

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1590

PAGES _____

GRANTEE MASTER NAME # Larry D. Eggert

PARCEL # / FILING NUMBER 3319

DOC STAMPS Exempt #4

tax/lien

SALES FILE # 186

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 8-1-2018

DEED TYPE Corrective QCD

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

<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

186

• 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 91		3 Date of Sale/Transfer Mo. 8 Day 1 Yr. 2018		4 Date of Deed Mo. 8 Day 1 Yr. 2018	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) H & E Air Service, Inc Street or Other Mailing Address 2007 22 Road City Kearney State NE Zip Code 68845 Phone Number (308) 440-6900 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Larry D. Eggert Street or Other Mailing Address 2007 22 Road City Kearney State NE Zip Code 68845 Phone Number (308) 440-6900 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

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

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

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

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?
\$57,500

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 **Southern Title, LLC** No

18 Address of Property
**1002 W Gage 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

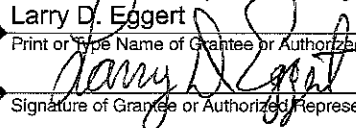
20 Legal Description
See attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	0,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0,00

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

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 **Larry D. Eggert** (308) 440-6900
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Grantee 8/1/2018
 Signature of Grantee or Authorized Representative Title Date

26 Date Deed Recorded Mo. 08 Day 02 Yr. 18		27 Value of Stamp or Exempt Number \$ exempt # 4		28 Recording Data Book 2018, Pg 1590		For Dept. Use Only	
--	--	--	--	--	--	--------------------	--

All of Block Two (2), and Lot Five (5), Block Three (3), both in Hoover's Addition;

and all of Eggert Addition;

and a tract of land located in Outlot Seven (7), Blue Hill Annex, in the Northwest Quarter (NW¼) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., described as follows: Commencing at the NE corner of Block One (1), Hoover's Addition to Blue Hill; thence North 165 feet; thence West 970 feet; thence South 165 feet to a point which is the NW corner of Lot Five, Block Three (3), in said Hoover's Addition, thence East 970 feet to point of commencing, (a portion of said tract being a part of Eggert Addition); EXCEPT a tract of land described as follows: Commencing at the NE Corner of Block One (1), Hoover's Addition to Blue Hill; thence North 165 feet; thence West 300 feet; thence South 165 feet; thence East along the north line of said Block One (1), Hoover's Addition, 300 feet to the place of beginning;

All in the City of Blue Hill, Webster County, Nebraska

State of Nebraska } ss.
County of Webster }

Book 2018, Pg 1590

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 2nd day
of August A.D., 2018, at 9:10
o'clock A. M. Recorded in Book 2018
on Page 1590
Debra Klingenbenger County Clerk
10.00 hiz Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-2-18
\$ Exempt By hiz

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

CORRECTIVE QUITCLAIM DEED

H & E Air Service, Inc., a Nebraska Corporation, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Larry D. Eggert, quitclaims to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of Block Two (2), and Lot Five (5), Block Three (3), both in Hoover's Addition;
and all of Eggert Addition;

and a tract of land located in Outlot Seven (7), Blue Hill Annex, in the Northwest Quarter (NW¼) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., described as follows: Commencing at the NE corner of Block One (1), Hoover's Addition to Blue Hill; thence North 165 feet; thence West 970 feet; thence South 165 feet to a point which is the NW corner of Lot Five, Block Three (3), in said Hoover's Addition, thence East 970 feet to point of commencing, (a portion of said tract being a part of Eggert Addition); EXCEPT a tract of land described as follows: Commencing at the NE Corner of Block One (1), Hoover's Addition to Blue Hill; thence North 165 feet; thence West 300 feet; thence South 165 feet; thence East along the north line of said Block One (1), Hoover's Addition, 300 feet to the place of beginning;

All in the City of Blue Hill, Webster County, Nebraska

**Corrects the Quitclaim Deed executed April 11, 2007 and recorded June 2, 2017 in Book 2017, Page 1121 in the records of Webster County, Nebraska.*

Executed August 1, 2018.

H & E Air Service, Inc., a Nebraska Corporation

Larry D. Eggert
BY: Larry D. Eggert, President

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on August 1, 2018 by Larry D. Eggert, as President of H & E Air Service, Inc., a Nebraska corporation.

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

Teresa L. Theobald
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1591

PAGES _____

GRANTEE MASTER NAME # Blue Haven Property Management group LLC

PARCEL # / FILING NUMBER 0003319

DOC STAMPS 130.50

tax/lien

SALES FILE # 187

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 57,500

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-1-2018

DEED TYPE WD

SALE QUAL	<u>YES</u>	ADJUSTED	SURCHNGD	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 # (\$)								
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Real Estate Transfer Statement

187

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
	WEBSTER - 91	Mo. 8 Day 1 Yr. 2018	Mo. 8 Day 1 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Larry D. Eggert		Grantee's Name (Buyer) Blue Haven Property Management Group LLC	
Street or Other Mailing Address 2007 22 Road		Street or Other Mailing Address 707 East 5th St	
City Kearney	State NE	City Hastings	State NE
Zip Code 68845		Zip Code 68901	
Phone Number (308) 440-6900		Phone Number (402) 746-4530	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address n/a		Email Address n/a	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

\$57,500

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 Southern Title, LLC No

18 Address of Property

1002 W Gage St
Blue Hill, NE 68970

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	\$	57,500.00
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	\$	57,500.00

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

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

sign here

Teresa Theobald
Print or Type Name of Grantee or Authorized Representative

Teresa Theobald
Signature of Grantee or Authorized Representative

Title Agent

(402) 476-4560
Phone Number

8/1/2018
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 08 Day 02 Yr. 18	\$ 130.50	BK 2018, Pg 1591	

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

Book 2018, Pg 1591

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 2nd day of August A.D., 20 18, at 9:15 o'clock A. M. Recorded in Book 2018 on Page 1591
Deb. Stinson Berger County Clerk
10.00 Liz Deputy
Ind _____ Comp _____ Assessor _____ Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-2-18
\$ 130.50 By Liz

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

WARRANTY DEED

Larry D. Eggert, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Blue Haven Property Management Group L.L.C, a Nebraska limited liability company, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of Block Two (2), and Lot Five (5), Block Three (3), both in Hoover's Addition;
and all of Eggert Addition;

and a tract of land located in Outlot Seven (7), Blue Hill Annex, in the Northwest Quarter (NW¹/₄) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., described as follows: Commencing at the NE corner of Block One (1), Hoover's Addition to Blue Hill; thence North 165 feet; thence West 970 feet; thence South 165 feet to a point which is the NW corner of Lot Five, Block Three (3), in said Hoover's Addition, thence East 970 feet to point of commencing, (a portion of said tract being a part of Eggert Addition); EXCEPT a tract of land described as follows: Commencing at the NE Corner of Block One (1), Hoover's Addition to Blue Hill; thence North 165 feet; thence West 300 feet; thence South 165 feet; thence East along the north line of said Block One (1), Hoover's Addition, 300 feet to the place of beginning;

All in the City of Blue Hill, Webster County, Nebraska

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

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

Executed August 1, 2018.

Larry D. Eggert
Larry D. Eggert

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on August 1, 2018 by Larry D. Eggert, a single person.

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

Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1591	8/1/2018	Base: 91-0074		Affiliated: 91-0074		Unified: 91-0074						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000331900						GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
14,130		29,265		43,395		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 03	C) 2	D) 1	E) 6	F) 5					
				Residential				Commercial						
Multiple Improvements:		Multiple Improvements :				Multiple Improvements :								
Construction Date:		Construction Date :				Construction Date : 1980								
Floor:		Floor Sq. Ft. :				Floor Sq. Ft. : 240								
Building Cost New:		Cost :				Cost : 5,592								
Single Family Style:		Residential Condition:				Commercial Occupancy Code:								
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out				Primary: 468 Other1: Other2:								
(101) <input type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3								
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:		Residential Quality:				(6) <input type="checkbox"/> Pole Frame								
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low				Cost Rank: 20		Condition: 30						
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out						
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn						
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input checked="" type="checkbox"/> Average						
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good						
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good						
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent						
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Comments from				Comments:										
WD														

(Continue on back)

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000331900	Legal ALL BLK 2 & LOT 5 BLK 3 BOTH IN HOOVERS ADD. & ALL OF EGGERT ADDITION& TRACT IN OUTLOT 7 BLUE HILL ANNEX 9-4-10 EXCEPT TRACT IN NE CORNER OF BLOCK 1 HOOVERS AD	Card File 000331900
Owner BLUE HAVEN PROPERTY MANAGEMENT GROUP, LLC 707 EAST 5TH STREET HASTINGS, NE 68901		Situs 1002 WEST GAGE STREET BLUE HILL, NE 68930


County Area 0	N/A	Class Code 01-03-02-01-06-05	Value Buildings	Previous 29,265	Current 29,265
Neighborhood 305	BLUE HILL COMMERCIAL	State GEO 4133-00-0-20055-002-0000	Improvement	0	0
Location / Group 20	BLUE HILL (BH)	Cadastral 00002-00066-001-56	Land / Lot	14,130	14,130
District 195	74HF6N - 91-0074	Book / Page 2018 / 1591	Total	43,395	43,395
School 91-0074	91-0074 91-0074	Sale Date 08/01/2018			
		Sale Amount 57,500			

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
9 BLUE HILL COMMERCIAL	02 SqFoot	164,324.000	164,324.000	N	3,000	0.740	0.000	14,130	0
					999,999	0.073			

Sale Date	Book	Page	Extend	Ownership History	Amount
08/01/2018	2018	1590		EGGERT, LARRY D.	0
03/30/2017	02017	01121		EGGERT, LARRY D.	45,000
03/30/2017	02017	01121		EGGERT, LARRY D.	45,000
09/29/1997	01997	01463		H&E AIR SERVICE INC	0
09/08/1997	01997	01446		BARNEY ESCROW CO INC	0
03/25/1997	01997	00450		THE COMMERCIAL BANK	0

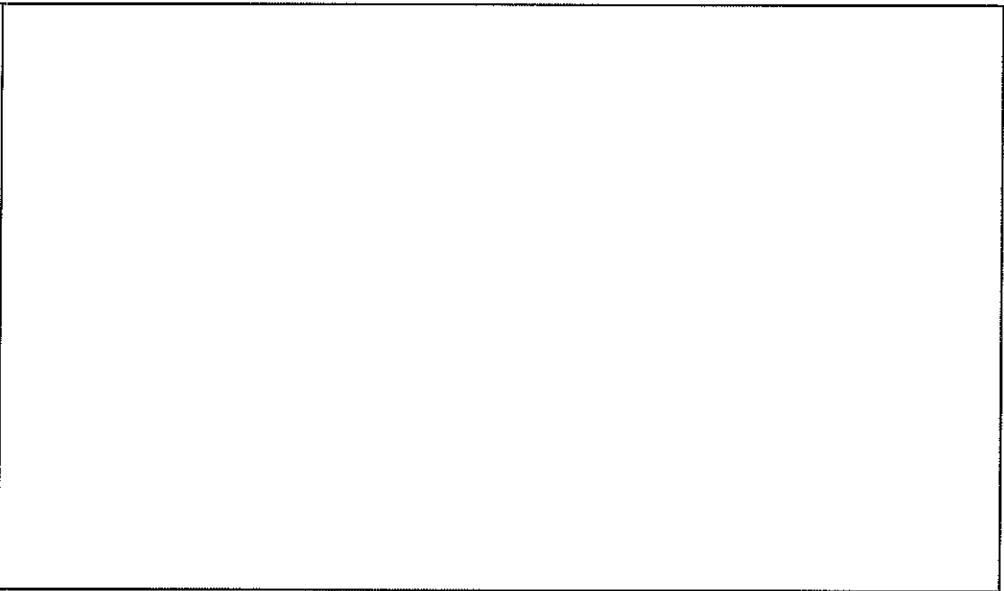
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	331900	195	29,265	0	14,130	43,395	0	43,395	839.16	0
2016	331900	195	29,265	0	14,130	43,395	0	43,395	836.60	0
2015	331900	195	28,930	0	14,130	43,060	0	43,060	818.98	0
2014	331900	195	33,725	0	14,130	47,855	0	47,855	997.84	0
2013	331900	195	33,775	0	14,130	47,905	0	47,905	1,076.70	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 000331900 (4395) Cadastral ID 00002-00066-001-56 PAD Class Code 01-03-02-01-06-05 State GEO 4133-00-0-20055-002-0000 Owner BLUE HAVEN PROPERTY MANAGEMENT GROUP, LLC 707 EAST 5TH STREET HASTINGS, NE 68901 Situs 1002 WEST GAGE STREET BLUE HILL NE 68930 Neighborhood 305 - BLUE HILL COMMERCIAL District 195 - 74HF6N - 91-0074 Legal ALL BLK 2 & LOT 5 BLK 3 BOTH IN HOOVERS ADD. & ALL OF EGGERT ADDITION& TRACT IN OUTLOT 7 BLUE HILL ANNEX 9-4-10 EXCEPT TRACT IN NE CORNER OF BLOCK 1 HOOVERS AD</p>		<p>Marshall & Swift Cost Approach (07/2013)</p>																			
<p>Property Valuation</p> <table border="1"> <tr> <td>Valuation Method</td> <td>Cost Approach</td> </tr> <tr> <td>Improvement</td> <td>29,265</td> </tr> <tr> <td>Land/Lot</td> <td>0</td> </tr> <tr> <td>Total</td> <td>29,265 121.94/SqFt</td> </tr> </table> <p>Review Information</p> <table border="1"> <tr> <td>02/26/2007</td> <td>Entered</td> <td>SK</td> </tr> </table>	Valuation Method	Cost Approach	Improvement	29,265	Land/Lot	0	Total	29,265 121.94/SqFt	02/26/2007	Entered	SK	<p>Primary Image Information</p> <table border="1"> <tr> <td>Image ID</td> <td>1</td> </tr> <tr> <td>Image Date</td> <td>04/13/2018</td> </tr> <tr> <td>File Name</td> <td>ConvertedPic.jpg</td> </tr> <tr> <td>Description</td> <td>Converted Image</td> </tr> </table>	Image ID	1	Image Date	04/13/2018	File Name	ConvertedPic.jpg	Description	Converted Image	<p>Income Approach</p>
Valuation Method	Cost Approach																				
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Land/Lot	0																				
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Description	Converted Image																				

<p>Parcel ID 000331900 (4395) Cadastral ID 00002-00066-001-56 PAD Class Code 01-03-02-01-08-05 State GEO 4133-00-0-20055-002-0000 Owner BLUE HAVEN PROPERTY MANAGEMENT GROUP, LLC 707 EAST 5TH STREET HASTINGS, NE 68901 Situs 1002 WEST GAGE STREET BLUE HILL NE 68930 Neighborhood 305 - BLUE HILL COMMERCIAL District 195 - 74HF6N - 91-0074 Legal ALL BLK 2 & LOT 5 BLK 3 BOTH IN HOOVERS ADD. & ALL OF EGGERT ADDITION & TRACT IN OUTLOT 7 BLUE HILL ANNEX 9-4-10 EXCEPT TRACT IN NE CORNER OF BLOCK 1 HOOVERS AD</p>	<p>Building Image Information Image ID 0 Image Date File Name Description</p>	<p>Marshall & Swift Cost Approach Appraisal Zone 1000 Zone Description DEFAULT Manual Date (07/2013)</p>
<p>Building Data Building ID 1 Sequence 1 Occupancy 1 468 - Material Storage Shed 100 % Occupancy 2 Occupancy 3 Total Floor Area 240 Average Perimeter 64 Number of Stories 1 Average Wall Height 8.00 Year Built 1980 Effective Age 26</p>	<p>Construction Class C - Masonry bearing walls Rank 2.00 - Average Condition 3.00 - Average Exterior Wall 100 % - Stud -Vinyl Siding Heating/Cooling 100 % - No HVAC Roof Type Roof Cover</p>	<p>Basement Area 0 Basement Levels 0 Basement Finish Finish Code - 1 Finish Area - 1 0 Finish Code - 2 Finish Area - 2 0</p>

Parcel ID 000331900 (4395)
 Cadastral ID 00002-00066-001-56
 PAD Class Code 01-03-02-01-06-05
 State GEO 4133-00-0-20055-002-0000
 Owner
 BLUE HAVEN PROPERTY
 MANAGEMENT GROUP, LLC
 707 EAST 6TH STREET
 HASTINGS, NE 68901
 Situs
 1002 WEST GAGE STREET BLUE HILL NE 68930
 Neighborhood 305 - BLUE HILL COMMERCIAL
 District 195 - 74HF6N - 91-0074
 Legal
 ALL BLK 2 & LOT 5 BLK 3 BOTH IN HOOVERS
 ADD. & ALL OF EGGERT ADDITION & TRACT IN
 OUTLOT 7 BLUE HILL ANNEX 9-4-10 EXCEPT
 TRACT IN NE CORNER OF BLOCK 1 HOOVERS AD



Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
PAVC	DRIVE/LOT 12/FAIR Building Components		3.00	0.00	0	0				60
PAVC	DRIVE/LOT 11/FAIR Building Components		3.00	0.00	0	0				540
PAVC	DRIVE/LOT 4/FAIR Building Components		3.00	0.00	0	0				180
PAVC	DRIVE/LOT 9/FAIR Building Components		3.00	0.00	0	0				500

WEBSTER COUNTY
2017 Appraisal Outbuilding

Parcel ID	000331900	(4395)	Owner	BLUE HAVEN PROPERTY	Legal	ALL BLK 2 & LOT 5 BLK 3 BOTH IN HOOVERS ADD. & ALL OF EGGERT ADDITION & TRACT IN OUTLOT 7 BLUE HILL ANNEX 9-4-10 EXCEPT TRACT IN NE CORNER OF BLOCK 1 HOOVERS AD
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Code	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
YDS	YARD SHED/AVERAGE Building Components	1	3.00	0.00	2012	0				120
MCA	MOBILE HOME CRT/AVE Building Components		3.00	0.00	0	0				15

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: WWW.CO.WEBSTER.NE.US

Seller: EGGERT, LARRY D.
Buyer: BLUE HAVEN PROPERTY
Parcel ID: 000331900
Additional Parcels:
Book: 2018 Page: 1591
Sale Date: 08/01/2018
Legal Description: ALL BLK 2 & LOT 5 BLK 3 BOTH IN HOOVERS ADD. & ALL OF EGGERT ADDITION& TRACT IN OUTL

Commercial

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office

What was the total purchase price?
\$ _____

Was any personal property included in the sale price? Yes No Personal Property was (circle all that apply): Equipment Furniture Grain/Crops Inventory Machinery Supplies Vehicles Other
(Explain) _____

What is the dollar value of the personal property that was included in the purchase price?
\$ _____

Will you continue to use this property for Commercial use? Yes/No If no explain _____

If this property produces income, what rent has been charged for it in each of the past five years?
\$ _____

How long was the property on the market?

Were any changes made to the property either before or after the sale? Yes No
Explain if yes _____ (new roof on building, additions to building, removal of building) If yes explain _____

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: WWW.CO.WEBSTER.NE.US

Seller: EGGERT, LARRY D.
Buyer: BLUE HAVEN PROPERTY
Parcel ID: 000331900
Additional Parcels:
Book: 2018 Page: 1591
Sale Date: 08/01/2018
Legal Description: ALL BLK 2 & LOT 5 BLK 3 BOTH IN HOOVERS ADD. & ALL OF EGGERT ADDITION & TRACT IN OUTL

How did you learn the property was for sale? Circle one: Advertising Broker/Realtor Family Newspaper Seller Prior Knowledge other (please explain):

How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement Set by Seller Other (Please explain):

If appraised, what was the appraised value?
\$

Was this a sale of a partial interest in the property? ___ Yes ___ No If yes explain

Did this sale involve a trade or exchange of property? Yes ___ No ___ If yes explain:

Was the property made available to other potential purchasers? ___ Yes ___ No If no explain:

Was the sale between family members? ___ Yes ___ No If yes, explain

Was there any prior association between the buyer and the seller or with the property? ___ Yes ___ NO If yes, explain:

Do you own other property nearby? ___ Yes ___ No If yes, explain

What influenced your sale/purchase? Circle all that apply: Location Type of Business Buildings Land other (explain)

Did the sale price include a business? ___ Yes ___ No If yes what kind of business?

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: WWW.CO.WEBSTER.NE.US

Seller: EGGERT, LARRY D.
Buyer: BLUE HAVEN PROPERTY
Parcel ID: 000331900
Additional Parcels:
Book: 2018 Page: 1591
Sale Date: 08/01/2018
Legal Description: ALL BLK 2 & LOT 5 BLK 3 BOTH IN HOOVERS ADD. & ALL OF EGGERT ADDITION& TRACT IN OUTL

Do you think this property sold for its full market value? Yes No

Comments/other information:

Signature:

Phone#: _____ Date: _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1659

PAGES _____

GRANTEE MASTER NAME # Clinton + Donna Ohmstede, Trustees

PARCEL # / FILING NUMBER 001012700

31-1-9

DOC STAMPS Exempt St

tax/lien

SALES FILE # 188

PAGES _____

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

TAX DISTRICT 05

TOTAL SALE PRICE 0

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	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Self to Trustees

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



Real Estate Transfer Statement

188

FORM 521

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

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 N/A Mo. ___ Day ___ Yr. ___	4 Date of Deed Mo. 07 Day 20 Yr. 2018
---------------------------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) CLINTON AND DONNA CHMSTEDE Street or Other Mailing Address 3608 N. CHELSEA City KANSAS CITY, MO 64117 State MO Zip Code 64117 Telephone Number (816) 452-3071	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) CLINTON AND DONNA CHMSTEDE TRUST DTD 7-20-18 Street or Other Mailing Address 3608 N. CHELSEA City KANSAS CITY, MO 64117 State MO Zip Code 64117 Telephone Number (816) 452-3071
---	--

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)
(1) <input checked="" type="checkbox"/> Improved (2) <input type="checkbox"/> Unimproved (3) <input type="checkbox"/> IOLL	(1) <input type="checkbox"/> Single Family (2) <input type="checkbox"/> Multi-Family (3) <input type="checkbox"/> Commercial (4) <input type="checkbox"/> Industrial (5) <input checked="" type="checkbox"/> Agricultural (6) <input type="checkbox"/> Recreational	(7) <input type="checkbox"/> Mineral Interests-Nonproducing (8) <input type="checkbox"/> Mineral Interests-Producing (9) <input type="checkbox"/> State Assessed (10) <input type="checkbox"/> Exempt (1) <input type="checkbox"/> Mobile Home

8 Type of Deed

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

9 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?) Yes No

10 Type of Transfer

<input type="checkbox"/> Sale <input type="checkbox"/> Auction	<input type="checkbox"/> Gift <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Court Decree <input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> 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 **N/A**

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 checked="" type="checkbox"/> Spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Family Corporation, Partnership or LLC
		<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew
				<input type="checkbox"/> Other SELF

14 What is the current market value of the real property? **\$221,095.00**

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

16 Does this conveyance divide a current parcel of land? YES NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.) YES NO

18 Address of Property
N/A UNIMPROVED AGRICULTURAL LAND

19 Name and Address of Person to Whom Tax Statement Should be Sent
CLINTON AND DONNA CHMSTEDE
3608 N. CHELSEA, KCMO 64117

20 Legal Description
SW 1/4 OF SEC. 31, TOWNSHIP 1, N, RANGE 9, W. WEBSTER COUNTY, NEBRASKA

21 If agricultural, list total number of acres **160 ACRES**

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **56**

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

Clinton B Chmstede (816) 452-3071
Print or Type Name of Grantee or Authorized Representative Telephone Number

Clinton B Chmstede TRUSTEE
Signature of Grantee or Authorized Representative Title

8-8-18
Date

REGISTER OF DEEDS' USE ONLY			FOR DEPT. USE ONLY
26 Date Deed Recorded Mo. 8 Day 13 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt #56	28 Deed Book BK2018	29 Deed Page 1659
			30

GRANTEE — Please retain a copy of this document for your records.

AFTER RECORDING RETURN TO:

John R. Sanderford
Sanderford Law Office, LLC
8549 N. Church Road #B
Kansas City, MO 64157

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 13 day of August A.D., 2018 at 11:40 o'clock A. M. Recorded in Book 2018 on Page 1659
Deb Klingenberg County Clerk
\$10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-13-18
\$ Exempt # 56 By BB

NEBRASKA WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS FOR VALUABLE CONSIDERATION THIS WARRANTY DEED, executed on JULY 20, 2018, by GRANTORS; CLINTON OHMSTEDE and DONNA OHMSTEDE, husband and wife, to GRANTEE: *CLINTON OHMSTEDE and DONNA M. OHMSTEDE, as Trustees, or their successors in trust, under the CLINTON OHMSTEDE AND DONNA M. OHMSTEDE TRUST, dated JULY 20, 2018*, and any amendments thereto, whose address is: 3608 N Chelsea, Kansas City, MO 64117.


WITNESSETH, That the said GRANTORS, for good consideration and for the sum of Ten and 00/100 dollars (\$10.00) paid by the said GRANTEE, the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, and SELL, CONVEY, CONFIRM and WARRANT unto the said GRANTEES forever, to all the right, title, interest and claim which the GRANTORS have in and to **AN UNDIVIDED 100% INTEREST IN AND TO** the following described parcels of land, and improvements and appurtenances thereto (as defined in Neb. Rev. Stat. Section 76-201) **all located and situated in WEBSTER COUNTY, State of NEBRASKA, to-wit: The Southwest Quarter (SW1/4) of Section Thirty-one (31), Township One (1) North, Range Nine (9) West of the 6th P.M. Webster County, Nebraska.** Subject to easements, restrictions, reservations and covenants of record, if any. To have and to hold with all rights, privileges and immunities thereto now belonging to the Grantees and unto its heirs and assigns forever, the said Grantors hereby covenanting that they are lawfully seized of an undivided 100% indefeasible estate in fee in the premises herein conveyed; that they have good right to convey same; that said premises are free and clear from and encumbrance done or suffered by them or those under whom they claim; and that the Grantors will warrant and defend the title of said premises unto said Grantees and unto its heirs, assigns forever against the lawful claims and demands of all persons whomsoever. Grantors further warrant that they are executing this deed and have the full authority to do so. Grantors reaffirm the fact that the above identified property will be held in trust by the parties as tenants by the entirety and nothing contained in this deed or in the terms of the identified trust agreement shall alter the tenancy by the entirety nature of this property. **In Witness Whereof**, The said parties have signed and sealed these presents. Signed, sealed and delivered in the presence of:

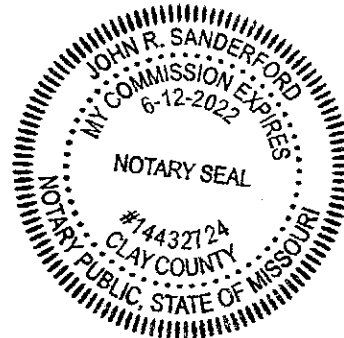

CLINTON OHMSTEDE


DONNA OHMSTEDE

STATE OF MISSOURI }
} ss.
COUNTY OF CLAY }

On JULY 20, 2018, then personally appeared CLINTON OHMSTEDE AND DONNA OHMSTEDE, known to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same as their free act and deed.


Notary Public
My Commission Expires:



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1662

PAGES _____

GRANTEE MASTER NAME # Andrew A. +

PARCEL # / FILING NUMBER 000612200 -

17240

Mackenzie J. Cole

DOC STAMPS 42.75

tax/lien

SALES FILE # 189

PAGES _____

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

TAX DISTRICT 25

TOTAL SALE PRICE 19,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-3-2018

DEED TYPE General WD

SALE QUAL	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	<u>4</u>	5
	USABILITY	AS ADJUSTED	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 this was purchased by payments - when pd in full they would file Deed. Family Sale

PARCEL # (S)								
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Real Estate Transfer Statement

189

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. 08 Day 03 Yr. 2018 4 Date of Deed Mo. 08 Day 03 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gregg A. Richardson and Heather D. Richardson Grantee's Name (Buyer) Andrew A. Cole and Mackenzie J. Cole

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

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution, Auction, Court Decree, Easement, 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? 12 Was real estate purchased for same use? (If No, explain the division.) (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? \$19,000 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 245 Nebraska Street, Guide Rock, NE 68942 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as #6

20 Legal Description Lots One (1), Two (2) and Three (3), Block Eleven (11), Vance's Addition to Guide Rock, Webster County, Nebraska.

21 If agricultural, list total number of acres

Table with 2 columns: Item Number, Amount. Row 22: Total purchase price, including any liabilities assumed. Row 23: Was non-real property included in the purchase? Row 24: Adjusted purchase price paid for real estate (line 22 minus line 23).

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

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

Michael L. Rickert (402) 934-4770 Print or Type Name of Grantee or Authorized Representative Phone Number Signature of Grantee or Authorized Representative Attorney Title Date 8-10-18

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 08/13/18

\$ 42.75 By BB

Bk 2018, Pg 1662

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 13 day of August A.D., 2018, at 02:15 o'clock PM. Recorded in Book 2018 on Pages 1662-1663.

Debra K. Hengstler
County Clerk
Fee: \$16.00 By: BB Deputy
Electronically Recorded

GENERAL WARRANTY DEED

Gregg A. Richardson, a/k/a Greg Richardson, and Heather D. Richardson, husband and wife (collectively, "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 grant, sell, convey and demise to Andrew A. Cole and Mackenzie J. Cole, husband and wife, as joint tenants with rights of survivorship and not as tenants-in-common (collectively, "Grantee") all of Grantor's right, title and interest in and to the following described real estate (as defined in Neb. Rev. Stat. § 76-201), together with all improvements thereupon, if any, in Webster County, State of Nebraska (the "Property"):

Lots One (1), Two (2) and Three (3), Block Eleven (11), Vance's Addition to Guide Rock, Webster County, Nebraska.

Grantor hereby covenants with Grantee that Grantor:

1. is lawfully seised of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;
2. has legal power and lawful authority to sell and convey Grantor's interest in the Property;
3. warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

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

WHEN RECORDED, PLEASE
RETURN TO:
Michael L. Rickert
Dvorak Law Group, LLC
13625 California St #110
Omaha, NE 68154

Executed: August 3, 2018.

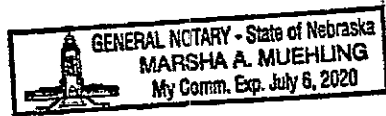
Gregg A. Richardson
Gregg A. Richardson, a/k/a Greg Richardson

Heather D. Richardson
Heather D. Richardson

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

This record was acknowledged before me on August 3, 2018, by
Gregg A. Richardson, a/k/a Greg Richardson, as Grantor.

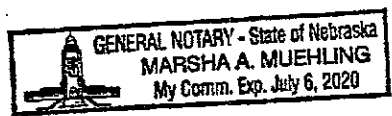
Marsha A. Muehling
Notary Public



STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

This record was acknowledged before me on Heather Richardson 2018, by
Heather D. Richardson, as Grantor.

Marsha A. Muehling
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1664

PAGES _____

GRANTEE MASTER NAME # Elizabeth h. Monke

PARCEL # / FILING NUMBER 000324100

8490

DOC STAMPS 353.25

tax/lien

SALES FILE # 190

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 157,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-9-18

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

Real Estate Transfer Statement

FORM
521

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

190

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>09</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>08</u> Day <u>10</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jeremy J. Meyer and Peggy S. and Roger J. Meyer Street or Other Mailing Address 611 Dockside Cove City Hastings State NE Zip Code 68901 Phone Number (402) 469-8198 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Elizabeth Menke Street or Other Mailing Address 905 West York St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-4740 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address N/A			

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

(A) Status	(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)

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"/> 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?
\$157,000

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 **Adams Land Title Co.** No

18 Address of Property
905 West York 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
The West 10 feet of Lot 2, and all of Lots 3 and 4, Block 1, Sweezy's Addition to Blue Hill, Webster County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	157,000.00
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	\$	157,000.00

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.

Michael W. Kassebaum (402) 463-4198
Print or Type Name of Grantee or Authorized Representative Phone Number

Michael W. Kassebaum Title Agent 8-10-2018
Signature of Grantee or Authorized Representative Title Date

sign here

Register of Deed's Use Only			For Dept. Use Only
25 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. _____ Day _____	2018 Aug 13 02:16 PM 353.25	Book 2018 Page 1664	

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/13/18
\$ 353.25 By BB

Bk 2018, Pg 1664

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 13 day
of August A.D., 2018, at 02:16
o'clock PM. Recorded in Book 2018
on Pages 1664-1665.

Debra K. Angubing
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 Grantors, **JEREMY J. MEYER, A SINGLE PERSON, AND PEGGY S. MEYER AND ROGER J. MEYER, WIFE AND HUSBAND**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and convey to **ELIZABETH MENKE, A SINGLE PERSON**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Blue Hill, Webster County, Nebraska:

The West Ten (10) Feet of Lot Two (2), and all of Lots Three (3) and Four (4), Block One (1), Sweezy's Addition to ~~the~~ Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEE that GRANTORS:

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

Executed August 09, 2018.

Jeremy J. Meyer

Jeremy J. Meyer

Peggy S. Meyer

Peggy S. Meyer

Roger J. Meyer

Roger J. Meyer

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 9th day of August, 2018, before me personally appeared **Jeremy J. Meyer, a single person.**



Danielle L. Kelley
Notary Public
My Commission Expires: Sept. 27, 2020

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 9th day of August, 2018, before me personally appeared **S. Meyer and Roger J. Meyer, wife and husband.**



Danielle L. Kelley
Notary Public
My Commission Expires: Sept. 27, 2020

Residential & Commercial Sales Worksheet


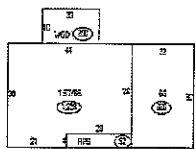
Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1664	8/9/2018	Base: 91-0074		Affiliated: 91-0074		Unified: 91-0074						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000324100		195		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20030		001	8490		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,700		103,915		107,615		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1981				Construction Date :						
Floor:				Floor Sq. Ft. : 1,228				Floor Sq. Ft. :						
Building Cost New:				Cost : 174,115				Cost :						
Single Family Style: 101				Residential Condition: 35				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 checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Comments from				Comments:										
WD														

(Continue on back)

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000324100		Legal W 10' LOT 2 & ALL LOTS 3 & 4 BLOCK 1 BLUE HILL SWEEZYS ADDITION		Card File 000324100						
Owner MENKE, ELIZABETH 905 WEST YORK STREET BLUE HILL, NE 68930				Situs 905 W YORK ST BLUE HILL, NE 68930						
County Area 0	N/A	Class Code 01-01-01-01-06-02	Value		Previous					
Neighborhood 300	BLUE HILL	State GEO 4133-00-0-20030-001-8490	Buildings		105,495					
Location / Group 20	BLUE HILL (BH)	Cadastral 00002-00069-00027	Improvement		0					
District 195	74HF6N - 91-0074	Book / Page 2018 / 1864	Land / Lot		3,700					
School 91-0074	91-0074 91-0074	Sale Date 08/09/2018	Total		109,195					
		Sale Amount 157,000			107,615					
		Permit No. 0001	Type 00 N/A	Description 2008-8-2010 ADD GARAGE SKETCH ON IN OFFI	Date Open 10/07/2008	Date Closed 12/07/2009	Amount 0			
Model 8	Method 02 SqFoot	Lot Size 14,850.000	Frontage 110.000	Spot Code N	Cutoff 17,000	Value 0.249	Add (+/-) 0.000	Lot Value 3,700	Appr ID 0	
					122,000	0.080				
					999,999	0.029				
Sale Date	Book	Page	Extend	Ownership History			Amount			
08/09/2018	2018	1864		MENKE, ELIZABETH			157,000			
07/06/2013	02013	01970		MEYER, JEREMY J & PEGGY S			115,000			
11/30/2003	02003	02700		DUVAL, CLAIR & BONNIE			110,000			
				MEYER, JEREMY J & PEGGY S MEYER			0			
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	324100	195	105,495	0	3,700	109,195	0	109,195	2,111.58	0
2016	324100	195	103,915	0	3,700	107,615	0	107,615	2,074.66	0
2015	324100	195	107,820	0	3,700	111,520	0	111,520	2,121.06	0
2014	324100	195	107,820	0	3,700	111,520	0	111,520	2,325.36	0
2013	324100	195	111,450	0	3,700	115,150	0	115,150	2,588.08	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 000324100 (755) Cadastral ID 00002-00069-00027 PAD Class Code 01-01-01-01-06-02 State GEO 4133-00-0-20030-001-8490 Owner MENKE, ELIZABETH 905 WEST YORK STREET BLUE HILL, NE 68830 Situs 905 W YORK ST BLUE HILL NE 68830 Neighborhood 300 - BLUE HILL District 195 - 74HF6N - 91-0074 Legal W 10' LOT 2 & ALL LOTS 3 & 4 BLOCK 1 BLUE HILL SWEZYS ADDITION</p>	<p>Primary Image</p> 	<p>Sketch Image</p> 																																																	
<p>Property Valuation Buildings 103,915 Improvement 0 Land/Lot 0 Total 103,915</p> <p>Review Information 01/28/2016 Entered DL 09/02/2015 Inspect TS</p>	<p>Residential Information Type Single-family Residence Quality 3.00 - Average Condition 3.50 - Average Plus 0.5 Base/Total 1,228 / 1,228 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Vinyl Heating/Cooling 100 % - Warmd & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 9 / 0 Bed/Bathroom 2 / 2.0 Basement Area 1,228 780 Part</p>	<p>Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1981/0</p>																																																	
<table border="1"> <thead> <tr> <th>Code Description</th> <th>Quality</th> <th>Year</th> <th>Dimensions</th> <th>Units</th> <th>PD, FD</th> </tr> </thead> <tbody> <tr> <td>701 Attached Garage(SF)</td> <td>0.00</td> <td>0</td> <td></td> <td>1,052 sqft</td> <td>0.000 % / 0.000 %</td> </tr> <tr> <td colspan="6">Approximate value after 35.000 % physical, 9.300 % functional and 0.000 % economic depreciation is 11,995</td> </tr> </tbody> </table>			Code Description	Quality	Year	Dimensions	Units	PD, FD	701 Attached Garage(SF)	0.00	0		1,052 sqft	0.000 % / 0.000 %	Approximate value after 35.000 % physical, 9.300 % functional and 0.000 % economic depreciation is 11,995																																				
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WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: WWW.CO.WEBSTER.NE.US

Seller: MEYER, JEREMY J & PEGGY S MEYER
Buyer: MENKE, ELIZABETH
Parcel ID: 000324100
Additional Parcels:
Book: 2018 Page: 1664
Sale Date: 08/09/2018
Legal Description: W 10' LOT 2 & ALL LOTS 3 & 4 BLOCK 1 BLUE HILL SWEZYS ADDITION

Residential

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office Fax:402-746-2717 e-mail dlwebcoassr@outlook.com

What was the total purchase price? _____ . Yes/No If no explain _____

Were any changes made to the property either before or after the sale? ___Yes ___No (example: Remodeling, Renovations, Additions, Repairs, Demolition) If yes, Explain:

How did you learn the property was for sale? (Circle one): Advertising Brokder/Realtor Family Newspaper Seller Prior Knowledge Other(Explain)

Check the primary motivation for purchase of property?
___ Location ___ Outbuildings ___ Price ___ Investment ___ Size

How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement Set by Seller Other (Explain)

If Appraised, what was the appraised value? _____

Was this a sale of partial interest in the property? ___Yes ___No If yes, explain

Did this sale involve a trade or exchange of property? ___Yes ___No If yes, Explain

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: WWW.CO.WEBSTER.NE.US

Seller: MEYER, JEREMY J & PEGGY S MEYER
Buyer: MENKE, ELIZABETH
Parcel ID: 000324100
Additional Parcels:
Book: 2018 Page: 1664
Sale Date: 08/09/2018
Legal Description: W 10' LOT 2 & ALL LOTS 3 & 4 BLOCK 1 BLUE HILL SWEEZYS ADDITION

Was the sale between family members? Yes No If yes, explain

Was there any association between the buyer and the seller or with the property? Yes No If yes explain

Do you own other property nearby? Yes No If yes, please explain

What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement Land Other (explain)

If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?
\$. What expenses have been incurred in each of the past five years?

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please explain):
What is the dollar value of the personal property that was included in the purchase price.

Do you think this property sold for its full market value? Yes No

Was the property made available to other potential purchasers? Yes/No Explain if no

How many bedrooms? How many bathrooms? What type of heating and cooling is in the house?

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please explain):

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: WWW.CO.WEBSTER.NE.US

Seller: MEYER, JEREMY J & PEGGY S MEYER
Buyer: MENKE, ELIZABETH
Parcel ID: 000324100
Additional Parcels:
Book: 2018 Page: 1664
Sale Date: 08/09/2018
Legal Description: W 10' LOT 2 & ALL LOTS 3 & 4 BLOCK 1 BLUE HILL SWEEZYS ADDITION

Describe the basement finish; flooring, walls, ceiling finish?

Manufactured Housing: Was this home manufactured off site then moved to this location? yes
 No If manufactured; what brand? _____ If
manufactured; what type of home is this? _____ Mobile Home
_____ Manufactured If manufactured is the home still siton on
(circle one) Metal Frame Foundation Basement

Signature: _____ Buyer/Seller
(circle one) Phone# _____ Date: _____

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.

191

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. _____ Day _____ Yr. _____		4 Date of Deed Mo. _____ Day _____ Yr. _____	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) KATIE M GLENN Street or Other Mailing Address 3678 140TH AVENUE City CEDAR RAPIDS State NE Zip Code 68627 Phone Number (402) 460-7471 Email Address katie-krueger@hotmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) KATIE M GLENN Street or Other Mailing Address 3678 140TH AVENUE City CEDAR RAPIDS State NE Zip Code 68627 Phone Number (402) 460-7471 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 katie-krueger@hotmail.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 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"/> Mobile Home <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) **NAME CHANGE**

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 **SELF**
 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?
\$777,000

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
1782 RD 1400 AND RURAL

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Elmer Krueger, Sonja Krueger, Katie Glenn
 1782 RD 1400, Blue Hill NE 68930**

18a No address assigned 18b Vacant land

20 Legal Description
NE1/4 8-3-10, NW1/4NW1/4 7-3-10, SW1/4 5-3-10, NE1/4 8-3-10 LESS NW CORNER SOUTH 598', EAST 33' (EAST EDGE OF ROAD) TO POINT OF BEGINNING THENCE SOUTH 242', EAST 360', NORTH 242', WEST 360' TO POINT OF BEGINNING NW1/4NW1/4 8-3-10. WEBSTER COUNTY, NEBRASKA

21 If agricultural, list total number of acres **354.52**

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

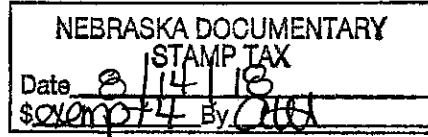
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **KATIE M. GLENN** (402) 460-7471
 Print or Type Name of Grantee or Authorized Representative Phone Number
Katie M Glenn SELF
 Signature of Grantee or Authorized Representative Title Date **8-10-18**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 14 Yr. 18	27 Value of Stamp or Exempt Number \$ exempt 4	28 Recording Data BK 2018 Pg 1681

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 14th day of August A.D., 20 18, at 8:20 o'clock A M. Recorded in Book 2018 on Page 11681-11682
D. Klingenberg County Clerk
AKK Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



AFFIDAVIT OF NAME CHANGE ON REAL ESTATE

State of Nebraska)
) ss.
County of Webster)

The undersigned being duly sworn and upon, deposes and states as follows:

That Katie M Glenn is one and the same as Katie M. Krueger. The variance in the applicant's name is due to marriage.

This name change is used exclusively and for all purposes, but specifically for this document to update name on real estate located in Webster County Nebraska, described as:

NE1/4 8-3-10, NW1/4NW1/4 7-3-10, SW1/4 5-3-10, NW1/4 LESS NW CORNER SOUTH 598', EAST 33' (EAST EDGE OF ROAD) TO POINT OF BEGINNING THENCE SOUTH 242', EAST 360', NORTH 242', WEST 360' TO POINT OF BEGINNING NW1/4NW1/4 8-3-10, WEBSTER COUNTY, NEBRASKA

Executed the 10 day of August, 2018

Katie M Glenn
Katie M Glenn

State of Nebraska)
) ss.
County of Webster)

Subscribed and sworn to and acknowledge before me this 10th day of August, 2018

Laura D. ARP
Notary Public



State of Nebraska - Department of Health and Human Services - Vital Records Office
LICENSE AND CERTIFICATE OF MARRIAGE

1. COUNTY OF Webster		2. LICENSE NUMBER 18 00013	
3. GROOM/PARTY A - Name (First, Middle, Last, Suffix) Robert Michael Glenn			4. AGE 35
5a. RESIDENCE - Street & Number 80657 507th Ave		5b. City, State, Zip Code or Foreign Country Greeley, Nebraska 68842	5c. County Greeley
6. BIRTHPLACE (City and State or Foreign Country) Albion, Nebraska		7. DATE OF BIRTH (Mo., Day, Yr.) April 02, 1983	
8a. FATHER'S - NAME (First, Middle, Last, Suffix) William Grant Glenn		8b. BIRTHPLACE (City and State or Foreign Country) Wolbach, Nebraska	
9a. MOTHER'S - FULL MAIDEN NAME (First, Middle, Last, Suffix) Barbara Jean Kennedy		9b. BIRTHPLACE (City and State or Foreign Country) Albion, Nebraska	
10a. BRIDE/PARTY B - NAME (First, Middle, Last, Suffix) Katie Marie Krueger		10b. MAIDEN NAME (If different)	11. AGE 24
12a. RESIDENCE - Street & Number 1782 Rd 1400		12b. City, State, Zip Code or Foreign Country Blue Hill, Nebraska 68930	12c. County Webster
13. BIRTHPLACE (City and State or Foreign Country) Superior, Nebraska		14. DATE OF BIRTH (Mo., Day, Yr.) October 20, 1993	
15a. FATHER'S - NAME (First, Middle, Last, Suffix) Larry Wayne Krueger		15b. BIRTHPLACE (City and State or Foreign Country) Red Cloud, Nebraska	
16a. MOTHER'S - FULL MAIDEN NAME (First, Middle, Last, Suffix) Sonja Lynn Kerr		16b. BIRTHPLACE (City and State or Foreign Country) Hastings, Nebraska	
I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT WE ARE FREE TO MARRY UNDER THE LAWS OF THIS STATE AS OF THE DATE OF THIS LICENSE.			
17. GROOM'S/PARTY A SIGNATURE <i>Robert M. Glenn</i>		18. BRIDE'S/PARTY B SIGNATURE <i>Katie M. Krueger</i>	
19a. SUBSCRIBED TO AND SWORN TO BEFORE ME ON (Mo., Day, Yr.) June 7, 2018		20a. SUBSCRIBED TO AND SWORN TO BEFORE ME ON (Mo., Day, Yr.) June 7, 2018	
19b. SIGNATURE AND TITLE OF ISSUING OFFICER/NOTARY <i>Rouise Petsch</i> Deputy County Clerk		20b. SIGNATURE AND TITLE OF ISSUING OFFICER/NOTARY <i>Rouise Petsch</i> Deputy County Clerk	
THIS LICENSE AUTHORIZES THE MARRIAGE IN THIS STATE OF THE PARTIES NAMED ABOVE BY ANY PERSON DULY AUTHORIZED TO PERFORM A MARRIAGE CEREMONY UNDER THE LAWS OF THE STATE OF NEBRASKA.			
21a. I CERTIFY THAT THE ABOVE NAMED PERSONS WERE MARRIED ON (Mo., Day, Yr.) July 14, 2018		21b. WHERE MARRIED - City, Town or Location Blue Hill	21c. County Webster
21d. PERSON PERFORMING CEREMONY (Sign and Print Name) <i>Jolene K. Duffy</i>		21e. Title Clerk Magistrate	
21f. FULL MAILING ADDRESS OF PERSON PERFORMING CEREMONY 1650 John Street, Guide Rock NE 68942			
22a. WITNESS TO CEREMONY (Signature) <i>Elmer Krueger</i>		22b. WITNESS TO CEREMONY (Signature) <i>David Glenn</i>	
22c. FULL MAILING ADDRESS OF WITNESS 1782 Rd 1400 Blue Hill NE 68930		22d. FULL MAILING ADDRESS OF WITNESS 80380 WPA Ave Wolbach, NE 68882	
23a. COUNTY CLERK OR TRIBAL COURT MAKING RETURN TO VITAL STATISTICS SECTION Debra Klingenberg, Debra Dengerberger, County Clerk		23b. Date Filed with County Clerk or Tribal Court July 17, 2018	



2018004233



STATE OF NEBRASKA ss
WEBSTER COUNTY
I, County Clerk and Clerk of District Court, do hereby certify that this is a true and correct copy.

Rouise Petsch, Deputy

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-11683 # PAGES _____ GRANTEE MASTER NAME # Sean +

PARCEL # / FILING NUMBER 000624/00-19690 _____ Jaclyn Duffy

DOC STAMPS 2.25 tax/lien

SALES FILE # 192 # PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 25

TOTAL SALE PRICE \$ 750.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-13-2018

DEED TYPE JTW D

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

COMMENTS Parent to child - Assessed Value \$ 750

PARCEL # (S)

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

Real Estate Transfer Statement 192

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

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>13</u> Yr. <u>2018</u>	4 Date of Deed Mo. <u>08</u> Day <u>13</u> Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joan E. Duffy, c/o Lynette Vogler Street or Other Mailing Address 15305 Pavillion Glen St City Huntersville State NC Zip Code 28078		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sean & Jaclyn Duffy Street or Other Mailing Address 350 W Douglas Ave City Guide Rock State NE Zip Code 68942	
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address		Email Address	

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

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

8 Type of Deed

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

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

Yes No

10 Type of Transfer

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

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
515 E State St
Guide Rock, NE 68942

18a No address assigned **18b** Vacant land

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

20 Legal Description
see attached

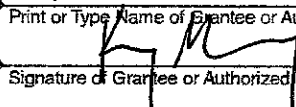
21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 750.00
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	\$ 750.00

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 of Grantee or Authorized Representative

Attorney
Title _____

(402) 746-3613
Phone Number
8/14/18
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>14</u> Yr. <u>2018</u>	27 Value of Stamp or Exempt Number \$ <u>2.25</u>	28 Recording Data <u>Bk 2018, Pg 1683</u>

County Surveyor's Lot Three (3), in the Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, also known as Lot Fifteen (15), Annexation to Guide Rock, subject to easements or restrictions of record, EXCEPT that portion of said tract deeded to Webster County, Nebraska in Book 2005, page 1220 for public right-of-way.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 14th day of Aug A.D., 2018, at 2:18 o'clock P.M. Recorded in Book 2018 on Page 1683
Debra Klingenberg County Clerk
D.O. Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8/14/18
\$ 2.25 By DWA

JOINT TENANCY WARRANTY DEED

Joan E. Duffy, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Sean Duffy and Jaclyn Duffy, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

County Surveyor's Lot Three (3), in the Northwest Quarter (NW¼) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, also known as Lot Fifteen (15), Annexation to Guide Rock, subject to easements or restrictions of record, EXCEPT that portion of said tract deeded to Webster County, Nebraska in Book 2005, page 1220 for public right-of-way.

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 August 13, 2018.

JOAN E. DUFFY

By Lynnette Vogler AIF
Lynnette Vogler, Attorney in Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 13, 2018, by Lynnette Vogler, Attorney in Fact for Joan E. Duffy.

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

[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2018	1683	8/13/2018	Base: 91-0501		Affiliated: 91-0501		Unified: 91-0501							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000624100		192		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4487	1	9	10	0	40035		000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
470		280		750		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: GUIDE ROCK (GR)						A) 1	B) 01	C) 1	D) 1	E) 7	F) 6				
Residential						Commercial									
Multiple Improvements:		Multiple Improvements. :						Multiple Improvements. :							
Construction Date:		Construction Date : 1890						Construction Date :							
Floor:		Floor Sq. Ft. : 1,381						Floor Sq. Ft. :							
Building Cost New:		Cost : 112,750						Cost :							
Single Family Style: 101		Residential Condition: 10						Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home		(10) <input checked="" type="checkbox"/> Worn Out						Primary:		Other1:		Other2:			
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn						Commercial Construction Class:							
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average						(1) <input type="checkbox"/> Fireproof Structural Steel Frame							
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good						(2) <input type="checkbox"/> Reinforced Concrete Frame							
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good						(3) <input type="checkbox"/> Masonry Bearing Walls							
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent						(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls							
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls							
Townhouse or Duplex Style:		Residential Quality: 30						(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low						Cost Rank:		Condition:					
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair						(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average						(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good						(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good						(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):															
Assessor Comments and Reason for Adjustment:															
Comments from						Comments:									
JTWD															

(Continue on back)

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000624100			Legal LOT 15 IN 10-1-9 GUIDE ROCK NEW TERRITORY S-T-R: 10-01-09			Card File 000624100			Situs 515 E STATE ST GUIDE ROCK, NE 68942		
Owner DUFFY, SEAN & JACLYN 350 W DOUGLAS AVENUE GUIDE ROCK, NE 68942											
County Area	0	N/A	Class Code	01-01-01-01-07-06		Value			Previous		
Neighborhood	100	GUIDE ROCK	State GEO	4487-10-0-40035-000-0000		Buildings			280	280	
Location / Group	40	GUIDE ROCK (GR)	Cadastral	00002-00092-00001		Improvement			0	0	
District	25	GR11VS - 65-0011	Book / Page	2018 / 1683		Land / Lot			470	470	
School	91-0501	91-0501 91-0501	Sale Date	08/13/2018		Total			750	750	
			Sale Amount	750							
Date Added Notes											
09/25/2007 CARD #: 19690 GLIDE: 65											
			Permit No.	Type	Description	Date Open	Date Closed	Amount			
			0001	00 N/A	~2003 BOB IS TRAILER WORTH ANYTHING, IF	09/05/2002	02/19/2003	0			
Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID		
4 GUIDE ROCK	02 SqFoot	225,369.000	1.000	N	15,000	0.010	0.000	470	0		
					40,000	0.002					
					999,999	0.001					
Sale Date	Book	Page	Extend	Ownership History				Amount			
08/13/2018	2018	1683		DUFFY, SEAN & JACLYN				750			
12/11/2003	02003	02720		DUFFY, JOAN E				7,500			
12/11/2003	02003	02720		DUFFY, JOAN E				7,500			
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2017	624100	25	280	0	470	750	0	750	13.90	0	
2016	624100	25	280	0	470	750	0	750	13.66	0	
2015	624100	25	280	0	470	750	0	750	13.86	0	
2014	624100	25	655	0	470	1,125	0	1,125	23.32	0	
2013	624100	25	4,740	0	1,100	5,840	0	5,840	131.60	0	

WEBSTER COUNTY
2017 Appraisal Property Record Card

Parcel ID 000624100 (1265) Cadastral ID 00002-00092-00001 PAD Class Code 01-01-01-01-07-06 State GEO 4487-10-0-40035-000-0000 Owner DUFFY, SEAN & JACLYN 350 W DOUGLAS AVENUE GUIDE ROCK, NE 68942 Situs 515 E STATE ST GUIDE ROCK NE 68942 Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal S-T-R: 10-01-09 LOT 15 IN 10-1-9 GUIDE ROCK NEW TERRITORY	Primary Image 	Sketch Image 
---	--	--

Property Valuation Buildings 280 Improvement 0 Land/Lot 0 Total 280	Residential Information Type Single-family Residence Quality 3.00 - Average Condition 1.00 - Worn Out Base/Total 1,381 / 1,381 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 2 / 1.0 Basement Area 0	Marshall & Swift Cost Approach (06/2013) Year/Effective Age 1890/0
Review Information 12/09/2013 Entered AG 10/10/2013 Inspect TS		

Code	Description	Cost Source	Size	Year In	Units	Depreciation
WST	Wood Stove	MS Residential	1	0	1	0.000 %
SWP	Enclosed Porch, Solid Walls	MS Residential	299	0	299	0.000 %
YDS	Yard Shed	MS Residential	80	0	80	32.000 %
GRH	GUIDE ROCK SALV HOUS	MS Residential	1381	0	1,381	0.000 %

Date Added Notes
09/25/2007 CARD #: 19690 GLIDE: 65

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1685

PAGES _____

GRANTEE MASTER NAME # Stephen A.

PARCEL # / FILING NUMBER 005705600 -

23 430

Alquist

DOC STAMPS Exempt 5

tax/lien

SALES FILE # 193

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	<u>700</u>	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 45

TOTAL SALE PRICE ~~0~~

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-14-2018

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

COMMENTS

Dissolution

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

Real Estate Transfer Statement

193

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>14</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>08</u> Day <u>14</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Stephen A. Alquist & Rebecca Cave Street or Other Mailing Address 318 Minnesota Ave City Inavale State NE Zip Code 68952 Phone Number (402) 746-3119 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Stephen A. Alquist Street or Other Mailing Address 318 Minnesota Ave City Inavale State NE Zip Code 68952 Phone Number (402) 746-3119 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 <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	(C) <input type="checkbox"/> Mobile Home

8 Type of Deed		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"/> Bill of Sale	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator	<input type="checkbox"/> Corrective	<input type="checkbox"/> Distribution	<input type="checkbox"/> Easement	<input type="checkbox"/> Executor	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Lease	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Gift	<input type="checkbox"/> Grantor Trust	Aunt or Uncle to Niece or Nephew		Family Corp., Partnership, or LLC	
<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Trust/Trustee	<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	Brothers and Sisters		Self	
<input type="checkbox"/> Other				<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Partition	Ex-spouse		Spouse	
				<input type="checkbox"/> Auction	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	Parents and Child		Step-parent and Step-child	
				<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	Other (Specify)		Transfer on Death	
				<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	Other (Specify) <u>Dissolution</u>		Trustee to Beneficiary	

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

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

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

18 Address of Property 318 Minnesota Ave Inavale, NE 68952	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as Grantee
--	--

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

20 Legal Description
Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Eight (8), Original Town of Inavale, Webster County, Nebraska.

21 If agricultural, list total number of acres _____.

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

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

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

sign here **David B. Garwood** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
David B. Garwood Attorney **8-14-18**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>14</u> Yr. <u>2018</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 5A</u>	28 Recording Data <u>BW 2018, Pg 1685</u>

BW 2018, Pg 1685

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 14th day of Aug A.D., 2018, at 3:45 o'clock PM. Recorded in Book 2018 on Page 1685
Debra Kungenbos County Clerk
10:00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8/14/18
\$ exempt 5 By DAE

WARRANTY DEED

Stephen A. Alquist & Rebecca Cave, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and dissolution of marriage, receipt of which is hereby acknowledged, convey to Stephen A. Alquist, one of the Grantors, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Eight (8), Original Town of Inavale, 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 August 14, 2018.

[Signature]
Stephen A. Alquist

[Signature]
Rebecca Cave

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 14, 2018, by Stephen A. Alquist & Rebecca Cave, husband and wife.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2018

Comm. expires 10-22-2018

[Signature]
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1687

PAGES _____

GRANTEE MASTER NAME# Jeremy Muhs

PARCEL # / FILING NUMBER 000143800-

38140

DOC STAMPS 168.75

tax/lien

SALES FILE # 194

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 75,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-14-18

DEED TYPE WD

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

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

COMMENTS _____

PARCEL # (5)								
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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.

194

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>08</u> Day <u>14</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>08</u> Day <u>13</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kimberly A. Danehey-Nibbe Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeremy Muhs Street or Other Mailing Address 51 N Seward St			
City Red Cloud		State NE		Zip Code 68970		City Red Cloud	
State NE		Zip Code 68970		City Red Cloud		State NE	
Zip Code 68970		City Red Cloud		State NE		Zip Code 68970	
Phone Number (402) 746-0130				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address n/a				Email Address n/a		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input 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"/> 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 type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	
<input type="checkbox"/> Corrective					
<input type="checkbox"/> Death Certificate - Transfer on Death					

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 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?
\$75,000

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 **Garv Thompson Agency** No

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

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

18a No address assigned 18b Vacant land

20 Legal Description
Lots Ten (10), Eleven (11) and twelve (12), Block Four (4), Garber's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	75,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	75,000.00

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.

Jeremy Muhs
Print or Type Name of Grantee or Authorized Representative

Jeremy Muhs
Signature of Grantee or Authorized Representative

Grantee
Title

Phone Number
8/ /2018
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>15</u> Yr. <u>2018</u>	27 Value of Stamp or Exempt Number \$ <u>168.75</u>	28 Recording Data BW2018, Pg 1687

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

BW 2018, Pg 1687

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 15th day of Aug A.D., 2018, at 10:45 o'clock PM. Recorded in Book 2018 on Page 1687
Debra Klingsberger County Clerk
10.00 DNA Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>8/15/18</u>
\$	<u>168.75</u> By <u>DNA</u>

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

WARRANTY DEED

Kimberly A. Danehey-Nibbe, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jeremy Muhs, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Ten (10), Eleven (11) and Twelve (12), Block Four (4), Garber's Addition to Red Cloud, Webster County, Nebraska

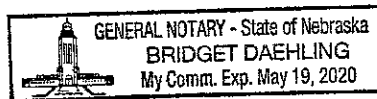
Grantor covenants, jointly and severally, if more than one, with Grantee that Grantor:

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

Executed August 13, 2018.

Kimberly A. Danehey-Nibbe
Kimberly A. Danehey-Nibbe

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)



The foregoing instrument was acknowledged before me on August 13, 2018 by Kimberly A. Danehey-Nibbe, a single person.

Bridget Daehling
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1687	8/14/2018	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000143800		194		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10030		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
940		71,755		72,695		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. : 1,816				Floor Sq. Ft. :						
Building Cost New:				Cost : 143,240				Cost :						
Single Family Style: 102				Residential Condition: 35				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input checked="" 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 checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
Comments from						Comments:								
WD														
(Continue on back)														

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000143800		Legal LOTS 10-12 BLOCK 4 GARBER'S ADDITION RED CLOUD		Card File 000143800													
Owner MUHS, JEREMY 51 N SEWARD STREET RED CLOUD, NE 68970				Situs 51 N SEWARD STREET RED CLOUD, NE 68970													
County Area	0 N/A	Class Code	01-01-01-01-06-02	Value	Previous Current												
Neighborhood	200 RED CLOUD	State GEO	4491-00-0-10030-004-0000	Buildings	57,855 71,755												
Location / Group	60 RED CLOUD (RC)	Cadastral	00002-00106-00016	Improvement	0 0												
District	65 2CS - 91-0002	Book / Page	2018 / 1687	Land / Lot	940 940												
School	91-0002 91-0002 91-0002	Sale Date	08/14/2018	Total	58,795 72,695												
Sale Amount 75,000																	
Date Added Notes																	
11/04/2002 38140																	
<table border="1"> <thead> <tr> <th>Permit No.</th> <th>Type</th> <th>Description</th> <th>Date Open</th> <th>Date Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>0001</td> <td>00 N/A</td> <td>-2003 REMODELING CHECK</td> <td>11/01/2000</td> <td>02/28/2003</td> <td>0</td> </tr> </tbody> </table>						Permit No.	Type	Description	Date Open	Date Closed	Amount	0001	00 N/A	-2003 REMODELING CHECK	11/01/2000	02/28/2003	0
Permit No.	Type	Description	Date Open	Date Closed	Amount												
0001	00 N/A	-2003 REMODELING CHECK	11/01/2000	02/28/2003	0												
Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID								
6 RED CLOUD	02 SqFoot	10,650.000	75.000	N	25,000	0.088	0.000	940	0								
						130,680	0.007										
						999,999	0.003										
Sale Date	Book	Page	Extend	Ownership History		Amount											
07/17/1997	01997	01300		NIBBE, DOUGLAS A		0											
				DANEHEY-NIBBE, KIMBERLY		0											
	2018	1687		MUHS, JEREMY		75,000											
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax							
2017	143800	65	57,855	0	940	58,795	0	58,795	1,164.64	0							
2018	143800	65	57,855	0	940	58,795	0	58,795	1,205.98	0							
2015	143800	65	50,625	0	940	51,565	0	51,565	1,159.88	0							
2014	143800	65	50,625	0	940	51,565	0	51,565	1,224.96	0							
2013	143800	65	51,675	0	940	52,615	0	52,615	1,305.16	0							

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 000143800 (346) Cadastral ID 00002-00106-00016 PAD Class Code 01-01-01-01-08-02 State GEO 4491-00-0-10030-004-0000 Owner MUHS, JEREMY 51 N SEWARD STREET RED CLOUD, NE 68970 Situs 51 N SEWARD STREET RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 10-12 BLOCK 4 GARBER'S ADDITION RED CLOUD</p>	<p>Primary Image</p> 	<p>Sketch Image</p> 																												
<p>Property Valuation</p> <p>Buildings 71,755 Improvement 0 Land/Lot 0 Total 71,755</p> <p>Review Information</p> <p>03/17/2017 Entered DL 09/30/2016 Inspect TS</p>	<p>Residential Information</p> <p>Type Single-family Residence Quality 3.00 - Average Condition 3.50 - Average Plus 0.5 Base/Total 922 / 1,816 Style 98 % - Two Story 2 % - 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 8 / 0 Bed/Bathroom 3 / 2.0 Basement Area 0</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 1900/0</p>																												
<table border="1"> <thead> <tr> <th>Code Description</th> <th>Quality</th> <th>Year</th> <th>Dimensions</th> <th>Units</th> <th>PD, FD</th> </tr> </thead> <tbody> <tr> <td>706 Detached Garage(SF)</td> <td>3.00</td> <td>0</td> <td></td> <td>576 sqft</td> <td>0.000 % / 0.000 %</td> </tr> </tbody> </table> <p>Approximate value after 54.000 % physical, 3.300 % functional and 0.000 % economic depreciation is 3,205</p>			Code Description	Quality	Year	Dimensions	Units	PD, FD	706 Detached Garage(SF)	3.00	0		576 sqft	0.000 % / 0.000 %																
Code Description	Quality	Year	Dimensions	Units	PD, FD																									
706 Detached Garage(SF)	3.00	0		576 sqft	0.000 % / 0.000 %																									
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Cost Source</th> <th>Size</th> <th>Year In</th> <th>Units</th> <th>Depreciation</th> </tr> </thead> <tbody> <tr> <td>PAVC</td> <td>Paving, Concrete 4 - 6 Inch.</td> <td>MS Residential</td> <td>288</td> <td>0</td> <td>288</td> <td>32.000 %</td> </tr> <tr> <td>SLRF</td> <td>Slab w/Roof</td> <td>MS Residential</td> <td>480</td> <td>0</td> <td>480</td> <td>0.000 %</td> </tr> <tr> <td>SLRF</td> <td>Slab w/Roof</td> <td>MS Residential</td> <td>392</td> <td>0</td> <td>392</td> <td>0.000 %</td> </tr> </tbody> </table>			Code	Description	Cost Source	Size	Year In	Units	Depreciation	PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	288	0	288	32.000 %	SLRF	Slab w/Roof	MS Residential	480	0	480	0.000 %	SLRF	Slab w/Roof	MS Residential	392	0	392	0.000 %
Code	Description	Cost Source	Size	Year In	Units	Depreciation																								
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	288	0	288	32.000 %																								
SLRF	Slab w/Roof	MS Residential	480	0	480	0.000 %																								
SLRF	Slab w/Roof	MS Residential	392	0	392	0.000 %																								
<p>Date Added Notes</p> <p>11/04/2002 38140</p>																														

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: WWW.CO.WEBSTER.NE.US

Seller: DANEHEY-NIBBE, KIMBERLY
Buyer: MUHS, JEREMY
Parcel ID: 000143800
Additional Parcels:
Book: 2018 Page: 1687
Sale Date: 08/14/2018
Legal Description: LOTS 10-12 BLOCK 4 GARBER'S ADDITION RED CLOUD

Residential

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office Fax:402-746-2717 e-mail dlwebcoassr@outlook.com

What was the total purchase price? _____ . Yes/No If no explain _____

Were any changes made to the property either before or after the sale? ___ Yes ___ No (example: Remodeling, Renovations, Additions, Repairs, Demolition) If yes, Explain:

How did you learn the property was for sale? (Circle one): Advertising Brokder/Realtor Family Newspaper Seller Prior Knowledge Other(Explain)

Check the primary motivation for purchase of property?
___ Location ___ Outbuildings ___ Price ___ Investment ___ Size

How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement Set by Seller Other (Explain)

If Appraised, what was the appraised value? _____

Was this a sale of partial interest in the property? ___ Yes ___ No If yes, explain

Did this sale involve a trade or exchange of property? ___ Yes ___ No If yes, Explain _____

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: WWW.CO.WEBSTER.NE.US

Seller: DANEHEY-NIBBE, KIMBERLY
Buyer: MUHS, JEREMY
Parcel ID: 000143800
Additional Parcels:
Book: 2018 Page: 1687
Sale Date: 08/14/2018
Legal Description: LOTS 10-12 BLOCK 4 GARBER'S ADDITION RED CLOUD

Was the sale between family members? Yes No If yes, explain

Was there any association between the buyer and the seller or with the property? Yes
 No If yes explain

Do you own other property nearby? Yes No If yes, please explain

What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement
Land Other (explain)

If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?

\$ _____ . What expenses have been incurred in each of the past five years?

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please explain):

_____. What is the dollar value of the personal property that was included in the purchase price. _____

Do you think this property sold for its full market value? Yes No

Was the property made available to other potential purchasers? Yes/No Explain if no

How many bedrooms? _____ How many bathrooms? _____ What type of heating and cooling is in the house? _____

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please explain):

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: WWW.CO.WEBSTER.NE.US

Seller: DANEHEY-NIBBE, KIMBERLY
Buyer: MUHS, JEREMY
Parcel ID: 000143800
Additional Parcels:
Book: 2018 Page: 1687
Sale Date: 08/14/2018
Legal Description: LOTS 10-12 BLOCK 4 GARBER'S ADDITION RED CLOUD

Describe the basement finish; flooring, walls, ceiling finish?

Manufactured Housing: Was this home manufactured off site then moved to this location? yes
 No If manufactured; what brand? _____ If
manufactured; what type of home is this? _____ Mobile Home
_____ Manufactured If manufactured is the home still siton on
(circle one) Metal Frame Foundation Basement

Signature: _____ Buyer/Seller
(circle one) Phone# _____ Date: _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-11688

PAGES _____

GRANTEE MASTER NAME # Matthew

PARCEL # / FILING NUMBER 001915800

35-2-11

Schraayer & Michelle Ethridge

DOC STAMPS SA

tax/lien

SALES FILE # 195

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45

TOTAL SALE PRICE ~~_____~~

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-7-2018

DEED TYPE QCD

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 _____

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

Real Estate Transfer Statement

195

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>07</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>08</u> Day <u>07</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary Ann Schrawwyer, et al Street or Other Mailing Address 1009 Williams Avenue City: Hastings State: NE Zip Code: 68901				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew Schrawwyer and Michelle Ethridge Street or Other Mailing Address 705 South Liberty Street City: Blue Hill State: NE Zip Code: 68930			
Phone Number (402) 746-4175				Phone Number (402) 756-4470		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed

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

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

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
		<input type="checkbox"/> 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 type="checkbox"/> Parents and Child	<input checked="" type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$80,830

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
**1114 Highway 136
 Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Matthew Schrawwyer
 705 South Liberty Street
 Blue Hill, NE 68930**

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	\$	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 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.

Joseph H. Murray, PC LLO (402) 768-7400
 Print or Type Name of Grantee or Authorized Representative Phone Number

Matthew Schrawwyer Attorney 8-15-18
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>15</u> Yr. <u>2018</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt 5A</u>	28 Recording Data <u>BW 2018, Pg 1688</u>

The dwelling house and land located on the West edge of the City of Red Cloud, in Webster County, Nebraska, specifically, a tract of land described as follows:

Beginning at the Southeast corner of County Surveyor's Lot Eight (8) in the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska, thence North along the East line of said Lot Eight (8) 204 feet, thence West 190 feet to the West side of Lot Eight (8), thence South 204 feet, thence East 190 feet, to the place of beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/15/18
\$. Ex05a By DK

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of August A.D., 2018, at 11:11 o'clock AM. Recorded in Book 2018 on Pages 1688-1689.

Debra K. Hengstenberg
County Clerk
Fee: \$16.00 By: DK Deputy
Electronically Recorded

RETURN TO: JOSEPH H. MURRAY, PC LLO
ATTORNEY AT LAW
P.O. BOX 87
HEBRON, NEBRASKA 68370

QUITCLAIM DEED

Mary Ann Schrawyer, a single person, Teresa L. Lunbery and Oliver Lunbery, III, wife and husband, GRANTORS, whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, quitclaim and convey to Matthew Schrawyer and Michelle Ethridge, as tenants in common, to each an undivided one-half (1/2) interest, GRANTEES, all of GRANTORS' interest in the following described real estate (as defined in Nebraska Revised Statutes §76-201):

The dwelling house and land located on the West edge of the City of Red Cloud, in Webster County, Nebraska, specifically, a tract of land described as follows:

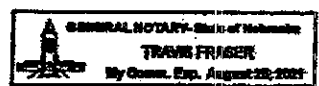
Beginning at the Southeast corner of County Surveyor's Lot Eight (8) in the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the Sixth P.M., Webster County, Nebraska, thence North along the East line of said Lot Eight (8) 204 feet, thence West 190 feet to the West side of Lot Eight (8), thence South 204 feet, thence East 190 feet, to the place of beginning.

Dated this 7th day of August, 2018.

Mary Ann Schrawyer
Mary Ann Schrawyer
Teresa L. Lunbery
Teresa L. Lunbery
Oliver Lunbery III
Oliver Lunbery, III

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 7th day of August, 2018 by Mary Ann Schrawyer, a single person.



Travis Fraser
Notary Public

(S E A L)

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me this 7th day of August, 2018 by Teresa L. Lumbery and Oliver Lumbery, III, wife and husband.



Travis Fricker

Notary Public

(SEAL)

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1692 # PAGES _____ GRANTEE MASTER NAME # James M. Keyser
 PARCEL # / FILING NUMBER 001413000-SW1/4 30-1-10 + Cheryl A
001804200-5-1-11 001805200-8-1-11 Keyser
 DOC STAMPS Exempt #4 001806000 9-1-11 (Tract 4)
196 tax/lien
 SALES FILE # _____ 001815100-10-1-11 Tract 6+7

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	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL	_____	
						SUBURBAN	_____	

TAX DISTRICT 45

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-28-2018

DEED TYPE QCD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</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 Self to Trustees

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.

196

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>28</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>6</u> Day <u>28</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James M. Keyser and Cheryl A. Keyser, h & w Street or Other Mailing Address 7601 Davies Dr. City Lincoln State NE Zip Code 68506 Phone Number (402) 429-8370 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) James M. Keyser and Cheryl A. Keyser, as Trustees Street or Other Mailing Address 7601 Davies Dr. City Lincoln State NE Zip Code 68506 Phone Number (402) 429-8370 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 type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<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 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"/> Life Estate	<input 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 checked="" 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input checked="" type="checkbox"/> Spouse	
		<input type="checkbox"/> 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?
\$1,818,000

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
Rural Webster County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
James M. Keyser and Cheryl A. Keyser
7601 Davies Dr.
Lincoln, NE 68506

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	\$	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 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

Darrell K. Stock
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 474-8690
Phone Number

8-10-18
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>08</u> Day <u>16</u> Yr. <u>2018</u>	27 Value of Stamp or Exempt Number \$ exempt #4	28 Recording Data BW 2018, Pg 1692

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

ITEM NO.	DESCRIPTION	FAIR MARKET VALUE AT DATE OF DEATH
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(FOLLOWING TRACTS conveyed to Cheryl Keyser, daughter of Decedent by Warranty Deed recorded June 22, 2009, in Book 2009, page 974, in which Decedent reserved a life estate.)

15. TRACT 1: A tract of land located in Sections Four (4) and Five (5), Township 1 North, Range 11, West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northwest corner of said the SW1/4 of Section 4, thence S89°49'38"E, along the North line of said SW1/4, 1318.94 feet to the East line of W1/2SW1/4; thence S00°26'46"W, along the East line of the W1/2SW1/4 1318.01 feet to the Southeast corner of N1/2W1/2SW1/4; thence N89°45'02"W, along South line of N1/2W1/2SW1/4, 1202.56 feet to the center line of the existing County Road, thence S09°02'38"W, along the center line of the County Road, 433.55 feet to the North line of the Railroad Right-of-Way; thence N65°45'33"W, along the Railroad Right-of-Way, 16.69 feet to the West line of Section 4; thence continuing N65°45'33"W, along the Railroad Right-of-Way in the SE1/4 of Section 5, 1445.71 feet to the West line to the E1/2SE1/4; thence N00°19'49"E, along the West line of E1/2SE1/4, 1153.87 feet to the North line of the SE1/4 thence S89°44'59"E along the North line of the SE1/4 of Section 5, 1313.13 feet to the point of beginning, said tract contains 83.96 acres, more or less; **EXCEPT TRACT** conveyed to Scott J. Kucera and Dawn M. Kucera by Warranty Deed recorded in Book 2002, page 1093; \$206,541.67
16. TRACT 4: A tract of land located in Section 8 and 9, Township 1 North, Range 11, West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northwest corner of Section 8, thence S89°22'03"E, along North line of NW1/4 Section 8, 2651.44 feet; thence S89°22'03"E, 1325.72 feet to the West line of E1/2NW1/4 Section 8; thence S00°34'19"W, along West line of E1/2NE1/4, 733.47 feet; thence S50°31'37"E, 411.72 feet; thence S47°02'54"E, 345.07 feet; thence S28°16'16"E, 268.21 feet; thence S10°48'40"E, 193.51 feet; thence S05°52'33"W, 354.55 feet; thence S27°32'51"W, 235.45 feet; thence S40°39'27"W, 527.44 feet to the South line of NE1/4 Section 8;

thence S89°35'44"E, along South line of said NE1/4, 804.26 feet;
 thence N11°35'11"E, 879.40 feet; thence N87°00'18"E, 90.31 feet;
 thence S72°10'55"E, 594.17 feet; thence N79°49'36"E, 489.09 feet to
 the Centerline of Indian Creek; thence S71°28'17"E, 163.99 feet;
 thence S80°07'14"E, 139.57 feet; thence S15°04'51"W, 1228.89 feet;
 thence S76°12'07"W, 417.46 feet; thence S04°54'29"W, 1363.63 feet to
 the Centerline of the Republican River as it flows today; thence West
 and Northwesterly along the Centerline of the River to the West Line of
 Section 8; thence N01°25'40"E, along the West line of Section 8,
 442.97 feet to the point of beginning, said tract contains 397.13 acres,
 more or less . . . \$1,219,847.22

17. TRACT 5: A tract of land located in Section 9, Township 1 North,
 Range 11, West of the 6th P.M., Webster County, Nebraska, described
 as follows: Commencing at the Northeast corner at the SE1/4 of said
 Section 9, thence N89°42'35"W, along the North line of said SE1/4,
 1412.98 feet to the true point of beginning; thence S10°03'45"W,
 188.37 feet; thence S76°54'42"E, 1356.19 feet to the Centerline of the Old
 Republican River; thence S37°55'34"E, 73.30 feet;
 thence S06°35'13"E, 119.04 feet; thence S22°14'07"W, 198.66 feet; thence
 S49°07'33"W, 121.27 feet; thence S00°17'30"W, 173.06 feet; thence
 S20°23'40"W, 151.19 feet; thence S71°53'43"W, 251.00 feet; thence
 S40°38'58"W, 406.60 feet; thence S52°54'55"W, 200.97 feet; thence
 S22°05'15"W, 263.02 feet to the Centerline of the Republican River as it flows
 today; thence along the Centerline of the River, S72°22'46"W, 391.95 feet;
 thence S77°45'22"W, 717.97 feet; thence N87°20'58"W, 409.70 feet; thence
 N80°31'59"W, 779.32 feet; thence N64°39'38"W, 432.59 feet; thence
 S79°51'32"W, 183.28 feet; thence S88°05'19"E, 98.98 feet; thence leaving the
 River N09°23'02"E, 511.14 feet; thence N53°31'10"E, 867.60 feet; thence
 N11°52'51"E, 382.76 feet; thence S76°48'14"E, 130.19 feet; thence
 N18°13'51"E, 330.61 feet; thence N30°38'36"E, 573.62 feet; thence
 N01°57'39"W, 375.50 feet; thence N05°44'02"E, 154.41 feet; thence
 S67°29'57"E, 1301.27 feet; thence S10°03'45"W, 225.60 feet to the point of
 beginning, said tract contains 150.56 acres, more or less . . . \$513,618.06

18. TRACT 6: A tract of land located in Section 9 and 10, Township 1
 North, Range 11, West of the 6th P.M., Webster County, Nebraska,
 described as follows: All that part of Section 9 and that part of the
 W1/2NW1/4 Section 10 that lies North of the Railroad Right-of-Way,
 said tract contains 32.83 acres . . . Value is included in Item 17

ITEM NO.	DESCRIPTION	FAIR MARKET VALUE AT DATE OF DEATH
----------	-------------	---------------------------------------

(FOLLOWING TRACTS conveyed to Cheryl Keyser, daughter of Decedent by Warranty Deed recorded June 22, 2009, in Book 2009, page 974, in which Decedent reserved a life estate.)

15. TRACT 1: A tract of land located in Sections Four (4) and Five (5), Township 1 North, Range 11, West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northwest corner of said the SW1/4 of Section 4, thence S89°49'38"E, along the North line of said SW1/4, 1318.94 feet to the East line of W1/2SW1/4; thence S00°26'46"W, along the East line of the W1/2SW1/4 1318.01 feet to the Southeast corner of N1/2W1/2SW1/4; thence N89°45'02"W, along South line of N1/2W1/2SW1/4, 1202.56 feet to the center line of the existing County Road, thence S09°02'38"W, along the center line of the County Road, 433.55 feet to the North line of the Railroad Right-of-Way; thence N65°45'33"W, along the Railroad Right-of-Way, 16.69 feet to the West line of Section 4; thence continuing N65°45'33"W, along the Railroad Right-of-Way in the SE1/4 of Section 5, 1445.71 feet to the West line to the E1/2SE1/4; thence N00°19'49"E, along the West line of E1/2SE1/4, 1153.87 feet to the North line of the SE1/4 thence S89°44'59"E along the North line of the SE1/4 of Section 5, 1313.13 feet to the point of beginning, said tract contains 83.96 acres, more or less; **EXCEPT TRACT** conveyed to Scott J. Kucera and Dawn M. Kucera by Warranty Deed recorded in Book 2002, page 1093; \$206,541.67

16. TRACT 4: A tract of land located in Section 8 and 9, Township 1 North, Range 11, West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northwest corner of Section 8, thence S89°22'03"E, along North line of NW1/4 Section 8, 2651.44 feet; thence S89°22'03"E, 1325.72 feet to the West line of E1/2NW1/4 Section 8; thence S00°34'19"W, along West line of E1/2NE1/4, 733.47 feet; thence S50°31'37"E, 411.72 feet; thence S47°02'54"E, 345.07 feet; thence S28°16'16"E, 268.21 feet; thence S10°48'40"E, 193.51 feet; thence S05°52'33"W, 354.55 feet; thence S27°32'51"W, 235.45 feet; thence S40°39'27"W, 527.44 feet to the South line of NE1/4 Section 8;

thence S89°35'44"E, along South line of said NE1/4, 804.26 feet;
thence N11°35'11"E, 879.40 feet; thence N87°00'18"E, 90.31 feet;
thence S72°10'55"E, 594.17 feet; thence N79°49'36"E, 489.09 feet to
the Centerline of Indian Creek; thence S71°28'17"E, 163.99 feet;
thence S80°07'14"E, 139.57 feet; thence S15°04'51"W, 1228.89 feet;
thence S76°12'07"W, 417.46 feet; thence S04°54'29"W, 1363.63 feet to
the Centerline of the Republican River as it flows today; thence West
and Northwesterly along the Centerline of the River to the West Line of
Section 8; thence N01°25'40"E, along the West line of Section 8,
442.97 feet to the point of beginning, said tract contains 397.13 acres,
more or less . . .

\$1,219,847.22

17. TRACT 5: A tract of land located in Section 9, Township 1 North, Range 11, West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Northeast corner at the SE1/4 of said Section 9, thence N89°42'35"W, along the North line of said SE1/4, 1412.98 feet to the true point of beginning; thence S10°03'45"W, 188.37 feet; thence S76°54'42"E, 1356.19 feet to the Centerline of the Old Republican River; thence S37°55'34"E, 73.30 feet; thence S06°35'13"E, 119.04 feet; thence S22°14'07"W, 198.66 feet; thence S49°07'33"W, 121.27 feet; thence S00°17'30"W, 173.06 feet; thence S20°23'40"W, 151.19 feet; thence S71°53'43"W, 251.00 feet; thence S40°38'58"W, 406.60 feet; thence S52°54'55"W, 200.97 feet; thence S22°05'15"W, 263.02 feet to the Centerline of the Republican River as it flows today; thence along the Centerline of the River, S72°22'46"W, 391.95 feet; thence S77°45'22"W, 717.97 feet; thence N87°20'58"W, 409.70 feet; thence N80°31'59"W, 779.32 feet; thence N64°39'38"W, 432.59 feet; thence S79°51'32"W, 183.28 feet; thence S88°05'19"E, 98.98 feet; thence leaving the River N09°23'02"E, 511.14 feet; thence N53°31'10"E, 867.60 feet; thence N11°52'51"E, 382.76 feet; thence S76°48'14"E, 130.19 feet; thence N18°13'51"E, 330.61 feet; thence N30°38'36"E, 573.62 feet; thence N01°57'39"W, 375.50 feet; thence N05°44'02"E, 154.41 feet; thence S67°29'57"E, 1301.27 feet; thence S10°03'45"W, 225.60 feet to the point of beginning, said tract contains 150.56 acres, more or less . . .
- \$513,618.06
18. TRACT 6: A tract of land located in Section 9 and 10, Township 1 North, Range 11, West of the 6th P.M., Webster County, Nebraska, described as follows: All that part of Section 9 and that part of the W1/2NW1/4 Section 10 that lies North of the Railroad Right-of-Way, said tract contains 32.83 acres . . . Value is included in Item 17

19. TRACT 7: A tract of land located in Section 9 and 10, Township 1 North, Range 11, West of the 6th P.M., Webster County, Nebraska, described as follows: All that part of the W1/2NW1/4 Section 10, lying North of the Old Republican River, and South of the Railroad Right-of-Way; also commencing at the Northeast corner of Section 9, thence S00°06'06"E along the East line of Section 9, 268.65 feet to the South line of the Railroad Right-of-Way and the true point of beginning; thence along the South line of Railroad Right-of-Way, S74°57'44"W, 935.74 feet; thence along a curve with radius 2147.29 feet and chord S86°55'53"W, 1104.62 feet; thence along a curve with radius 2735.76 feet and chord N72°07'30"W, 227.17 feet; thence S12°39'07"W, 331.36 feet to the Centerline of the Creek; thence S78°41'11"E, 184.33 feet; thence S70°22'22"E, 131.38 feet; thence S79°32'29"E, 105.27 feet; thence N82°26'15"E, 113.33 feet; thence S80°42'22"E, 799.94 feet; thence N88°40'33"E, 175.86 feet; thence N76°39'58"E, 385.02 feet to the Centerline of the old Republican River; thence along the Centerline of the old river, N69°33'47"E, 93.36 feet; thence N80°18'33"E, 121.81 feet; thence N82°22'12"E, 102.23 feet; thence N77°06'06"E, 100.84 feet to the East line of Section 9; thence N00°06'06"W, along the East line of Section 9, a distance of 579.31 feet to the point of beginning, said tract contains 40.52 acres, more or less . . . Value is included in Item 17

(FOLLOWING TRACTS conveyed to Cheryl Keyser, daughter of Decedent by Warranty Deed recorded June 22, 2009, in Book 2009, page 974, in which Decedent reserved a life estate.)

20. The Southwest Quarter (SW¼) of Section Thirty (30), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska . . . \$260,666.67
- ~~21. Lots One (1), Two (2), Three (3), Four (4), Five (5), and the North Half of Lot Six (6), Block Eighteen (18), Original Town of Red Cloud, Webster County, Nebraska. Sold for . . . \$130,000.00~~

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1715

PAGES _____

GRANTEE MASTER NAME # William M. Zimmerman

PARCEL # / FILING NUMBER 000311000 - Kohler's Addition

Trustee

001100300 1-2-9 / 001100500 2-2-9

Exempt 5B
SALES FILE # 197

STAMPS 001104800 10-2-9 / 001108100 17-2-9
PAGES 001100800 2-2-9

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

TAX DISTRICT 195 + 05

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-20-2018

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

COMMENTS Self to 1/2 interest for William, Trustee (of) William M. Zimmerman Rev. Trust.

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

Real Estate Transfer Statement

197

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>20</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>08</u> Day <u>20</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) William M. & Julia A. Zimmerman Street or Other Mailing Address PO Box 387 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3562 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) William M. Zimmerman, Ttee - William M. Zimmerman Rev. Tr Street or Other Mailing Address PO Box 387 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3562 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 <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <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	(C) <input type="checkbox"/> Mobile Home
---	---	--

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 **undivided one-half interest**

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?
\$706,000

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
numerous properties

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

18a No address assigned 18b Vacant land

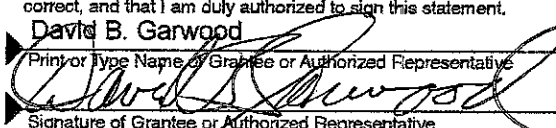
20 Legal Description
see attached

21 If agricultural, list total number of acres _____

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 **5b**

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney **8-20-18**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>21</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt #5b	28 Recording Data BK2018, Pg 1715

Lots One (1), Two (2) and Three (3), Block One (1), except the West 25 feet of said Lot Three (3), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska; AND

00031000

The West Half (W $\frac{1}{2}$) of Section One (1); the Northeast Quarter (NE $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

1100300
001100500
001100800

The North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Ten (10), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for highway recorded in Book 35, page 255, and Book 2005, page 753; AND

001104 800

The Southeast Quarter (SE $\frac{1}{4}$) of Section Seventeen (17), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

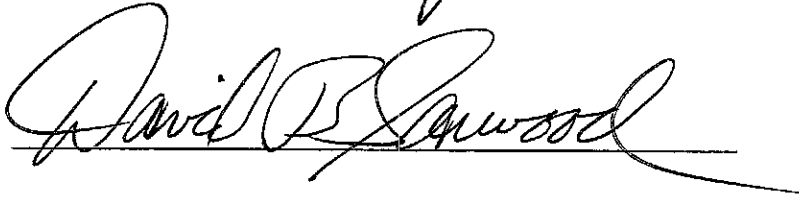
001108100

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 20 day of August, 2018.

A handwritten signature in cursive script, appearing to read "David B. Garwood", written over a horizontal line.

BK2018, Pg 1715

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 21 day of August A.D., 2018, at 11:05 o'clock A.M. Recorded in Book 2018 on Page 1715
Deb Klingsenberg County Clerk
310.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-21-18
\$ Exempt HS By BB

WARRANTY DEED

William M. Zimmerman and Julia A. Zimmerman, 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 grantor, convey to William M. Zimmerman, Trustee of the William M. Zimmerman Revocable Trust under agreement dated August 20, 2018, GRANTEE, an undivided one-half (1/2) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and Three (3), Block One (1), except the West 25 feet of said Lot Three (3), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska; AND

The West Half (W1/2) of Section One (1); the Northeast Quarter (NE1/4) and the Southwest Quarter (SW1/4) of Section Two (2), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northwest Quarter (N1/2NW1/4) of Section Ten (10), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for highway recorded in Book 35, page 255, and Book 2005, page 753; AND

The Southeast Quarter (SE1/4) of Section Seventeen (17), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances; except 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 August 20, 2018.

William M. Zimmerman
William M. Zimmerman

Julia A. Zimmerman
Julia A. Zimmerman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 20, 2018, by William M. Zimmerman and Julia A. Zimmerman, husband and wife.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. October 22, 2018

Comm. expires 10-22-2018

David B. Garwood
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1714

PAGES _____

GRANTEE MASTER NAME # Julia A.

PARCEL # / FILING NUMBER 000311000 - Rother's Addition to Btt

Zimmerman,

001100300 1-2-9 /

001100500 2-2-9

Trustee

Exempt 5B DOC STAMPS 001104800 - 10-2-9

tax/lion 001100800 2-2-9

SALES FILE # 198

PAGES 001108100 17-2-9

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 195 + 05

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-20-2018

DEED TYPE WD

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

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

COMMENTS Self 1/2 int. Julia A., Trustee of Julia A. Zimmerman Rev. Trust.

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.

198

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>20</u> Yr. <u>2018</u>		4 Date of Deed Mo. <u>08</u> Day <u>20</u> Yr. <u>2018</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) William M. & Julia A. Zimmerman Street or Other Mailing Address PO Box 387 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3562 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Julia A. Zimmerman, Ttee - Julia A. Zimmerman Rev. Trust Street or Other Mailing Address PO Box 387 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-3562 Email Address			
Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No							

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

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<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"/> 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 **undivided one-half interest**

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?
\$706,000

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
numerous properties

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

18a No address assigned 18b Vacant land

20 Legal Description
see attached

21 If agricultural, list total number of acres _____

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 **5b**

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

sign here **David B. Garwood** (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number
 Attorney **8-20-18**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>21</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ Exempt 1456	28 Recording Data BK2018, Pg 1716

Lots One (1), Two (2) and Three (3), Block One (1), except the West 25 feet of said Lot Three (3), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska; AND

The West Half ($W\frac{1}{2}$) of Section One (1); the Northeast Quarter ($NE\frac{1}{4}$) and the Southwest Quarter ($SW\frac{1}{4}$) of Section Two (2), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northwest Quarter ($N\frac{1}{2}NW\frac{1}{4}$) of Section Ten (10), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for highway recorded in Book 35, page 255, and Book 2005, page 753; AND

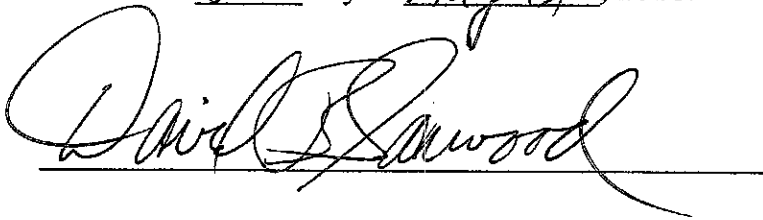
The Southeast Quarter ($SE\frac{1}{4}$) of Section Seventeen (17), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

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).

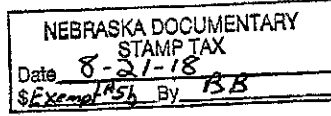
Dated this 20 day of August, 2018.



David D. Garwood

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 21 day of August A.D., 2018, at 11:15 o'clock A M. Recorded in Book 2018 on Page 1716
Deb Klingshagen County Clerk
\$10.00 BB Deputy
Ind. Comp. Assessor. Carded.



WARRANTY DEED

William M. Zimmerman and Julia A. Zimmerman, 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 grantor, convey to Julia A. Zimmerman, Trustee of the Julia A. Zimmerman Revocable Trust under agreement dated August 20, 2018, GRANTEE, an undivided one-half (1/2) interest in the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and Three (3), Block One (1), except the West 25 feet of said Lot Three (3), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska; AND

The West Half (W1/2) of Section One (1); the Northeast Quarter (NE1/4) and the Southwest Quarter (SW1/4) of Section Two (2), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northwest Quarter (N1/2NW1/4) of Section Ten (10), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska for highway recorded in Book 35, page 255, and Book 2005, page 753; AND

The Southeast Quarter (SE1/4) of Section Seventeen (17), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

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

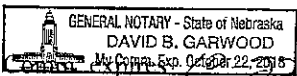
Executed August 20, 2018.

William M. Zimmerman
William M. Zimmerman

Julia A. Zimmerman
Julia A. Zimmerman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 20, 2018, by William M. Zimmerman and Julia A. Zimmerman, husband and wife.



- 2018

David B. Garwood
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1719 # PAGES _____ GRANTEE MASTER NAME # Adam D. Kort
 PARCEL # / FILING NUMBER 001704402-66335 7-4-10

DOC STAMPS Exempt 5A tax/lien _____
 SALES FILE # 199 # 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

TOTAL SALE PRICE 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-21-2018

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	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Court Decree from Sarah L. Kort to Adam D. Kort

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



Real Estate Transfer Statement

199

FORM 521

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

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>21</u> Yr. <u>18</u>		4 Date of Deed Mo. <u>07</u> Day <u>25</u> Yr. <u>18</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sarah L. Kort Street or Other Mailing Address 1352 Road Y City Blue Hill State NE Zip Code 68930 Phone Number 402-469-9421 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Adam D. Kort Street or Other Mailing Address 1352 Road Y City Blue Hill State NE Zip Code 68930 Phone Number 402-469-8932 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.			

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

(A) Status		(B) Property Type			(C)
<input 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) Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input checked="" 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 checked="" 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? **\$200,240**

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
**1352 Road Y
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
See Exhibit "A"

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

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

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

sign here Danielle L. Kelley
Print or Type Name of Grantee or Authorized Representative

Danielle L. Kelley
Signature of Grantee or Authorized Representative

Escrow Closing Agent
Title

(402) 463-4198
Phone Number

08-21-18
Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____	27 Value of Stamp or Exempt Number 2018 Aug 21 03:44 PM Ex05a	28 Recording Data Book 2018 Page 1719	

Exhibit "A"

**A parcel of land located in the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being described as follows:
Beginning at the Southwest corner of the SE $\frac{1}{4}$ of said Section 7; thence N89°40'39"E (assumed bearing) on the South line of said SE $\frac{1}{4}$, a distance of 561.43 feet; thence N01°18'56"E, a distance of 292.46 feet; thence N29°06'48"W, a distance of 99.98 feet; thence N41°23'30"W, a distance of 149.98 feet; thence N59°40'28"W, a distance of 115.00 feet; thence S87°42'04"W, a distance of 320.73 feet to the West line of said SE $\frac{1}{4}$; thence S00°03'44"W on said West line, a distance of 540.61 feet to the point of beginning.**

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/21/18
\$ Ex05a By BB

Bk 2018, Pg 1719

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 21 day
of August A.D., 2018, at 03:44
o'clock PM. Recorded in Book 2018
on Page 1719

Debra K. Hingalima
County Clerk
Fee: \$10.00 By: BB Deputy
Electronically Recorded

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

Warranty Deed

The Grantor, **SARAH L. KORT, WIFE OF ADAM D. KORT**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and convey any and all her interest, to **ADAM D. KORT, HUSBAND OF SARAH L. KORT**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201) in Nebraska:

A parcel of land located in the Southeast Quarter (SE¼) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being described as follows:

Beginning at the Southwest corner of the SE¼ of said Section 7; thence N89°40'39"E (assumed bearing) on the South line of said SE¼, a distance of 561.43 feet; thence N01°18'56"E, a distance of 292.46 feet; thence N29°06'48"W, a distance of 99.98 feet; thence N41°23'30"W, a distance of 149.98 feet; thence N59°40'28"W, a distance of 115.00 feet; thence S87°42'04"W, a distance of 320.73 feet to the West line of said SE¼; thence S00°03'44"W on said West line, a distance of 540.61 feet to the point of beginning.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) Seller 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) Seller 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 _____ *SK*

Sarah L. Kort

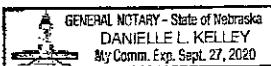
Sarah L. Kort 7/25/18

STATE OF NEBRASKA }
COUNTY OF ADAMS } ss

On this 25TH day of July, 2018, before me personally appeared **Sarah L. Kort**, wife of Adam D. Kort.

Danielle L. Kelley

Notary Public
My Commission Expires: Sept. 27, 2020



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1720

PAGES _____

GRANTEE MASTER NAME# Richard Mark

PARCEL # / FILING NUMBER 001704402/66335

+ Cheryl
Janel Thallman

DOC STAMPS _____

tax/lien

SALES FILE # 200

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

TOTAL SALE PRICE 350,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-21-2018

DEED TYPE WD

SALE QUAL

<u>1</u>	ADJUSTED	SUBCHNGD	NO	MOBILE
----------	----------	----------	----	--------

CODE

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

LOCATION CODE

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

COMMENTS

6.91 Acres w/ Home

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.

200

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

1 County Name WEBSTER - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>21</u> Yr. <u>18</u>		4 Date of Deed Mo. <u>07</u> Day <u>25</u> Yr. <u>18</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Adam D. Kort and Sarah L. Kort Street or Other Mailing Address 11920 S. 2nd Ave City Avr State NE Zip Code 68925 Phone Number 402-460-8932 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Richard Mark Thallman and Cheryl Jane Thallman Street or Other Mailing Address 1352 Road Y City Blue Hill State NE Zip Code 68930 Phone Number 402-519-0005 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 N.A.			

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

(A) Status	(B) Property Type				(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> 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"/> 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?
\$350,000

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 **Adams Land Title Co** No

18 Address of Property
**1352 Road Y
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
See Exhibit "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$ 350,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 350,000.00

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.

Danielle L. Kelley (402) 463-4198
Phone Number

Danielle L. Kelley Escrow Closing Agent 08-21-18
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____	27 Value of Stamp or Exempt Number 787.50	28 Recording Data Book 2018 Page 1720	

Exhibit "A"

**A parcel of land located in the Southeast Quarter (SE¼) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being described as follows:
Beginning at the Southwest corner of the SE¼ of said Section 7; thence N89°40'39"E (assumed bearing) on the South line of said SE¼, a distance of 561.43 feet; thence N01°18'56"E, a distance of 292.46 feet; thence N29°06'48"W, a distance of 99.98 feet; thence N41°23'30"W, a distance of 149.98 feet; thence N59°40'28"W, a distance of 115.00 feet; thence S87°42'04"W, a distance of 320.73 feet to the West line of said SE¼; thence S00°03'44"W on said West line, a distance of 540.61 feet to the point of beginning.**

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/21/18
\$ 787.50 By BB

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 21 day of August A.D., 2018, at 03:45 o'clock PM. Recorded in Book 2018 on Page 1720

Debra H. Hengeman

County Clerk

Fee: \$10.00 By: BB Deputy
Electronically Recorded

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

Warranty Deed

The Grantor, **ADAM D. KORT AND SARAH L. KORT, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, and convey to **RICHARD MARK THALLMAN AND CHERYL JANEL THALLMAN, HUSBAND AND WIFE**, whether one or more, as joint tenants and not as tenants in common, the following described real estate (as described in Neb. Stat. 76-201) in Nebraska:

A parcel of land located in the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being described as follows:

Beginning at the Southwest corner of the SE $\frac{1}{4}$ of said Section 7; thence N89°40'39"E (assumed bearing) on the South line of said SE $\frac{1}{4}$, a distance of 561.43 feet; thence N01°18'56"E, a distance of 292.46 feet; thence N29°06'48"W, a distance of 99.98 feet; thence N41°23'30"W, a distance of 149.98 feet; thence N59°40'28"W, a distance of 115.00 feet; thence S87°42'04"W, a distance of 320.73 feet to the West line of said SE $\frac{1}{4}$; thence S00°03'44"W on said West line, a distance of 540.61 feet to the point of beginning.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) Seller 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) Seller 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 7-25-18

ADK

Adam D. Kort

S L Kort 7/25/18

Sarah L. Kort

STATE OF NEBRASKA }
COUNTY OF ADAMS } ss

On this 25TH day of July, 2018, before me personally appeared **Adam D. Kort and Sarah L. Kort**, husband and wife.

GENERAL NOTARY - State of Nebraska
DANIELLE L. KELLEY
My Comm. Exp. Sept. 27, 2020

Danielle L. Kelley

Notary Public
My Commission Expires: Sept. 27, 2020

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2018	1720	8/21/2018	Base: 91-0074		Affiliated: 91-0074		Unified: 91-0074				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001704402	200	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	7	4	00000	1	000	6633
Land	Improvements	Total		Date of Sale Property Classification Code								
23,970	187,175	211,145		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 6			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads	0.450							
4D1				Farm Sites	1.000			5,765				
4D				Home Sites	5.460			18,205				
Dwellings		187,175		Recreation								
Outbuildings				Other								
				Non-AG TOTAL		6.910			23,970			

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

WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 001704402	Legal A 6.55 AC TRACT IN SE1/4 7-4-10 S-T-R: 07-04-10 Acres: 6.910	Card File 001704402
Owner THALLMAN, RICHARD M. & CHERYL J. 1352 ROAD Y BLUE HILL, NE 68930		Situs 1352 RD Y BLUE HILL, NE 68930
County Area 1 AREA 1	Class Code 01-05-05-03-00-06	Value
Neighborhood 1 AREA 1	State GEO 4133-07-4-00000-000-6633	Buildings 187,175
Location / Group 80 RURAL (RUR)	Cadastral 00001-00007-0023A	Improvement 0
District 185 74F6N - 91-0074	Book / Page 2018 / 1720	Land / Lot 13,065
School 91-0074 91-0074 91-0074	Sale Date 08/21/2018	Total 200,240
	Sale Amount 350,000	Current 211,145

Date Added Notes
05/21/2015 66335 RURAL RESIDENTIAL


Permit No.	Type	Description	Date Open	Date Closed	Amount
4	00 N/A	2019 CHECK FOR OUTBUILDING	07/13/2018		0
0003	00 N/A	~2015 CHK FOR MORE BSMT FINISH	03/10/2014	11/13/2014	0
0002	00 N/A	~2014 HOUSE 100% COMPL, CHK AMT OF BSMT	12/11/2012	02/27/2014	0
0001	00 N/A	~2013 BLDG 2ND YEAR	09/13/2011	12/03/2012	0

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	0.450	0	0	0			
BLD1RR	SITE	BLD1RR	BUILDING SITE 1ST ACRE -	BLD1RR	N	1.000	5,765	5,765	0			
RES	SITE	RES	RURAL RESIDENTIAL - ADDIT	RES	N	4,460	1,840	8,205	0			
						5,460		13,970				
HOM1RR	HOME	HOM1RR	HOME SITE 1ST ACRE - RJRA	HOM1RR	N	1.000	10,000	10,000	0			
						Land Total	6,910	23,970				

Sale Date	Book	Page	Extend	Ownership History	Amount
08/21/2018	2018	1719		KORT, ADAM D.	0
08/21/2018	2018	1719		KORT, ADAM D.	0
01/11/2015	02016	00074		KORT, ADAM D	0
10/25/2010	02010	01940		KORT, ADAM D & LAURA L KORT, ADAM D. & SARAH L.	10,000

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	704402	185	187,175	0	13,065	200,240	0	200,240	2,809.62	0
2016	704402	185	187,175	0	12,450	199,625	0	199,625	2,790.48	0
2015	704402	185	224,215	0	12,065	236,280	0	236,280	3,241.66	0
2014	704402	185	224,215	0	8,285	232,500	0	232,500	3,615.72	0
2013	704402	185	38,650	0	7,700	46,350	0	46,350	800.72	0

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 001704402 (2688) Cadastral ID 00001-00007-0023A PAD Class Code 01-05-05-03-00-06 State GEO 4133-07-4-00000-000-6633 Owner THALLMAN, RICHARD M. & CHERYL J. 1352 ROAD Y BLUE HILL, NE 68930 Situs 1352 RD Y BLUE HILL NE 68930 Neighborhood 1 - AREA 1 District 185 - 74F6N - 91-0074 Legal S-T-R: 07-04-10 A 6.55 AC TRACT IN SE1/4 7-4-10</p>	<p>Primary Image</p> 	<p>Sketch Image</p>
---	--	----------------------------

<p>Property Valuation</p> <p>Buildings 187,175 Improvement 0 Land/Lot 0 Total 187,175</p> <p>Review Information</p> <p>10/14/2014 Entered CJ 10/07/2014 Inspect TA</p>	<p>Residential Information</p> <p>Type Single-family Residence Quality 3.00 - Average Condition 4.00 - Good Base/Total 2,178 / 2,178 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Metal Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 9 / 0 Bed/Bathroom 3 / 2.0 Basement Area 2,178 988 Part</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 2012/0</p>
--	--	---

Code	Description	Quality	Year	Dimensions	Units	PD, FD
701	Attached Garage(SF)	0.00	0		728 sqft	0.000 % / 0.000 %
Approximate value after 31.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 0						
706	Detached Garage(SF)	4.00	0		624 sqft	0.000 % / 0.000 %
Approximate value after 31.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 7,235						

Code	Description	Cost Source	Size	Year In	Units	Depreciation
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	864	0	864	32.000 %
PAVC	Paving, Concrete 4 - 6 Inch.	MS Residential	624	0	624	0.000 %
GEO	GEO THERMAL HTG & AC	MS Residential	1	0	1	0.000 %
RPO	Raised Slab Porch	MS Residential	36	0	36	0.000 %
WOD	Wood Deck	MS Residential	773	0	773	0.000 %
SLRF	Slab w/Roof	MS Residential	584	0	584	0.000 %

Date Added Notes

05/21/2015 66335 RURAL RESIDENTIAL

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: KORT, ADAM D.

Buyer: THALLMAN, RICHARD M. & CHERYL J.

Parcel ID: 001704402

Additional Parcels:

Book: 2018 Page: 1720

Sale Date: 08/21/2018

Legal Description: A 6.55 AC TRACT IN SE1/4 7-4-10

Agriculture

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office

What was the purchase price? \$ _____ Yes ___ No ___ If no explain

Was any personal property included in the sale price? ___ Yes ___ No Personal Property was (circle all that apply): Pivot Irrigation Pipe (above ground/Buried) Motor Machinery Grain/Crops Other (please explain) _____

What is the dollar value of the personal property that was included in the purchase price? \$ _____

If this sale was involved in a 1031 like kind exchange; is it going to a holding company? ___ Yes ___ No

How long was the property on the market? _____

How did you learn that the property was for sale? Circle one: Advertising Broker/Realtor Family Newspaper Seller Prior Knowledge Other (please explain): _____

If appraised, what was the appraised value? \$ _____

Was this a sale of partial interest in the property? ___ Yes ___ No If yes, explain _____

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: KORT, ADAM D.

Buyer: THALLMAN, RICHARD M. & CHERYL J.

Parcel ID: 001704402

Additional Parcels:

Book: 2018 Page: 1720

Sale Date: 08/21/2018

Legal Description: A 6.55 AC TRACT IN SE1/4 7-4-10

Did this sale involve a trade or exchange of property? Yes___ No___ If yes, explain_____

Was the property made available to other potential purchasers? Yes___ No___ If no, explain_____

Was the sale between family members? Yes___ No___ If yes, explain_____

Was there any prior association between the buyer and the seller or with the property? ___Yes No___ If yes, explain_____

Do you own other property nearby? ___Yes No___ If yes, explain_____

What influenced your sale/purchase?

Do you think this property sold for its full market value? ___Yes No___

Please supply a current FSA map showing fields, correct use and acres.

Is this property in a government program such as (CRP, CREP, EQUIP)? If yes, what program and what are the beginning and ending dates? Please mark these fields on your map.

If irrigated (circle all that apply) Pivot Buried Pipe Gravity Irrigation

Where do you obtain your irrigation water? (circle all that apply) Reuse pit Bostwick
Republican River Well Little Blue River
Other_____

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: KORT, ADAM D.

Buyer: THALLMAN, RICHARD M. & CHERYL J.

Parcel ID: 001704402

Additional Parcels:

Book: 2018 Page: 1720

Sale Date: 08/21/2018

Legal Description: A 6.55 AC TRACT IN SE1/4 7-4-10

If pasture, how do you water your cattle? Pond Dugout Stream Well
Other _____

Comments/other information:

Signature: _____ Buyer/Seller (circle one)

Phone # _____ Date: _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 208-1726

PAGES _____

GRANTEE MASTER NAME # Leland Lighthill

PARCEL # / FILING NUMBER 00664300 -

17470

DOC STAMPS 13.50

tax/lien

SALES FILE # 201

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

TAX DISTRICT 25

TOTAL SALE PRICE 5500.00

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 6-15-18

DEED TYPE PR 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	<u>GR</u>	INA	RC	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. **201**
• If additional space is needed, add an attachment and identify the item.

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. ____ Day ____ Yr. ____		4 Date of Deed Mo. 06 Day 15 Yr. 18	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lorraine Young Estate, William Young, PR Street or Other Mailing Address 948 N. I Street City Fremont State NE Zip Code 68025				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Leland Lighthill Street or Other Mailing Address 225 Center St., City Guide Rock State NE Zip Code 68942			
Phone Number 402 727-7489				Phone Number 402 257 2450		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 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? \$5,500		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 145 S. Nebraska St. Guide Rock NE 68942		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as #6	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

20 Legal Description
Lot Fourteen (14) and the North 10 feet of Lot Fifteen (15), Block One (1), Vance's Second Addition to Guide Rock, Webster County, Nebraska, except the West 70 feet thereof.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	5,500.00
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	\$	5,500.00

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

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

sign here **Leland Lighthill** *Leland Lighthill* **Owner** **402-257-2450**
 Print or Type Name of Grantee or Authorized Representative Phone Number
Wife of Lorraine Young Personal Rep **Owner** **06/15/18**
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 24 Yr. 18	27 Value of Stamp or Exempt Number \$ 13.50	28 Recording Data BK2018, Pg 1726

BK2018, Pg 1726

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of August A.D., 2018, at 1:00 o'clock P. M. Recorded in Book 2018 on Page 1726
Deb Klingenberg County Clerk
310.00 BB Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-24-18
\$ 13.50 By BB

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

PERSONAL REPRESENTATIVE'S DEED


William Young, Personal Representative of the Estate of **Lorraine Young**, Deceased, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee, **Leland Lighthill**, a single person, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

Lot Fourteen (14) and the North 10 feet of Lot Fifteen (15), Block One (1), Vances's Second Addition to Guide Rock, Webster County, Nebraska, according to the recorded plat thereof, EXCEPT the West 70 feet thereof. a/k/a 145 S. Nebraska Street, Guide Rock, NE 68942

subject to easements, reservations, covenants and restrictions of record.

Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey the same.

DATED this 15 day of June 2018.

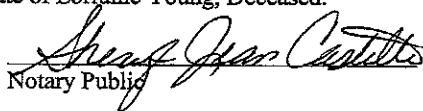


William Young
Personal Representative, Estate of
Lorraine Young, Deceased

STATE OF NEBRASKA)
) SS.
COUNTY OF DODGE)

The foregoing instrument was acknowledged before me on this 15 day of June 2018, by William Young, Personal Representative of the Estate of Lorraine Young, Deceased.


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


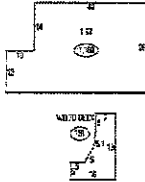


Notary Public



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 000614300			Legal LOT 14 & N 10 FT LOT 15, BLOCK1 VANCES 2ND ADD TO GUIDE ROCK, EXCEPT THE W 70 FT- A.K.A. 145 S NEBRASKA ST S-T-R: 09-01-09			Card File 000614300			Situs 145 S NEBRASKA ST GUIDE ROCK, NE 68942			
Owner LIGHTHILL, LELAND 225 CENTER STREET GUIDE ROCK, NE 68942			Class Code 01-01-01-01-07-04			Value			Previous			Current
County Area 0 N/A			State GEO 4487-00-0-40015-001-0000			Buildings 9,840						3,955
Neighborhood 100 GUIDE ROCK			Cadastral 00002-00093-00003			Improvement 0						0
Location / Group 40 GUIDE ROCK (GR)			Book / Page 2018 / 1726			Land / Lot 270						270
District 25 GR11VS - 65-0011			Sale Date 06/15/2018			Total 10,110						4,225
School 91-0501 91-0501 91-0501			Sale Amount 5,500									
Date Added Notes												
09/25/2007 CARD # 17470 / GLIDE # 66												
11/04/2002 17470												
					Permit No.	Type	Description	Date Open	Date Closed	Amount		
					0001	00 N/A	~2003 BOB ARE MOBILE HOMES WORTH ANYTHIN	09/05/2002	02/19/2003	0		
Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID			
4 GUIDE ROCK	02 SqFoot	70,563.200	160.000	N	15,000	0.010	0.000	270		0		
					40,000	0.002						
					999,999	0.001						
Sale Date	Book	Page	Extend	Ownership History					Amount			
06/15/2018	2018	1726		LIGHTHILL, LELAND					5,500			
12/10/2017	23018	00463		YOUNG, LORRAINE					0			
12/10/2017	23018	00463		YOUNG, LORRAINE					0			
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax		
2017	614300	25	9,840	0	270	10,110	0	10,110	187.32	0		
2016	614300	25	5,635	0	270	5,905	0	5,905	107.64	0		
2015	614300	25	4,900	0	270	5,170	0	5,170	95.50	0		
2014	614300	25	4,900	0	270	5,170	0	5,170	107.18	0		
2013	614300	25	5,275	0	900	6,175	0	6,175	139.14	0		

<p>Parcel ID 000614300 (1180) Cadastral ID 00002-00093-00003 PAD Class Code 01-01-01-01-07-04 State GEO 4487-00-0-40015-001-0000 Owner LIGHTHILL, LELAND 225 CENTER STREET GUIDE ROCK, NE 68942 Situs 145 S NEBRASKA ST GUIDE ROCK NE 68942 Neighborhood 100 - GUIDE ROCK District 25 - GR11VS - 65-0011 Legal S-T-R: 09-01-09 LOT 14 & N 10 FT LOT 15, BLOCK1 VANCES 2ND ADD TO GUIDE ROCK, EXCEPT THE W 70 FT- A.K.A. 145 S NEBRASKA ST</p>	<p>Primary Image</p> 	<p>Sketch Image</p> 																					
<p>Property Valuation</p> <p>Buildings 3,955 Improvement 0 Land/Lot 0 Total 3,955</p>	<p>Residential Information</p> <p>Type Single-family Residence Quality 2.00 - Fair Condition 2.00 - Badly Worn Base/Total 1,160 / 1,160 Style 100 % - One Story Exterior Wall 100 % - Frame, Stucco Heating/Cooling 100 % - Warmd & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 5 / 0 Bed/Bathroom 0 / 1.0 Basement Area 0</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 1875/0</p>																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Quality</th> <th>Year</th> <th>Dimensions</th> <th>Units</th> <th>PD, FD</th> </tr> </thead> <tbody> <tr> <td>706</td> <td>Detached Garage(SF)</td> <td>2.00</td> <td>0</td> <td></td> <td>324 sqft</td> <td>0.000 % / 0.000 %</td> </tr> <tr> <td colspan="7">Approximate value after 98.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 45</td> </tr> </tbody> </table>			Code	Description	Quality	Year	Dimensions	Units	PD, FD	706	Detached Garage(SF)	2.00	0		324 sqft	0.000 % / 0.000 %	Approximate value after 98.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 45						
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WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: YOUNG, LORRAINE
Buyer: LIGHTHILL, LELAND
Parcel ID: 000614300

Additional Parcels:

Book: 2018 Page: 1726

Sale Date: 06/15/2018

Legal Description: LOT 14 & N 10 FT LOT 15, BLOCK1 VANCES 2ND ADD TO GUIDE ROCK, EXCEPT THE W 70 FEET A.I

Residential

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office Fax:402-746-2717 e-mail dlwebcoassr@outlook.com

What was the total purchase price? _____ . Yes/No If no explain _____

Were any changes made to the property either before or after the sale? ___ Yes ___ No (example: Remodeling, Renovations, Additions, Repairs, Demolition) If yes, Explain:

How did you learn the property was for sale? (Circle one): Advertising Brokder/Realtor Family Newspaper Seller Prior Knowledge Other(Explain)

Check the primary motivation for purchase of property?
___ Location ___ Outbuildings ___ Price ___ Investment ___ Size

How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement Set by Seller Other (Explain)

If Appraised, what was the appraised value? _____

Was this a sale of partial interest in the property? ___ Yes ___ No If yes, explain

Did this sale involve a trade or exchange of property? ___ Yes ___ No If yes, Explain

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Was the sale between family members? Yes No If yes, explain

Was there any association between the buyer and the seller or with the property? Yes
 No If yes explain

Do you own other property nearby? Yes No If yes, please
explain _____

What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement
Land Other (explain)

If the property is a rental property and produces income, what rent has been charged for it in
each of the past five years?

\$ _____ . What
expenses have been incurred in each of the past five years?

Was any personal property included in the sale price? Yes/No Personal Property was (circle all
that apply) Appliances Furniture other (please explain):

_____. What is the dollar value of the personal
property that was included in the purchase price. _____

Do you think this property sold for its full market value? Yes No

Was the property made available to other potential purchasers? Yes/No Explain if
no _____

How many bedrooms? _____ How many bathrooms? _____ What type of heating and cooling is in the
house? _____

Was any personal property included in the sale price? Yes/No Personal Property was (circle all
that apply) Appliances Furniture other (please explain):

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

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Describe the basement finish; flooring, walls, ceiling finish?

Manufactured Housing: Was this home manufactured off site then moved to this location? yes

 No If manufactured; what brand? _____ If

manufactured; what type of home is this? _____ Mobile Home

_____ Manufactured If manufactured is the home still siton on

(circle one) Metal Frame Foundation Basement

Signature: _____ Buyer/Seller

(circle one) Phone# _____ Date: _____

2018-1730 (DC)

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018: 1732

PAGES _____

GRANTEE MASTER NAME # Michael Varesi

PARCEL # / FILING NUMBER 000166600-40550

DOC STAMPS 123.75

tax/lien _____

SALES FILE # 202

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

RURAL RESIDENTIAL _____
SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE 55,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-24-2018

DEED TYPE W/D

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

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

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **202**
• If additional space is needed, add an attachment and identify the item.

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

1 County Name		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>24</u> Yr. <u>18</u>		4 Date of Deed Mo. <u>8</u> Day <u>24</u> Yr. <u>18</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bonnie Lewis-Becker Street or Other Mailing Address 12184 S Gypsum Valley Rd City Gypsum State KA Zip Code 67448 Phone Number (785) 404-9335 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael Varesi Street or Other Mailing Address 141 N Cherry St City Red Cloud State NE Zip Code 68970 Phone Number 812-718-5582 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address n/a			

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

(A) Status	(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"/> 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?
\$55,000

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

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

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

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

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
Lots One (1), Two (2), Three (3) and Four (4), Block Eight (8), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22 \$ 55,000.00
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 \$ 55,000.00

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.

Michael Varesi
 Print or Type Name of Grantee or Authorized Representative

812-718-5582
 Phone Number

8124/12018
 Date

Michael Varesi
 Signature of Grantee or Authorized Representative

Grantee
 Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>24</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>123.75</u>	28 Recording Data <u>BK2018, Pg 1732</u>

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

State of Nebraska }
County of Webster }ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 24 day
of August A.D., 2018, at 3:50
o'clock P M. Recorded in Book 2018
on Page 1730-1731
Deb Klingenberg County Clerk
16-00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

SPACE ABOVE RESERVED FOR REGISTER OF DEEDS OFFICE RECORDING INFORMATION

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

TITLE OF DOCUMENT: CERTIFIED DEATH CERTIFICATE...

- | | |
|---|---|
| <input type="checkbox"/> Transfer on Death Deed (see below) | <input checked="" type="checkbox"/> Joint Tenancy (see below) |
| <input type="checkbox"/> Life Estate (see below) | <input type="checkbox"/> Other |

Book 2013, Page 2495
PREVIOUS DEED RECORDING INFORMATION

GRANTOR: Gary S. Lewis
(Deceased Person's Name)

GRANTEE: Bonnie Lewis
(Surviving Grantee(s) from recorded deed, or Beneficiary from transfer on death deed)

Lots One (1), Two (2), Three (3) and Four (4),
Block Eight (8), Platt's First Addition to the
City of Red Cloud, Webster County, Nebraska

FULL & COMPLETE LEGAL DESCRIPTION - OR ATTACH LEGAL DESCRIPTION ON PAGE 2)

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

8/19/2016

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

16-03195

CERTIFICATE OF DEATH

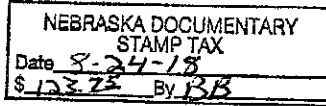
To be completed by FUNERAL DIRECTOR	1. DECEDENT'S NAME (First, Middle, Last, Suffix) Gary Arden Lewis				2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) May 7, 2016			
	4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Red Cloud, Nebraska			5a. AGE - Last Birthday (Yrs.) 67	5b. UNDER 1 YEAR MOS. DAYS	5c. UNDER 1 DAY HOURS MINS.			6. DATE OF BIRTH (Mo., Day, Yr.) June 29, 1948	
	7. SOCIAL SECURITY NUMBER				8a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> DCA <input type="checkbox"/> Other (Specify)					
	8b. FACILITY NAME (if not institution, give street and number) Webster County Community Hospital				8c. CITY OR TOWN OF DEATH (include Zip Code) Red Cloud 68970				8d. COUNTY OF DEATH Webster	
	9a. RESIDENCE STATE Nebraska		9b. COUNTY Webster		9c. CITY OR TOWN Red Cloud		9e. APT. NO.		9f. ZIP CODE 68970	9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	9d. STREET AND NUMBER North Cherry Street				9e. APT. NO.				9f. ZIP CODE 68970	9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input 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. Bonnie Figgins					
	11. FATHER'S NAME (First, Middle, Last, Suffix) Elmer Lewis				12. MOTHER'S NAME (First, Middle, Maiden Surname) Daisy Moore					
	13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) Yes 11/18/1967-11/17/1973				14a. INFORMANT NAME Bonnie Lewis		14b. RELATIONSHIP TO DECEDENT Spouse			
	15. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE Not Embalmed		16b. LICENSE NO.		16c. DATE (Mo., Day, Yr.) May 7, 2016			
	16d. CEMETERY, CREMATORY OR OTHER LOCATION Nebraska Anatomical Board				CITY/TOWN Omaha		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: a) METASTATIC MALIGNANT MELANOMA OF GALLBLADDER ORIGIN							onset to death YEAR		
DUE TO, OR AS A CONSEQUENCE OF: b)							onset to death			
DUE TO, OR AS A CONSEQUENCE OF: c)							onset to death			
DUE TO, OR AS A CONSEQUENCE OF: d)							onset to death			
18. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to the death but not resulting in the underlying cause given in PART I. HYPERTENSION							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.) May 7, 2016				24a. DATE SIGNED (Mo., Day, Yr.)		24b. TIME OF DEATH				
23b. DATE SIGNED (Mo., Day, Yr.) May 22, 2016		23c. TIME OF DEATH 11:17 AM		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD				
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Amy L. Springer, MD				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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Amy L. Springer, MD, 721 W 6th, Red Cloud, Nebraska, 68970										
28a. REGISTRAR'S SIGNATURE Stanley S. Cooper				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) June 7, 2016						

0032863

BK2018, Pg 1732

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of August A.D., 2018, at 4:00 o'clock P. M. Recorded in Book 2018 on Page 1732
Neb Klingenberg County Clerk
310.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___



WARRANTY DEED

Bonnie Lewis-Becker, a married person and Resident of the State of Kansas, GRANTOR, in consideration of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00), receipt of which is hereby acknowledged, convey to Michael Varesi, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Eight (8), Platt's First Addition to the City 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 ~~July~~ ^{August} 24, 2018.

Bonnie Lewis-Becker
Bonnie Lewis-Becker

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on ~~July~~ ^{August} 24, 2018, by Bonnie Lewis-Becker.

Comm. expires 8/27/21 Teresa L Theobald
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2018	1732	8/24/2018	Base: 91-0002	Affiliated: 91-0002	Unified: 91-0002							
Location ID		Sale Number	Useability & Code #		Parcel Number								
000166600		202	1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4491			00	0	10105		008	0000
Land		Improvements		Total		Date of Sale Property Classification Code							
1,255		36,045		37,300		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 : 1910				Construction Date :					
Floor:				Floor Sq. Ft. : 1,294				Floor Sq. Ft. :					
Building Cost New:				Cost : 142,635				Cost :					
Single Family Style: 104				Residential Condition: 30				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input 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 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: 40				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input checked="" 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 & DEATH CERTIFICATE													
(Continue on back)													



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID	000166600		Legal	LOTS 1-4 BLOCK 8 PLATT'S FIRST ADDITION RED CLOUD		Card File	000166600	
Owner	VARESI, MICHAEL 141 N CHERRY ST RED CLOUD, NE 68970		Situs	141 N CHERRY ST RED CLOUD, NE 68970				
County Area	0	N/A	Class Code	01-01-01-01-06-02		Value	Previous	Current
Neighborhood	200	RED CLOUD	State GEO	4491-00-0-10105-008-0000		Buildings	30,340	36,045
Location / Group	60	RED CLOUD (RC)	Cadastral	00002-00103-00038		Improvement	0	0
District	65	2CS - 91-0002	Book / Page	2018 / 1732		Land / Lot	1,255	1,255
School	91-0002	91-0002 91-0002	Sale Date	08/24/2018		Total	31,595	37,300
			Sale Amount	55,000				

Date Added Notes
11/04/2002 40550

Permit No.	Type	Description	Date Open	Date Closed	Amount
0001	00 N/A	~2006 ADD NEW DECK	06/07/2005	01/06/2006	0

Model	Method	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
8 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
10/01/2013	02013	02495		LEWIS, GARY & BONNIE	32,500
10/01/2013	02013	02495		LEWIS, BONNIE	32,500
02/11/2000	02000	00291		FEREBEE, RALPH & WILLA (LE)	1

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2017	166600	65	30,340	0	1,255	31,595	31,595	0	0.00	0
2016	166600	65	30,205	0	1,255	31,460	31,460	0	0.00	0
2015	166600	65	35,955	0	1,255	37,210	37,210	0	0.00	0
2014	166600	65	35,955	0	1,255	37,210	0	37,210	883.96	0
2013	166600	65	35,395	0	1,255	36,650	0	36,650	909.14	0

<p>Parcel ID 000166600 (529) Cadastral ID 00002-00103-00038 PAD Class Code 01-01-01-01-06-02 State GEO 4491-00-0-10105-008-0000 Owner VARESI, MICHAEL 141 N CHERRY ST RED CLOUD, NE 68970 Situs 141 N CHERRY ST RED CLOUD NE 68970 Neighborhood 200 - RED CLOUD District 65 - 2CS - 91-0002 Legal LOTS 1-4 BLOCK 8 PLATT'S FIRST ADDITION RED CLOUD</p>	<p>Primary Image</p> 	<p>Sketch Image</p> 
---	---	---

<p>Property Valuation</p> <p>Buildings 36,045 Improvement 0 Land/Lot 0 Total 36,045</p>	<p>Residential Information</p> <p>Type Single-family Residence Quality 4.00 - Good Condition 3.00 - Average Base/Total 958 / 1,294 Style 78 % - 1 1/2 Story Finished 22 % - One Story Exterior Wall 100 % - Frame, Siding, Vinyl Heating/Cooling 100 % - Wamed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 6 / 0 Bed/Bathroom 3 / 1.0 Basement Area 823</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 1910/0</p>
--	---	---

Code	Description	Quality	Year	Dimensions	Units	PD, FD
706	Detached Garage(SF)	3.00	0		360 sqft	0.000 % / 0.000 %
Approximate value after 78.000 % physical, 0.000 % functional and 0.000 % economic depreciation is 990						

Code	Description	Cost Source	Size	Year In	Units	Depreciation
RPS	Raised Slab Porch with Roof	MS Residential	160	0	160	0.000 %
WOD	Wood Deck	MS Residential	330	0	330	0.000 %
YDS	Yard Shed	MS Residential	120	0	120	42.000 %

Date Added Notes
11/04/2002 40550

WEBSTER COUNTY ASSESSOR

621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: LEWIS, BONNIE
Buyer: VARESI, MICHAEL
Parcel ID: 000166600

Additional Parcels:
Book: 2018 Page: 1732
Sale Date: 08/24/2018

Legal Description: LOTS 1-4 BLOCK 8 PLATT'S FIRST ADDITION RED CLOUD

Residential

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office Fax:402-746-2717 e-mail dlwebcoassr@outlook.com

What was the total purchase price? _____ . Yes/No If no explain _____

Were any changes made to the property either before or after the sale? ___Yes ___No (example: Remodeling, Renovations, Additions, Repairs, Demolition) If yes, Explain:

How did you learn the property was for sale? (Circle one): Advertising Brokder/Realtor Family Newspaper Seller Prior Knowledge Other(Explain)

Check the primary motivation for purchase of property?
___ Location ___ Outbuildings ___ Price ___ Investment ___ Size

How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement Set by Seller Other (Explain)

If Appraised, what was the appraised value? _____

Was this a sale of partial interest in the property? ___Yes ___No If yes, explain

Did this sale involve a trade or exchange of property? ___Yes ___No If yes, Explain _____

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: LEWIS, BONNIE
Buyer: VARESI, MICHAEL
Parcel ID: 000166600
Additional Parcels:
Book: 2018 Page: 1732
Sale Date: 08/24/2018
Legal Description: LOTS 1-4 BLOCK 8 PLATT'S FIRST ADDITION RED CLOUD

Was the sale between family members? Yes No If yes, explain

Was there any association between the buyer and the seller or with the property? Yes
 No If yes explain

Do you own other property nearby? Yes No If yes, please explain

What influenced your sale/purchase? Circle all that apply: Family Location Health Retirement
Land Other (explain)

If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?

\$ _____ . What expenses have been incurred in each of the past five years?

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please explain):

_____. What is the dollar value of the personal property that was included in the purchase price. _____

Do you think this property sold for its full market value? Yes No

Was the property made available to other potential purchasers? Yes/No Explain if no

How many bedrooms? _____ How many bathrooms? _____ What type of heating and cooling is in the house? _____

Was any personal property included in the sale price? Yes/No Personal Property was (circle all that apply) Appliances Furniture other (please explain):

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970

Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: LEWIS, BONNIE

Buyer: VARESI, MICHAEL

Parcel ID: 000166600

Additional Parcels:

Book: 2018 Page: 1732

Sale Date: 08/24/2018

Legal Description: LOTS 1-4 BLOCK 8 PLATT'S FIRST ADDITION RED CLOUD

Describe the basement finish; flooring, walls, ceiling finish?

Manufactured Housing: Was this home manufactured off site then moved to this location? yes
 No If manufactured; what brand? _____ If

manufactured; what type of home is this? _____ Mobile Home

_____ Manufactured If manufactured is the home still siton on

(circle one) Metal Frame Foundation Basement

Signature: _____ Buyer/Seller

(circle one) Phone# _____ Date: _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1748 # PAGES _____ GRANTEE MASTER NAME # Connie Brumbaugh

PARCEL # / FILING NUMBER 000135900-37070

DOC STAMPS 31.50 tax/lien

SALES FILE # 203 # 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 7-13-2018

DEED TYPE QCD

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	<u>RC</u>	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Brother to Sister

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.

203

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

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. <u>07</u> Day _____ Yr. <u>2018</u>	4 Date of Deed Mo. <u>07</u> Day _____ Yr. <u>2018</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lonnie & Brenda Knehans Street or Other Mailing Address 1006 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2785 Email Address lbknehans@gtmc.net		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Connie (Knehans) Brumbaugh Street or Other Mailing Address 420 N Chestnut St City Red Cloud State NE Zip Code 68970x Phone Number _____ Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address _____	

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

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

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input 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"/> Life Estate	<input 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 checked="" 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?
\$ 13,620

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
420 N Chestnut St, Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description
West 100' of Lots 19 & 20, Block 1, LeDuc's Add, City of Red Cloud

21 If agricultural, list total number of acres _____

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

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

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

sign here **Connie Brumbaugh**
 Print or Type Name of Grantee or Authorized Representative

Connie Brumbaugh
 Signature of Grantee or Authorized Representative

402-746-2221
 Phone Number

8-23-18
 Date

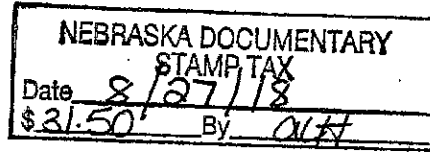
_____ Title

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>8</u> Day <u>27</u> Yr. <u>18</u>	27 Value of Stamp or Exempt Number \$ <u>31.50</u>	28 Recording Data BK 2018, Pg 1748	

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

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 27th day of August A.D., 2018, at 12:00 o'clock PM M. Recorded in Book 208 on Page 1748
Deborah Klugenberg County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded



Return to:
Connie Brumbaugh
420 N Chestnut St
Red Cloud, NE 68970

QUITCLAIM DEED

Lonnie Knehans and Brenda Knehans, Husband and Wife, GRANTORS, in consideration of One Dollar and Love and Affection (\$1.00) received from GRANTEE, Connie Brumbaugh, f/k/a Connie Knehans, a divorced person, quitclaims and conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 100 feet of Lots Nineteen (19) and Twenty (20), In Block One (1), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

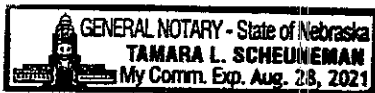
EXECUTED this 13th day of July, 2018

Lonnie Knehans
Lonnie Knehans, GRANTOR

Brenda Knehans
Brenda Knehans, GRANTOR

STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 13th, 2018 by Lonnie Knehans, Grantor and Brenda Knehans, Grantor.



Tamara L. Scheuneman
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1752

PAGES _____

GRANTEE MASTER NAME# Alan D.

PARCEL # / FILING NUMBER 001600900-

Johnson

DOC STAMPS 5A

tax/lien

SALES FILE # 204

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 0

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-21-2018

DEED TYPE QED

SALE QUAL

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

LOCATION CODE

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

COMMENTS _____

PARCEL # (S)

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

Real Estate Transfer Statement

209

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

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

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

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

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

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

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

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

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

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

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

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. JENNIFER FLEISCHER, Print of Type Name of Grantee or Authorized Representative, Signature of Grantee or Authorized Representative, ATTORNEY, Title, Date, (402) 762-3524, Phone Number

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

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

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 29 day
of August A.D., 2018, at 11:00
o'clock A M. Recorded in Book 2018
on Page 1752
Deb Klingenberg County Clerk
10.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-29-18
\$ Exempt # 50 By BB

QUIT CLAIM DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

ALAN D. JOHNSON and CONNIE R. JOHNSON, husband and wife, herein called Grantor whether one or more, in consideration of one dollar and other valuable consideration, received from Grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto **ALAN D. JOHNSON and CONNIE R. JOHNSON, husband and wife as joint tenants and not as tenants in common**, herein called the Grantee whether one or more, the following described real estate property in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

THE SOUTHWEST QUARTER (SW1/4) OF SECTION THREE (3), TOWNSHIP THREE (3) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

To have and to hold the above described premises together with all tenements, hereditaments, and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

Dated this 21 day of August, 2018

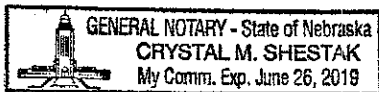
Alan D. Johnson
ALAN D. JOHNSON, Grantor

Connie R. Johnson
CONNIE R. JOHNSON, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF Clay)

Before me, a notary public qualified for said county, personally came ALAN D. JOHNSON and CONNIE R. JOHNSON, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on August 21, 2018



Crystal M Shestak
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1756

PAGES _____

GRANTEE MASTER NAME # Steven L. Carlson

PARCEL # / FILING NUMBER 001408701

NW 1/4 21-1-10

DOC STAMPS 337.50

tax/lien

SALES FILE # 205

PAGES _____

NEIGHBORHOOD #

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

PROPERTY CLASS

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

TAX DISTRICT 45

TOTAL SALE PRICE 150,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-27-2018

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

COMMENTS Home w/ 2.31 Acres

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.

205

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 Mo. 8 Day 27 Yr. 18, 4 Date of Deed Mo. 1 Day 10 Yr. 18, 5 Grantor's Name Chad Patrick Peer, 6 Grantee's Name Steven L. Carlson, 40 Apple Ridge, 1120 North Burlington Avenue, Danbury CT 06810, York NE 68467, Telephone N/A, Email N/A

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status: Improved, Unimproved, TOLL. (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt. (C) Mobile Home

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

9 Was the property purchased as part of an IRS like-kind exchange? No. 10 Type of Transfer: Distribution, Auction, Court Decree, Easement, Exchange, Foreclosure, Gift, Grantor Trust, Irrevocable Trust, Life Estate, Partition, Revocable Trust, Sale, Satisfaction of Contract, Transfer on Death, Trustee to Beneficiary, Other

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

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

14 What is the current market value of the real property? \$150,000.00. 15 Was the mortgage assumed? No

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

18 Address of Property: 1543 Road D, Red Cloud, NE 68970. 19 Name and Address of Person to Whom Tax Statement Should be Sent: Steven L. Carlson, 1543 Road D, Red Cloud, NE 68970. 18a No address assigned, 18b Vacant Land

20 Legal Description: See Attached Exhibit "A". 21 If agricultural, list total number of acres

Table with 2 columns: Item, Amount. 22 Total purchase price, including any liabilities assumed: \$150,000.00. 23 Was non-real property included in the purchase? No. 24 Adjusted purchase price paid for real estate: \$150,000.00. 25 If this transfer is exempt from the documentary stamp tax, list the exemption number

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

Steven L. Carlson, Print or Type Name of Grantee or Authorized Representative. Signature of Grantee or Authorized Representative. Title: Buyer

931-494-4331, Phone Number. 08-27-2018, Date

sign here

Register of Deeds' Use Only: 26 Date Deed Recorded: 2018 Aug 29 02:11 PM, 27 Value of Stamp or Exempt Number: 337.50, 28 Recording Data: Book 2018 Page 1756. For Dept. Use Only

EXHIBIT "A"

A tract of land in the Northwest Quarter (NW1/4) of Section 21, Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska more particularly described as follows: Commencing at the Northwest corner of Section 21, Township 1 North, Range 10 West; thence N89°24'33"E (assumed bearing) on the North line of said Northwest Quarter, a distance of 1927.26 feet to the point of beginning; thence continuing N89°24'33"E on said North line, a distance of 460.00 feet to the Northeast corner of a tract of land surveyed by Thomas L. Krueger in 2011; thence S04°06'42"W a distance of 217.65 feet; thence S85°49'25"W, a distance of 9.90 feet; thence S06°00'59"W, a distance of 63.44 feet; thence S56°15'31"W, a distance of 45.89 feet; thence S69°49'38"W, a distance of 100.47 feet; thence S83°10'10"W, a distance of 74.61 feet; thence N01°06'58"E, a distance of 132.50 feet; thence N32°07'02"W, a distance of 65.62 feet; thence N72°55'03"W, a distance of 194.82 feet; thence N01°35'10"W, a distance of 99.93 feet to the Point of Beginning.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/29/18
\$ 337.50 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 29 day of August A.D., 2018, at 02:11 o'clock PM. Recorded in Book 2018 on Pages 1756-1757.

Alma K. Zingales
County Clerk
Fee: \$16.00 By: BB Deputy
Electronically Recorded

WARRANTY DEED

Chad Patrick Peer, a single person, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from

Steven L. Carlson, a single person
as Grantee, conveys to GRANTEE, the following-described real estate located in Webster County, Nebraska:

A tract of land in the Northwest Quarter (NW1/4) of Section 21, Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska more particularly described as follows: Commencing at the Northwest corner of Section 21, Township 1 North, Range 10 West; thence N89°24'33"E (assumed bearing) on the North line of said Northwest Quarter, a distance of 1927.26 feet to the point of beginning; thence continuing N89°24'33"E on said North line, a distance of 460.00 feet to the Northeast corner of a tract of land surveyed by Thomas L. Krueger in 2011; thence S04°06'42"W a distance of 217.65 feet; thence S85°49'25"W, a distance of 9.90 feet; thence S06°00'59"W, a distance of 63.44 feet; thence S56°15'31"W, a distance of 45.89 feet; thence S69°49'38"W, a distance of 100.47 feet; thence S83°10'10"W, a distance of 74.61 feet; thence N01°06'58"E, a distance of 132.50 feet; thence N32°07'02"W, a distance of 65.62 feet; thence N72°55'03"W, a distance of 194.82 feet; thence N01°35'10"W, a distance of 99.93 feet to the Point of Beginning

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) Is lawfully seised 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; and
- (3) Warrants and will defend title to the real estate against the lawful claims of all persons claiming by or through Grantor, and none other.

Executed: January, 10, 2018.

6099730

Nebraska Title Co. - Omaha
14680 West Dodge Road
Suite 1
Omaha, NE 68154

Please Return recorded document to:
Nebraska Title Company
5601 South 59th Street, Suite C
Lincoln, NE 68516

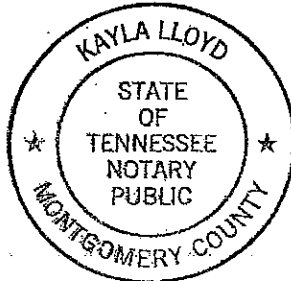
Chad Patrick Peer
Chad Patrick Peer, a single
person

State of Tennessee
County of Montgomery

The foregoing instrument was acknowledged before me this 10 day of
January, 2018 by Chad Patrick Peer, a single person.

Kayla Lloyd
Notary Public

6099730



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2018	1756	8/27/2018	Base: 91-0002		Affiliated: 91-0002		Unified: 91-0002						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001408701		205		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4489	1	10	21	2	00000	1	000	4095
Land		Improvements		Total		Date of Sale Property Classification Code								
15,765		108,575		124,340		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 1	B) 05	C) 5	D) 3	E) 0	F) 7			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1						Shelterbelt/Timber							
	1D						Accretion							
	2D1						Waste							
	2D						Other							
	3D1						AG LAND TOTAL							
	3D						Roads		0.350					
	4D1						Farm Sites		1.000		5,765			
	4D						Home Sites		0.960		10,000			
							Recreation							
	Dwellings				105,715		Other							
	Outbuildings				2,860		Non-AG TOTAL		2.310		15,765			
Assessor's Adjustment to Sale Price (+ or -):						Total Recapture Value:								
Assessor Comments and Reason for Adjustment:														
Comments from						Comments:								
WD														


(Continue on back)



WEBSTER COUNTY
2017 Real Estate Breakdown Report

Parcel ID 001408701		Legal A 2.31 AC TRACT IN NW1/4 21-1-10 S-T-R: 21-01-10 Acres: 2.310		Card File 001408701								
Owner CARLSON, STEVEN L. 1120 NORTH BURLINGTON AVENUE YORK, NE 68467				Situs 1543 ROAD D HEBRON, NE 68970								
County Area 1	AREA 1	Class Code 01-05-05-03-00-07		Value	Previous							
Neighborhood 1	AREA 1	State GEO 4489-21-2-00000-000-4095		Buildings	105,715							
Location / Group 80	RURAL (RUR)	Cadastral 00002-00036-0014A		Improvement	2,860							
District 45	2F2S - 91-0002	Book / Page 2018 / 1756		Land / Lot	15,765							
School 91-0002	91-0002 91-0002	Sale Date 08/27/2018		Total	124,340							
		Sale Amount 150,000			124,340							
Date Added Notes												
06/03/2013 MODULAR - RURAL RESIDENTIAL												
		Permit No.	Type	Description	Date Open	Date Closed	Amount					
		0002	00 N/A	~2015 PORCHES & BASEMENT FINISH	01/02/2014	01/02/2015	0					
		0001	00 N/A	~2012 NEW HOUSE	04/18/2011	05/03/2012	0					
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
ROAD	ROAD	ROAD	COUNTY ROAD	ROAD	N	0.350	0	0	0			
BLD1RR	SITE	BLD1RR	BUILDING SITE 1ST ACRE -	BLD1RR	N	1.000	5,765	5,765	0			
HOM1RR	HOME	HOM1RR	HOME SITE 1ST ACRE - RURA	HOM1RR	N	0.960	10,000	10,000	0			
Land Total						2.310		15,765				
Sale Date	Book	Page	Extend	Ownership History		Amount						
08/27/2018	2018	1756		CARLSON, STEVEN L.		150,000						
03/10/2016	02016	00508		PEER, CHAD PATRICK		170,000						
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax		
2017	408701	45	105,715	2,860	15,765	124,340	0	124,340	1,672.84	0		
2016	408701	45	105,715	2,860	16,910	125,485	0	125,485	1,735.72	0		
2015	408701	45	123,140	5,705	24,875	153,720	0	153,720	2,116.24	0		
2014	408701	45	116,900	5,705	20,300	142,905	0	142,905	2,185.38	0		
2013	408701	45	114,975	775	19,450	135,200	0	135,200	2,205.42	0		

WEBSTER COUNTY
2017 Appraisal Property Record Card

<p>Parcel ID 001408701 (2250) Cadastral ID 00002-00036-0014A PAD Class Code 01-05-05-03-00-07 State GEO 4489-21-2-00000-000-4095 Owner CARLSON, STEVEN L. 1120 NORTH BURLINGTON AVENUE YORK, NE 68467 Situs 1543 ROAD D HEBRON NE 68970 Neighborhood 1 - AREA 1 District 45 - 2F2S - 91-0002 Legal S-T-R: 21-01-10 A 2.31 AC TRACT IN NW1/4 21-1-10</p>	<p>Primary Image</p> 	<p>Sketch Image</p>																					
<p>Property Valuation</p> <p>Buildings 105,715 Improvement 2,860 Land/Lot 0 Total 108,575</p>	<p>Residential Information</p> <p>Type Single-family Residence Quality 3.00 - Average Condition 3.50 - Average Plus 0.5 Base/Total 1,512 / 1,512 Style 100 % - One Story Exterior Wall 100 % - Frame, Siding, Wood Heating/Cooling 100 % - Warmed & Cooled Air Roof Cover Composition Shingle Area of Slab 0 Area of Crawl 0 Fixture/Roughin 8 / 0 Bed/Bathroom 3 / 2.0 Basement Area 1,512</p>	<p>Marshall & Swift Cost Approach (06/2013)</p> <p>Year/Effective Age 2011/0</p>																					
<p>Review Information</p> <p>10/14/2014 Entered CJ 10/09/2014 Inspect TS</p>	<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Cost Source</th> <th>Size</th> <th>Year In</th> <th>Units</th> <th>Depreciation</th> </tr> </thead> <tbody> <tr> <td>SLRF</td> <td>Slab w/Roof</td> <td>MS Residential</td> <td>180</td> <td>0</td> <td>180</td> <td>0.000 %</td> </tr> <tr> <td>SLRF</td> <td>Slab w/Roof</td> <td>MS Residential</td> <td>483</td> <td>0</td> <td>483</td> <td>0.000 %</td> </tr> </tbody> </table>	Code	Description	Cost Source	Size	Year In	Units	Depreciation	SLRF	Slab w/Roof	MS Residential	180	0	180	0.000 %	SLRF	Slab w/Roof	MS Residential	483	0	483	0.000 %	
Code	Description	Cost Source	Size	Year In	Units	Depreciation																	
SLRF	Slab w/Roof	MS Residential	180	0	180	0.000 %																	
SLRF	Slab w/Roof	MS Residential	483	0	483	0.000 %																	
<p>Date Added Notes</p> <p>06/03/2013 MODULAR - RURAL RESIDENTIAL</p>																							

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: PEER, CHAD PATRICK
Buyer: CARLSON, STEVEN L.
Parcel ID: 001408701

Additional Parcels:

Book: 2018 Page: 1756

Sale Date: 08/27/2018

Legal Description: A 2.31 AC TRACT IN NW1/4 21-1-10

Agriculture

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office

What was the purchase price? \$ _____ Yes ___ No ___ If no explain

Was any personal property included in the sale price? ___ Yes ___ No Personal Property was (circle all that apply): Pivot Irrigation Pipe (above ground/Buried) Motor Machinery Grain/Crops Other (please explain) _____

What is the dollar value of the personal property that was included in the purchase price? \$ _____

If this sale was involved in a 1031 like kind exchange; is it going to a holding company? ___ Yes ___ No

How long was the property on the market?

How did you learn that the property was for sale? Circle one: Advertising Broker/Realtor Family Newspaper Seller Prior Knowledge Other (please explain):

If appraised, what was the appraised value?
\$ _____

Was this a sale of partial interest in the property? ___ Yes ___ No If yes, explain _____

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: PEER, CHAD PATRICK
Buyer: CARLSON, STEVEN L.
Parcel ID: 001408701
Additional Parcels:
Book: 2018 Page: 1756
Sale Date: 08/27/2018
Legal Description: A 2.31 AC TRACT IN NW1/4 21-1-10

Did this sale involve a trade or exchange of property? Yes__ No__ If yes,
explain_____

Was the property made available to other potential purchasers? Yes__ No__ If no,
explain_____

Was the sale between family members? Yes__ No__ If yes,
explain_____

Was there any prior association between the buyer and the seller or with the property? __Yes
No__ If yes,
explain_____

Do you own other property nearby? __Yes No__ If yes,
explain_____

What influenced your sale/purchase?

Do you think this property sold for its full market value? __Yes No__

Please supply a current FSA map showing fields, correct use and acres.

Is this property in a government program such as (CRP, CREP, EQUIP)? If yes, what program and
what are the beginning and ending dates? Please mark these fields on your map.

If irrigated (circle all that apply) Pivot Buried Pipe Gravity Irrigation

Where do you obtain your irrigation water? (circle all that apply) Reuse pit Bostwick
Republican River Well Little Blue River
Other_____

WEBSTER COUNTY ASSESSOR
621 N CEDAR
RED CLOUD, NE 68970
Phone: (402) 746-2717
Website: www.co.webster.ne.us

Seller: PEER, CHAD PATRICK
Buyer: CARLSON, STEVEN L.
Parcel ID: 001408701
Additional Parcels:
Book: 2018 Page: 1756
Sale Date: 08/27/2018
Legal Description: A 2.31 AC TRACT IN NW1/4 21-1-10

If pasture, how do you water your cattle? Pond Dugout Stream Well
Other _____

Comments/other information:

Signature: _____ Buyer/Seller (circle one)

Phone # _____ Date: _____

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1779

PAGES _____

GRANTEE MASTER NAME # JPMorgan

PARCEL # / FILING NUMBER 000338600

Chase Bank

DOC STAMPS Exempt #24

tax/lien _____

SALES FILE # 206

PAGES _____

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 <i>Answers Add</i>	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 195

TOTAL SALE PRICE 76,000

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-29-2018

DEED TYPE Trustees 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

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

COMMENTS Foreclosure

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

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **206**
• 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. 08 Day 29 Yr. 2018	Mo. 08 Day 29 Yr. 2018

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Eric H. Lindquist, Successor Trustee		Grantee's Name (Buyer) JPMorgan Chase Bank, National Association	
Street or Other Mailing Address 8712 West Dodge Road, Suite 260		Street or Other Mailing Address 3415 Vision Drive	
City Omaha	State NE	City Columbus	State OH
Zip Code 68114		Zip Code 43219	
Phone Number (402) 829-0400		Phone Number (877) 314-6359	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address elindquist@elindquistlaw.com		Email Address n/a	If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	
<input type="checkbox"/> IOLL	<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"/> State Assessed
	<input type="checkbox"/> Mineral Interests-Producing	<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 checked="" type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty	
<input checked="" type="checkbox"/> Corrective					
<input type="checkbox"/> Death Certificate - Transfer on Death					

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 checked="" 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 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?
\$95,675

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
**1005 West Seward Street
Blue Hill, NE 68930**

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

18a No address assigned 18b Vacant land

20 Legal Description
Lot Three (3) and the East Fifteen Feet (E 15') of Lot Four (4), Block Fourteen (14), Hoover's Addition to Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	76,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	76,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **24**

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.

Eric H. Lindquist (402) 829-0400
Print or Type Name of Grantee or Authorized Representative Phone Number

Eric H. Lindquist Attorney/Successor Trustee
Signature of Grantee or Authorized Representative Title
Date **08/29/2018**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. _____ Day 2018 Aug 30 11:00 AM	Ex024 Book 2018 Page 1779	

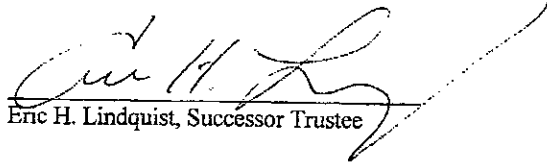
Grantee—Retain a copy of this document for your records.

NOW, THEREFORE, in consideration of the premises and of the sum of \$76,000.00 so bid and paid as aforesaid, I, Grantor, do hereby grant and convey unto said Grantee, its successors and assigns forever, all the estate, right, title and interest of which the said Sharon M. Tolle, a single woman, and her successors in interest, were seized or possessed at the time said Deed of Trust was given, or at any time thereafter, in and to the premises sold as aforesaid, to-wit:

Lot Three (3) and the East Fifteen Feet (E 15') of Lot Four (4), Block Fourteen (14), Hoover's Addition to Blue Hill, Webster County, Nebraska.

To have and to hold said real estate, with all the appurtenances thereto belonging to said Grantee, its successors and assigns forever.

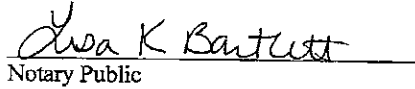
IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of August, 2018.


Eric H. Lindquist, Successor Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 29th day of August, 2018 by Eric H. Lindquist, Successor Trustee.




Notary Public

My Commission Expires: 10-6-2020

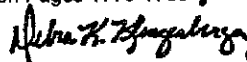
index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/30/18
\$ Ex024 By BB

Bk 2018, Pg 1779

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 day
of August A.D., 2018, at 11:00
o'clock AM. Recorded in Book 2018
on Pages 1779-1780 .


County Clerk
Fee: \$16.00 By: BB Deputy
Electronically Recorded

Space Above This Line for Recording Information

Please return to:
Eric H. Lindquist
Eric H. Lindquist, P.C., L.L.O.
8712 West Dodge Rd, Suite 260
Omaha, Nebraska 68114
(402) 829-0400

TRUSTEE'S DEED

This instrument, made this 29th day of August, 2018, between Eric H. Lindquist, a member of the Nebraska State Bar Association, Successor Trustee, hereinafter called "Grantor", pursuant to a power of sale contained in that certain Deed of Trust recorded on May 2, 2005 in Book 2005 at Page 910 and modified by the Loan Modification Agreement recorded on March 30, 2017 in Book 2017 at Page 600 of the Mortgage Records in the office of the Register of Deeds of Webster County, Nebraska, and JPMorgan Chase Bank, National Association, hereinafter called "Grantee".

WHEREAS, on October 4, 2017, Grantor, executed a Notice of Default pursuant to which notice was given to Sharon M. Tolle, a single woman, Trustor, under that certain Deed of Trust recorded on May 2, 2005 in Book 2005 at Page 910 and modified by the Loan Modification Agreement recorded on March 30, 2017 in Book 2017 at Page 600 of the Mortgage Records in the office of the Register of Deeds of Webster County, Nebraska, covering that certain premises described as:

Lot Three (3) and the East Fifteen Feet (E 15') of Lot Four (4), Block Fourteen (14), Hoover's Addition to Blue Hill, Webster County, Nebraska,

that a breach of an obligation for which the trust property was conveyed had occurred, and setting forth the nature of such breach and of his election to sell or cause to be sold such property to satisfy the obligation. Said Notice of Default was filed for record in the Office of the Register of Deeds of Webster County, Nebraska, on October 5, 2017, in Book 2017 at Page 2407 of the Mortgage Records.

A copy of such Notice of Default was thereafter mailed to all parties entitled to notice pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008.

Subsequent thereto, beginning on July 18, 2018, Grantor caused to be published in *The Red Cloud Chief*, a newspaper having a general circulation in Webster County, Nebraska, a Notice of Trustee's Sale setting forth a description of the property to be sold and stating that the described property would be sold at public auction to the highest bidder for cash or certified or cashier's check, at the front steps of the Webster County Courthouse in the City of Red Cloud, Webster County, Nebraska at 10:00 a.m. on August 29, 2018. Publication of such notice was made for five consecutive weeks on July 18, 2018, July 25, 2018, August 1, 2018, August 8, 2018 and August 15, 2018, the last publication being at least ten (10) days but not more than thirty (30) days prior to the date of sale.

A copy of such notice of the time and place of sale was thereafter mailed to all parties entitled to notice pursuant to said Deed of Trust and in compliance with Neb. Rev. Stat. §76-1008.

Pursuant to said Notice of Trustee's Sale, David B. Garwood, attorney for Grantor, did at the time and place mentioned in said Notice of Trustee's Sale, offer said property for sale at public auction, and did sell the same to Grantee for the sum of \$76,000.00, it being the highest bidder therefor.

LKB

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1794-95

PAGES _____

GRANTEE MASTER NAME # City of Blue Hill

PARCEL # / FILING NUMBER 000 328900 -

9000

DOC STAMPS Exempt 2

tax/lien

SALES FILE # 207

PAGES _____

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					

<u>1000</u>	2000	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 11-19-2018

DEED TYPE Sheriff's Deed - CI 14-35

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

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

COMMENTS _____

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

Real Estate Transfer Statement

207

FORM
521

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

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

1 County Name WEBSTER - 91	2 County Number	3 Date of Sale/Transfer Mo. 7 Day 19 Yr. 2018	4 Date of Deed Mo. 7 Day 19 Yr. 2018
-------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Webster County Sheriff Street or Other Mailing Address 641 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2722 Email Address tschmitzwsc0945@yahoo.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) City of Blue Hill Street or Other Mailing Address 517 W Gage St, PO Box 277 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2056 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 cityofbluehill@gtmc.net	
--	--	--	--

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

(A) Status <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	(C) <input type="checkbox"/> Mobile Home <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?
\$1,715

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
209 S Webster St

19 Name and Address of Person to Whom the Tax Statement Should be Sent
City of Blue Hill
PO Box 277
Blue Hill, NE 68930

18a No address assigned 18b Vacant land

20 Legal Description
North sixteen feet (16') of Lot seven (7) & all Lot eight (8) Block six (6) Grussell's Subdivision of Rohrer's Addition to the City of Blue Hill

21 If agricultural, list total number of acres _____

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 _____

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

Tricia Allen
Print or Type Name of Grantee or Authorized Representative

Tricia Allen
Signature of Grantee or Authorized Representative

City Clerk/Treasurer

(402) 756-2056
Phone Number

8/29/18
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 8 Day 31 Yr. 18	27 Value of Stamp or Exempt Number \$ Exempt # 2	28 Recording Data BK2018, Pg 1794-1795

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

BK2018, Pg 1794

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 31 day of August A.D., 2018, at 1:30 o'clock P. M. Recorded in Book 2018 on Page 1794-1795
Deb Klingenberg County Clerk
16.00 Deputy BB
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8-31-18
\$Exempt #2 By BB

SHERIFF'S DEED – UNDER WRIT OF EXECUTION
CASE NO. CI14-35

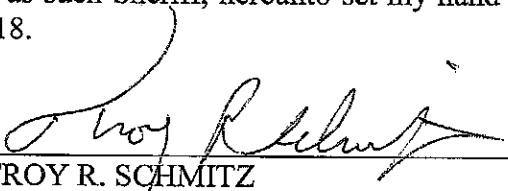
KNOWN ALL MEN BY THESE PRESENTS, That, Whereas, In an action in the District Court of Webster County, Nebraska, wherein STATE OF NEBRASKA, CITY OF BLUE HILL. is Plaintiff and MONICA VERBEK; and all other persons/entities UNKNOWN claiming any right, interest or title in North Sixteen (N16) feet of Lot Seven (7) and all of lot Eight (8), Block Six (6), Grussell's Subdivision of Rohrer's Addition to Vilage of Blue Hill, Webster County, Nebraska, according to recorded plat thereof, are Defendants, a decree was rendered finding that there is due and owing to STATE OF NEBRASKA, CITY OF BLUE HILL the sum of Eleven Thousand Fine Hundred Seventy Nine and 21 cents (11,979.21), and, whereas, it was then and there further ordered in the said action that in default of the payment of the sum so found due by the said Defendants that TROY R. SCHMITZ, Sheriff of said County of Webster, should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same, and, whereas, default having been made therein, the said TROY R. SCHMITZ, Sheriff, under and by virtue of the said decree and the order of sale to him duly directed, did on the 19th day of July, 2018 at the Webster County Courthouse in the city of Red Cloud in said County of Webster, having first given due and legal notice of the time and place of sale once per week for four consecutive weeks prior thereto in the Blue Hill Leader, a newspaper printed and in general circulation is said County of Webster, sell said premises at public auction to the PLAINTIFF, CITY OF BLUE HILL for the sum of ELEVEN THOUSAND NINE HUNDRED SEVENTY NINE DOLLARS AND TWENTY ONE CENTS (\$11,979.21), which sale was afterward on the 20TH.day of August, 2018 examined and confirmed and the said TROY R. SCHMITZ as such Sheriff ordered to convey said premises in fee simple to City of Blue Hill.

NOW, THEREFORE, I the said TROY R. SCHMITZ, Sheriff of the County of Webster as aforesaid, in consideration of the premises and by virtue of the powers vested in me by law and the decree of said court, do hereby Give, Grant and Convey to the said City Of Blue Hill, its successors and assigns, the premises so as aforesaid sold, to-wit:

North Sixteen (N16) feet of Lot Seven (7) and all of lot Eight (8), Block Six (6), Grussell's Subdivision of Rohrer's Addition to Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof

TO HAVE AND TO HOLD THE SAME unto the said City of Blue Hill, thier successors and assigns, and to it and its use and behalf forever.

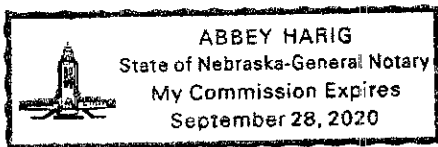
IN TESTIMONY WHEREOF, I have as such Sheriff, hereunto set my hand this 22 day of August, 2018.



TROY R. SCHMITZ
SHERIFF OF WEBSTER COUNTY,
NEBRASKA

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

On this 22nd day of August, 2018, before me, the undersigned Troy Schmitz, Notary Public in and for the said county, personally appeared the said TROY R. SCHMITZ, Sheriff of Webster County, Nebraska, to me personally known to be the identical person who signed at the foregoing instrument as grantor, and he acknowledged the same to be his voluntary act and deed, as such Sheriff, for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year above written.




Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2018-1796

PAGES _____

GRANTEE MASTER NAME # Richard M. +

PARCEL # / FILING NUMBER 001704401

66330

Cheryl J. Thallman

001704402

66335

DOC STAMPS 33.75

tax/lien

SALES FILE # 208

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

TOTAL SALE PRICE 14,950

521 ADJUSTMENTS \$ _____

ASSESSOR ADJUSTMENTS \$ _____

REVIEW CODE NO

SALES DATE 8-31-2018

DEED TYPE JTWD / Easement

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 split - Tract 2+3 will be split from 001704401 + will be combined with Tract 1. parcel # 1704402.

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.

208

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

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

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

8 Type of Deed, 9 Was the property purchased as part of an IRS like-kind exchange?, 10 Type of Transfer

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

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

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

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

18a No address assigned, 18b Vacant land

20 Legal Description, 21 If agricultural, list total number of acres

SEE ATTACHED

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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

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

Daniel C. Pauley, Print or Type Name of Grantee or Authorized Representative, Attorney, Signature of Grantee or Authorized Representative, Title, 8/31/18, Date

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

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data

Mo. Day Yr. 2018 Aug 31 03:55 PM 33.75 Book 2018 Page 1796

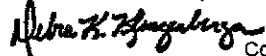
Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 08/31/18
\$ 33.75 By BB

Bk 2018, Pg 1796

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 31 day
of August A.D., 2018, at 03:55
o'clock PM. Recorded in Book 2018
on Pages 1796-1797 .



County Clerk

Fee: \$16.00 By: BB Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:

Daniel C. Pauley, Dumfries, Fisher, Hastings & Pauley, P.O. Box 1044, Hastings, NE 68902

JOINT TENANCY WARRANTY DEED

RANDALL L. KORT and JENAE KORT, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration, received from GRANTEES, **RICHARD M. THALLMAN and CHERYL J. THALLMAN**, convey to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in NEB. REV. STAT. §76-201):

A tract of land located in the Southeast Quarter (SE ¼) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE ¼), thence N89°40'26"E (assumed bearing) on the South line of said Southeast Quarter (SE ¼) a distance of 561.45 Feet to the point of beginning and also being the East line of a parcel of land surveyed by Thomas Krueger on 03/26/2010 as recorded in Book 2010, Pages 1152-1154, thence on the said East line the following, N01°17'51"E a distance of 292.46 Feet, thence N29°11'36"W a distance of 99.91 Feet, thence N41°23'30"W a distance of 149.98 Feet, thence leaving said East line S49°14'32"E a distance of 151.85 Feet, thence S39°54'09"E a distance of 260.44 Feet to the beginning of a curve that is concave to the Northeast, having a radius of 1275.00 Feet, a chord bearing of S67°08'49"E, a chord distance of 241.81 Feet, and an arc length of 242.18 Feet, thence S00°03'42"W parallel with the West line of said Southeast Quarter (SE ¼) a distance of 97.21 Feet to the South line of said Southeast Quarter (SE ¼), thence S89°40'26"W on said South line a distance of 363.55 Feet to the point of beginning, containing 1.66 acres, more or less, of which 0.28 acres is currently being occupied as public road Right-of-Way ; and

A tract of land located in the Southeast Quarter (SE ¼) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE ¼), thence N00°03'42"E (assumed bearing) on the West line of said Southeast Quarter (SE ¼) a distance of 540.53 Feet to the North line of a parcel of land surveyed by Thomas Krueger on

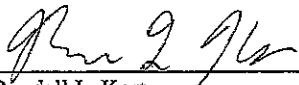
03/26/2010 as recorded in Book 2010, Pages 1152-1154, thence N87°42'04"E on said North line a distance of 15.01 Feet to the point of beginning, thence N00°03'42"E parallel with the West line of said Southeast Quarter (SE ¼) a distance of 508.96 Feet, thence N89°40'26"E parallel with the South line of said Southeast Quarter (SE ¼) a distance of 44.12 Feet to the beginning of a curve that is concave to the Northeast, having a radius of 1275.00 Feet, a chord bearing of S23°35'03"E, a chord distance of 504.79 Feet, and an arc length of 508.14 Feet, thence S59°40'28"E a distance of 67.99 Feet, to the said previously surveyed North line, thence S87°42'04"W on said North line a distance of 305.56 Feet to the point of beginning, containing 1.61 acres, more or less.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEEES 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.

Jenae Kort executes this deed for the sole purpose of releasing any marital interest she may have in the property.

EXECUTED: August 30, 2018.



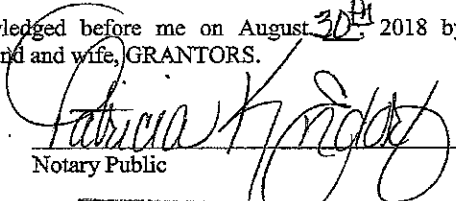
Randall L. Kort



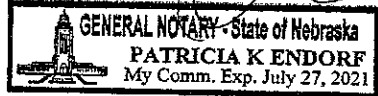
Jenae Kort

STATE OF NEBRASKA)
) ss:
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on August 30th, 2018 by RANDALL L. KORT and JENAE KORT, husband and wife, GRANTORS.



Notary Public



ATTACHMENT TO FORM 521

20 Legal Description

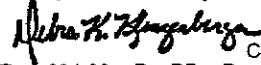
A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE $\frac{1}{4}$), thence N89°40'26"E (assumed bearing) on the South line of said Southeast Quarter (SE $\frac{1}{4}$) a distance of 561.45 Feet to the point of beginning and also being the East line of a parcel of land surveyed by Thomas Krueger on 03/26/2010 as recorded in Book 2010, Pages 1152-1154, thence on the said East line the following, N01°17'51"E a distance of 292.46 Feet, thence N29°11'36"W a distance of 99.91 Feet, thence N41°23'30"W a distance of 149.98 Feet, thence leaving said East line S49°14'32"E a distance of 151.85 Feet, thence S39°54'09"E a distance of 260.44 Feet to the beginning of a curve that is concave to the Northeast, having a radius of 1275.00 Feet, a chord bearing of S67°08'49"E, a chord distance of 241.81 Feet, and an arc length of 242.18 Feet, thence S00°03'42"W parallel with the West line of said Southeast Quarter (SE $\frac{1}{4}$) a distance of 97.21 Feet to the South line of said Southeast Quarter (SE $\frac{1}{4}$), thence S89°40'26"W on said South line a distance of 363.55 Feet to the point of beginning, containing 1.66 acres, more or less, of which 0.28 acres is currently being occupied as public road Right-of-Way ; and

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE $\frac{1}{4}$), thence N00°03'42"E (assumed bearing) on the West line of said Southeast Quarter (SE $\frac{1}{4}$) a distance of 540.53 Feet to the North line of a parcel of land surveyed by Thomas Krueger on 03/26/2010 as recorded in Book 2010, Pages 1152-1154, thence N87°42'04"E on said North line a distance of 15.01 Feet to the point of beginning, thence N00°03'42"E parallel with the West line of said Southeast Quarter (SE $\frac{1}{4}$) a distance of 508.96 Feet, thence N89°40'26"E parallel with the South line of said Southeast Quarter (SE $\frac{1}{4}$) a distance of 44.12 Feet to the beginning of a curve that is concave to the Northeast, having a radius of 1275.00 Feet, a chord bearing of S23°35'03"E, a chord distance of 504.79 Feet, and an arc length of 508.14 Feet, thence S59°40'28"E a distance of 67.99 Feet, to the said previously surveyed North line, thence S87°42'04"W on said North line a distance of 305.56 Feet to the point of beginning, containing 1.61 acres, more or less.

Index _____
Computer _____
Assessor _____
Carded _____

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 31 day of August A.D., 2018, at 03:55 o'clock PM. Recorded in Book 2018 on Pages 1798-1802 .



County Clerk

Fee: \$34.00 By: BB Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:

Daniel C. Pauley, Dunmire, Fisher, Hastings & Pauley, P.O. Box 1044, Hastings, NE 68902

AGREEMENT FOR EASEMENTS

THIS AGREEMENT entered into on this 31 day of August, 2018, by and between RICHARD M. THALLMAN, and CHERYL J. THALLMAN, a husband and wife, (hereinafter referred to as "THALLMAN"), and RANDALL L. KORT and JENAE KORT, husband and wife, (hereinafter referred to as "KORT").

WITNESSETH:

WHEREAS, THALLMAN is the owner of certain property in Webster County, Nebraska, legally described as approximately 9.82 acres in the Southeast Quarter (SE ¼) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska (hereinafter referred to as the "THALLMAN Property"); and

WHEREAS, KORT is the owner of certain property in Webster County, Nebraska, legally described as part of the Southeast Quarter (SE ¼) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska (hereinafter referred to as the "KORT Property"); and

WHEREAS, the THALLMAN Property adjoins the KORT Property on the North, Northeast, and East; and

WHEREAS, there is a driveway situated on the THALLMAN Property with access from the South to the North of the THALLMAN Property which the KORT Property uses for ingress and egress to access the KORT Property and more particularly a well situated near the northwest corner of the KORT Property; and

WHEREAS, the KORT property contains a center pivot irrigation system (hereinafter referred to as the "PIVOT") which crosses the THALLMAN Property, including a pond and its dam; and

WHEREAS, the three herein described areas of the driveway and the area passed over by the KORT pivot are property owned by and part of the THALLMAN Property (hereinafter referred to as the "EASEMENT PROPERTY"); and

WHEREAS, KORT acknowledges that the EASEMENT PROPERTY is and shall remain the property of THALLMAN; and

WHEREAS, KORT and THALLMAN desire to enter into a written non-exclusive, easement agreement establishing, defining, memorializing and confirming the easements and uses herein created and described.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, THALLMAN and KORT agree as follows:

1. THALLMAN does hereby grant to KORT, his heirs, personal representatives, successors and assigns, a perpetual non-exclusive access easement to hereafter pass and repass on, over and across the INGRESS/EGRESS ACCESS EASEMENT (attached hereto as Exhibit "A"), with or without automobiles, trucks and any other vehicles or on foot, for accessing and egressing the KORT Property for all lawful purposes related to or arising out of the conduct of farming operations thereon.
2. THALLMAN does further hereby grant to KORT, his heirs, personal representatives, successors and assigns, a perpetual non-exclusive easement for the PIVOT to pass over, cross, and deposit water on the PIVOT OVERSPRAY EASEMENT (attached hereto as Exhibit "A"), provided it maintains at least four feet of ground clearance where it crosses the property boundary.
3. THALLMAN does further hereby grant to KORT, his heirs, personal representatives, successors and assigns, a perpetual, non-exclusive easement for the end wheel of the PIVOT to pass over and cross the PIVOT END WHEEL EASEMENT (attached hereto as Exhibit "A").

EASEMENT CONDITIONS

- A. KORT shall not encroach upon the EASEMENT PROPERTY with growing crops or otherwise.
- B. KORT's use of the EASEMENT PROPERTY for PIVOT operations shall continue, until such time that the PIVOT is modified so as to not thereafter cross over the EASEMENT PROPERTY occurs or the PIVOT ceases to be used.
- C. KORT's use of the EASEMENT PROPERTY for the PIVOT shall not allow the parking of such PIVOT for any prolonged period of time other than to pass through in its normal operation without permission from THALLMAN.

- D. KORT agrees not to distribute anything other than water through the PIVOT, specifically, no pesticides or fertilizer.
- E. In the event PIVOT is modified or replaced with a new center pivot irrigation system, Modifications to such property to facilitate said replacement system traversing the EASEMENT PROPERTY shall be at KORT's expense.
- F. KORT agrees to maintain the PIVOT Wheel Track where it crosses the dam on the EASEMENT PROPERTY to prevent erosion of the dam.
- G. THALLMAN and KORT shall equally share in the responsibility and costs for the maintenance, repair and upkeep of the dam for the reasonable utilization of such dam by the parties and other lawful users.
- H. KORT's use of the EASEMENT PROPERTY for driveway shall continue until such time that the well situated on the KORT Property is no longer in service or being used or an alternative well is established.
- I. THALLMAN and KORT shall equally share in the responsibility and costs for the maintenance, repair and upkeep of the driveway for the reasonable utilization of such driveway by the parties and other lawful users.
- J. THALLMAN and KORT shall each utilize the EASEMENT PROPERTY in a reasonable manner so as to not unreasonably interfere with the other's use thereof under the terms of this agreement.
- K. These easements shall be deemed covenants running with the land and shall be binding upon and inure to the benefit of THALLMAN, KORT, their heirs, personal representatives, successors and assigns.
- L. The extent of the herein described Easements consists of:
 - a. The descriptions attached hereto as Exhibit "A".

Jenae Kort joins in this Agreement for Easements for the sole purpose of releasing any marital interest she may have in the property.

{SIGNATURE PAGE FOLLOWS}

EXHIBIT "A"
EASEMENT DESCRIPTIONS

PIVOT OVERSPRAY EASEMENT:

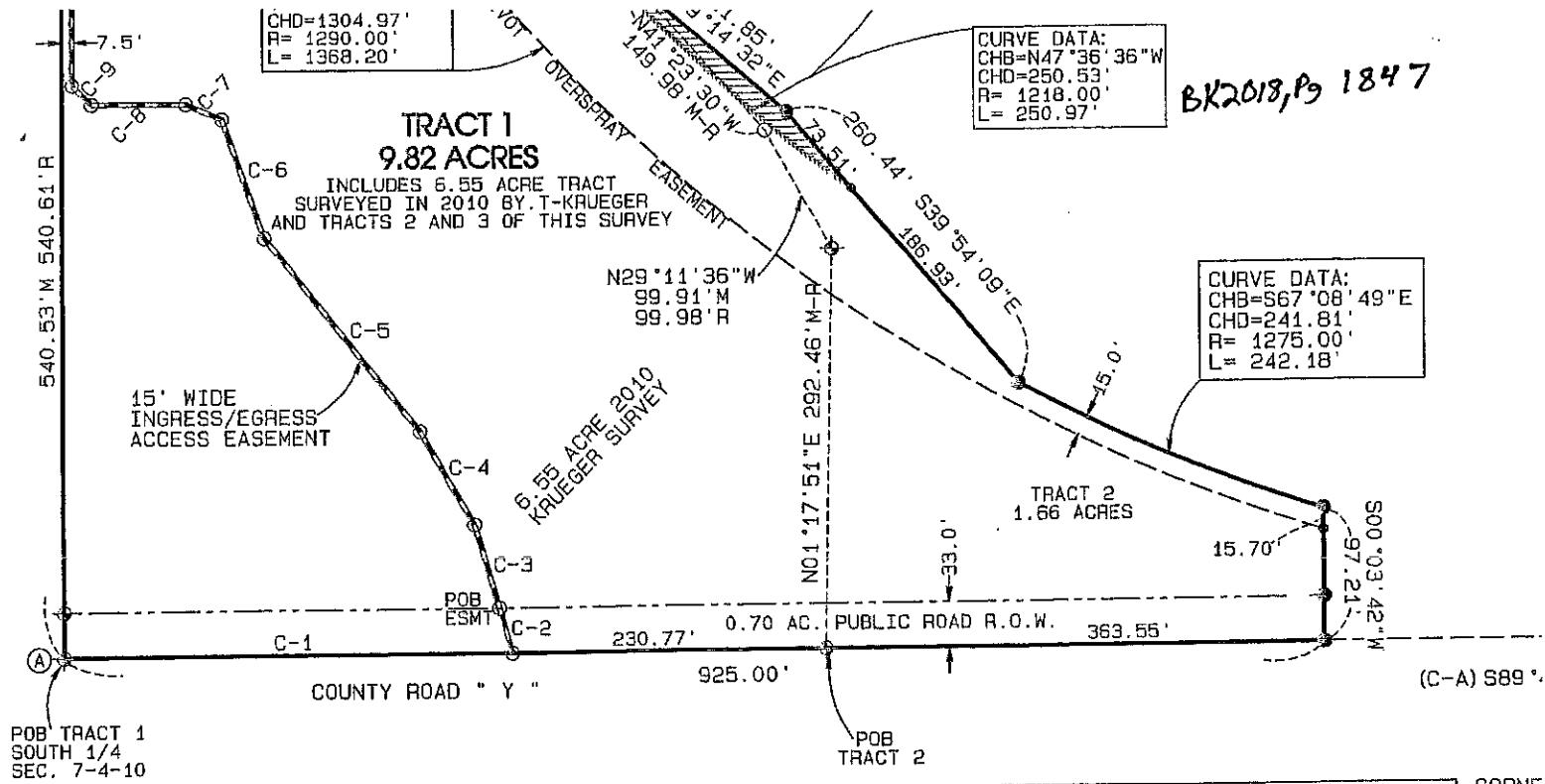
A tract of land located in the Southeast Quarter (SE ¼) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE ¼), thence N00°03'42"E (assumed bearing) on the West line of said Southeast Quarter (SE ¼) a distance of 540.53 Feet to the North line of a parcel of land surveyed by Thomas Krueger on 03/26/2010 as recorded in Book 2010, Pages 1152-1154, thence N87°42'04"E on said North line a distance of 15.01 Feet, thence N00°03'42"E parallel with the West line of said Southeast Quarter (SE ¼) a distance of 508.96 Feet, thence N89°40'26"E parallel with the South line of said Southeast Quarter (SE ¼) a distance of 44.12 Feet to the point of beginning and the beginning of a curve that is concave to the Northeast, having a radius of 1275.00 Feet, a chord being of S23°35'03"E, a chord distance of 504.79 Feet, and an arc length of 508.14 Feet, thence S59°40'28"E a distance of 182.99 Feet, thence S49°14'32"E a distance of 151.85 Feet, thence S39°54'09"E a distance of 260.44 Feet to the beginning of a curve that is concave to the Northeast, having a radius of 1275.00 Feet, a chord bearing of S67°08'49"E, a chord distance of 241.81 Feet, and an arc length of 242.18 Feet, thence S00°03'42"W parallel with the West line of said Southeast Quarter (SE ¼) a distance of 15.70 Feet to the beginning of a curve that is concave to the Northeast, having a radius of 1290.00 Feet, a chord bearing of N42°24'42"W, a chord distance of 1304.97 Feet, and an arc length of 1368.20 Feet, thence N89°40'26"E parallel with the South line of said Southeast Quarter (SE ¼) a distance of 15.32 Feet to the point of beginning, containing 1.10 acres, more or less.

INGRESS/EGRESS ACCESS EASEMENT:

The centerline of a 15.00 Feet Wide Ingress/Egress Access Easement, located in the Southeast Quarter (SE ¼) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE ¼), thence N89°40'26"E (assumed bearing) on the South line of said Southeast Quarter (SE ¼) a distance of 330.68 Feet, thence N16°13'41"W a distance of 34.31 Feet to the point of beginning, and also being the North Right-of-Way line of a public road, thence continuing N16°13'41"W a distance of 63.55 Feet, thence N30°00'52"W a distance of 78.92 Feet, thence N38°49'34"W a distance of 182.31 Feet, thence N19°29'47"W a distance of 92.67 Feet, thence N67°07'21"W a distance of 29.18 Feet, thence N90°00'00"W a distance of 69.62 Feet, thence N45°00'00"W a distance of 20.03 Feet, thence N00°03'42"W a distance of 121.76 Feet to the point of termination.

PIVOT END WHEEL EASEMENT

An easement for the end wheel of an existing pivot, located in the Southeast Quarter (SE ¼) of Section Seven (7), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE ¼), thence N00°03'42"E (assumed bearing) on the West line of said Southeast Quarter (SE ¼) a distance of 540.53 Feet to the North line of a parcel of land surveyed by Thomas Krueger on 03/26/2010 as recorded in Book 2010, Pages 1152-1154, thence N87°42'04"E on said North line a distance of 320.58 Feet, thence S59°40'28"E a distance of 88.52 Feet to the point of beginning thence continuing S59°40'28"E a distance of 26.48 Feet, thence S49°14'32"E a distance of 151.85 Feet, thence S39°54'09"E a distance of 73.51 Feet to beginning of a curve that is concave to the Northeast, having a radius of 1218.00 Feet, a chord bearing of N47°36'36"W, a chord distance of 250.53 Feet and an arc length of 250.97 Feet to the point of beginning, containing 0.06 acres, more or less.



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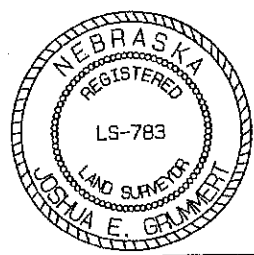
SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, COMPLETED ON THE 9TH DAY OF AUGUST, 2018.

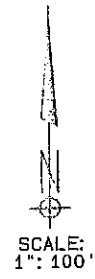
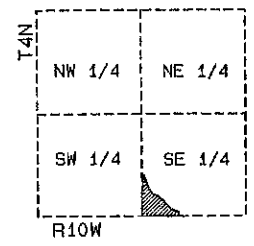
Joshua E. Grummert

JOSHUA E. GRUMMERT | LS-783

GRUMMERT PROFESSIONAL SERVICES, LLC
2837 W.HWY 6, STE. 206, HASTINGS, NE 68901
PHONE-402-879-5701
EMAIL-jmgrummert@yahoo.com
WEBSITE- www.grummertsurveying.com



VICINITY SKETCH NOT TO SCALE
WEBSTER COUNTY SECTION 7



- LEGEND :**
- D-DEED DISTANCE
 - M-MEASURED DISTANCE
 - R-KRUEGER 2010
 - G-GOVERNMENT DISTANCE
 - P-PLATTED DISTANCE
 - FOUND 5/8" REBAR WITH
 - LS-448 CAP UNLESS NOTED
 - CALCULATED POINT
 - SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

CORNER
SOUTH FOUND
N. 33
NE 57
SE 54

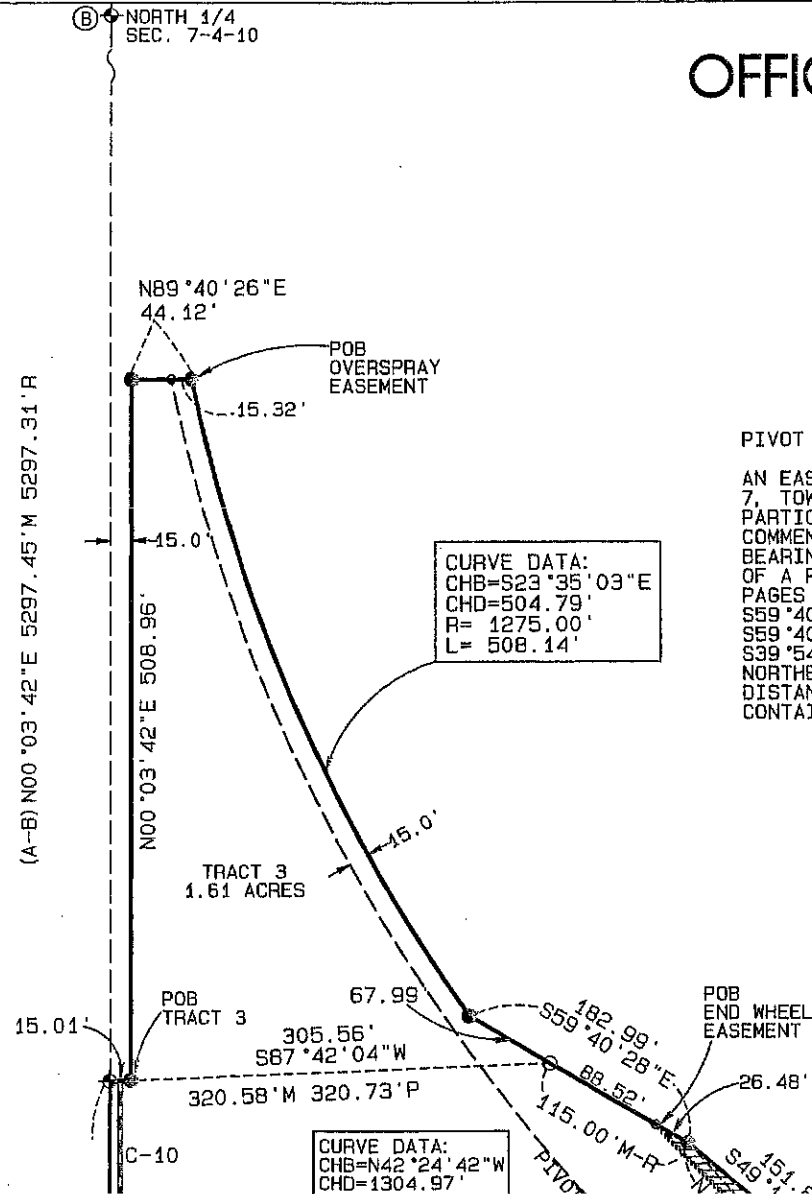
SOUTH FOUND
SE 48
NE 42
SW 53

NORTH FOUND
N. 34
NW 4E
S. 10

OFFICIAL SURVEY RECORD

FOR: MARK THALLMAN:

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 September, A.D., 2018, at 7:15
 o'clock A M. Recorded in Book 2018
 on Page 1846-1849.
Deb Klingenberg County Clerk
N/C Deputy
 Ind Comp Assessor Cerded



PIVOT END WHEEL EASEMENT DESCRIPTION:

AN EASEMENT FOR THE END WHEEL OF AN EXISTING PIVOT, LOCATED IN THE SOUTHEAST 1/4 OF SE 7, TOWNSHIP 4 NORTH, RANGE 10 WEST, OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, THENCE N00°03'42"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 540.53 FEET TO THE NORTH OF A PARCEL OF LAND SURVEYED BY THOMAS KRUEGER ON 03/26/2010 AS RECORDED IN BOOK 2010, PAGES 1152-1154, THENCE N87°42'04"E ON SAID NORTH LINE A DISTANCE OF 320.58 FEET, THEN S59°40'28"E A DISTANCE OF 88.52 FEET TO THE POINT OF BEGINNING THENCE CONTINUING S59°40'28"E A DISTANCE OF 26.48 FEET, THENCE S49°14'32"E A DISTANCE OF 151.85 FEET, TH S39°54'09"E A DISTANCE OF 73.51 FEET TO BEGINNING OF A CURVE THAT IS CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1218.00 FEET, A CHORD BEARING OF N47°36'36"W, A CHORD DISTANCE OF 250.53 FEET AND AN ARC LENGTH OF 250.97 FEET TO THE POINT OF BEGINNING, CONTAINING 0.06 ACRES MORE OR LESS.

SE 1/4 SEC. 7-T4N-R10W

END WHEEL EASEMENT

TRACT 1 LEGAL DESCRIPTION:

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A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 10 WEST, OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA THAT IS ENCOMPASSING A PARCEL OF LAND SURVEYED BY THOMAS KRUEGER ON 03/26/2010 AS RECORDED IN BOOK 2010, PAGES 1152-1154, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, THENCE N00°03'42"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 540.53 FEET, THENCE N87°42'04"E A DISTANCE OF 15.01 FEET, THENCE N00°03'42"E PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 508.96 FEET, THENCE N89°40'26"E PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 44.12 FEET TO THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00 FEET, A CHORD BEARING OF S23°35'03"E, A CHORD DISTANCE OF 504.79 FEET, AND AN ARC LENGTH OF 508.14 FEET, THENCE S59°40'28"E A DISTANCE OF 182.99 FEET, THENCE S49°14'32"E A DISTANCE OF 151.85 FEET, THENCE S39°54'09"E A DISTANCE OF 260.44 FEET TO THE BEGINNING OF CURVE THAT IS CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00 FEET, A CHORD BEARING OF S67°08'49"E, A CHORD DISTANCE OF 241.81 FEET, AND AN ARC LENGTH OF 242.18 FEET, THENCE S00°03'42"W PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 97.21 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4, THENCE S89°40'26"W ON SAID SOUTH LINE A DISTANCE OF 925.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.82 ACRES MORE OR LESS, OF WHICH 0.70 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

TRACT 2 LEGAL DESCRIPTION:

SOUTHEAST 1/4 OF SECTION 7, NEBRASKA BEING MORE

00°03'42"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 540.53 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4, THENCE N89°40'26"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 561.45 FEET TO THE POINT OF BEGINNING, N01°17'51"E A DISTANCE OF 292.46 FEET, THENCE N29°11'36"W A DISTANCE OF 99.91 FEET, THENCE N41°23'30"W A DISTANCE OF 149.98 FEET, THENCE LEAVING SAID EAST LINE S49°14'32"E A DISTANCE OF 151.85 FEET, THENCE S39°54'09"E A DISTANCE OF 260.44 FEET TO THE BEGINNING OF CURVE THAT IS CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00 FEET, A CHORD BEARING OF S67°08'49"E, A CHORD DISTANCE OF 241.81 FEET, AND AN ARC LENGTH OF 242.18 FEET, THENCE S00°03'42"W PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 97.21 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4, THENCE S89°40'26"W ON SAID SOUTH LINE A DISTANCE OF 363.55 FEET TO THE POINT OF BEGINNING, CONTAINING 1.66 ACRES MORE OR LESS, OF WHICH 0.28 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

TRACT 3 LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 10 WEST, OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, THENCE N00°03'42"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 540.53 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4, THENCE N87°42'04"E ON SAID NORTH LINE A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING, THENCE N00°03'42"E PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 508.96 FEET, THENCE N89°40'26"E PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 44.12 FEET TO THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00 FEET, A CHORD BEARING OF S23°35'03"E, A CHORD DISTANCE OF 504.79 FEET, AND AN ARC LENGTH OF 508.14 FEET, THENCE S59°40'28"E A DISTANCE OF 67.99 FEET, TO THE SAID PREVIOUSLY SURVEYED NORTH LINE, THENCE S87°42'04"W ON SAID NORTH LINE A DISTANCE OF 305.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.61 ACRES MORE OR LESS.

PIVOT OVERSPRAY EASEMENT DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 10 WEST, OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, THENCE N00°03'42"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 540.53 FEET TO THE NORTH LINE

BK2018, Pg 1849

OF A PARCEL OF LAND SURVEYED BY THOMAS KRUEGER ON 03/26/2010 AS RECORDED IN BOOK 2010, PAGES 1152-1154, THENCE N87°42'04"E ON SAID NORTH LINE A DISTANCE OF 15.01 FEET, THENCE N00°03'42"E PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 508.96 FEET, THENCE N89°40'26"E PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 44.12 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00 FEET, A CHORD BEARING OF S23°35'03"E, A CHORD DISTANCE OF 504.79 FEET, AND AN ARC LENGTH OF 508.14, THENCE S59°40'28"E A DISTANCE OF 182.99 FEET, THENCE S49°14'32"E A DISTANCE OF 151.85 FEET, THENCE S39°54'09"E A DISTANCE OF 260.44 FEET TO THE BEGINNING OF CURVE THAT IS CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00 FEET, A CHORD BEARING OF S67°08'49"E, A CHORD DISTANCE OF 241.81 FEET, AND AN ARC LENGTH OF 242.18 FEET, THENCE S00°03'42"W PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 15.70 FEET TO THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1290.00 FEET, A CHORD BEARING OF N42°24'42"W, A CHORD DISTANCE OF 1304.97 FEET, AND AN ARC LENGTH OF 1368.20 FEET, THENCE N89°40'26"E PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 15.32 FEET TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES MORE OR LESS.

INGRESS / EGRESS ACCESS EASEMENT DESCRIPTION:

THE CENTERLINE OF A 15.00 FEET WIDE INGRESS / EGRESS ACCESS EASEMENT, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 10 WEST, OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, THENCE N89°40'26"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 330.68 FEET, THENCE N16°13'41"W A DISTANCE OF 34.31 FEET TO THE POINT OF BEGINNING, AND ALSO BEING THE NORTH RIGHT OF WAY LINE OF A PUBLIC ROAD, THENCE CONTINUING N16°13'41"W A DISTANCE OF 63.55 FEET, THENCE N30°00'52"W A DISTANCE OF 78.92 FEET, THENCE N38°49'34"W A DISTANCE OF 182.31 FEET, THENCE N19°29'47"W A DISTANCE OF 92.67 FEET, THENCE N67°07'21"W A DISTANCE OF 29.18 FEET, THENCE N90°00'00"W A DISTANCE OF 69.62 FEET, THENCE N45°00'00"W A DISTANCE OF 20.03 FEET, THENCE N00°03'42"W A DISTANCE OF 121.76 FEET TO THE POINT OF TERMINATION.

1716.47'

SE CORNER (C)
SEC. 7-4-10

1'26"W 2641.48'M 2641.52'R

INGRESS-EGRESS

ACCESS EASEMENT COURSES

- C-1=N89°40'26"E 330.68'
- C-2=N16°13'41"W 34.31'
- C-3=N16°13'41"W 63.55'
- C-4=N30°00'52"W 78.92'
- C-5=N38°49'34"W 182.31'
- C-6=N19°29'47"W 92.67'
- C-7=N67°07'21"W 29.18'
- C-8=N90°00'00"W 69.62'
- C-9=N45°00'00"W 20.03'
- C-10=N00°03'42"E 121.76'

TIES:

1/4 CORNER SEC.7-T4N-R10W
2" ALUMINUM CAP, LS-448, 0.8' DEEP
11' FOUND 5/8" REBAR WITH LS-448 CAP
58' FOUND PK-NAIL & LS-448 DISK IN A FENCE POST
70' FOUND PK-NAIL & LS-448 DISK IN A TPED POST

AST CORNER SEC.7-T4N-R10W
2" ALUMINUM CAP, LS-345, 0.6' DEEP
20' FOUND NAIL & BOTTLE CAP IN A C.F.P.
00' FOUND PK-NAIL & LS-448 DISK IN A P.P.
50' FOUND PK-NAIL & LS-448 DISK IN A TPED POST

1/4 CORNER SEC.7-T4N-R10W
A "U" POST 0.8' DEEP
44' FOUND NAIL & BOTTLE CAP IN A P.P.
50' FOUND PK-NAIL IN A BRACE POLE
.99' FOUND PK-NAIL IN A P.P.

Survey Record Repository
RECEIVED
5th
31 2018
Webster
1384-382

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 August A.D., 2018, at 11:50
o'clock A M. Recorded in Book 2018
on Page 1660-1661
Deb Klingenberg County Clerk
\$16.00 BB Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

When Recorded Return To:
Jacobsen Orr Law Firm
P.O. Box 1060
Kearney, NE 68848-1060

CERTIFIED DEATH CERTIFICATE

Please index against the following real estate:

An undivided one-half interest in and to the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of Lot 8 and all of Lot 6, in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ all in Section 7, T1N, R10W of the 6th P.M., EXCEPT a tract of land deeded to Webster County, Nebraska at Book 1 Miscellaneous, Page 241, records of the County Clerk of Webster County, Nebraska

SK 2018 19 1661

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
2/5/2018
LINCOLN, NEBRASKA

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



STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH

18 00873

To be completed/verified by: FUNERAL DIRECTOR	1. DECEDENT'S NAME (First, Middle, Last, Suffix) Jerry Fry Kenny		2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) January 19, 2018	
	4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Red Cloud, Nebraska		5a. AGE - Last Birthday (Yrs.) 62		5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	
	5c. UNDER 1 DAY		6. DATE OF BIRTH (Mo., Day, Yr.) August 16, 1955			
	7. SOCIAL SECURITY NUMBER		8a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input checked="" type="checkbox"/> DOA <input type="checkbox"/> Other (Specify)			
	8b. CITY OR TOWN OF DEATH (Include Zip Code) Kearney 68845		8d. COUNTY OF DEATH Buffalo			
	9a. RESIDENCE STATE Nebraska		9b. COUNTY Buffalo		9c. CITY OR TOWN Kearney	
	9d. STREET AND NUMBER 5431 Cottonwood Rd		9e. APT. NO.		9f. ZIP CODE 68845	
	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 Bridget Marie Barron			
	11. FATHER'S NAME (First, Middle, Last, Suffix) Wayne Kenny		12. MOTHER'S NAME (First, Middle, Maiden Surname) Viola Fry			
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No		14a. INFORMANT NAME Bridget Marie Barron		14b. RELATIONSHIP TO DECEDENT Wife		
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Reinterment <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE Not Embalmed		16b. LICENSE NO.		
16c. DATE (Mo., Day, Yr.) January 22, 2018		16d. CEMETERY, CREMATORY OR OTHER LOCATION Central Nebraska Cremation Services				
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Horner Lieske McBride & Kuhl Funeral and Cremation. 2421 Avenue A. Box 777. Kearney, Nebraska.		17b. Zip Code 68848				
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) Sepsis Due To Klebsiella And Enterococcus Bacteremia		onset to death 24 Hours				
DUE TO, OR AS A CONSEQUENCE OF: b)		onset to death				
DUE TO, OR AS A CONSEQUENCE OF: c)		onset to death				
Enter the UNDERLYING CAUSE (Disease or injury that initiated the events resulting in death) LAST		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. Acute Renal Failure		19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input checked="" type="checkbox"/> YES <input 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 checked="" 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 checked="" type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED				
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE		
22g. ZIP CODE						
23a. DATE OF DEATH (Mo., Day, Yr.) January 19, 2018		23b. DATE SIGNED (Mo., Day, Yr.) January 24, 2018		23c. TIME OF DEATH 06:32 AM		
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) Kristin R. Lawson, MD		24a. DATE SIGNED (Mo., Day, Yr.)		24b. TIME OF DEATH		
24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD				
24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)						
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO		
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Kristin R. Lawson, MD, 816 22nd Ave., Suite 100, Kearney, Nebraska, 68845.						
28a. REGISTRAR'S SIGNATURE <i>Stanley S. Cooper</i>		28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) January 25, 2018				

To be completed/verified by: FUNERAL DIRECTOR

To be completed/verified by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

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

0258804

VOID VOID VOID VOID VOID VOID

BK2018, Pg 1749

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of August A.D., 2018, at 9:00
o'clock A M. Recorded in Book 2018
on Page 1749-1750
Debra Klingenberg County Clerk
316.00 BB Deputy
Ind Comp Assessor Carded

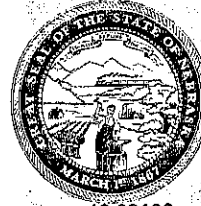
SCHMIDT, DON & BETTY

1206/35290
LT 3 & N $\frac{1}{2}$ LT 4, BLK 1, SMITH & MOORE'S ADD, RED CLOUD
(BK 2013 PG 2362)

120801
S $\frac{1}{2}$ OF LOT 4, ALL OF LOT 5, BLK 1, SMITH & MOORE'S ADD, RED CLOUD
(BOOK 2017, PG 2046)

BR 2018, 19, 1100

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
6/26/2018
LINCOLN, NEBRASKA

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

RUSSELL FOSLER
INTERIM ASSISTANT STATE REGISTRAR

18 08106

CERTIFICATE OF DEATH

Pursuant to section 30-2413, demands for notice which may affect the estate of the deceased are filed with the county court in the county where the decedent resided at the time of death.

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Donnie Dean Schmidt		2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) June 24, 2018	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Gibbon, Nebraska		5a. AGE - Last Birthday 80	5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	5c. UNDER 1 DAY	
7. SOCIAL SECURITY NUMBER		8a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> DOA <input type="checkbox"/> Other (Specify)		8. DATE OF BIRTH (Mo., Day, Yr.) December 9, 1937	
8b. FACILITY NAME (if not institution, give street and number) Webster County Community Hospital		8c. CITY OR TOWN OF DEATH (Include Zip Code) Red Cloud 68970		8d. COUNTY OF DEATH Webster	
9a. RESIDENCE STATE Nebraska	9b. COUNTY Webster	9c. CITY OR TOWN Red Cloud		9e. APT. NO.	9f. ZIP CODE 68970
9d. STREET AND NUMBER 637 North Elm Street		9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input 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 Betty J Banks			
11. FATHER'S NAME (First, Middle, Last, Suffix) William Schmidt		12. MOTHER'S NAME (First, Middle, Maiden Surname) Johanna Fritz			
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No		14a. INFORMANT NAME Betty Schmidt		14b. RELATIONSHIP TO DECEDENT Spouse	
15. 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 Not Embalmed		16b. LICENSE NO.	
16c. DATE (Mo., Day, Yr.) June 25, 2018		16d. CEMETERY, CREMATORY OR OTHER LOCATION BV Cremation Center		16e. CITY / TOWN STATE Hastings 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: a) Stroke					onset to death 12 Hours
DUE TO, OR AS A CONSEQUENCE OF: b) Type 2 Diabetes					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. Hypertension					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 checked="" 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.) June 24, 2018		23b. DATE SIGNED (Mo., Day, Yr.) June 25, 2018		23c. TIME OF DEATH 12:49 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) Kyle S. Myers, MD		24a. DATE SIGNED (Mo., Day, Yr.)		24b. TIME OF DEATH	
24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD		24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)	
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input checked="" type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO	
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Kyle S. Myers, MD, 3907 6th Ave, Kearney, Nebraska, 68845					
28a. REGISTRAR'S SIGNATURE <i>Russell Fosler</i>				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) June 26, 2018	

0283687

BW 2018, Pg 1713

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 20th day of July A.D., 2018, at 3:20 o'clock P.M. Recorded in Book 2018 on Page 1713-1714
Debra Klingenberg County Clerk
Don 1600 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 affiant being first duly sworn, does hereby depose and state:
Affiant's husband, Roger Allen Schunk, died on January 10, 2017, then being the owner of record of an undivided one half interest in the following described real estate:

The Center 90 feet by 40 feet of Outlot Five (5) Hawley's Addition to Blue Hill; and Lots Three (3) and Four (4), Block Two (2), Grussel's Addition to Blue Hill, Webster County, Nebraska; AND
The North 45 feet of Lot's Seven (7), Eight (8) and Nine (9), Block Eight (8), Hoovers Addition to Blue Hill, Webster County, Nebraska.

1. The value of the decedent's interest in all real property in the decedent's estate located in Nebraska did not exceed fifty thousand dollars (\$50,000.00), as determined from the value of the property in the assessment rolls for the year in which the decedent died.
2. Thirty days have elapsed since the death of the Decedent as shown by the certified copy of his death certificate hereto attached.
3. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.
4. Affiant, the claiming successor, is entitled to the above real estate by reason of the homestead, exempt property, and family allowance, or by intestate succession as sole heir of the Decedent.
5. Affiant has been unable to locate any last will and testament made by the decedent.
6. No other person has a right to the interest of the decedent in the described property.
7. The undersigned claiming successor is related to the decedent as as surviving spouse.
8. I, the undersigned claiming successor, hereby swear and affirm that all statements in this affidavit are true and material, and acknowledge that any false statement may subject me to penalties for perjury pursuant to Nebraska R.R.S. §28-915.
9. Affiant further deposes and says that:

An undivided one-half interest in the Center 90 feet by 40 feet of Outlot Five (5) Hawley's Addition to Blue Hill; and Lots Three (3) and Four (4), Block Two (2), Grussel's Addition to Blue Hill, Webster County, Nebraska; AND

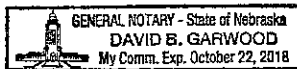
The South 90 feet of Lot's Seven (7), Eight (8) and Nine (9), Block Eight (8), Hoovers Addition to Blue Hill, Webster County, Nebraska;

was owned by Affiant and decedent as joint tenants and title thereto has passed to Affiant.

LaRae L. Schunk
LaRae L. Schunk

Subscribed and acknowledged before me on July 30, 2018, by LaRae L. Schunk.

SEAL

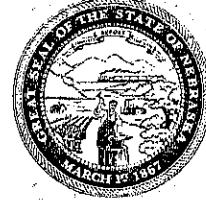


David B. Garwood
Notary Public

STATE OF NEBRASKA

Bladed 6/1/17

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
1/18/2017

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

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

17 00422

CERTIFICATE OF DEATH

1. DECEDENT'S-NAME (First, Middle, Last, Suffix) Roger Allen Schunk			2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) January 10, 2017			
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Hastings, Nebraska			5a. AGE - Last Birthday (Yrs.) 69		6. DATE OF BIRTH (Mo., Day, Yr.) March 6, 1947			
7. SOCIAL SECURITY NUMBER			8a. PLACE OF DEATH HOSPITAL: <input type="checkbox"/> Inpatient <input checked="" type="checkbox"/> ER/Outpatient <input type="checkbox"/> DDA OTHER: <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)		8b. FACILITY-NAME (if not institution, give street and number) Mary Lanning Healthcare			
8c. CITY OR TOWN OF DEATH (include Zip Code) Hastings 68901				8d. COUNTY OF DEATH Adams				
9a. RESIDENCE-STATE Nebraska		9b. COUNTY Webster		9c. CITY OR TOWN Blue Hill				
9d. STREET AND NUMBER 1010 West Lancaster Street			9e. APT. NO.		9f. ZIP CODE 68930			
9g. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input 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 LaRae Lynn Heinrich					
11. FATHER'S-NAME (First, Middle, Last, Suffix) Gilbert Schunk			12. MOTHER'S-NAME (First, Middle, Maiden Surname) Anna Marie Schutte					
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk) Yes 02/28/1966-02/27/1969			14a. INFORMANT-NAME LaRae Lynn Schunk		14b. RELATIONSHIP TO DECEDENT Wife			
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER-SIGNATURE John W. Weddingfeld		16b. LICENSE NO. 1034		16c. DATE (Mo., Day, Yr.) January 14, 2017		
16d. CEMETERY, CREMATORY OR OTHER LOCATION Blue Hill Catholic Cemetery			16e. CITY/TOWN Blue Hill		16f. STATE Nebraska			
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Merten-Butler Mortuary, Inc., 501 West Gage Street, PO Box 185, Blue Hill, Nebraska					17b. Zip Code 68930			
CAUSE OF DEATH (See instructions and examples)								
18. PART I. Enter the chain of events--diseases, injuries, or complications--that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.					APPROXIMATE INTERVAL			
IMMEDIATE CAUSE (Final disease or condition resulting in death) a) Cardiac Arrest					onset to death Immediate			
DUE TO, OR AS A CONSEQUENCE OF: b) Unknown					onset to death			
DUE TO, OR AS A CONSEQUENCE OF: c)					onset to death			
DUE TO, OR AS A CONSEQUENCE OF: d)					onset to death			
18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I. Coronary Artery Disease					19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input checked="" type="checkbox"/> YES <input 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.) January 10, 2017		23b. DATE SIGNED (Mo., Day, Yr.) January 14, 2017		23c. TIME OF DEATH 11:05 PM		24a. DATE SIGNED (Mo., Day, Yr.)		
24b. TIME OF DEATH		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD				
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Benjamin L. Fago, MD		To be completed by MEDICAL CERTIFIER ONLY		To be completed by CORONER'S PHYSICIAN or COUNTY ATTORNEY ONLY			24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)	
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input checked="" type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Benjamin L. Fago, MD, 715 N Saint Joseph Ave, Hastings, Nebraska, 68901								
28a. REGISTRAR'S SIGNATURE Stanley S. Cooper				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) January 17, 2017				

0060794

BK2018, Pg 1717

BOREN, WILLIAM BRADLEY, *etal* Subject of Life Estate of William Alan & Raeoma M. Boren

Now to: Deanne R. Wehnes

✓ 1001814200 → ✓ S½S½ SE¼ 16-1-11

✓ 1001814600 → ✓ NE¼ 21-1-11

✓ 1001811300 → ✓ NW¼ 30-1-11

✓ SE¼ 18-1-11

✓ 1001812300 → ✓ SE¼NW¼ & SW¼NE¼ 18-1-11

✓ S½ county road running E & W adjacent to NW¼ 30-1-11
Lots, 22,23,24, Blk 1, Sub-div of Annex Lot 12

42130, 600168800

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 21 day of August A.D., 2018, at 2:00 o'clock P. M. Recorded in Book 2018 on Page 1717-1718
Deb Klingenberg County Clerk
\$16.00 RB Deputy
Ind. Comp. Assessor Carded

BK 2018 Pg 1 of 18

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

8/16/2018
LINCOLN, NEBRASKA

Russell Fosler
RUSSELL FOSLER
INTERIM ASSISTANT STATE REGISTRAR

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

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

18 06906

CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last, Suffix) William Bradley Boren			2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) April 24, 2018	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Red Cloud, Nebraska			5a. AGE - Last Birthday (Yrs.) 65		5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	
7. SOCIAL SECURITY NUMBER			8a. PLACE OF DEATH HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> QCA <input type="checkbox"/> 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) Sunrise Country Manor			9c. CITY OR TOWN OF DEATH (Include Zip Code) Millford 68405			
9a. RESIDENCE STATE Nebraska			9b. COUNTY Douglas		9d. COUNTY OF DEATH Seward	
9d. STREET AND NUMBER 1320 N. 109th Plaza			9e. APT. NO.		9f. ZIP CODE 68154	
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 checked="" type="checkbox"/> Never Married <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			11. FATHER'S NAME (First, Middle, Last, Suffix) William Alan Boren			
11. FATHER'S NAME (First, Middle, Last, Suffix)			12. MOTHER'S NAME (First, Middle, Maiden Surname) Raema Elherton		13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No	
14a. INFORMANT NAME Deanna Wehnes			14b. RELATIONSHIP TO DECEDENT Sister		15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)	
15a. EMBALMER SIGNATURE William J. Lauber			15b. LICENSE NO. 1097		15c. DATE (Mo., Day, Yr.) April 26, 2018	
15d. CEMETERY, CREMATORY OR OTHER LOCATION Red Cloud Cemetery			CITY / TOWN Red Cloud		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			
18. PART I. CAUSE OF DEATH (See instructions and examples) IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequitentially list conditions, if any, leading to the cause listed on line i. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death). LAST						
IMMEDIATE CAUSE: a) Cardiac Pulmonary Failure					APPROXIMATE INTERVAL onset to death Minutes	
DUE TO, OR AS A CONSEQUENCE OF: b) Liver Cirrhosis					onset to death Months	
DUE TO, OR AS A CONSEQUENCE OF: c) Hepatitis B					onset to death Years	
DUE TO, OR AS A CONSEQUENCE OF: d) Failure To Thrive					onset to death Months	
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
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY		22c. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify)		
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED				
22f. LOCATION OF INJURY - STREET & NUMBER, APT.NO.		CITY/TOWN		STATE		ZIP CODE
23a. DATE OF DEATH (Mo., Day, Yr.) April 24, 2018		23b. DATE SIGNED (Mo., Day, Yr.) May 9, 2018		23c. TIME OF DEATH 02:26 AM		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) Jill S. McAdam, PA
24a. DATE SIGNED (Mo., Day, Yr.)		24b. TIME OF DEATH		24c. PRONOUNCED DEAD (Mo., Day, Yr.)		
24d. TIME PRONOUNCED DEAD		24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)				
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO		
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Jill S. McAdam, PA, PO Box 22359, Lincoln, Nebraska, 68542						
28a. REGISTRAR'S SIGNATURE Stanley D. Cooper				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) May 31, 2018		

Pursuant to section 30-2413, demands for notice which may affect the estate of the decedent are filed with the county court in this county where the decedent resided at the time of death.

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