

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1428

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Red Cloud

PARCEL # / FILING NUMBER 000165000

40390

Community Schools District #2

DOC STAMPS 31.50

tax/lien

SALES FILE # 1102

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 65

TOTAL SALE PRICE 14,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-3-2018

DEED TYPE WD

SALE QUAL

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

PARCEL # (\$)								
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# Real Estate Transfer Statement

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

162

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

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <b>07</b> Day <b>03</b> Yr. <b>2018</b>	4 Date of Deed Mo. <b>08</b> Day <b>29</b> Yr. <b>2018</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Minnick, Ryan</b> Street or Other Mailing Address <b>741 N Cherry St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 767-0066</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Red Cloud Community Schools, District #2</b> Street or Other Mailing Address <b>334 N Cherry St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

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

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property  
**206 N Cherry St  
 Red Cloud, NE 68970**

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
**Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Four (4), Platt's First Addition to Red Cloud, Webster County, Nebraska.**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed .....	22	\$	14,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	14,000.00

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

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

**Kory J. McCracken** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Attorney Date **07/03/18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>7</b> Day <b>3</b> Yr. <b>18</b>	27 Value of Stamp or Exempt Number \$ <b>31.50</b>	28 Recording Data <b>BR2018, Pg 1428</b>

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of July A.D., 2018, at 11:10 o'clock A.M. Recorded in Book 2018 on Page 1428  
Deb Rlingenberger County Clerk  
\$10.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7-3-18  
\$ 3.50 By BB

**WARRANTY DEED**

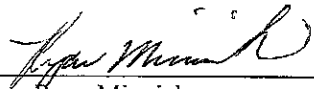
Ryan Minnick, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Red Cloud Community Schools, District #2, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Four (4), Platt's First Addition to Red Cloud, Webster County, Nebraska.

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

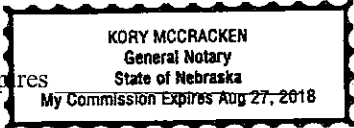
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

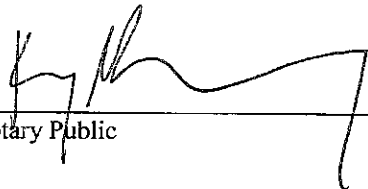
Executed June 29, 2018.

  
\_\_\_\_\_  
Ryan Minnick

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on June 29, 2018, by Ryan Minnick, a single person.

Comm. expires 

  
\_\_\_\_\_  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2018	1428	7/3/2018	Base: 91-0002	Affiliated: 91-0002	Unified: 91-0002							
Location ID		Sale Number	Useability & Code #		Parcel Number								
000165000		162	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		004	0000	
Land	Improvements		Total		Date of Sale Property Classification Code								
1,255	27,495		28,750		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :					
Construction Date:				Construction Date : 1900				Construction Date :					
Floor:				Floor Sq. Ft. : 1,168				Floor Sq. Ft. :					
Building Cost New:				Cost : 110,490				Cost :					
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:      Other1:      Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
Comments from						Comments:							
WD													
(Continue on back)													

**WEBSTER COUNTY**  
**2017 Real Estate Breakdown Report**

<b>Parcel ID</b> 000165000 <b>Owner</b> RED CLOUD COMMUNITY SCHOOLS DISTRICT #2 334 N CHERRY ST RED CLOUD, NE 68970	<b>Legal</b> LOTS 13-16 BLOCK 4 PLATT'S FIRST ADDITION RED CLOUD	<b>Card File</b> 000165000 <b>Situs</b> 206 N CHERRY ST RED CLOUD, NE 68970
<b>County Area</b> 0 N/A <b>Neighborhood</b> 200 RED CLOUD <b>Location / Group</b> 60 RED CLOUD (RC) <b>District</b> 65 2CS - 91-0002 <b>School</b> 91-0002 91-0002 91-0002	<b>Class Code</b> 01-01-01-01-06-02 <b>State GEO</b> 4491-00-0-10105-004-0000 <b>Cadastral</b> 00002-00103-00027 <b>Book / Page</b> 2018 / 1428 <b>Sale Date</b> 07/03/2018 <b>Sale Amount</b> 14,000	<b>Value</b> <b>Buildings</b> 23,075 <b>Improvement</b> 0 <b>Land / Lot</b> 1,255 <b>Total</b> 24,330
<b>Current</b> 27,495 0 1,255 28,750		

**Date Added Notes**  
11/04/2002 40390

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
6 RED CLOUD	02 SqFoot	14,200.000	100.000	N	25,000	0.088	0.000	1,255	0
					130,680	0.007			
					999,999	0.003			

Sale Date	Book	Page	Extend	Ownership History	Amount
07/28/2015	02015	01293		MINNICK, RYAN D	7,600
07/28/2015	02015	01293		MINNICK, RYAN D	7,600
04/26/2002	02002	00904		SWANSON, ELDON R. & EVA S.	10,000
11/06/2000	02000	01717		GREAT PLAINS COMMUNICATIONS	27,250
	2018	1428		RED CLOUD COMMUNITY SCHOOLS DIST #2	14,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	165000	65	23,075	0	1,255	24,330	0	24,330	481.94	0
2016	165000	65	23,075	0	1,255	24,330	0	24,330	499.04	0
2015	165000	65	23,735	0	1,255	24,990	0	24,990	562.10	0
2014	165000	65	23,735	0	1,255	24,990	24,990	0	0.00	0
2013	165000	65	26,430	0	1,255	27,685	27,685	0	0.00	0

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1462-63

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Matthew J. Lukasiewicz

PARCEL # / FILING NUMBER 000328700

8980

+ Summer A.

Lukasiewicz

DOC STAMPS 96.75

tax/lien

SALES FILE # 163

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL \_\_\_\_\_

SUBURBAN \_\_\_\_\_

Urban

TAX DISTRICT 195

TOTAL SALE PRICE 42,500

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 6-29-18

DEED TYPE WD

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

PARCEL # (S)							
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# Real Estate Transfer Statement

163

• 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 <b>WEBSTER - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>29</u> Yr. <u>18</u>	4 Date of Deed Mo. <u>06</u> Day <u>25</u> Yr. <u>18</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Irene Acosta</b> Street or Other Mailing Address <b>1225 Country Club Road, Apartment 9106</b> City <b>Lake Charles</b> State <b>LA</b> Zip Code <b>70605</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Matthew J. Lukasiewicz and Summer A. Lukasiewicz</b> Street or Other Mailing Address <b>205 S. Payne / P.O. Box 193</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68830</b>	
Phone Number <b>(402) 460-7219</b>		Phone Number <b>402-484-4020</b>	
Email Address <b>N.A.</b>		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address <b>N.A.</b>		Email Address <b>N.A.</b>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$42,500**

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

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

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

18 Address of Property  
**202 W. Lancaster Street  
 Blue Hill, NE 68930**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**Grussells**  
 Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Six (6), Grusel's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed .....	22	\$	42,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	42,500.00

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

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

**Danielle L. Kelley** (402) 463-4198  
 Print or Type Name of Grantee or Authorized Representative Phone Number

**Danielle L. Kelley** Escrow Closing Agent  
 Signature of Grantee or Authorized Representative Title Phone Number 06-29-18

\_\_\_\_\_ Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____	27 Value of Stamp or Exempt Number <b>96.75</b>	28 Recording Data <b>2018 Jul 03 04:21 PM 96.75 Book 2018 Page 1462 -1763</b>	

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 07/03/18  
\$ 96.75 By BB

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 03 day of July A.D., 2018, at 04:21 o'clock PM. Recorded in Book 2018 on Pages 1462-1463.

*Alma K. Hingst*

County Clerk

Fee: \$16.00 By: BB Deputy  
Electronically Recorded

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

## Warranty Deed

The Grantor, **IRENE ACOSTA, A MARRIED PERSON, and legal resident of the State of Louisiana**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and conveys to **MATTHEW J. LUKASIEWICZ AND SUMMER A. LUKASIEWICZ, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Blue Hill, Webster County, Nebraska:

Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Six (6), Grusef's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is 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) 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 June 25<sup>th</sup>, 2018.

Irene Acosta  
**Irene Acosta**



Nebraska  
STATE OF ~~LOUISIANA~~  
COUNTY OF Webster } ss

On this 25<sup>th</sup> day of June, 2018, before me personally appeared  
**Irene Acosta, a married person.**

Jamie L. Kosse  
Notary Public  
My Commission Expires: 02/01/2022



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2018	1462	6/26/2018	Base: 91-0074	Affiliated: 91-0074	Unified: 91-0074							
Location ID		Sale Number	Useability & Code #		Parcel Number								
000328700		163	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035		006	8980	
Land		Improvements		Total		Date of Sale Property Classification Code							
4,805		17,210		22,015		Status	Property Type	Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3				
				Residential				Commercial					
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :					
<b>Construction Date:</b>				Construction Date : 1880				Construction Date :					
<b>Floor:</b>				Floor Sq. Ft. : 1,128				Floor Sq. Ft. :					
<b>Building Cost New:</b>				Cost : 95,860				Cost :					
<b>Single Family Style:</b> 101				<b>Residential Condition:</b> 20				<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:      Other1:      Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b> 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
<b>Comments from</b>						<b>Comments:</b>							
WD													
(Continue on back)													

**WEBSTER COUNTY**  
**2017 Real Estate Breakdown Report**

<b>Parcel ID</b> 000328700			<b>Legal</b> LOTS 1 TO 5 BLOCK 6 BLUE HILL GRUSSELLS ADDITION			<b>Card File</b> 000328700					
<b>Owner</b> LUKASIEWICZ, MATTHEW J. & SUMMER A. 205 S PAYNE PO BOX 193 BLUE HILL, NE 68930						<b>Situs</b> 202 W LANCASTER ST BLUE HILL, NE 68930					
<b>County Area</b>	0	N/A	<b>Class Code</b>	01-01-01-01-06-03		<b>Value</b>	<b>Previous</b>	<b>Current</b>			
<b>Neighborhood</b>	300	BLUE HILL	<b>State GEO</b>	4133-00-0-20035-006-8980		<b>Buildings</b>	17,210	17,210			
<b>Location / Group</b>	20	BLUE HILL (BH)	<b>Cadastral</b>	00002-00068-00103		<b>Improvement</b>	0	0			
<b>District</b>	195	74HF6N - 91-0074	<b>Book / Page</b>	2018 / 1462 Ext: 1463		<b>Land / Lot</b>	4,805	4,805			
<b>School</b>	91-0074	91-0074 91-0074	<b>Sale Date</b>	06/26/2018		<b>Total</b>	22,015	22,015			
			<b>Sale Amount</b>	42,500							
						<b>Permit No.</b>	<b>Type</b>	<b>Description</b>	<b>Date Open</b>	<b>Date Closed</b>	<b>Amount</b>
						0002	00 N/A	~2017 STORAGE SHED	11/17/2016	03/08/2017	0
						0001	00 N/A	~2005 CHECK IN JAN CONDITION OF HOUSE	09/26/2003	02/07/2005	0
<b>Model</b>	<b>Method</b>	<b>Lot Size</b>	<b>Frontage</b>	<b>Spot Code</b>	<b>Cutoff</b>	<b>Value</b>	<b>Add (+/-)</b>	<b>Lot Value</b>	<b>Appr ID</b>		
8 BLUE HILL	02 SqFoot	24,050.000	185.000	N	17,000	0.249	0.000	4,805	0		
					122,000	0.080					
					999,999	0.029					
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Extend</b>	<b>Ownership History</b>					<b>Amount</b>		
06/29/2018	2018	1462	1463	LUKASIEWICZ, MATTHEW J. & SUMMER A.					42,500		
08/07/2008	02012	00263		ACOSTA, IRENE					22,705		
08/07/2008	02012	00263		ACOSTA, IRENE					22,705		
01/09/2004	02004	00029		SADD, RICK D					9,000		
05/13/2003	02003	01074		CITIFINANCIAL, INC. (MD)					17,400		
04/23/1997	01997	00645		BENDA, JOANN					0		
<b>Year</b>	<b>Statement</b>	<b>District</b>	<b>Building</b>	<b>Other</b>	<b>Land</b>	<b>Total</b>	<b>Exempt</b>	<b>Taxable</b>	<b>Total Tax</b>	<b>Penalty Tax</b>	
2017	328700	195	17,210	0	4,805	22,015	0	22,015	425.72	0	
2016	328700	195	15,340	0	4,805	20,145	0	20,145	388.38	0	
2015	328700	195	14,685	0	4,805	19,490	0	19,490	370.68	0	
2014	328700	195	14,685	0	4,805	19,490	0	19,490	406.40	0	
2013	328700	195	19,495	0	4,805	24,300	0	24,300	546.16	0	



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1485

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Colleen E. Utecht

PARCEL # / FILING NUMBER 000337500

original town

DOC STAMPS 328.50

tax/lien

SALES FILE # 164

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 195

TOTAL SALE PRICE 146,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-5-2018

DEED TYPE WD

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

LOCATION CODE

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

COMMENTS \_\_\_\_\_

PARCEL # (S)							
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# Real Estate Transfer Statement

164

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 7 Day 5 Yr. 2018	Mo. 7 Day 28 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Rachel M. (Orr) Haskins and Tyler Haskins		Grantee's Name (Buyer) Colleen E. Utecht	
Street or Other Mailing Address 925 Richmond Ave		Street or Other Mailing Address 405 S Elm St	
City Hastings	State NE	City Blue Hill	State NE
Zip Code 68901		Zip Code 68930	
Phone Number 402-984-7726		Phone Number N/A	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address n/a		Email Address n/a	If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
\$146,000

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

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

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

18 Address of Property  
405 S Elm St  
Blue Hill, NE 68930

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

18a  No address assigned 18b  Vacant land

20 Legal Description  
See Attached

21 If agricultural, list total number of acres \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	22	\$	146,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	146,000.00

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

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

Colleen E. Utecht  
Print or Type Name of Grantee or Authorized Representative

402-984-7726  
Phone Number

*Rachel M. Haskins*  
Signature of Grantee or Authorized Representative

Grantee  
Title

7/11/2018  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 5 Yr. 18	27 Value of Stamp or Exempt Number \$ 328.50	28 Recording Data BSK2018/Pg 1485

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

Two tracts of land located in Lots 1 and 2, Block 13, Hoover's Addition, and in Lot 2, Block 26, Original Town of Blue Hill, Webster County, Nebraska, described as follows:

Tract 1: Beginning at a point 5.2 feet East of the West line of Lot 1, Block 13, Hoover's Addition, and 65 feet South of the North line of said Lot; thence East a distance of 100.0 feet to a point of 35.2 feet East of the West line of Lot 2, Block 26, Original Town, and 65.0 feet South of the North line of said Lot 2; thence Southwesterly a distance of 71.7 feet to a point 10.0 feet North of the South line and 18.95 feet East of the West line of Lot 2, Block 26, Original Town; thence West parallel to the South line of Lots 1 and 2, Block 13, Hoover's Addition, a distance of 100.0 feet to a point 11.05 feet West of the Southeast corner of Lot 2, Block 13, Hoover's Addition; thence northeasterly a distance of 71.7 feet to the point of beginning, comprising part of Lots 1 and 2, Block 13, Hoover's Addition, Lot 2, Block 26, Original Town and the vacated 20.0 foot alley between them, all in Blue Hill, Nebraska.

Tract 2: Beginning at a point 18.95 feet East of the West Lot line and 10 feet North of the South Lot line of Lot 2, Block 26, Original Town; thence 80 feet East along the South line of said Lot; thence 71.7 feet in a Northeasterly direction making an interior angle of  $103^{\circ}09'$ ; thence West 80 feet making an interior angle of  $77^{\circ}15'$ ; thence South 71.7 feet to the point of beginning, comprising a part of Lot 2, Block 26, Original Town of Blue Hill, Webster County, Nebraska.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of July A.D., 2018, at 1:10 o'clock P.M. Recorded in Book 2018 on Page 1485  
Deb Rlingenberger County Clerk  
10.00 BA Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7-5-18  
\$ 328.50 By BA

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

WARRANTY DEED

Rachel M. Haskins, formerly Rachel M. Orr and Tyler Haskins, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Colleen E. Utecht, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Two tracts of land located in Lots 1 and 2, Block 13, Hoover's Addition, and in Lot 2, Block 26, Original Town of Blue Hill, Webster County, Nebraska, described as follows:

Tract 1: Beginning at a point 5.2 feet East of the West line of Lot 1, Block 13, Hoover's Addition, and 65 feet South of the North line of said Lot; thence East a distance of 100.0 feet to a point of 35.2 feet East of the West line of Lot 2, Block 26, Original Town, and 65.0 feet South of the North line of said Lot 2; thence Southwesterly a distance of 71.7 feet to a point 10.0 feet North of the South line and 18.95 feet East of the West line of Lot 2, Block 26, Original Town; thence West parallel to the South line of Lots 1 and 2, Block 13, Hoover's Addition, a distance of 100.0 feet to a point 11.05 feet West of the Southeast corner of Lot 2, Block 13, Hoover's Addition; thence northeasterly a distance of 71.7 feet to the point of beginning, comprising part of Lots 1 and 2, Block 13, Hoover's Addition, Lot 2, Block 26, Original Town and the vacated 20.0 foot alley between them, all in Blue Hill, Nebraska.

Tract 2: Beginning at a point 18.95 feet East of the West Lot line and 10 feet North of the South Lot line of Lot 2, Block 26, Original Town; thence 80 feet East along the South line of said Lot; thence 71.7 feet in a Northeasterly direction making an interior angle of 103°09'; thence West 80 feet making an interior angle of 77°15'; thence South 71.7 feet to the point of beginning, comprising a part of Lot 2, Block 26, Original Town of Blue Hill, Webster County, Nebraska.

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

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

Executed JUNE 28, 2018.

Rachel M. Haskins  
Rachel M. Haskins

Tyler Haskins  
Tyler Haskins

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Adams )

The foregoing instrument was acknowledged before me on JUNE 28, 2018 by Rachel M. Haskins, formerly Rachel M. Orr, and Tyler Haskins, wife and husband.

GENERAL NOTARY - State of Nebraska  
MICHAEL T. ENGELHARDT  
My Comm. Exp. Sept. 1, 2021

Michael Engelhardt  
Notary Public

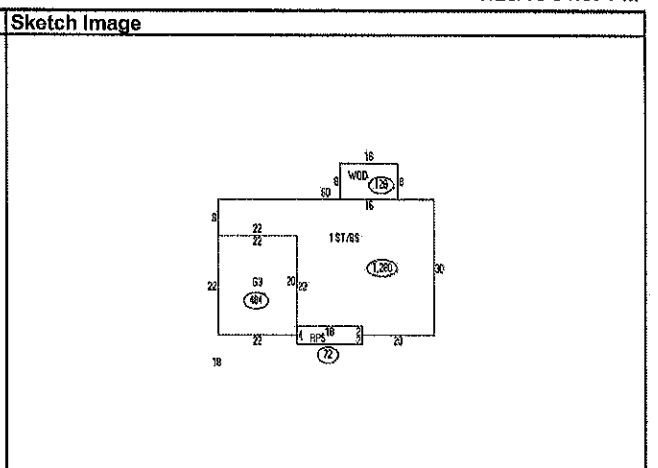




**WEBSTER COUNTY**  
**2017 Real Estate Breakdown Report**

<b>Parcel ID</b> 000337500		<b>Legal</b> TWO TRACTS OF LAND LOCATED IN IOTS 1 AND 2, Block 13, Hoover's Addition and in Lot 2, Block 26, ORIGINAL TOWN of BLUE HILL			<b>Card File</b> 000337500					
<b>Owner</b> UTECHT, COLLEEN E. 405 S ELM ST BLUE HILL, NE 68930					<b>Situs</b> 405 S ELM ST BLUE HILL, NE 68930					
<b>County Area</b> 0	N/A	<b>Class Code</b> 01-01-01-01-06-02			<b>Value</b>	<b>Previous</b>	<b>Current</b>			
<b>Neighborhood</b> 300	BLUE HILL	<b>State GEO</b> 4133-00-0-20055-013-9860			<b>Buildings</b>	116,825	116,825			
<b>Location / Group</b> 20	BLUE HILL (BH)	<b>Cadastral</b> 00002-00069-021C0			<b>Improvement</b>	0	0			
<b>District</b> 195	74HF6N - 91-0074	<b>Book / Page</b> 2018 / 1485			<b>Land / Lot</b>	3,215	3,215			
<b>School</b> 91-0074	91-0074 91-0074	<b>Sale Date</b> 07/05/2018			<b>Total</b>	120,040	120,040			
		<b>Sale Amount</b> 146,000								
<b>Model</b>	<b>Method</b>	<b>Lot Size</b>	<b>Frontage</b>	<b>Spot Code</b>	<b>Cutoff</b>	<b>Value</b>	<b>Add (+/-)</b>	<b>Lot Value</b>	<b>Appr ID</b>	
8 BLUE HILL	02 SqFoot	12,906.000	180.000	N	17,000	0.249	0.000	3,215	0	
					122,000	0.080				
					999,999	0.029				
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Extend</b>	<b>Ownership History</b>				<b>Amount</b>		
09/04/2015	02015	01581		ORR, RACHEL M.				115,000		
04/20/2001	02001	01398		HARTMAN, RONALD & JANIE				90,000		
				HASKINS, RACHEL M.%				0		
<b>Year</b>	<b>Statement</b>	<b>District</b>	<b>Building</b>	<b>Other</b>	<b>Land</b>	<b>Total</b>	<b>Exempt</b>	<b>Taxable</b>	<b>Total Tax</b>	<b>Penalty Tax</b>
2017	337500	195	116,825	0	3,215	120,040	0	120,040	2,321.30	0
2016	337500	195	116,825	0	3,215	120,040	0	120,040	2,314.20	0
2015	337500	195	110,970	0	3,215	114,185	0	114,185	2,171.74	0
2014	337500	195	110,970	0	3,215	114,185	0	114,185	2,380.94	0
2013	337500	195	114,785	0	3,215	118,000	0	118,000	2,652.14	0

Parcel ID 000337500 (880)  
Cadastral ID 00002-00069-021C0  
PAD Class Code 01-01-01-01-06-02  
State GEO 4133-00-0-20055-013-9860  
Owner  
UTECHT, COLLEEN E.  
405 S ELM ST  
BLUE HILL, NE 68930  
Situs  
405 S ELM ST BLUE HILL NE 68930  
Neighborhood 300 - BLUE HILL  
District 195 - 74HF6N - 91-0074  
Legal  
TWO TRACTS OF LAND LOCATED IN IOTS 1 AND 2, Block 13, Hoover's Addition and in Lot 2, Block 26, ORIGINAL TOWN of BLUE HILL



Property Valuation	
Buildings	116,825
Improvement	0
Land/Lot	0
<b>Total</b>	<b>116,825</b>

Residential Information	
Type	Single-family Residence
Quality	3.00 - Average
Condition	3.50 - Average Plus 0.5
Base/Total	1,280 / 1,280
Style	100 % - One Story
Exterior Wall	100 % - Frame, Siding, Vinyl
Heating/Cooling	100 % - Warmed & Cooled Air
Roof Cover	Composition Shingle
Area of Slab	0
Area of Crawl	0
Fixture/Roughin	12 / 0
Bed/Bathroom	4 / 3.0
Basement Area	1,280 888 Part

Marshall & Swift Cost Approach (06/2013)	
Year/Effective Age	1982/0

Review Information		
12/22/2015	Entered	DL
09/03/2015	Inspect	CJ

Code Description	Quality	Year	Dimensions	Units	PD, FD
701 Attached Garage(SF)	0.00	0		484 sqft	0.000 % / 0.000 %
Approximate value after 34.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 7,510					

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	990	0	990	0.000 %
BKV	BRICK VENEER/EXTRA	MS Residential	160	0	160	0.000 %
YDS	Yard Shed	MS Residential	104	0	104	17.000 %
RPS	Raised Slab Porch with Roof	MS Residential	72	0	72	0.000 %
WOD	Wood Deck	MS Residential	190	0	190	0.000 %
RPO	Raised Slab Porch	MS Residential	30	0	30	0.000 %
OSP	Open Slab Porch	MS Residential	476	0	476	0.000 %

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1502

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Darrell Scott

PARCEL # / FILING NUMBER 000506200 -

570

Oeltjen

DOC STAMPS Exempt #2

tax/lien

SALES FILE # 165

# PAGES \_\_\_\_\_

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

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 140

TOTAL SALE PRICE 20,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-6-2018

DEED TYPE Special Warranty Deed

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

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

COMMENTS Was Foreclosure, Refinanced to Darrell

PARCEL # (\$)							
---------------	--	--	--	--	--	--	--

Real Estate Transfer Statement

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

165

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

1 County Name: Webster 2 County Number: 91 3 Date of Sale/Transfer: 7-9-18 4 Date of Deed: 7-6-18

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller): Federal National Mortgage Association AKA Fannie Mae
Street or Other Mailing Address: 5600 Granite Parkway
City: Plano State: TX Zip: 75024
Grantee's Name (Buyer): Darrell Scott Oeltjen
Street or Other Mailing Address: P.O. Box 72
City: Bladen State: NE Zip: 68928

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

(A) Status: [X] Improved [ ] Unimproved [ ] IOLL
(B) Property Type: [X] Single Family [ ] Multi-Family [ ] Commercial [ ] Industrial [ ] Agricultural [ ] Recreational [ ] Mineral Interests-Nonproducing [ ] Mineral Interests-Producing [ ] State Assessed [ ] Exempt [ ] Mobile Home

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

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange) [ ] Yes [X] No
10 Type of Transfer: [X] Sale [ ] Distribution [ ] Foreclosure [ ] Irrevocable Trust [ ] Revocable Trust [ ] Transfer on Death
[ ] Auction [ ] Easement [ ] Gift [ ] Life Estate [ ] Trustee to Beneficiary
[ ] Court Decree [ ] Exchange [ ] Grantor Trust [ ] Partition [ ] Satisfaction of Contract [ ] Other (Explain)

11 Was ownership transferred in full? (If No, explain the division) [X] YES [ ] NO
12 Was real estate purchased for same use? (if No, state the intended use) [X] YES [ ] NO

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

14 What is the current market value of the real property? \$20,000.00
15 Was the mortgage assumed? (If Yes, state amount and interest rate.) [ ] YES [X] NO \$ %

16 Does the conveyance divide a current parcel of land? [ ] YES [X] NO
17 Was transfer through a real estate agent or title company? (If Yes, include the name of the agent or title company contact) [X] YES DRI Title & Escrow [ ] NO

18 Address of Property: 117 S Main St, Bladen, NE 68928
18a. [ ] No address assigned [ ] Vacant Land
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Darrell Scott Oeltjen, P.O. Box 72, Bladen, NE 68928

20 Legal Description: The South Half (S1/2) of Lot Seven (7), all of Lots Eight (8), Nine (9) and Ten (10), and the North Half (N1/2) of Lot Eleven (11), Block Seventeen (17), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

21 If agricultural, list total number of acres: 0
22 Total purchase price, including any liabilities assumed: \$ 20,000.00
23 Was nonreal property included in the purchase? [ ] YES [X] NO (if Yes, enter amount and attach itemized list). 23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23): 2 24 \$ 20,000.00
25. If this transfer is exempt from the documentary stamp tax, list the exemption number: 2

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

Signature of Grantor or Authorized Representative: [Signature]
Signature of Grantee or Authorized Representative: [Signature]
Title: Closer
Date: 7/9/18
Phone Number: 402 884 4550

REGISTER OF DEEDS' USE ONLY

26 Date Deed Recorded: Mo. 07 Day 10 Yr. 2018
27 Value of Stamp or Exempt Number: \$ Exempt # 2
28 Recording Data: BW 2018, Pg 1502

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

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 07/10/18  
\$ Ex002 By DK

Bk 2018, Pg 1502

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 July A.D., 2018, at 09:31  
o'clock AM. Recorded in Book 2018  
on Pages 1502-1503 .

*Alena H. [Signature]*  
County Clerk  
Fee: \$16.00 By: DK Deputy  
Electronically Recorded

RETURN TO:  
DRI Title & Escrow  
13057 W. Center Rd., Ste #1  
Omaha, NE 68144

**SPECIAL WARRANTY DEED**

This Deed is made and entered into this 6 day of July, 2018 by  
and between FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE  
organized and existing under the laws of the United States of America By Continental Real  
Estate Services, Inc., as Attorney in Fact, of the County of Dallas, State of Texas, whose address  
is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter collectively referred to as "Grantor",  
and

Darrell Scott Oeltjen and [Signature]  
of the County of Webster, State of NE  
hereinafter referred to as "Grantee". The mailing address of the Grantee  
is: PO Box 72, Bladen NE 68928

WITNESSETH, that the Grantors, for and in consideration of the sum of Twenty  
Thousand Dollars ( \$20,000.00 ) and other valuable consideration paid to the Grantor, the  
receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND  
SELL, CONVEY AND CONFIRM unto the Grantee, the following described lots, tracts or  
parcels of land lying, being and situated in the County of WEBSTER and State of Nebraska, to-  
wit:

The South Half (S1/2) of Lot Seven (7), all of Lots Eight (8), Nine (9) and Ten (10), and the  
North Half (N1/2) of Lot Eleven (11), Block Seventeen (17), Original Town of Bladen, Webster  
County, Nebraska, according to the recorded plat thereof.

Subject to easements, conditions, restrictions and limitations of record.

To have and to hold the same; together with all rights and appurtenances to the  
same belonging, unto the said Grantees, and to His/Her successors and assigns. The said  
Grantor hereby covenanting that it and the successors and assigns of such Grantor shall  
1594929-1297130

Deed NO Restrictions



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1510

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Armando Leal Jr.

PARCEL # / FILING NUMBER 000136900

37170

+ Rosana G.

DOC STAMPS 2.25

tax/lien

SALES FILE # 166

# PAGES \_\_\_\_\_

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

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

RURAL RESIDENTIAL \_\_\_\_\_

SUBURBAN \_\_\_\_\_

TAX DISTRICT 65

urban

TOTAL SALE PRICE 1,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 6-26-18

DEED TYPE JTWD

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

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

COMMENTS Empty Lot

PARCEL # (S)								
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# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **166**  
 • 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 <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>06</u> Day <u>26</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>06</u> Day <u>26</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Susan M. Daily</b> Street or Other Mailing Address <b>1720 Del Norte Ave</b> City <b>Loveland</b> State <b>CO</b> Zip Code <b>80538</b> Phone Number <b>(970) 541-8170</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Armando Leal, Jr. &amp; Rosana G. Leal</b> Street or Other Mailing Address <b>804 N Seward St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-0564</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Other (Explain)
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11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

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

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

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

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

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

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

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

18 Address of Property

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

18a  No address assigned    18b  Vacant land

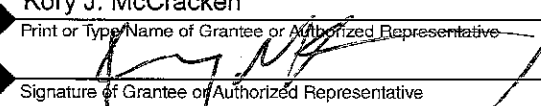
20 Legal Description  
**Lot One (1) and the North one-half (N1/2) of Lot Two (2), Block Three (3), LeDuc's Addition to Red Cloud, Webster County, Nebraska.**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	\$ 1,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.)	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 1,000.00

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

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

**sign here** **Kory J. McCracken** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Attorney Date **6/26/18**  
 Signature of Grantee or Authorized Representative Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>10</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data <u>BK2018, Pg 1510</u>

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of July A.D., 20 18, at 2:20 o'clock P M. Recorded in Book 2018 on Page 1510  
Deb Klingsenberg County Clerk  
\$10.00 BB Deputy  
Ind. Comp. Assessor. Carded.

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7-10-18  
\$ 2.25 By BB

**JOINT TENANCY WARRANTY DEED**

Susan M. Daily, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Armando Leal, Jr. and Rosana G. Leal, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

Lot One (1) and the North one-half (N½) of Lot Two (2), Block Three (3), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

(2) has legal power and lawful authority to convey the same;

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

Executed June 26, 2018.

Susan M. Daily  
Susan M. Daily

STATE OF Nebraska, COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on June 26, 2018, by Susan M. Daily, a single person.

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

Kory McCracken  
Notary Public



**WEBSTER COUNTY**  
**2017 Real Estate Breakdown Report**

<b>Parcel ID</b> 000136900 <b>Owner</b> LEAL, ARMANDO JR & ROSANA G. 804 N SEWARD ST RED CLOUD, NE 68970	<b>Legal</b> LOT 1 & NORTH 25' LOT 2 BLOCK 3 LEDUC'S ADDITION RED CLOUD	<b>Card File</b> 000136900 <b>Situs</b> 500 N CHESTNUT ST RED CLOUD, NE 68970
<b>County Area</b> 0 N/A <b>Neighborhood</b> 200 RED CLOUD <b>Location / Group</b> 60 RED CLOUD (RC) <b>District</b> 65 2CS - 91-0002 <b>School</b> 91-0002 91-0002 91-0002	<b>Class Code</b> 02-01-01-01-06-02 <b>State GEO</b> 4371-00-0-10025-003-0000 <b>Cadastral</b> 00002-00100-00067 <b>Book / Page</b> 2018 / 1510 <b>Sale Date</b> 06/26/2018 <b>Sale Amount</b> 1,000	<b>Value</b> <b>Buildings</b> Previous 0 Current 0 <b>Improvement</b> 0 <b>Land / Lot</b> 940 940 <b>Total</b> 940 940


**Date Added Notes**  
11/04/2002 37170

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

Sale Date	Book	Page	Extend	Ownership History	Amount
06/26/2018	2018	1510		LEAL, ARMANDO JR & ROSANA G.	1,000
09/23/2015	02015	02112		DAILY, SUSAN	250
09/23/2015	02015	02112		DAILY, SUSAN	250

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	136900	65	0	0	940	940	0	940	18.62	0
2016	136900	65	0	0	940	940	0	940	19.28	0
2015	136900	65	0	0	940	940	0	940	21.14	0
2014	136900	65	0	0	940	940	0	940	22.32	0
2013	136900	65	0	0	940	940	0	940	23.32	0

**WEBSTER COUNTY**  
2017 Appraisal Property Record Card

<p>Parcel ID 000136900 Cadastral ID 00002-00100-00067 PAD Class Code 02-01-01-01-06-02 State GEO 4371-00-0-10025-003-0000 Owner LEAL, ARMANDO JR &amp; ROSANA G. 804 N SEWARD ST RED CLOUD, NE 68970 Situs 500 N CHESTNUT ST RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOT 1 &amp; NORTH 25' LOT 2 BLOCK 3 LEDUC'S ADDITION RED CLOUD</p>	<p>(275) Primary Image</p> 	<p>Sketch Image</p> <p>Parcel #: 000136900</p>
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<p><b>Property Valuation</b></p> <p>Buildings 0 Improvement 0 Land/Lot 0 Total 0</p>	<p><b>Residential Information</b></p> <p>Type Quality .00 - Condition .00 - Base/Total 0 / 0 Area of Slab 0 Area of Crawl 0 Fixture/Roughin 0 / 0 Bed/Bathroom 0 / 0.0 Basement Area 0</p>	<p><b>Marshall &amp; Swift Cost Approach</b> (06/2013)</p> <p>Year/Effective Age 0/0</p>
--	--	--

**Review Information**

10/05/2016	Entered	CJ
09/28/2016	Inspect	CJ

**Date Added Notes**

11/04/2002 37170

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1511 DC  
2018-1516

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Penny L. Amack

PARCEL # / FILING NUMBER 000604100

DOC STAMPS 15.75

tax/lien \_\_\_\_\_

SALES FILE # 167

# PAGES \_\_\_\_\_

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

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

RURAL RESIDENTIAL \_\_\_\_\_

SUBURBAN \_\_\_\_\_

TAX DISTRICT 25

urban

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 8-15-2017

DEED TYPE QCD

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

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

COMMENTS -0-paid Doc stamp 15.75 Sister-Brother to Sister

PARCEL # (S)								
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# Real Estate Transfer Statement

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

167

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. 08 Day 15 Yr. 2017		Mo. 08 Day 15 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Leslie D. Troutd and Phillip L. & Charlene Troutd				Grantee's Name (Buyer) Penney L. Amack			
Street or Other Mailing Address 450 Republican St				Street or Other Mailing Address 521 Louden			
City Guide Rock		State NE		City Superior		State NE	
Phone Number		Zip Code 68942		City Superior		Zip Code 68978	
Email Address				Phone Number (402) 705-6567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				Email Address		Yes <input type="checkbox"/> No <input type="checkbox"/>	

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
 7,000

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

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

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

18 Address of Property  
 230 Republican St  
 Guide Rock, NE 68942

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
 Lots Sixteen (16), Seventeen (17) and Eighteen (18), Block Eleven (11), Original Town of Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

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

sign here

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

*[Signature]*  
 Signature of Grantee or Authorized Representative

Attorney  
 Title

(402) 746-3613  
 Phone Number

8/15/17  
 Date

Register of Deed's Use Only

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. 7 Day 10 Yr. 18	\$ 15.75	BK2018, Pg 1516	

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

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of July A.D., 2018, at 2:31 o'clock P. M. Recorded in Book 2018 on Page 1516  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind.      Comp.      Assessor      Carded     

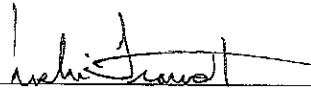
NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7-10-18  
\$ 15.75 By BB


**QUITCLAIM DEED**

Leslie D. Troudt, a married person and resident of the State of Virginia, and Phillip L. Troudt and Charlene Troudt, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, quitclaim and convey to Penney L. Amack, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Sixteen (16), Seventeen (17) and Eighteen (18), Block Eleven (11), Original Town of Guide Rock, Webster County, Nebraska.

Executed August 15, 2017.

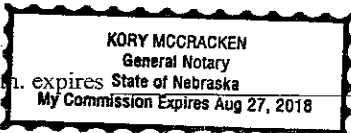
  
\_\_\_\_\_  
Leslie D. Troudt

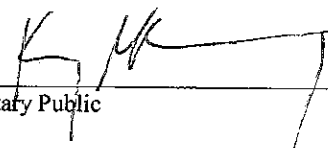
  
\_\_\_\_\_  
Phillip L. Troudt

  
\_\_\_\_\_  
Charlene Troudt

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on August 15, 2017, by Leslie D. Troudt, a married person and resident of the State of Virginia, and Phillip L. Troudt and Charlene Troudt, husband and wife.

  
Com. expires      State of Nebraska  
My Commission Expires Aug 27, 2018

  
\_\_\_\_\_  
Notary Public



Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of July, A.D., 2018, at 2:25 o'clock P. M. Recorded in Book 2018 on Page 1511-1515  
Deb Klingenberg County Clerk  
334.02 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

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

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

1. Affiants' mother, Donna Mae Troudt, died on July 11, 2017, then being the owner of record of the following described real estate:

Lots Sixteen (16), Seventeen (17) and Eighteen (18), Block Eleven (11), Original Town of Guide Rock, Webster County, Nebraska.

2. The value of the decedent's interest in all real property in the decedent's estate located in this state does not exceed Fifty thousand dollars, as determined from the value of the property as shown on the assessment rolls for the year in which the decedent died, less real estate taxes and interest on real estate taxes if any is due at the time of death.

3. Thirty days have elapsed since the death of the Decedent as shown by the certified copy of his death certificate hereto attached.

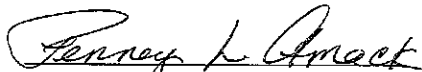
4. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.

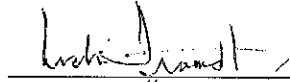
5. Affiants as surviving children of decedent are entitled to the above real estate by reason of the homestead allowance, exempt property allowance, family allowance <sup>and</sup> as the devisees under the last will and testament of the decedent, which is being filed with this affidavit.

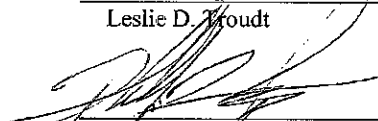
6. Affiants' have been unable to determine any subsequent will of the decedent.

7. No other person has a right to the interest of the decedent in the described property. All decedent's property, real and personal, passed to decedent's children; the value of the entire estate (probate property) of the decedent is \$11,520.00, and none of said property is subject to inheritance or estate transfer taxes under the laws of the United States or the State of Nebraska.

8. I hereby swear and affirm that all statements in this affidavit are true and acknowledge that any false statement may subject me to penalties for perjury pursuant to Neb. Rev. Stat. § 28-915. This affidavit is made pursuant to Nebraska Probate Code § 30-24,129.

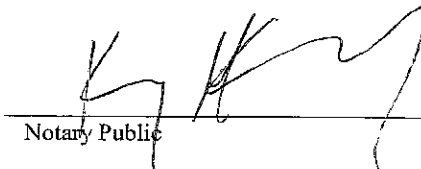
  
Penney L. Amack

  
Leslie D. Troudt

  
Phillip L. Troudt

The foregoing instrument was acknowledged before me on August 15, 2017, by Penney L. Amack, Leslie D. Troudt and Phillip L. Troudt.

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

  
Notary Public

BK2018-19 1512

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

8/1/2017

LINCOLN, NEBRASKA

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

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH

17 09566

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Donna Mae Troudt			2. SEX Female		3. DATE OF DEATH (Mo., Day, Yr.) July 11, 2017		
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Concordia, Kansas			5a. AGE - Last Birthday (Yrs.) 77		5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.		
5c. UNDER 1 DAY HOURS MINS.			6. DATE OF BIRTH (Mo., Day, Yr.) March 11, 1940				
7. SOCIAL SECURITY NUMBER			8a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)				
8b. FACILITY NAME (If not institution, give street and number) Brodstone Memorial Hospital			8c. CITY OR TOWN OF DEATH (Include Zip Code) Superior 68978				
8d. COUNTY OF DEATH Nuckolls			9a. RESIDENCE-STATE Nebraska				
9b. COUNTY Webster			9c. CITY OR TOWN Guide Rock				
9d. STREET AND NUMBER 230 Republican Street			9e. APT. NO.		9f. ZIP CODE 68942		
9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> Widowed				
10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Melvin Troudt			11. FATHER'S NAME (First, Middle, Last, Suffix) Leland Reed Henderson				
12. MOTHER'S NAME (First, Middle, Maiden Surname) Bina Darlene Hunsaker			13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No				
14a. INFORMANT NAME Penney Amack			14b. RELATIONSHIP TO DECEDENT Daughter				
16. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE Dayre Williams		16b. LICENSE NO. 0918		16c. DATE (Mo., Day, Yr.) July 14, 2017	
16d. CEMETERY, CREMATORY OR OTHER LOCATION BV Cremation Center		CITY/TOWN Hastings		STATE Nebraska			
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska						17b. Zip Code 68970	
CAUSE OF DEATH (See instructions and examples)							
18. PART I. Enter the chain of events - diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.						APPROXIMATE INTERVAL	
IMMEDIATE CAUSE (Final disease or condition resulting in death): a) Abdominal Aortic Aneurysm						onset to death 6 Years	
DUE TO, OR AS A CONSEQUENCE OF: b) Atherosclerosis						onset to death Years	
DUE TO, OR AS A CONSEQUENCE OF: c)						onset to death	
DUE TO, OR AS A CONSEQUENCE OF: d)						onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to the death but not resulting in the underlying cause given in PART I.						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
21d. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO		22a. DATE OF INJURY (Mo., Day, Yr.)					
22b. TIME OF INJURY		22c. PLACE OF INJURY - At home, farm, street, factory, office building, construction site, etc. (Specify)					
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED					
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE		ZIP CODE	
23a. DATE OF DEATH (Mo., Day, Yr.) July 11, 2017		23b. DATE SIGNED (Mo., Day, Yr.) July 13, 2017		23c. TIME OF DEATH 04:20 AM		24a. DATE SIGNED (Mo., Day, Yr.)	
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Jason G. Hass, PA		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD			
24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)		25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input checked="" type="checkbox"/> UNKNOWN					
26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable If 26a is NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Jason G. Hass, PA, 525 E 11th St., PO Box 407, Superior, Nebraska, 68978						28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>	
						28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) July 28, 2017	

To be completed/verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

To be completed by: CORONERS PHYSICIAN OR COUNTY ATTORNEY ONLY

0098303

## LAST WILL AND TESTAMENT

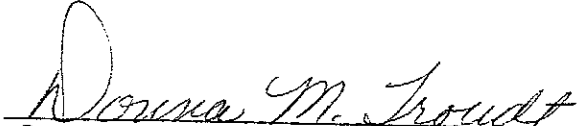
I, IONNA M. TROUDT, now residing in Guide Rock, Webster County, Nebraska, realizing the frailties of this mortal life, and being of sound mind and memory, blessed be God for the same, do hereby make, ordain and publish this to be my Last Will and Testament in the manner and form following, that is to say:

1. I direct that my personal representative(s), hereinafter named, shall first pay all of my just debts, expenses of last sickness and burial, expenses of administering my estate, claims and inheritance, income, and or estate taxes as may be levied or assessed.
2. After payment of the debts, claims and expenses referred to in paragraph (1) hereof, I do give, devise and bequeath all the rest, residue and remainder of my estate, real and or personal, wherever situated, to my beloved husband Melvin F. Trought, to be his forever and absolutely.
3. In the event that my husband Melvin predeceases me, then in such event, I do hereby give, devise and bequeath all the rest, residue and remainder of my estate to my children then surviving, share and share alike, but if one or more of my said children should predecease me, his, her or their share(s) shall lapse and be divided equally among those who survive.
4. I do hereby revoke all former wills and or codicils made by me.

5. I hereby nominate, appoint and constitute my said husband Melvin F. Troudt to be the personal representative of my estate to serve without bond. I further provide that in the event that Melvin is unable or unwilling to so act for any reason, I nominate, appoint and constitute my daughter, Penney L. Flaata, now residing in Superior, NE, to act as the personal representative of my estate to serve without bond. In the event that neither Melvin or Penney are appointed as heretofore requested, I request that the Court require bond of such personal representative(s) as may otherwise be appointed.

6. I further provide that either Melvin F. Troudt or Penney L. Flaata, when acting as my Personal Representative, shall have full power and authority to sell, lease, mortgage and in all ways handle and manage my estate, real and or personal, to maintain or enhance or enlarge it by investment, and or otherwise handle and manage it as he or she may deem necessary and or proper, and to make division and distribution in cash or in property thereof according to this, my last Will, having all powers allowed under Statutes of Nebraska made and provided.

IN WITNESS WHEREOF I have hereunto set my hand this 13<sup>th</sup> day of May, 1996.

  
Donna M. Troudt, Testatrix



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1519-1520

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Sonia Krueger

PARCEL # / FILING NUMBER 001602901

8-3-10

DOC. STAMPS Exempt #5

tax/lien

SALES FILE # 168

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 190

TOTAL SALE PRICE ~~\_\_\_\_\_~~

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-12-2018

DEED TYPE WD

SALE QUAL CODE

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

LOCATION CODE

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

COMMENTS Children to Parent.

PARCEL # (S)

--	--	--	--	--	--	--	--

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.

168

FORM 521

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

1 County Name	2 County Number Select County & County Number	3 Date of Sale/Transfer Mo. <u>7</u> Day <u>12</u> Yr. <u>18</u>	4 Date of Deed Mo. <u>7</u> Day <u>12</u> Yr. <u>18</u>
---------------	--	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Sonja Elmer &amp; Katie Krueger</b> Street or Other Mailing Address <b>1782 RD 1400</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 460-8622</b> Email Address <b>webcoassr@hotmail.com</b>	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Sonja L Krueger</b> Street or Other Mailing Address <b>1782 RD 1400</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 460-8622</b> Email Address <b>webcoassr@hotmail.com</b>
--	---

Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---	------------------------------	--

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

(A) Status	(B) Property Type	(C)
------------	-------------------	-----

<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	10 Type of Transfer	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)

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

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

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

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
<b>\$80,000</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
<b>1784 RD 1400</b>	<b>Elmer Krueger % Sonja L Krueger (DN)</b> <b>1782 RD 1400</b> <b>Blue Hill NE 68930</b>

20 <input type="checkbox"/> No address assigned	21 <input type="checkbox"/> Vacant land
---	---

22 Legal Description

NW Corner South 598', East 33' (East Edge of Road) to POB thence South 242', East 360', North 242', West 360' to POB in NW1/4NW1/4 8-3-10, Webster County, Nebraska

23 If agricultural, list total number of acres \_\_\_\_\_

24 Total purchase price, including any liabilities assumed	22	\$	0.00
--	----	----	------

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

26 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00
---	----	----	------

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

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.

Sonja L Krueger

Point or Type Name of Grantee or Authorized Representative (402) 460-8622

Signature of Grantee or Authorized Representative *Sonja L Krueger* Title

Date 7-12-18

28 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	For Dept. Use Only
Mo. <u>7</u> Day <u>12</u> Yr. <u>2018</u>	\$ <u>Exempt #5</u>	<u>BW 2018, Pg 1519-1520</u>	

Nebraska Department of Revenue

Authorized by Neb. Rev. Stat. §§ 78-214, 77-1327(2)

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

BW 2018, Pg 1519

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 12<sup>th</sup> day of July A.D., 2018, at 12:25 o'clock P.M. Recorded in Book 2018 on Page 1519-1520  
Debra Klungenberg County Clerk  
16:00 Deputy  
Ind Comp Assessor DK Carded DK

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7/12/18  
\$ 12.00 By DAN

WARRANTY DEED

Elmer R Krueger, Katie M Krueger, and Sonja L Krueger, single persons, Grantors, in exchange of property and other valuable considerations received from Grantees, Sonja L Krueger, a single person, convey to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

NW Corner South 598', East 33' (East Edge of Road) to POB thence South 242', East 360', North 242', West 360' to POB in NW1/4NW1/4 8-3-10, Webster County, Nebraska

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

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

Executed July 12, 2018

Elmer R Krueger  
Elmer R Krueger

Katie M Krueger  
Katie M Krueger





COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1522

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Ag Land Farms Inc

PARCEL # / FILING NUMBER 001711800

W/1/2 NE 1/4 17-4-10 - This will be Ag Land Farms

New-001711801 pt NE 1/4 tax/lien This stays as RS Ag

DOC STAMPS Exempt 5B

SALES FILE # 169

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 185

Ag

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 6-30-18

DEED TYPE QCD

SALE QUAL CODE

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

LOCATION CODE

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

COMMENTS split - And other contribution Exempt 5B

PARCEL # (S)

--	--	--	--	--	--	--	--

# 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.

169

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>30</u> Yr. <u>18</u>		4 Date of Deed Mo. <u>6</u> Day <u>30</u> Yr. <u>18</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>RS Ag-Land, Inc.</b> Street or Other Mailing Address <b>504 Huron Drive</b> City <b>Kearney</b> State <b>NE</b> Zip Code <b>68847</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Ag-Land Farms Inc.</b> Street or Other Mailing Address <b>625 Nebraska St.</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b>			
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address <b>sorensen60@charter.net</b>				Email Address <b>randy@gtmc.net</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$924,529**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Ag-Land Farms Inc.  
625 Nebraska St.  
Bladen, NE 68928**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**The West Half of Section Seventeen, Township Four North, Range Ten West of the 6th P.M., Webster County, Nebraska**

21 If agricultural, list total number of acres 322.13

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(b)

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

**sign here**

**Nicholas D. Meier** (402) 884-6295  
Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* Attorney 7/12/2018  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>13</u> Yr. <u>2018</u>	27 Value of Stamp or Exempt Number \$ <u>exempt 5B</u>	28 Recording Data <u>BW 2018, Pg 1522</u>	

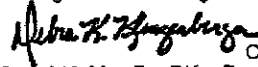
Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 07/13/18  
\$ Ex05b By DK

Bk 2018, Pg 1522

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 13 day  
of July A.D., 2018, at 09:36  
o'clock AM. Recorded in Book 2018  
on Pages 1522-1523.



County Clerk

Fee: \$16.00 By: DK Deputy  
Electronically Recorded

#### QUITCLAIM DEED

RS Ag-Land, Inc., a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby quitclaim and convey to Ag-Land Farms Inc., a Nebraska corporation ("Grantee"), all of Grantor's right, title and interest, if any, in and to the following described real estate (as defined in Neb. Rev. Stat. §76-201), in Webster County, Nebraska (the "Property"):

The West Half of Section Seventeen, Township Four North, Range Ten West of  
the 6th P.M., Webster County, Nebraska

SUBJECT TO all easements, reservations, covenants and restrictions of record.

This transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(5)(b).

[The Remainder of This Page Intentionally Left Blank and Signature Page Follows]

WHEN RECORDED, PLEASE  
RETURN TO:  
Nicholas D. Meler  
Dvorak Law Group, LLC  
13625 California, Suite 110  
Omaha, NE 68154



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1525-1526

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Virginia M. Welty

PARCEL # / FILING NUMBER 001916000

35-2-11

DOC STAMPS \$ 9.00

tax/lien

SALES FILE # 170

# PAGES \_\_\_\_\_

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

TAX DISTRICT 45

TOTAL SALE PRICE 4,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-13-18

DEED TYPE Conservators WD

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

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

COMMENTS Virginia owns ground and a house around this property

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

# Real Estate Transfer Statement

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

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

1 County Name <u>Webster</u>	2 County Number Select County & County Number <u>91</u>	3 Date of Sale/Transfer Mo. <u>07</u> Day <u>13</u> Yr. <u>18</u>	4 Date of Deed Mo. <u>07</u> Day <u>12</u> Yr. <u>18</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Marla Mahlman, Conservator of the Estate of Willis G. Brown</u> Street or Other Mailing Address <u>1152 Rd 1000</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number _____ Email Address _____		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Virginia M. Welty</u> Street or Other Mailing Address <u>1132 Hwy 136</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address _____	

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

8 Type of Deed		9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

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

14 What is the current market value of the real property? <u>4000</u>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18 Address of Property <u>1130 Hwy 136</u> <u>Red Cloud, NE 68970</u>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <u>Same as Grantee</u>
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description  
see attached

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$ <u>4000</u>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.)	23	\$ <u>0</u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ <u>4000</u>

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

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

Print or Type Name of Grantee or Authorized Representative: Kory J. McCracken  
 Signature of Grantee or Authorized Representative: [Signature]  
 Title: Attorney  
 Phone Number: (402) 746-3613  
 Date: 07/13/18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>07</u> Day <u>13</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>9.00</u>	28 Recording Data <u>BOOK 2018, Pg 1525-1526</u>

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

Commencing at the Southwest corner of Lot Fifteen (15) in the Southwest Quarter of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence 90 feet North, thence 110 feet East, thence 90 feet South, thence 110 feet West to the point of beginning.



State of Nebraska } ss.  
County of Webster }

Book 2018, Pg 1525

Entered on the numerical index and filed for record in the Clerk's office of said county this 13<sup>th</sup> day of July, A.D., 2018, at 11:03 o'clock A.M. Recorded in Book 2018 on Page 1525-1526  
Deb Klingenberg County Clerk  
16.00 hiz Deputy  
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7-13-18  
\$ 9.00 By hiz

CONSERVATOR'S WARRANTY DEED

Marla Mohlman, Conservator of the Estate of Willis Gene Brown, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Virginia M. Welty, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Commencing at the Southwest corner of Lot Fifteen (15) in the Southwest Quarter of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence 90 feet North, thence 110 feet East, thence 90 feet South, thence 110 feet West to the point of beginning.

subject to easements and restrictions of record;

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

Executed July 12, 2018.

ESTATE OF WILLIS GENE BROWN

By Marla Mohlman  
Marla Mohlman, Conservator

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July 12, 2018, by Marla Mohlman, Conservator of the Estate of Willis Gene Brown.

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

[Signature]  
Notary Public

IN THE COUNTY COURT OF WEBSTER COUNTY, NEBRASKA

Willis G Brown, Protected person

Printed on 6/15/2018 at 1:28

Room 45C01

Case ID: PR 11 7

Page 1

Decision Date 6/15/2018

A P P E A R A N C E S

Judge	Timothy Hoeft	Appeared
Guardian/Conservator	Marla Mohlman	Appeared
Interested Party	Renee Brown	Did NOT Appear
Interested Party	Social Security Administration	Did NOT Appear
Ward	Willis G Brown	Did NOT Appear


H E A R I N G

Hearing held on On G/C's Motion to sell real estate  
Court grants motion of the guardian/conservator to sell  
the real estate for \$4,000.

A D D I T I O N A L E N T R I E S O F R E C O R D

Notice was sent to respected parties.

IT IS SO ORDERED.

Hon. Timothy Hoeft 

6/15/2018      JKD  
Date                      Bailiff

Tape Nos. Digital Record 06/15/2018

Marla Mohlman  
1158 Rd 1000  
Red Cloud, NE 68970

**FILED BY**  
Clerk of the Webster County Court  
06/15/2018

Book 2018, Pg 1524

State of Nebraska } ss.  
County of Webster }  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 13<sup>th</sup> day  
of July A.D., 2018, at 11:00  
o'clock A. M. Recorded in Book 2018  
on Page 1524  
Deb Klingenberg County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

**AFFIDAVIT OF HEIRSHIP**

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The undersigned of 1158 Rd 1000, Red Cloud, Webster County, Nebraska, being first duly sworn on oath, deposes and says:


- 1. That affiant was well and personally acquainted with Ray Brown and Doris Brown by virtue of knowing the family, their marital history and that they reserved a life estate in the following described real estate, to wit:

Commencing at the Southwest corner of Lot Fifteen (15) in the Southwest Quarter of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence 90 feet North, thence 110 feet East, thence 90 feet South, thence 110 feet West to the point of beginning;

as set forth in the deed recorded in Book 99, page 1611, of the records of Webster County, Nebraska.

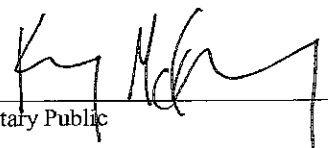
- 2. That Doris Brown died on or about December 27, 2004.
- 3. That Ray Brown, the surviving spouse of Doris Brown, died on or about February 25, 2007.
- 4. That none of said property is subject to inheritance or estate transfer taxes under the laws of the United States or the State of Nebraska.

IN WITNESS WHEREOF, I have signed and acknowledged this instrument on July 12, 2018.

  
\_\_\_\_\_  
Marla Mohlman

The foregoing affidavit was acknowledged before me on July 12, 2018, by Marla Mohlman.

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

  
\_\_\_\_\_  
Notary Public

2018-1529  
 2018-1528  
 2018-1527

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE \_\_\_\_\_

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Roger L. Volk

PARCEL # / FILING NUMBER 002402300

172800

W1/2 19-3-12

DOC STAMPS Exempt #4

tax/lien

SALES FILE # 171

# PAGES \_\_\_\_\_

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

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

RURAL RESIDENTIAL \_\_\_\_\_  
 SUBURBAN \_\_\_\_\_

TAX DISTRICT 120

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-3-7-5-7-9 2018

DEED TYPE QBD X3

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

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

COMMENTS Correcting Deed 1986-643 (on all Three Deeds)

PARCEL # (S)								
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# Real Estate Transfer Statement

171

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 <b>WEBSTER - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>07</b> Day <b>3</b> Yr. <b>2018</b>	4 Date of Deed Mo. <b>07</b> Day <b>3</b> Yr. <b>2018</b>
--------------------------------------	------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>The Board of Regents of the University of Nebraska</b> Street or Other Mailing Address <b>3835 Holdrege St, P O Box 830745</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68583</b> Phone Number <b>(402) 472-1201</b> Email Address <b>slpaster@nebraska.edu</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Roger L Volk</b> Street or Other Mailing Address <b>1757 Q Road</b> City <b>Upland</b> State <b>NE</b> Zip Code <b>68981</b> Phone Number <b>(308) 830-1220</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address <b>rvoik83@yahoo.com</b>	
--	--	---	--

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Partition	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) <u>transfer to correct</u>
--	---------------------	--	--	--	---	---

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

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

14 What is the current market value of the real property? <b>\$1,313,680</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property <b>Rural Webster County, NE</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Roger L Volk 1757 Q Road Upland, NE 68981</b>
---	--

20 Legal Description  
**W 1/2 of 19-3-12 West of the 6th P.M., Webster County, NE**

21 If agricultural, list total number of acres **302**

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
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 **4**

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

sign here	Print or Type Name of Grantee or Authorized Representative <b>Roger L Volk</b>	Grantee	Phone Number <b>07-12-18</b>
	Signature of Grantee or Authorized Representative <i>Roger L Volk</i>	Title	Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>7</b> Day <b>13</b> Yr. <b>2018</b>	27 Value of Stamp or Exempt Number \$ <b>exempt # 4</b>	28 Recording Data <b>BW2018, Pg 1527</b>



# 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.

172

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>5</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>07</u> Day <u>05</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Hastings College, A Nebraska Non-profit Corp.</b> Street or Other Mailing Address <b>719 Turner Avenue</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(800) 532-7642</b> Email Address <b>tbeata@hastings.edu</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Roger L Volk</b> Street or Other Mailing Address <b>1757 Q Road</b> City <b>Upland</b> State <b>NE</b> Zip Code <b>68981</b> Phone Number <b>(308) 830-1220</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address <b>rvoik83@yahoo.com</b>			

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <u>transfer to correct</u>

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

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

14 What is the current market value of the real property? <b>\$1,313,680</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property <b>Rural Webster County, NE</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Roger L Volk</b> <b>1757 Q Road</b> <b>Upland, NE 68981</b>
---	--

20 Legal Description  
**W 1/2 of 19-3-12 West of the 6th P.M., Webster County, NE**

21 If agricultural, list total number of acres 302

22 Total purchase price, including any liabilities assumed	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
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 4

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

**Roger L. Volk**

sign here	Print or Type Name of Grantee or Authorized Representative <b>Roger L Volk</b>	Phone Number <b>07-12-18</b>
	Signature of Grantee or Authorized Representative	Title <b>Grantee</b>
		Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>13</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	28 Recording Data <u>Bk2018, Pg 528</u>	





# 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.

173

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 07 Day 9 Yr. 2018	4 Date of Deed Mo. 07 Day 9 Yr. 2018
---------------	---------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Nebraska Wesleyan, A Nebraska Non-profit Corp. Street or Other Mailing Address 5000 St. Paul Ave City Lincoln State NE Zip Code 68504 Phone Number (402) 465-2114 Email Address tgadejon@nebrwesleyan.edu		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Roger L Volk Street or Other Mailing Address 1757 Q Road City Upland State NE Zip Code 68981 Phone Number (308) 830-1220 Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No Email Address rvolk83@yahoo.com	
--	--	---	--

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

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

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

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

14 What is the current market value of the real property? \$1,313,680	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property Rural Webster County, NE	19 Name and Address of Person to Whom the Tax Statement Should be Sent Roger L Volk 1757 Q Road Upland, NE 68981
--	---

18a  No address assigned 18b  Vacant land

20 Legal Description  
W 1/2 of 19-3-12 West of the 6th P.M., Webster County, NE

21 If agricultural, list total number of acres 302

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

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

sign here	Print or Type Name of Grantee or Authorized Representative Roger L Volk	Grantee	Phone Number 07-12-18
	Signature of Grantee or Authorized Representative	Title	Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 7 Day 13 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt #4	28 Recording Data BW2018, Pg 1329

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



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1530-1531

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Melba L. Dell

PARCEL # / FILING NUMBER 1338 / 36590

DOC STAMPS Exempt #3

tax/lien \_\_\_\_\_

SALES FILE # 174

# PAGES \_\_\_\_\_

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

TAX DISTRICT 65

TOTAL SALE PRICE ~~\_\_\_\_\_~~

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-13-2018

DEED TYPE Deed in Lieu of foreclosure

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

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

COMMENTS There was never a Deed or Contract filed in Calkins + Akons Name.

PARCEL # (5)

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Real Estate Transfer Statement

174

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

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

1 County Name: Webster; 2 County Number: Select County & County Number; 3 Date of Sale/Transfer: Mo. 7 Day 13 Yr. 18; 4 Date of Deed: Mo. 7 Day 13 Yr. 18; 5 Grantor's Name, Address, and Telephone (Please Print): June A. Atkins, Tammy Atkins, Roger Atkins; 6 Grantee's Name, Address, and Telephone (Please Print): Melba L. Dell; 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

8 Type of Deed: Conservator, Bill of Sale, Cemetery, Death Certificate - Transfer on Death, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Personal Rep., Quit Claim, Warranty, Sheriff, Trust/Trustee, Other In View of Foreclosure; 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange); 10 Type of Transfer: Distribution, Auction, Court Decree, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, 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.); 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

14 What is the current market value of the real property? \$ 13,300.00; 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.); 16 Does this conveyance divide a current parcel of land?; 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.); 18 Address of Property: 1021 S Locust, Red Cloud, NE 68970; 19 Name and Address of Person to Whom the Tax Statement Should be Sent: Melba L. Dell, P.O. Box 303, Hildreth, NE 68947; 20 Legal Description: Lots Six (6) Seven (7) and Eight (8) Block Twenty-two (22) Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres; 22 Total purchase price, including any liabilities assumed; 23 Was non-real property included in the purchase?; 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 3

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

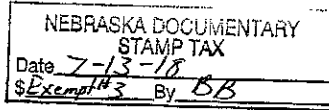
sign here Melba L. Dell Print or Type Name of Grantee or Authorized Representative; Melba L. Dell Signature of Grantee or Authorized Representative; Title; Date 7-13-18; Phone Number 308-3215-0766

Register of Deed's Use Only 26 Date Deed Recorded: Mo. 7 Day 13 Yr. 18; 27 Value of Stamp or Exempt Number: \$ Exempt # 3; 28 Recording Data: BK2018, Pg 1530-1531; For Dept. Use Only

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of July A.D., 2018 at 2:40 o'clock P.M. Recorded in Book 2018 on Page 1530-1531  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind    Comp    Assessor    Carded   

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



DEED IN LIEU OF FORECLOSURE

JUNE A. CALKINS, a single person, and TAMMY AKINS and husband Roger Akins, Grantor, whether one or more,

in consideration of One and no/100 --- (\$1.00) --- Dollar, Release of Indebtedness, and Cancellation of Deed of Trust, receipt of which is hereby acknowledged, quitclaims and conveys to

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

Lots Six (6), Seven (7), and Eight (8), Block Twenty-two (22), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

This deed is an absolute conveyance, the Grantor, having sold the above-described real property to the Grantee for a fair and adequate consideration, such consideration being a full release of all obligations secured by the deed of trust heretofore executed by Grantor. Grantor declares that this conveyance is freely and voluntarily made and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the above-described real estate.

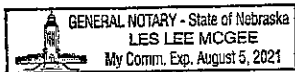
Executed: ~~June~~ <sup>July</sup> 13, 2018.

June A. Calkins  
June A. Calkins.  
Roger Akins  
Roger Akins.

Tammy Akins  
Tammy Akins.

STATE OF NEBRASKA )  
 ) ss.  
Furnas COUNTY )

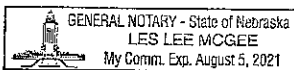
The foregoing instrument was acknowledged before me on ~~June~~ <sup>July</sup> 13, 2018 by June A. Calkins, a single person.



Les Lee McGee  
Notary Public.

STATE OF NEBRASKA )  
 ) ss.  
Furnas COUNTY )

The foregoing instrument was acknowledged before me on ~~June~~ <sup>July</sup> 13, 2018 by Tammy Akins, wife of Roger Akins.



Les Lee McGee  
Notary Public.

STATE OF NEBRASKA     )  
                                  ) ss.  
Furnas COUNTY     )

The foregoing instrument was acknowledged before me on ~~June~~<sup>July</sup> 13, 2018 by Roger Akins,  
husband of Tammy Akins.



Les Lee McGee  
Notary Public.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1532 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # D. Charles Shoemaker

PARCEL # / FILING NUMBER 002001000-SE 1/4 6-3-11 002507101 SE 1/4 Less + Lynne A Friedewald  
002404400-SW 1/4 SE 1/4 33-3-12 attract SE corner 12-4-12

DOC STAMPS Exempt SA tax/lien

SALES FILE # 175 # PAGES \_\_\_\_\_

NEIGHBORHOOD #	<u>1</u>	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>3000</u>	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 105, 120, 110

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-9-2018

DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NC</u>	MOBILE
CODE	1	2	3	<u>e</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

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

COMMENTS Gift from spouse

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **175**  
• 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 <b>ADAMS-1 Webster</b>		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>09</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>07</u> Day <u>09</u> Yr. <u>2018</u>			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>D. Charles Shoemaker &amp; Lynne A. Friedewald</b> Street or Other Mailing Address <b>PO Box 846, 815 West 2nd Street #200</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68902</b> Phone Number <b>(402) 462-2567</b> Email Address <b>chuck@sullivanshoemaker.com</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>D. Charles Shoemaker &amp; Lynne A. Friedewald</b> Street or Other Mailing Address <b>PO Box 846, 815 West 2nd Street #200</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68902</b> Phone Number <b>(402) 462-2567</b> Email Address <b>chuck@sullivanshoemaker.com</b>				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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

8 Type of Deed		9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	

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

14 What is the current market value of the real property? <b>\$952,540</b>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property <b>rural Webster County, Nebraska</b>		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Chuck Shoemaker PO Box 846 Hastings, NE 68902</b>	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description  
**see Exhibit A**

21 If agricultural, list total number of acres 354

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

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

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.

**D. Charles Shoemaker** (402) 462-2567  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Title Grantee Date  
**July 9, 2018**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>16</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt #5a</u>	28 Recording Data <u>BK2018, Pg 1532</u>	

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



EXHIBIT A  
TO REAL ESTATE TRANSFER STATEMENT

Southeast Quarter of Section Twelve (12), Township Four (4) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, except a tract in the Southeast corner described as follows: Beginning at the Southeast Corner of the Southeast Quarter of Section 12, Township 4 North, Range 12 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, thence 300 feet north; thence 900 feet west, thence 300 feet South, thence 900 feet, more or less, east to the place of beginning, containing 6.2 acres, more or less, and

Southeast Quarter, Section Six (6), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, and

Southwest Quarter of Southeast Quarter, Section Thirty-three (33), Township Three (3) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1538

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Tyler Brooks

PARCEL # / FILING NUMBER 000100000 -

30930

DOC STAMPS 33.75

tax/lien

SALES FILE # 176

# PAGES \_\_\_\_\_

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

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 65

TOTAL SALE PRICE 15,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-16-2018

DEED TYPE P.R. Deed

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

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

COMMENTS \_\_\_\_\_

PARCEL # (5)							
--------------	--	--	--	--	--	--	--

# 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.

176

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

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>16</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>07</u> Day <u>16</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Elwin Lewis, PR - Estate of Kenneth T. Lewis</b> Street or Other Mailing Address <b>1082 DD Rd</b> City <b>Lebanon</b> State <b>KS</b> Zip Code <b>66952</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Tyler J. Brooks</b> Street or Other Mailing Address <b>341 West 5th Avenue</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b>			
Phone Number				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**341 West 5th Ave  
 Red Cloud, NE 68970**

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**Lots Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), Block Sixteen (16), Original Town of Red Cloud, Webster County, Nebraska.**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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

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

**David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*David B. Garwood* Attorney  
 Signature of Grantee or Authorized Representative Title

7-12-18  
 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>17</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>33.75</u>	28 Recording Data <u>BK2018, Pg 1538</u>

State of Nebraska } ss.  
County of Webster }

BK2018, Pg 1538

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of July A.D., 2018, at 9:30 o'clock A M. Recorded in Book 2018 on Page 1538  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7-17-18  
\$ 33.75 By BB

**PERSONAL REPRESENTATIVE'S  
WARRANTY DEED**

Elwin Lewis, Personal Representative of the Estate of Kenneth T. Lewis, Deceased, in consideration of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00) received from GRANTEE, Tyler J. Brooks, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), Block Sixteen (16), Original Town of Red Cloud, Webster County, Nebraska;

subject to easements and restrictions of record.

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

Executed July 16, 2018.

ESTATE OF KENNETH T. LEWIS, DECEASED.

By: Elwin Lewis P.R.  
Elwin Lewis, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July 16, 2018, by Elwin Lewis, Personal Representative of the Estate of Kenneth T. Lewis, Deceased.

Comm expires May 19, 2020  
GENERAL NOTARY - State of Nebraska  
BRIDGET DAEHLING  
My Comm. Exp. May 19, 2020

Bridget Daehling  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2018	1538	7/16/2018	Base: 91-0002	Affiliated: 91-0002	Unified: 91-0002						
Location ID	Sale Number	Useability & Code #		Parcel Number								
000100000	176	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	35	0	10005		016	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,255	27,770	29,025		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1920	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,344	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 100,915	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 20</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 20</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

**Assessor Comments and Reason for Adjustment:**

**Comments from**                      **Comments:**  
 PR WD WE HAVE VALUED AT 28,125. WE HAVE NOT BEEN IN HOUSE SINCE 2002  
 ASSESSOR PROTEST

(Continue on back)

**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

<b>Parcel ID</b> 000100000		<b>Legal</b> LOTS 13-16 BLOCK 16 ORIGINAL TOWN RED CLOUD S-T-R: 35-02-11		<b>Card File</b> 000100000						
<b>Owner</b> BROOKS, TYLER J. 341 WEST 5TH AVENUE RED CLOUD, NE 68970				<b>Situs</b> 341 WEST 5TH AVE RED CLOUD, NE 68970						
<b>County Area</b> 0 N/A	<b>Class Code</b> 01-01-01-01-06-02	<b>Value</b>	<b>Previous</b>	<b>Current</b>						
<b>Neighborhood</b> 200 RED CLOUD	<b>State GEO</b> 4371-35-0-10005-016-0000	<b>Buildings</b>	24,740	27,770						
<b>Location / Group</b> 60 RED CLOUD (RC)	<b>Cadastral</b> 68-101--56	<b>Improvement</b>	0	0						
<b>District</b> 65 2CS - 91-0002	<b>Book / Page</b> 2018 / 1538	<b>Land / Lot</b>	1,255	1,255						
<b>School</b> 91-0002 91-0002 91-0002	<b>Sale Date</b> 07/16/2018	<b>Total</b>	25,995	29,025						
<b>Sale Amount</b> 15,000										
<b>Owner</b> %										
BROOKS, TYLER J. 100										
<b>Model</b>	<b>Method</b>	<b>Lot Size</b>	<b>Frontage</b>	<b>Spot Code</b>	<b>Cutoff</b>					
6 RED CLOUD	02 SqFoot	14,200.000	100.000	N	25,000					
					130,680					
					999,999					
					0.088					
					0.007					
					0.003					
<b>Value</b>	<b>Add (+/-)</b>	<b>Lot Value</b>	<b>Appr ID</b>							
	0.000	1,255	0							
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Extend</b>	<b>Ownership History</b>	<b>Amount</b>					
07/16/2018	2018	1538		BROOKS, TYLER J.	15,000					
10/11/2001	02001	02044		LEWIS, KENNETH & DOROTHY	35,000					
08/14/1998	01998	01299		DRAKE, PHYLLIS & GEORGE	0					
				LEWIS, KENNETH	0					
<b>Year</b>	<b>Statement</b>	<b>District</b>	<b>Building</b>	<b>Other</b>	<b>Land</b>	<b>Total</b>	<b>Exempt</b>	<b>Taxable</b>	<b>Total Tax</b>	<b>Penalty Tax</b>
2017	100000	65	24,740	0	1,255	25,995	0	25,995	514.92	0
2016	100000	65	25,750	0	1,255	27,005	0	27,005	553.92	0
2015	100000	65	25,410	0	1,255	26,665	0	26,665	599.80	0
2014	100000	65	25,410	0	1,255	26,665	0	26,665	633.44	0
2013	100000	65	23,635	0	1,255	24,890	0	24,890	617.42	0

<p>Parcel ID 000100000 Cadastral ID 68-101--56 PAD Class Code 01-01-01-01-06-02 State GEO 4371-35-0-10005-016-0000 Owner BROOKS, TYLER J. 341 WEST 5TH AVENUE RED CLOUD, NE 68970 Situs 341 WEST 5TH AVE RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal S-T-R: 35-02-11 LOTS 13-16 BLOCK 16 ORIGINAL TOWN RED CLOUD</p>	<p>(1) Primary Image</p> 	<p>Sketch Image</p> 
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<p><b>Property Valuation</b></p> <p>Buildings 27,770 Improvement 0 Land/Lot 0 Total 27,770</p> <p><b>Review Information</b></p> <p>03/17/2017 Entered DL 09/16/2016 Inspect TS</p>	<p><b>Residential Information</b></p> <p>Type Single-family Residence Quality 2.00 - Fair Condition 2.00 - Badly Worn Base/Total 1,344 / 1,344 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Forced Air Furnace Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 0</p>	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b></p> <p>Year/Effective Age 1920/0</p>
--	--	---

Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	3.00	0		840 sqft	0.000 % / 0.000 %
Approximate value after 87.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 1,365						

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	1404	0	1,404	42.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	56	0	56	0.000 %
RPO	Raised Slab Porch	MS Residential	16	0	16	0.000 %
OSP	Open Slab Porch	MS Residential	320	0	320	32.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	132	0	132	0.000 %



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1553 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME # Jennifer C. Clauson  
 PARCEL # / FILING NUMBER 0004706100 23480

DOC STAMPS 2.25 tax/lien

SALES FILE # 177 # PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45

TOTAL SALE PRICE \$500.00

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-31-17

DEED TYPE QCD

SALE QUAL

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

LOCATION CODE

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

COMMENTS Asse

PARCEL # (S)

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# Real Estate Transfer Statement

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

177

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <b>7</b> Day <b>31</b> Yr. <b>17</b>		4 Date of Deed Mo. <b>7</b> Day <b>31</b> Yr. <b>17</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Ruth Adams</b> Street or Other Mailing Address <b>34115 East Stalord</b> City <b>Kalvesta</b> State <b>KS</b> Zip Code <b>67835</b> Phone Number <b>620-855-2261</b> Email Address <b>Ruthadams06</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Jennifer C. Clauson</b> Street or Other Mailing Address <b>948 Rd 4500</b> City <b>Ruskin</b> State <b>NE</b> Zip Code <b>68974</b> Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address <b>Clausonjennifer@ymail.com</b>			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
**3,600**

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

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

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

18 Address of Property  
**308 Michigan #**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Jennifer C. Clauson  
948 Rd 4500  
Ruskin NE 68974**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**LOTS 16-20 BLK 9 Village of Inavale**

21 If agricultural, list total number of acres \_\_\_\_\_

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

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.

**Jennifer C. Clauson**  
 Print or Type Name of Grantee or Authorized Representative  
**Jennifer C. Clauson**  
 Signature of Grantee or Authorized Representative  
 \_\_\_\_\_  
 Title  
 \_\_\_\_\_  
 Phone Number  
 \_\_\_\_\_  
 Date  
 \_\_\_\_\_

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>7</b> Day <b>19</b> Yr. <b>18</b>	27 Value of Stamp or Exempt Number \$ <b>2.25</b>	28 Recording Data <b>BK2018 Pg 1553</b>	

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



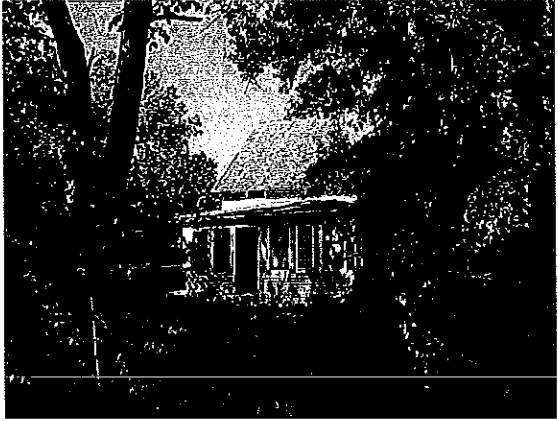
# Residential & Commercial Sales Worksheet

Cnty No:	Book:	Page:	Sale Date:	School District Code								
91	2018	1553	7/31/2017	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000706100	177	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	35	0	60005	009	0000	
Land	Improvements	Total		Date of Sale Property Classification Code								
415	1,910	2,325		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: INAVALE (INA)				A) 1	B) 01	C) 1	D) 3	E) 8	F) 2			
				Residential				Commercial				
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :				
Construction Date:				Construction Date : 1915				Construction Date :				
Floor:				Floor Sq. Ft. : 636				Floor Sq. Ft. :				
Building Cost New:				Cost : 63,745				Cost :				
Single Family Style: 104				Residential Condition: 10				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary:            Other1:            Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
Comments from						Comments:						
QCD												
(Continue on back)												

**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

Parcel ID 000706100			Legal LOTS 16-20 BLK 9 ORIGINAL VILLAGE INVALE S-T-R: 35-02-12			Card File 000706100			Situs 308 MICHIGAN AVENUE INVALE, NE 68952		
Owner CLAUSON, JENNIFER C. 948 ROAD 4500 RUSKIN, NE 68974											
County Area	705	INVALE/NO HOME SI	Class Code	01-01-01-03-08-02		Value			Previous	Current	
Neighborhood	705	INVALE/NO HOME SI	State GEO	4369-35-0-60005-009-0000		Buildings			3,185	1,910	
Location / Group	50	INVALE (INA)	Cadastral	66-96-00002		Improvement			0	0	
District	45	2F2S - 91-0002	Book / Page	2018 / 1553		Land / Lot			415	415	
School	91-0002	91-0002 91-0002	Sale Date	07/31/2017		Total			3,600	2,325	
			Sale Amount	500							
						Permit No.	Type	Description	Date Open	Date Closed	Amount
						0001	00 N/A	~2012 HOUSE BEING REMODELED	11/03/2010	05/03/2012	0
Model	Method		Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID	
21 INVALE/NO HOME SITE	02 SqFoot		17,500.000	125.000	N	999,999	0.023	0.000	415		
Sale Date	Book	Page	Extend	Ownership History			Amount				
07/31/2017	2018	1553		CLAUSON, JENNIFER C.			500				
06/25/2010	02010	00926		ADAMS, RUTH A			0				
06/25/2010	02010	00926		ADAMS, RUTH A			0				
06/06/2004	02004	01520		ANSON, PHYLLIS			2,000				
09/07/2001	02001	01949		MCCARTNEY, PAUL E JR			1,500				
04/08/1997	01997	00676		ALEXANDER, FRANK & DORIS			0				
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2017	706100	45	3,185	0	415	3,600	0	3,600	48.44	0	
2016	706100	45	3,185	0	415	3,600	0	3,600	49.80	0	
2015	706100	45	515	0	415	930	0	930	12.80	0	
2014	706100	45	515	0	415	930	0	930	14.22	0	
2013	706100	45	1,905	0	415	2,320	0	2,320	37.84	0	

**WEBSTER COUNTY**  
2017 Appraisal Property Record Card

<p>Parcel ID 000706100 (1322) Cadastral ID 66-96-00002 PAD Class Code 01-01-01-03-08-02 State GEO 4369-35-0-60005-009-0000 Owner CLAUSON, JENNIFER C. 948 ROAD 4500 RUSKIN, NE 68974 Situs 308 MICHIGAN AVENUE INAVALE NE 68952 Neighborhood 705 - INAVALE/NO HOME SI District 45 - 2F2S - 91-0002 Legal S-T-R: 35-02-12 LOTS 16-20 BLK 9 ORIGINAL VILLAGE INAVALE</p>	<p><b>Primary Image</b></p> 	<p><b>Sketch Image</b></p> <p>Parcel: 000706100</p>
--	--	---

<p><b>Property Valuation</b></p> <p>Buildings 1,910 Improvement 0 Land/Lot 0 Total 1,910</p>	<p><b>Residential Information</b></p> <p>Type Single-family Residence Quality 3.00 - Average Condition 1.00 - Worn Out Base/Total 636 / 636 Style 72 % - 1 1/2 Story Unfinished 28 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 3 / 0 Bed/Bathroom 2 / 1.0 Basement Area 0</p>	<p><b>Marshall &amp; Swift Cost Approach (06/2013)</b></p> <p>Year/Effective Age 1915/0</p>
<p><b>Review Information</b></p> <p>10/25/2007 Inspect SK Entered</p>		

Code	Description	Cost Source	Size	Year In	Units	Depreciation
WST	Wood Stove	MS Residential	1	0	1	0.000 %
KWP	Enclosed Porch, Knee Walls w/Glass	MS Residential	189	0	189	0.000 %



# 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.

178

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>19</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>07</u> Day <u>19</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Chester A. &amp; Zora A. Yoder</b> Street or Other Mailing Address <b>2119 Hwy 281</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-2033</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Chester A. &amp; Zora A. Yoder, Ttees - Yoder Family Trust</b> Street or Other Mailing Address <b>2119 Hwy 281</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-2033</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
**2119 Hwy 281**  
**Blue Hill, NE 68930**

18a  No address assigned    18b  Vacant land

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

20 Legal Description  
**see attached**

21 If agricultural, list total number of acres \_\_\_\_\_

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 19

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

**David B. Garwood** (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*David B. Garwood* Attorney **7-19-18**  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>7</u> Day <u>19</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <b>Exempt #19</b>	28 Recording Data <b>BK 2018, Pg 1554-1555</b>

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



A tract of land located in the Southeast Quarter (SE¼) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West, of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast (SE) corner of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West, of the 6th P.M., Webster County, Nebraska; thence West along the South line of said Southeast Quarter (SE¼) a distance of 900 feet to a point; thence North at a deflection angle of 90°08' right with the last described line a distance of 102.7 feet to a point on the North ROW line of US Hwy 281 and the point of beginning; thence North along the last described line a distance of 604.5 feet to a point; thence East at a deflection angle of 87°32' right with the last described line a distance of 52.0 feet to a point; thence North at a deflection angle of 86°13' left with the last described line a distance of 463.4 feet to a point; thence East at a deflection angle of 89°24' right with the last described line a distance of 360.5 feet to a point; thence South at a deflection angle of 90°32' right with the last described line a distance of 101.0 feet to a point; thence East at a deflection angle of 89°02' left with the last described line a distance of 430.6 feet to a point on the West ROW line of US Hwy 281; this point being 40.4 feet West of the East line of said Southeast Quarter (SE¼); thence Southwesterly along the North ROW line of said highway to the point of beginning, containing 14.15 acres, more or less; EXCEPT tract conveyed to the State of Nebraska for highway recorded in Book 2005, page 527; AND

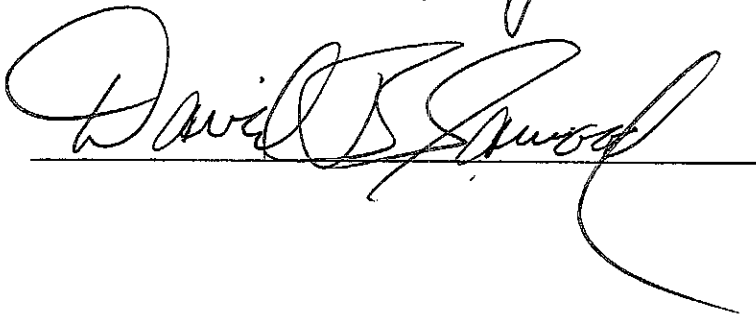
A tract of land located in the Southeast Quarter of Section 21, Township 4 North, Range 10 West of the Sixth P.M., Webster County, Nebraska, described as follows: referring to the Southeast corner of said Quarter Section; thence Northerly a distance of 116.13 feet along the East line of said Quarter Section; thence Northwesterly deflecting 066°40'42" left, a distance of 75.43 feet to the point of beginning; thence Northwesterly deflecting 000°00'00", a distance of 419.52 feet; thence Northeasterly on a 1082.92 foot radius curve to the left, deflection to the initial tangent being 117°26'13" right, a distance of 651.37 feet, subtending a central angle of 034°27'47"; thence Northerly deflecting 003°27'57" left, a distance of 200.47 feet; thence Easterly deflecting 079°50'58" right, a distance of 55.68 feet to a point on the East line of said Quarter Section; thence Southerly deflecting 087°19'15" right, a distance of 703.68 feet along the East line of said Section; thence Southerly deflecting 020°01'07" right, a distance of 202.34 feet to the point of beginning containing 4.12 acres, more or less.

## CERTIFICATE OF EXEMPTION

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

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

Dated this 19<sup>th</sup> day of July, 2018.



A handwritten signature in cursive script, reading "David B. Spool", is written over a horizontal line. The signature is fluid and extends below the line.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of July A.D., 2018, at 3:50 o'clock P. M. Recorded in Book 2018 on Page 1554-1555  
Deb Klingerberger County Clerk  
\$16.00 BB Deputy  
Ind.      Comp.      Assessor      Carded     

New

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7-19-18  
\$ 16.00 By BB

WARRANTY DEED

Chester A. Yoder and Zora A. Yoder, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to trust for benefit of Grantors, convey to Chester A. Yoder and Zora A. Yoder, Trustees of the Yoder Family Trust under agreement dated July 19, 2018, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast Quarter (SE¼) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West, of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast (SE) corner of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West, of the 6th P.M., Webster County, Nebraska; thence West along the South line of said Southeast Quarter (SE¼) a distance of 900 feet to a point; thence North at a deflection angle of 90°08' right with the last described line a distance of 102.7 feet to a point on the North ROW line of US Hwy 281 and the point of beginning; thence North along the last described line a distance of 604.5 feet to a point; thence East at a deflection angle of 87°32' right with the last described line a distance of 52.0 feet to a point; thence North at a deflection angle of 86°13' left with the last described line a distance of 463.4 feet to a point; thence East at a deflection angle of 89°24' right with the last described line a distance of 360.5 feet to a point; thence South at a deflection angle of 90°32' right with the last described line a distance of 101.0 feet to a point; thence East at a deflection angle of 89°02' left with the last described line a distance of 430.6 feet to a point on the West ROW line of US Hwy 281; this point being 40.4 feet West of the East line of said Southeast Quarter (SE¼); thence Southwesterly along the North ROW line of said highway to the point of beginning, containing 14.15 acres, more or less; EXCEPT tract conveyed *Dept Roads* to the State of Nebraska for highway recorded in Book 2005, page 527; AND

A tract of land located in the Southeast Quarter of Section 21, Township 4 North, Range 10 West of the Sixth P.M., Webster County, Nebraska, described as follows: referring to the Southeast corner of said Quarter Section; thence Northerly a distance of 116.13 feet along the East line of said Quarter Section; thence Northwesterly deflecting 066°40'42" left, a distance of 75.43 feet to the point of beginning; thence Northwesterly deflecting 000°00'00", a distance of 419.52 feet; thence Northeasterly on a 1082.92 foot radius curve to the left, deflection to the initial tangent being 117°26'13" right, a distance of 651.37 feet, subtending a central angle of 034°27'47"; thence Northerly deflecting 003°27'57" left, a distance of 200.47 feet; thence Easterly deflecting 079°50'58" right, a distance of 55.68 feet to a point on the East line of said Quarter Section; thence Southerly *2013-2932*

deflecting 087°19'15" right, a distance of 703.68 feet along the East line of said Section; thence Southerly deflecting 020°01'07" right, a distance of 202.34 feet to the point of beginning containing 4.12 acres, more or less.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;

(2) has legal power and lawful authority to convey the same;

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

Executed July 19, 2018.

Chester A. Yoder                      Zora A. Yoder  
Chester A. Yoder                      Zora A. Yoder

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July 19, 2018, by Chester A. Yoder and Zora A. Yoder, husband and wife.

Comm. expires 10-22-2018 David B. Wood  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1557

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Board of Public

PARCEL # / FILING NUMBER 000106900

Trust

DOC STAMPS Exempt #2

tax/lien

SALES FILE # 179

# PAGES \_\_\_\_\_

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

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 605

TOTAL SALE PRICE 4,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-20-2018

DEED TYPE WD

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

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

COMMENTS Exempt #2 pd not Doc Stamp - paid 4000  
our Assessed Value \$10,010

PARCEL # (S)								
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# Real Estate Transfer Statement

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

179

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		WEBSTER - 91		Mo. <del>06</del> <sup>07</sup> Day <u>20</u> Yr. 2018		Mo. <del>06</del> <sup>07</sup> Day <u>19</u> Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Jaimi Saterlee & Jonathan Jones				Grantee's Name (Buyer) Board of Public Trust			
Street or Other Mailing Address 506 N Seward St				Street or Other Mailing Address c/o City Clerk, 540 N Webster St			
City Red Cloud		State NE		City Red Cloud		State NE	
Phone Number		Zip Code 68970		Phone Number		Zip Code 68970	
Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

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

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

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

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

18 Address of Property  
 506 N Seward St  
 Red Cloud, NE 68970

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
**The West Half (W1/2) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.**

21 If agricultural, list total number of acres \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed .....	22	\$ 4,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 4,000.00

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

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

**sign here**

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

Signature of Grantee or Authorized Representative: [Signature] Attorney  
 Title

Date: 7/26/18

**Register of Deed's Use Only**

26 Date Deed Recorded Mo. <u>7</u> Day <u>20</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 2</u>	28 Recording Data <u>BK2018, Pg 1557</u>	For Dept. Use Only
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Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of July A.D., 2018, at 12:05 o'clock P. M. Recorded in Book 2018 on Page 1557  
Deb Klingenberg County Clerk  
\$10.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7-20-18  
\$ Exempt By BB

**WARRANTY DEED**

Jaimi Saterlee and Jonathan Jones, wife and husband, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W½) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed ~~June~~ <sup>July</sup> 19, 2018.

Jaimi Saterlee  
Jaimi Saterlee

Jonathan Jones  
Jonathan Jones

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on ~~June~~ <sup>July</sup> 19, 2018, by Jaimi Saterlee and Jonathan Jones, wife and husband.

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

Kory McCracken  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1558-1559

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME# Kelly W. Boyd

PARCEL # / FILING NUMBER 000503400

DOC STAMPS 2.25

tax/lien

SALES FILE # 180

# PAGES \_\_\_\_\_

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

TAX DISTRICT 140

TOTAL SALE PRICE \$1.00

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-20-2018

DEED TYPE @CD

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

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

COMMENTS \$1.00 Doc stamp 2.25 Brother - Sister.

PARCEL # (S)								
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# Real Estate Transfer Statement

180

• 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 <b>Webster</b>		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. <b>07</b> Day <b>20</b> Yr. <b>2018</b>		4 Date of Deed Mo. <b>7</b> Day <b>20</b> Yr. <b>18</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Carl M. Adams and Tawnya M Adams</b> Street or Other Mailing Address <b>507 Drake</b> City <b>Centerville</b> State <b>IA</b> Zip Code <b>52544</b> Phone Number <b>(641) 856-7839</b> Email Address <b>catadams19@yahoo.com</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kelly W. Boyd</b> Street or Other Mailing Address <b>P.O. Box 14</b> City <b>Bladen</b> State <b>Neb.</b> Zip Code <b>68928</b> Phone Number <b>402-746-0064</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>kewibob9@gmail.com</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$23980**

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

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

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

18 Address of Property  
**300 N Thorne St. Bladen**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Kelly W Boyd**  
**Box 14**  
**Bladen NE 68928**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**Lot 13 Blk 6 Bladen Original Town**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	\$	<b>1.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	<b>0.00</b>

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

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

sign here

Print or Type Name of Grantee or Authorized Representative  
**Kelly W. Boyd** Phone Number **402-746-0064**

Signature of Grantee or Authorized Representative  
**Kelly W. Boyd** Title \_\_\_\_\_ Date **7-20-18**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <b>07</b> Day <b>20</b> Yr. <b>18</b>	27 Value of Stamp or Exempt Number <b>\$ 2.25</b>	28 Recording Data <b>BK 2018, Pg 1558-1559</b>	

# Quit Claims Deed

The Grantors, Carl M Adams and Tawnyia Adams, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and conveys to Kelly W. Boyd, as Sole owner, whether one or more, the following described real estate

Lot Thirteen (13), Block Six (6) Original Town of Bladen, Webster County, Nebraska

Carl M Adams, Grantor  
Carl M. Adams

July 20, 2018

Tawnyia M Adams, Grantor  
Tawnyia M. Adams

Kelly W. Boyd, Grantee  
Kelly W. Boyd

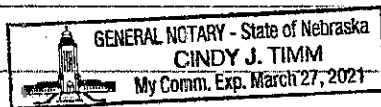
State of NE County of Webster

The foregoing instrument was acknowledged before me this 20 day of July, 2018.

by Carl Adams, Tawnyia Adams, & Kelly Boyd

Cindy J Timm Notary Public

My Commission Expires 3-27-2021



Book 2018, Pg 1559

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 20<sup>th</sup> day  
of July A.D., 20 18, at 3:40  
o'clock P. M. Recorded in Book 2018  
on Page 1558-1559  
Deborah Klingenberg County Clerk  
16.00 liz Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>7-20-18</u>
\$ <u>2.25</u>	By <u>liz</u>

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1560-1561

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Blue Hill Motel

PARCEL # / FILING NUMBER 000342800

10500

LLC

DOC STAMPS Exempt 5b

tax/lien

SALES FILE # 181

# PAGES \_\_\_\_\_

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

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 195

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-5-2018

DEED TYPE QCD

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

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

COMMENTS Individuals to LLC

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

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.

181

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

1 County Name WEBSTER - 91
2 County Number
3 Date of Sale/Transfer Mo. 7 Day 5 Yr. 18
4 Date of Deed Mo. 7 Day 5 Yr. 18
5 Grantor's Name, Address, and Telephone (Please Print) See attached
6 Grantee's Name, Address, and Telephone (Please Print) Blue Hill Motel, L.L.C.
Street or Other Mailing Address 515 N. Willson St.
City Blue Hill State NE Zip Code 68930
Phone Number (214) 763-6328
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: Improved [checked], Unimproved, IOLL
(B) Property Type: Single Family, Multi-Family, Commercial [checked], Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home

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

11 Was ownership transferred in full? (If No, explain the division.) Yes [checked], No
12 Was real estate purchased for same use? (If No, state the intended use.) Yes [checked], 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 [checked], No
Aunt or Uncle to Niece or Nephew, Brothers and Sisters, Ex-spouse, Family Corp., Partnership, or LLC [checked], Self, Spouse, Grandparents and Grandchild, Parents and Child, Step-parent and Step-child, Other

14 What is the current market value of the real property? \$232,270
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes, No [checked]

16 Does this conveyance divide a current parcel of land? Yes, No [checked]
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes, No [checked]

18 Address of Property: 515 N. Willson St. Blue Hill, NE 68930
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Jon A. Capps, Sr. 515 N. Willson St. Blue Hill, NE 68930
18a No address assigned, 18b Vacant land

20 Legal Description: See attached.

21 If agricultural, list total number of acres

Table with 2 columns: Line Number, Amount. Line 22: Total purchase price, including any liabilities assumed \$0.00. Line 23: Was non-real property included in the purchase? No [checked]. Line 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 5(b)

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.

Daniel D. McMahon (402) 834-2022
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney Title Date 7/19/18

Register of Deed's Use Only
26 Date Deed Recorded Mo. 7 Day 23 Yr. 18
27 Value of Stamp or Exempt Number \$ Exempt # 56
28 Recording Data BK2018, Pg 1560-1562
For Dept. Use Only

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

**Line 5 – Grantor's Name**

Jon A. Capps Sr. and Lori L. McCreight, husband and wife, and Stanley B. Capps and Jon A. Capps Jr.

**Line 20 – Legal Description**

A tract of land in the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska: Beginning at a point 1,350.0 feet North of the Southwest corner of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, and 40.0 feet East of the West line of the said Southwest Quarter; thence East at a 90 degree angle with the said West line of the Southwest Quarter a distance of 200.00 feet to a point; thence North parallel to the said West line of the Southwest Quarter and making a 90 degree angle with the last described line a distance of 350.00 feet to a point; thence West 200.0 feet at a 90 degree angle with the said West line of the Southwest Quarter to a point 40.0 feet from the said West line of the Southwest Quarter; thence South parallel to and 40.0 feet East of the West line of the said Southwest Quarter a distance of 350.0 feet to the point of beginning.

BK2018, Pg 1560

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 23 day of July A.D., 2018, at 10:30 o'clock A M. Recorded in Book 2018 on Page 1560-1561  
Deb Klingsenberg County Clerk  
316.00 BB Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7-23-18  
\$ Exempt # 56 By BB

Please Return To: McM Law Office, L.L.C., 2727 W. 2<sup>nd</sup> St., Suite 225, Hastings, NE 68901

**QUITCLAIM DEED**

Jon A. Capps Sr. and Lori L. McCreight, husband and wife, and Stanley B. Capps and Jon A. Capps Jr, Grantors, in consideration of member interests in the Limited Liability Company referenced below, quitclaim and convey to Blue Hill Motel, L.L.C., a Nebraska Limited Liability Company, Grantee, the following described real estate (as defined in Neb. Rev. Stat. Section (76-201):

A tract of land in the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska: Beginning at a point 1,350.0 feet North of the Southwest corner of the Southwest Quarter of Section 3, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska, and 40.0 feet East of the West line of the said Southwest Quarter; thence East at a 90 degree angle with the said West line of the Southwest Quarter a distance of 200.00 feet to a point; thence North parallel to the said West line of the Southwest Quarter and making a 90 degree angle with the last described line a distance of 350.00 feet to a point; thence West 200.0 feet at a 90 degree angle with the said West line of the Southwest Quarter to a point 40.0 feet from the said West line of the Southwest Quarter; thence South parallel to and 40.0 feet East of the West line of the said Southwest Quarter a distance of 350.0 feet to the point of beginning.

EXECUTED: July 5, 2018.

[Signature]  
Jon A. Capps, Sr.

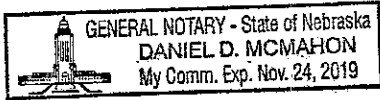
[Signature]  
Lori L. McCreight

[Signature]  
Jon A. Capps, Jr.

[Signature]  
Stanley B. Capps

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ADAMS )

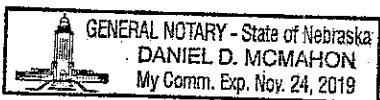
The foregoing instrument was acknowledged before me on this 5<sup>th</sup> day of July 2018, by Jon Capps, Sr..



*[Signature]*  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ADAMS )

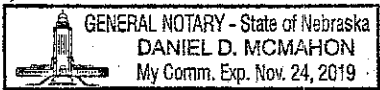
The foregoing instrument was acknowledged before me on this 5<sup>th</sup> day of July 2018, by Lori McCreight.



*[Signature]*  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ADAMS )

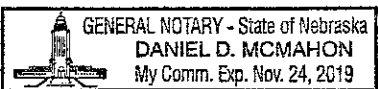
The foregoing instrument was acknowledged before me on this 5<sup>th</sup> day of July 2018, by Jon Capps, Jr.



*[Signature]*  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on this 5<sup>th</sup> day of July 2018, by Stanley Capps.



*[Signature]*  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1562

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Luis Chavez

PARCEL # / FILING NUMBER 6152

18010

DOC STAMPS 27.0

tax/lien

SALES FILE # 182

# PAGES \_\_\_\_\_

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

PROPERTY CLASS	<u>1000</u>	2000	4000	9000	9500	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	
						RURAL RESIDENTIAL _____
						SUBURBAN _____

TAX DISTRICT 25

TOTAL SALE PRICE 12,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-25-2018

DEED TYPE WD

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

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

COMMENTS Previous Renters Trashed House - Sold to get Rid of it.

PARCEL # (S)								
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# Real Estate Transfer Statement

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

182

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

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 07 Day 25 Yr. 2018		Mo. 07 Day 25 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Fountaine, Crystal L.				Grantee's Name (Buyer) Luis Chavez			
Street or Other Mailing Address 540 N University				Street or Other Mailing Address 540 N University			
City Guide Rock		State NE		City Guide Rock		State NE	
Zip Code 68942		Zip Code 68942		Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Phone Number						<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
Email Address				Email Address			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

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

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

18 Address of Property  
 540 N University  
 Guide Rock, NE 68942

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

18a  No address assigned    18b  Vacant land

20 Legal Description  
 The North Three feet (N3') of Lot Eighteen (18) and all of Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska.


21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed .....	22	\$ 12,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 12,000.00

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

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

**sign here** **Kory J. McCracken** (402) 748-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number

 Attorney  
 Signature of Grantee or Authorized Representative Title Date 7/25/18

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 07 Day 25 Yr. 2018	27 Value of Stamp or Exempt Number \$ 27.00	28 Recording Data Blw 2018, Pg 1562

Blw2018, Pg 1562

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 25<sup>th</sup> day of July A.D., 20 18, at 3:27 o'clock PM. Recorded in Book 2018 on Page 1562  
Debra Klungenbarger County Clerk  
10.00 DUN Deputy  
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7/25/18  
\$ 27.00 By DUN

**WARRANTY DEED**

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

The North Three feet (N3') of Lot Eighteen (18) and all of Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska.

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

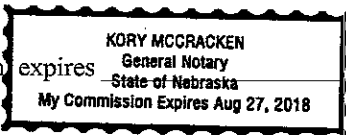
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Executed July 25, 2018.

Crystal Fountaine  
Crystal L. Fountaine

STATE OF NEBRASKA, COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on July 25, 2018, by Crystal L. Fountaine, a single person.

Comm expires 

Kory McCracken  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1566

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Robert P. +

PARCEL #, FILING NUMBER 139600

37440

Amber Dawn

Jackson Haltiburton

DOC STAMPS 150.75

tax/lien

SALES FILE # 183

# PAGES \_\_\_\_\_

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

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 65

TOTAL SALE PRICE 67,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-27-2018

DEED TYPE WD

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

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

COMMENTS \_\_\_\_\_

PARCEL # (S)								
--------------	--	--	--	--	--	--	--	--

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.

183 186

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 7 Day 27 Yr. 2018 4 Date of Deed Mo. 7 Day Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Clint R. Shipman 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert P. Halliurton and Amber Dawn Jackson Halliburton

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)

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

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

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

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

14 What is the current market value of the real property? \$67,000 15 Was the mortgage assumed? Yes No \$ %

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

18 Address of Property 621 N Chestnut St Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees 18a No address assigned 18b Vacant land

20 Legal Description Lot Four (4) and the North Half of Lot Five (5), Block Six (6), LeDuc's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed \$ 67,000.00 23 Was non-real property included in the purchase? Yes No 24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 67,000.00

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

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

sign here Robert P. Halliurton Print or Type Name of Grantee or Authorized Representative Grantee Amber Dawn Jackson Halliburton Signature of Grantee or Authorized Representative Title Grantee Phone Number 712/2018 Date

Register of Deed's Use Only 26 Date Deed Recorded Mo. 7 Day 27 Yr. 18 27 Value of Stamp or Exempt Number \$ 150.75 28 Recording Data BK2018, Pg 1566 For Dept. Use Only

BK2018, Pg 1566

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of July A.D., 2018, at 2:05 o'clock P.M. Recorded in Book 2018 on Page 1566  
Deb Klingenberg County Clerk  
\$10.00 BA Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7-27-18  
\$ 150.75 By BA

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

WARRANTY DEED

Clint R. Shipman, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Robert P. Halliburton and Amber Dawn Jackson Halliburton, 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):

Lot Four (4) and the North Half of Lot Five (5), Block Six (6), LeDuc's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed July 26, 2018.

Clint R. Shipman  
Clint R. Shipman

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on July 26, 2018 by Clint R. Shipman, a single person.

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

Teresa L. Theobald  
Notary Public

My commission expires: 8/27/2021



**WEBSTER COUNTY**  
2017 Real Estate Breakdown Report

<b>Parcel ID</b> 000139600 <b>Owner</b> HALLIBURTON, ROBERT P. & HALLIBURTON, AMBER DAWN JACKSON 621 N CHESTNUT ST RED CLOUD, NE 68970	<b>Legal</b> LOT 4 & NORTH 25' LOT 5 BLOCK 6 LEDUC'S ADDITION RED CLOUD S-T-R: 35-02-11	<b>Card File</b> 000139600 <b>Situs</b> 621 N CHESTNUT ST RED CLOUD, NE 68970
<b>County Area</b> 0 N/A <b>Neighborhood</b> 200 RED CLOUD <b>Location / Group</b> 60 RED CLOUD (RC) <b>District</b> 65 2CS - 91-0002 <b>School</b> 91-0002 91-0002 91-0002	<b>Class Code</b> 01-01-01-01-06-02 <b>State GEO</b> 4371-35-0-10025-006-0000 <b>Cadastral</b> 68-- <b>Book / Page</b> 2018 / 1566 <b>Sale Date</b> 07/27/2018 <b>Sale Amount</b> 67,000	<b>Value</b> <b>Buildings</b> 35,950 43,900 <b>Improvement</b> 0 0 <b>Land / Lot</b> 940 940 <b>Total</b> 36,890 44,840

**Date Added Notes**  
11/04/2002 37440

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

Sale Date	Book	Page	Extend	Ownership History	Amount
07/27/2018	2018	1566		HALLIBURTON, ROBERT P. &	67,000
10/09/2012	02012	02022		SHIPMAN, CLINT R	56,750
10/09/2012	02012	02022		SHIPMAN, CLINT R	56,750
04/25/1996	01996	00937		RUPRECHT, MICHAEL & LILA L	0

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	139600	65	35,950	0	940	36,890	0	36,890	730.74	0
2016	139600	65	35,950	0	940	36,890	0	36,890	756.66	0
2015	139600	65	42,030	0	940	42,970	0	42,970	966.54	0
2014	139600	65	42,030	0	940	42,970	0	42,970	1,020.80	0
2013	139600	65	42,890	0	940	43,830	0	43,830	1,087.24	0



**WEBSTER COUNTY**  
2017 Appraisal Property Record Card

<b>Parcel ID</b> 000139600 <b>Cadastral ID</b> 68-- <b>PAD Class Code</b> 01-01-01-01-06-02 <b>State GEO</b> 4371-35-0-10025-006-0000 <b>Owner</b> HALLIBURTON, ROBERT P. & HALLIBURTON, AMBER DAWN JACKSON 621 N CHESTNUT ST RED CLOUD, NE 68970 <b>Situs</b> 621 N CHESTNUT ST RED CLOUD NE 68970 <b>Neighborhood</b> 200 - RED CLOUD <b>District</b> 65 - 2CS - 91-0002 <b>Legal</b> S-T-R: 35-02-11 LOT 4 & NORTH 25' LOT 5 BLOCK 6 LEDUC'S ADDITION RED CLOUD	(303)	<b>Primary Image</b>	<b>Sketch Image</b>
			

<b>Property Valuation</b>	<b>Residential Information</b>	<b>Marshall &amp; Swift Cost Approach</b> (06/2013)
<b>Buildings</b> 43,900 <b>Improvement</b> 0 <b>Land/Lot</b> 0 <b>Total</b> 43,900	<b>Type</b> Single-family Residence <b>Quality</b> 4.00 - Good <b>Condition</b> 3.00 - Average <b>Base/Total</b> 1,422 / 1,785 <b>Style</b> 39 % - One Story 61 % - 1 1/2 Story Finished <b>Exterior Wall</b> 50 % - Frame, Siding, Wood 50 % - Frame, Siding, Vinyl <b>Heating/Cooling</b> 100 % - Warmed & Cooled Air <b>Roof Cover</b> Composition Shingle <b>Area of Slab</b> 0 <b>Area of Crawl</b> 0 <b>Fixture/Roughin</b> 8 / 0 <b>Bed/Bathroom</b> 3 / 2.0 <b>Basement Area</b> 726	<b>Year/Effective Age</b> 1910/0
<b>Review Information</b>		
11/30/2016 Entered CJ 09/28/2016 Inspect CJ		

Code Description	Quality	Year	Dimensions	Units	PD, FD
701 Attached Garage(SF)	0.00	0		384 sqft	0.000 % / 0.000 %
Approximate value after 78.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 2,840					

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	720	0	720	0.000 %
YDS	Yard Shed	MS Residential	120	0	120	42.000 %
RPS	Raised Slab Porch with Roof	MS Residential	120	0	120	0.000 %
OSP	Open Slab Porch	MS Residential	294	0	294	0.000 %

<b>Date Added</b> 11/04/2002	<b>Notes</b> 37440
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COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1585

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Kristi Theobald

PARCEL # / FILING NUMBER 000164900

DOC STAMPS Exempt 5A

tax/lien

SALES FILE # 184

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 65

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-26-2018

DEED TYPE Affidavit of Transfer w/o Probate

SALE QUAL

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

LOCATION CODE

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

COMMENTS Aff. Transfer - Probate

PARCEL # (S)

--	--	--	--	--	--	--	--

Real Estate Transfer Statement

184

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

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

1 County Name WEBSTER - 91 2 County Number 3 Date of Sale/Transfer Mo. 7 Day 26 Yr. 2018 4 Date of Deed Mo. 7 Day 26 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Thomas W. Theobald, deceased Kristi Theobald

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

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Aff Small Es

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

11 Was ownership transferred in full? 12 Was real estate purchased for same use? Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other

14 What is the current market value of the real property? \$3,900 15 Was the mortgage assumed? Yes No \$ %

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

18 Address of Property 642 W 4th Avenue Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Dwight E. Theobald P O Box 401 Red Cloud, NE 68970

20 Legal Description An undivided 1/7 interest in and to Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Platt's Addition to Red Cloud, Webster County, Nebraska, subject to a life estate hereby retained in and to said real estate by Dwight E. Theobald

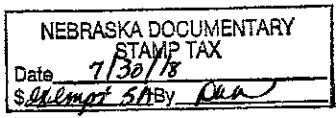
Table with 2 columns: Description, Amount. Row 22: Total purchase price, including any liabilities assumed \$ 0.00. Row 23: Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) \$ 0. Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00.

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Don E. Theobald (402) 746-2774 Print or Type Name of Grantee or Authorized Representative Phone Number Signature of Grantee or Authorized Representative Attorney Title Date 7/30/2018

Register of Deed's Use Only 26 Date Deed Recorded Mo. 07 Day 30 Yr. 2018 27 Value of Stamp or Exempt Number \$ Exempt SA 28 Recording Data Bl 2018, Pg 1585 For Dept. Use Only

State of Nebraska } ss.  
County of Webster }  
Entered on the numerical index and filed for record in the Clerk's office of said county this 30<sup>th</sup> day of July A.D., 2018, at 10:25 o'clock A.M. Recorded in Book 2018 on Page 1585-1586  
Debra Klugenberg County Clerk  
16.00 Deputy  
Ind. Comp. Assessor Carded



AFFIDAVIT FOR TRANSFER  
OF REAL ESTATE WITHOUT PROBATE  
UNDER NEBRASKA PROBATE CODE

Kristi Theobald, being first duly sworn, does hereby depose and state:

1. That Thomas W. Theobald died a resident of South Dakota on November 22, 2014, being the owner of record of an undivided one-seventh (1/7) interest life estate in the following real property at the time of his death:  
Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Two (2), Platt's Addition to Red Cloud, Webster County, Nebraska, subject to a life estate hereby retained in and to said real estate by Grantor, Dwight E. Theobald.
2. The value of the Decedent's interest in all real property in the Decedent's estate located in this state does not exceed fifty thousand dollars, as determined from the value of the property as shown on the assessment rolls for the year in which the Decedent died.
3. Thirty days have elapsed since the death of the Decedent as shown by the certified copy of his death certificate hereto attached.
4. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction in the state of Nebraska.
5. Affiant is the widow of the Decedent and is entitled to the above real estate by reason of the homestead allowance, exempt property allowance, family allowance or by devise under the last will and testament of the Decedent.
6. Affiant has been unable to determine any subsequent will of the Decedent.
7. No other person has a right to the interest of the Decedent in the described property. All decedent's property, real and personal, passed to Decedent's beneficiary; the value of the entire estate (probate property) of the Decedent is \$3,779.00 and none of said property is subject to inheritance or estate transfer taxes under the laws of the United States or the State of Nebraska.
8. I hereby swear and affirm that all statements in this affidavit are true and acknowledge that any false statement may subject me to penalties for perjury pursuant to Neb. Rev. Stat. § 28-915. This affidavit is made pursuant to Nebraska Probate Code § 30-24,129.

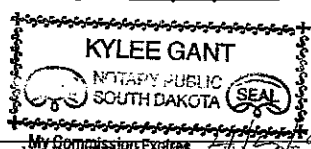
Kristi Theobald  
Kristi Theobald

STATE OF SOUTH DAKOTA, COUNTY OF Lincoln ) ss.

The foregoing instrument was acknowledged before me on July 26, 2018 by Kristi Theobald, a single person.

Comm. Expires 4/5/22

Kylee Gant  
Notary Public



Blw 2018, Pg 1586

## CERTIFICATE OF DEATH

FACT OF DEATH NUMBER  
6715STATE FILE NUMBER  
140-

## DECEDENT'S INFORMATION:

FACT OF DEATH DATE: 11/25/2014

NAME: THOMAS WAYNE THEOBALD  
ALIAS:

SEX: MALE

SOCIAL SECURITY NUMBER:

ARMED FORCES: NO

DATE OF DEATH: 11/22/2014

DATE OF BIRTH: 11/06/1951 AGE: 63 YEARS

## PLACE OF DEATH INFORMATION:

TYPE: INPATIENT

FACILITY NAME OR ADDRESS: SANFORD USD MEDICAL CENTER  
SIOUX FALLS, MINNEHAHA, SOUTH DAKOTA

## DISPOSITION INFORMATION:

METHOD: CREMATION

CEMETERY:

LOCATION:

CREMATORY: MILLER FUNERAL HOME CREMATORY

LOCATION: SIOUX FALLS SOUTH DAKOTA

## DEMOGRAPHIC INFORMATION:

RESIDENCE: 48034 RIVERSIDE PL, SIOUX FALLS, LINCOLN, SOUTH DAKOTA, 57108

PLACE OF BIRTH: NEBRASKA UNITED STATES OF AMERICA

MARITAL STATUS: MARRIED

SURVIVING SPOUSE'S NAME: KRISTI JONES

FATHER'S NAME: GENE THEOBALD

MOTHER'S NAME PRIOR TO FIRST MARRIAGE: ELIZABETH KEANE

## INFORMANT INFORMATION:

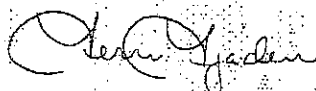
INFORMANT'S NAME: KRISTI THEOBALD

RELATIONSHIP: SPOUSE

MAILING ADDRESS: 48034 RIVERSIDE PL, SIOUX FALLS SOUTH DAKOTA 57108

FUNERAL HOME: MILLER FUNERAL HOME

507 SOUTH MAIN AVENUE, SIOUX FALLS, SOUTH DAKOTA, 57104

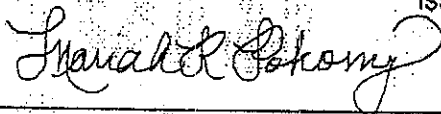


LICENSE NO:

FUNERAL SERVICE LICENSEE: TJADEN, TERRI T

This is a true certification of the official Vital Record filed in the Department of Health  
as provided in Chapter 34-25 of the SOUTH DAKOTA CODIFIED LAWS.

ISSUED BY MINNEHAHA COUNTY REGISTER OF DEEDS



MARIAH R POKORNY, STATE REGISTRAR



REGISTER OF DEEDS

DATE ISSUED: DECEMBER 02, 2014

SD1372947



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1587

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # Alyson S. +

PARCEL # / FILING NUMBER 001301500

NE1/4 NE1/4

Timothy T.

34-9

Vrooman

DOC STAMPS Exempt #20

tax/lien

SALES FILE # 185

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 175

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 7-10-2018

DEED TYPE Trustees J.T. Deed

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

LOCATION CODE

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

COMMENTS Parents to child

PARCEL # (S)							
--------------	--	--	--	--	--	--	--

# 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.

185

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

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>07</u> Day <u>10</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>07</u> Day <u>10</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Heritage Bank, Trustee</b> Street or Other Mailing Address <b>1101 12th Street</b> City <b>Aurora</b> State <b>NE</b> Zip Code <b>68818</b> Phone Number <b>(402) 694-3136</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Alyson S. Vrooman and Timothy T. Vrooman</b> Street or Other Mailing Address <b>4021 Fran Ave.</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68516</b> Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address _____			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$65,590**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Same as No. 6 Above**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Three (3), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.**

21 If agricultural, list total number of acres 40

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

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

**sign here** **Alyson S. Vrooman**  
Print or Type Name of Grantee or Authorized Representative

**Alyson Vrooman Timothy T. Vrooman**  
Signature of Grantee or Authorized Representative Title

**402-984-6027**  
Phone Number

**7-16-18**  
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>07</u> Day <u>30</u> Yr. <u>2018</u>	27 Value of Stamp or Exempt Number \$ <u>exempt #20</u>	28 Recording Data <u>BB2018, Pg 1587</u>	

Blw2018, Pg 1587

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30<sup>th</sup> day of July A.D., 20 18, at 11:40 o'clock A.M. Recorded in Book 2018 on Page 1587  
Debra Hungenberger County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 7/30/18  
\$ 1.00 By DM

Return Document to:

Heritage Bank  
P.O. Box 329  
Aurora, NE 68818  
(402) 694-3136

**TRUSTEE'S JOINT TENANCY DEED**  
(Trust Distribution)

Heritage Bank, Trustee of the Robert J. Novak Trust ("Grantor"), in consideration of One Dollar (\$1.00), and other valuable consideration, including the distribution of such Trust's assets, hereby conveys to Alyson S. Vrooman and Timothy T. Vrooman, wife and husband ("Grantees"), as joint tenants with rights of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section Three (3), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska;

subject to easements and restrictions of record.

Grantor covenants with Grantees that such real estate is free from encumbrances and Grantor has legal power and lawful authority to convey the same.

Executed this 10<sup>th</sup> day of July, 2018.

HERITAGE BANK, TRUSTEE OF THE  
ROBERT J. NOVAK TRUST,

By: [Signature]  
Sam L. Moyer, President

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF HAMILTON        )

The foregoing Trustee's Joint Tenancy Deed was acknowledged before me on the 10<sup>th</sup> day of July, 2018 by Sam L. Moyer, President of Heritage Bank, Trustee of the Robert J. Novak Trust, on behalf of the Bank.

Carol A. Glinn  
Notary Public

GENERAL NOTARY - State of Nebraska  
Carol A. Glinn  
My Comm. Exp. July 15, 2018



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1534

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME # \_\_\_\_\_

PARCEL # / FILING NUMBER 002205400

NW<sup>1</sup>/<sub>4</sub> 35-1-12

002205401

SW<sup>1</sup>/<sub>4</sub> 35-1-12

DOC STAMPS ⊖

tax/lien

SALES FILE # ⊖

# PAGES \_\_\_\_\_

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

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

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 45

TOTAL SALE PRICE \_\_\_\_\_

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE DOD-3-16-2018

DEED TYPE Death Certificate

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

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

COMMENTS Death Certificate

PARCEL # (5)

--	--	--	--	--	--	--	--

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of July A.D., 2018, at 1:07 o'clock P M. Recorded in Book 2018 on Page 1534-1535  
Deb Klingenberg County Clerk  
\$16.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

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

**TITLE OF DOCUMENT: CERTIFIED DEATH CERTIFICATE FOR DEEDS**

- Transfer on Death Deed
- Joint Tenancy
- Life Estate
- Other

**DEED RECORDED:**

	<u>DATE</u>	<u>RECORDING INFORMATION</u>
Tract A:	12/7/2017	Book 2017, Page 3008

**GRANTOR: STATE OF NEBRASKA**

**GRANTEE: JACK K. CLINE**

**LEGAL DESCRIPTION:**

Tract A: The Northwest Quarter (NW¼) of Section Thirty-five (35), Township One (1), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska; and

The undivided one-half (½) interest of Ruth Cline in and to the Southwest Quarter (SW¼) of Section Thirty-five (35), Township One (1), North, Range Twelve (12), West of the 6<sup>th</sup> P.M. in Webster County, Nebraska.

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

DATE OF ISSUANCE  
4/2/2018  
LINCOLN, NEBRASKA

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



STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

18 04167

CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Jack K Cline			2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) March 16, 2018		
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Riverton, Nebraska			5a. AGE - Last Birthday (Yrs.) 87	5b. UNDER 1 YEAR MOS. DAYS	5c. UNDER 1 DAY HOURS MINS.	6. DATE OF BIRTH (Mo., Day, Yr.) October 14, 1930	
7. SOCIAL SECURITY NUMBER			8a. PLACE OF DEATH HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA			OTHER <input checked="" type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)	
8b. FACILITY NAME (If not institution, give street and number) Franklin Care and Rehabilitation Center, LLC			8c. CITY OR TOWN OF DEATH (Include Zip Code) Franklin 68939			8d. COUNTY OF DEATH Franklin	
9a. RESIDENCE-STATE Nebraska		9b. COUNTY Franklin		9c. CITY OR TOWN Franklin			
9d. STREET AND NUMBER 1341 Road J			9e. APT. NO.	9f. ZIP CODE 68939	9g. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Ruth Ann Siber				
11. FATHER'S NAME (First, Middle, Last, Suffix) Wilbur Cline			12. MOTHER'S NAME (First, Middle, Maiden Surname) Lela Kugler				
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) Yes 03/18/1952-02/27/1954			14a. INFORMANT NAME Ruth Ann Cline		14b. RELATIONSHIP TO DECEDENT Spouse		
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMSALMER SIGNATURE Dayre Williams		16b. LICENSE NO. 0918		16c. DATE (Mo., Day, Yr.) March 22, 2018	
16d. CEMETERY, CREMATORY OR OTHER LOCATION Riverton Cemetery			CITY / TOWN Riverton		STATE Nebraska		
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska					17b. Zip Code 68970		
CAUSE OF DEATH (See instructions and examples)							
18. PART I. Enter the chain of events--diseases, injuries, or complications--that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventilator fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.					APPROXIMATE INTERVAL		
IMMEDIATE CAUSE (Final disease or condition resulting in death) a) Cardiorespiratory Failure					onset to death < 20 Minutes		
DUE TO, OR AS A CONSEQUENCE OF: b) Congestive Heart Failure					onset to death 3 Months		
DUE TO, OR AS A CONSEQUENCE OF: c) Coronary Artery Disease					onset to death > 15 Years		
DUE TO, OR AS A CONSEQUENCE OF: d)					onset to death		
18. PART II. OTHER SIGNIFICANT CONDITIONS--Conditions contributing to the death but not resulting in the underlying cause given in PART I. Diabetes; Renal Failure; Anemia					19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY		22c. PLACE OF INJURY--At home, farm, street, factory, office building, construction site, etc. (Specify)			
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED					
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE		ZIP CODE	
23a. DATE OF DEATH (Mo., Day, Yr.) March 16, 2018			23b. DATE SIGNED (Mo., Day, Yr.) March 21, 2018		23c. TIME OF DEATH 07:30 PM		
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Linda Mazour, MD			24a. DATE SIGNED (Mo., Day, Yr.)				
24b. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input type="checkbox"/> NO			24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD		
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN			26a. WAS CONSENT GRANTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO		
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Linda Mazour, MD, 1406 Q Street, Franklin, Nebraska, 68939							
28a. REGISTRAR'S SIGNATURE <i>Stanley D. Cooper</i>					28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) April 2, 2018		

To be completed/verified by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by MEDICAL CERTIFIER ONLY

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

0270847