book 2018 on Page 1093

Deb Klingenberger County Clerk 410.00 B.B. Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5 - 24 - 18
\$ 792.55 By BB

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 6<sup>th</sup> 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.

STATE OF NEBRASKA

COUNTY OF Adams )s

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

GENERAL NOTARY-Binds of Nobreska
JANINE M. RUHTER
My Comm. Exp. Feb. 27, 2022

Notary Public

BK2018, Pg 1091

Clerk's office of Moy o'clock P on Page 109	Entered on the ex and filed for record in the of said county this 24 day  A.D., 20 18, at 3:00  M. Recorded in Book 2018  1-1092  County Clerk  BB Deputy	Light of the second of the sec
	· ·	
SPACE A	BOVE RESERVED FOR REGISTE	R OF DEEDS OFFICE RECORDING INFORMATION
RETURN TO:	Southern Title, LLC	
idioidi 10.	P O Box 221	
	Red Cloud, NE 68970	•
		EATH CERTIFICATE  R ATTACH LEGAL DESCRIPTION ON PAGE 2 IF
Legal Description	The Northwest Quarter (NW1/4)	of Section Nine (9), Township Three (3)
North, Range I	Nine (9) West of the 6th P.M., We	bster County, Nebraska
		:
		·

#### STATE OF NEBRASKA

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

DATE OF ISSUANCE

3/15/2018 LINCOLN, NEBRASKA Kunley ) (1542 ) STANLEY S. COOPER ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND HUMAN SERVICES



18 03341

### STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES CERTIFICATE OF DEATH

	1. DECEDENT'S-NAME (First, Middle, Last, Suffix)	7.	V			2. SEX	3. DA	TE OF DEATH (Mo., Day, Yr.)
	Jenine Christine Wilhelms					Female		arch 11, 2018
- 71	4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH		Last Birthday	5b, UNDI	R 1 YEAR	5c. UNDER 1 D	AY 6. DA	ATE OF BIRTH (Mo., Day, Yr.)
1,00		(Yrs.)	1	MOS.	DAYS	HOURS Mil		- 출생 전 # 최
3:	Casper, Wyoming		64		<u> </u>		Ma	ay 22, 1953
	7. SOCIAL SECTION NUMBER	<u> </u>	8a. PLACE OF					
	5 xxx =, xxx =	-,	HOSPITAL	- 4		OTHER Nu		## TA 1995 21
œ	8b, FACILITY-NAME (If not institution, give street and number)			ER/O	stpatient	☐ De	cedent's Ho	me 🤾 🏋 🔆
잍	Mary Lanning Healthcare			DOA		☐ Qti	ner (Specify)	
2	Bc, CITY OR TOWN OF DEATH (Include Zip Code)				8d.	COUNTY OF DEA	ATH	
뚭	Hastings 68901					Adams		
₹.	9a. RESIDENCE-STATE 9b. COUNTY	- <del> </del>	9c. Cl	Y OR TO		,		
监	Nebraska Webster		1.	ıe Hill				
- ₹	9d. STREET AND NUMBER		117	2	9e, APT, N	O. St. ZIP CO	DE	9g. INSIDE CITY LIMITS
::	2164 Road 2100					68930	1	YES NO
20	10a. MARITAL STATUS AT TIME OF DEATH 🗵 Married 🔲 Never Marrie	ed 10b. NA	ME OF SPOUS	E (First,	Middle,	Last, Suffix) l	f wife, give :	malden name
ij.	☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Unknow	m Garv	Wilhelm	ς				
Wei	11. FATHER'S NAME (First, Middle, Last, Suffix)	1 (0,01)			NAME (Fir	st, Middle,	Maiden Su	imame)
be completediverified by: FUNERAL DIRECTOR	Dovle Whalev		. 1		Cumming			
욢		INFORMAN				<u> </u>	145	. RELATIONSHIP TO DECEDENT
Ö		ary Wilhe						lusband
9	15. METHOD OF DISPOSITION 15st. EMBALMER-SIGNATURE	<u> </u>	, , , , , , , , , , , , , , , , , , , ,	119	b. LICENS	E NO.		. DATE (Mo., Day, Yr.)
2	D Rugal Donation		* *	• 1"				larch 13, 2018
,	Not embanned		*****		OIT	/ / TOWN!	į ivi	STATE
4	Removal Cther (Specify)	W OTHER FO	CATION	×		//TOWN		185 to 18 18 18 18 18 18 18 18 18 18 18 18 18
	BV Cremation Center				· Has	stings		Nebraska
	17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or To		Johannelee	De.	_		_	17b. Zip Code 68901
	Livingston-Butler-Volland Funeral Home, 1225 N. Elm, I	tastings, i	Nebraska -					08901
	CAUSE OF I	DEATH (S	ee instruct	ions ar	d examp	oles)		
	<ol> <li>PART L Enter the chain of eventsdiseases, injuries, or complications-that directly respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT</li> </ol>	caused the de	ath, DO NOT ente	r terminal	events such a	s cardiac arrest,		APPROXIMATE INTERVAL
	IMMEDIATE CAUSE:	ACONCUMIC	. Cine chay dus c	ausa įvii a i	IIM. ALG SUGI	didia: unes il necess	aı y.	onset to death
::	IMMEDIATE GAUSE (Final 3) Metastatic Uterine Cancer			•				10 Years
	disease or condition resulting							İ
	in death)  DUE TO, OR AS A CONSEQUENCE OF:							onset to death
18.50	Sequentially fisk conditions, if D) any, leading to the cause listed							
10	on Harris							
	DUE TO, OR AS A CONSEQUENCE OF:  Enter the UNDERLYING CAUSE  C)							onset to death
	(disease or injury that initiated	1.0						1 ", 1 1 1 1 1 1
1	the events resulting in death) DUE TO, OR AS A CONSEQUENCE OF:							onset to death
	<b>a</b> )		100					
1	18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing	to the death	but not result	na in the	underiving	cause given in F	ARTI. 19	. WAS MEDICAL EXAMINER
1			, .			g		OR CORONER CONTACTED?
œ								☐ YES X NO
ш	20. IF FEMALE: 21a. MANNE			21b. IF	TRANSPOR	TATION INJURY	21c. WAS A	AN AUTOPSY PERFORMED?
F.	Not pregnant within past year	Homicide			ver/Operator		☐ YES	s 🛛 NO
2		Pending I	nvestigation		ssenger			AUTOPSY FINDINGS AVAILABLE
ă	Not pregnant, but pregnant within 42 days of death  Not pregnant, but pregnant 43 days to 1 year before death	Could not	t be determined	_	destrian her (Specify)			MPLETE CAUSE OF DEATH?
ted	Unknown if pregnam within the past year	5.0	W	""	···· (obase)		YES	s □ No
completed by; CERTIFIER		DI ACE OF	IN HIDV A45-	<u> </u>	etropt for-1	ant office hall-it.		tion site, etc. (Specify)
ĕ	220. TIME OF INJURY (IIIO., Day, 11.)	. runce of	HADOR I-MI UO:	ne, am,	an out, ract	ory, ource buildin	ng, construc	non arte, etc. (apecity)
be c	22d, INJURY AT WORK? 22e, DESCRIBE HOW INJURY OCCURRED							20. 20. 20.00
٥	[ A - 1 18 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1		i de la companya di salah di s	100				
	TYES NO.	· · · · · · · · · · · · · · · · · · ·						
	22f, LOCATION OF INJURY - STREET & NUMBER, APT.NO. CI	ITY/TOWN				STATE		ZIP CODE
	IAN DATE OF DEATH OF		1 1.	4	. 0107:==	L. B	100 =	JE DE DESERVE
. 1	23a, DATE OF DEATH (Mo., Day, Yr.) 全 任 March 11, 2018		To be completed by CORONER'S PHYSICIAN OF COUNTY ATTORNEY ONLY	48. DATE	SIGNED (1	lo., Day, Yr.)	24b. TM	ME OF DEATH
100°	23b, DATE SIGNED (Mo., Day, Yr.) 23c, TIME OF DEATH	<u> </u>	# 10 E	4c. PROI	DUNCED I	EAD (Mo., Day, )	(r.) 24d. TIN	ME PRONOUNCED DEAD
	March 17. 2018  23b, DATE SIGNED (Mo., Day, Yr.)  23c, TIME OF DEATH  March 13, 2018  07:20 PM  07:20 PM		PH Y			(43,		746 W
- 1		e	] S E S C 2	4e. On the	basis of exam	ination and/or Inves	tigation, in my	opinion death occurred at
- 1	and due to the cause(s) stated. (Signature and Title)		5 8 S	the tim	e, date and pl	ace and due to the d	ause(s) stated	d. (Signature and Title)
. 1	Ocor Geroon, ND		1 8 g					
			TISSUE DON	TION BE	EN CONSID			NT GRANTED?
``	☐ YES ☑ NO ☐ PROBABLY ☐ UNKNOWN ☐ YE	s	X NO			Not App	licable if 26a	zis NO YES NO
ı	<ol> <li>NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print)</li> <li>Scott Gordon, MD, 715 N Joseph Ave, Hastings, Nebra</li> </ol>	ska Ason	1					
ازد	and programming the state of th	_				285 DATE	Ell ED EV	REGISTRAR (Mo., Day, Yr.)
. :	Stanley D.	OOP	n					
77						Marc	h 14, 201	8 254 17 27 55

1266981



2017 Real Estate Breakdown Report

Page 1 RECORDCARD

		· · · · · · · · · · · · · · · · · · ·			2017	Real Estate Bro	akdown K	eport					5/25/18 01:	28 PM
3147 I				N	egal W1/4 9-3-9 -T-R: 09-03-09	Acres: 160,000			Card File Situs 9-3-9	00120	03600		0.20110 01.	AU FIVI
Neighl Locati Distric Schoo	l 	1 AR 80 RU 180 74F 91-0074		St   Ca   Bc   1-0074	ass Code ate GEO adastral ook / Page ale Date ale Amount	02-05-05-03-00-0 4241-09-2-00000 00001-00050-00 2018 / 1093 05/23/2018 352,000	0-000-1945		Value Value Buildings Improvement Land / Lot Total			Previous 0 0 274,380 274,380	2	orrent 0 0 74,380 74,380
Soil	Use	LCG/L			LVG Descri	ption	Spot Code	Acres	/alue/Acre	Assessed	Sub	Market/Acre	Market	Sub
2671 4147	DRY DRY	3D1 3D	HOLDRE HOLDRE SLOP	GE SILT LOAM, 3-79 GE SOILS, 3-7%	% 3D1 3D		N N	42.000 20.000	2,265 2,265	95,130 45,300	0	WAIRCOAUTE	Way Res	300
				· ····				62.000		140,430				
2670 3852	GRAS GRAS	2G 4G		GE SILT LOAM, 3-79 HOBBS SOILS	% 2G 4G		N N	37.000 57.000	1,425 1,425	52,725 81,225	0	-···		* * * **
								94.000		133,950				
ROAD	ROAD	ROAD	COUNTY	ROAD	ROAD		N	4.000	0	0	0			
Sale D	nto.	Daala						otal 160.000		274,380			<u></u>	~
05/23/2		Book 2018	Page 1093	Extend		ership History							Aı	mount
						IRMAN, JAMES W. IELMS, GARY							3	52,000
<u>Year</u> 2017	Statement D		Building	Other	Land		Total	Exempt		Taxab	le	Total Tax	Penal	ty Tax
2017 2016	203600 203600	180 180	0	0	274,380		274,380	0		274,38		3,828,14	ı Çılaı	0
2015	203600	180	v	0	263,100		263,100	0		263,10	00	3,698.82		ŏ
2014	203600	180	0	U O	276,200		276,200	0		276,20		3,812.36		0
2013	203600	180	0	0	194,320 164,910		194,320	0		194,32		3,058.02		0
			v	U	104,910		164,910	0		164,9°	10	2,858.30		0



2017 Appraisal Property Record Card

Page 2 RECORDCARD

Parcel ID	001203600	(4005)	Tax		3/23/16 U1:28 PW
Cadastral ID		(1825)	Primary Image	Sketch Image	
	00001-00050-00011				
PAD Class Code	02-05-05-03-00-09				
State GEO	4241-09-2-00000-000-1945				
Owner					
WEHRMAN, JAMI	ES 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					
Property Valuation	n		Residential Information	Morrisott 9 Cuiff Coat Amuse	
Buildings	0		Туре	Marshall & Swift Cost Approach	(06/2013)
Improvement	O		Quality .00 -	Year/Effective Age	0/0
Land/Lot	o o		Condition .00 -		
Total	o o		Base/Total 0/0		
Review Information	on .		Area of Slab 0		
02/13/2006	Entered SK				
02,10,2000	Likeled SK		Area of Crawl 0		
			Fixture/Roughin 0 / 0		
			Bed/Bathroom 0 / 0.0		
			Basement Area 0		

## Agricultural Land Sales Worksheet

Cnty No. Bo	ook Page	Sale Date				S	chool Dis	trict Code		1819	(See See Lo		
91 20	1093	5/23/2018	Base:	Base: 91-0074 A				1-0074	Unit	fied: 9	1-0074		
Location ID	Sale Number	Useability & Code #	Parcel Number										
001203600	129	1	GeoCde	Twn	Rng	Se	ct Ort	Subdiv	Area	Blk	Parcel		
D	Date of Sale Assessed	Value	4241	3	9	9	2	00000	1	000	1945		
Land	Improvements	Total		D	ate of	Sale	Property	Classific	ation (	Code			
274,380		274,380	Status	Pro	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size		
	Irrigation Type:	·	A) 2	B)	05		c) 5	D) 3	E)	0	F) 9		
LCG	ACRES:	VALUE:		LCG	rich er jag		ACR	ES:		VAL	IF.		
IRRIGATED 1A1			GR	RASSLA		ĞI			Agent true as a	··· · · · · · · · · · · · · · · · · ·			
1A					]	1G							
2A1					20	G1							
2A					2	2G	3'	7.000			52,725		
3A1					30	<b>31</b>					*****		
3A					3	3G							
4A1			<u> </u>		40	31							
4A					4	lG	5	7.000			81,225		
DRYLAND 1D1			S	Shelterbe	lt/Timb	er							
1D			<u> </u>	<u></u>	Accretio	on							
2D1					Wast	te							
2D					Othe				•				
3D1	42.000	95,130	AG L	AND I	'OTA	L		5.000		2	74,380		
3D	20.000	45,300			Road	-	4	1.000	905 y.	ASSA.			
4D1					arm Site	-							
4D			·		ome Site								
				- R	ecreation	n							
Dwellings Onthvildings					Othe								
Outbuildings			Non	ı-AG T	OTAJ		4	1.000					

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